ALPINE CITY COUNCIL AMENDED AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, August 25, 2026, with a Work Session at 4:00 pm followed by City Council 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. WORK SESSION
- **A. Lovell Development Group Development Agreement**
- **B. Detached Accessory Dwelling Units (ADUs)**
- **C. Greg & Michelle Smith Plat Amendment**
- **D. Consideration of PI Bonding**

II. CALL MEETING TO ORDER
- **A. Roll Call** — **Mayor Carla Merrill**
- **B. Prayer** — **Andrew Young**
- **C. Pledge** — **Sarah Blackwell**

III. CONSENT CALENDAR
- **A. Approval of Minutes of July 28th City Council Meeting**
- **B. Approval for Purchase of Toro Lawn Mower, Wilkinson Supply: $68,626.77**

IV. PUBLIC COMMENT

V. REPORTS & PRESENTATIONS
- **A. Report on Golf Cart and Fiber Survey Results**
- **B. Financial Report**
- **C. Report on Community Wildfire Preparedness Plan (CWPP) – Deputy Chief Jake Beck**
- **D. Citizen's Water Committee Report – Steve Burrows**

VI. ACTION ITEMS
- **A. Public Hearing: Sales Tax Bond for Fire Station**
- **B. Approval of Fire Station Exterior Building Materials**
- **C. Approval of Sculpture Garden Plan**
- **D. Approval of Moyle Park Landscape Plan**

VII. STAFF REPORTS

VIII. COUNCIL COMMUNICATION

IX. CLOSED MEETING

Mayor Carla Merrill
August 21, 2026

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

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Lovell Development Group – Draft Development Agreement (Work Session Item)**

FOR CONSIDERATION ON: **August 26, 2026**

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: **Review the proposed development agreement with Lovell Development Group.**

BACKGROUND INFORMATION:

Lovell Development Group has approached the city with a proposal to enter into a development agreement to develop the properties with serial nos. 11:054:0449 and 37:280:0001 on the south side of Healey Boulevard and west of the Healey Well. The properties are located in the CR-40,000 zone. The proposal includes developing five lots with the lots fronting on a private road. Private roads are not currently allowed according the Alpine City Development Code (DCA). In addition, all lots are required to meet the frontage requirements on a public street. The developer is seeking an exception to these provisions through a development agreement.

Utah State Code allows a city to grant exceptions to city code requirements through a development agreement, with the requirement that the development agreement goes through the same approval process required for adopting a new land use regulation (i.e., planning commission, public hearing and city council hearing). This is outlined in Utah Code Ann. §10-20-508 as follows:

(2) (a) A development agreement may not:

(i) limit a municipality's authority in the future to:

(A) enact a land use regulation; or

(B) take any action allowed under Section 10-8-84;

(ii) require a municipality to change the zoning designation of an area of land within the municipality in the future; or

(iii) allow a use or development of land that applicable land use regulations governing the area subject to the development agreement would otherwise prohibit, unless the legislative body approves the development agreement in accordance with the same procedures for enacting a land use regulation under Section 10-20-502, including a review and recommendation from the planning commission and a public hearing.

Following is an excerpt from DCA 4.04.080 regarding limitations and prohibitions for development agreements:

4. Limitations and Prohibitions. A development agreement under this section shall not:

a. Limit the City's authority in the future to enact a land use regulation or take any action allowed under §10-8-84 of Utah State Code (as amended);

b. Require the City to change the zoning designation of an area of land within the City in the future; or

c. Contain a term that conflicts with, or is different from, a standard set forth in an existing land use regulation that governs the area subject to the development agreement, unless the City Council approves the development agreement in accordance with the same procedures for enacting a land use regulation under §10-9a-502 of Utah State Code (as amended), including a review and recommendation from the Planning Commission and the conducting of a public hearing.

d. The City shall not require a development agreement as the only option for developing land within the City.

e. The City shall not require a development agreement as a condition for developing land within the City if the proposed development otherwise complies with City's applicable ordinances and provisions contained within Utah State Code (as amended), the proposed development is an allowed or permitted use, or the City's land use regulations otherwise establish all applicable standards for development on the land.

f. The City may not restrict the type of crop that may be grown in an area that is zoned agricultural or assessed under §59-2-5 of Utah State Code (as amended).

g. To the extent that a development agreement does not specifically address a matter of concern related to land use or development, the matter of concern shall be governed by §10-9a of Utah State Code (as amended) and the applicable land use regulations in this code.

h.

i. The City may submit to the County Recorder's Office for recording a fully executed agreement or a document related to code enforcement, a special assessment area, a local historic district boundary or the memorializing or enforcement of an agreed upon restriction, incentive, or covenant. The City shall not cause to be recorded against private real property a document that imposes development requirementsdevelopment regulations, or development controls on the property, restricts

Item 4.c. states that if anything conflicts with the city ordinance, it would be required to go through the process of a code amendment, which would involve the planning commission and city council.

As part of this proposal, the developer would provide the following:

- A 15-foot wide storm drain easement along the south and west boundaries of the development.
- A 15-foot wide waterline easement along the east boundary of the development.
- The developer is proposing to install a storm drain line and pressurized irrigation line within the easement, with the city reimbursing the developer for the cost of the improvements, less a $100,000 contribution from the developer towards the cost of the improvements.

These improvements are desired by the city. The storm drain line would help cure a drainage issued that has been an issue in the past for the city property to the east. The pressurized irrigation line would complete a portion of the master planned 24" line in the irrigation system.

The developer has looked at a 4-lot plan where all lots would front on Healey Boulevard and would not require a development agreement since all provision of the city code could be met. The following list of perceived benefits for the 5-lot plan was provided by developer:

> *We continue to believe the private lane concept provides several meaningful benefits when compared to the traditional four-lot layout, including:*
>
> *• Reduced driveway cuts along Healey Boulevard, improving traffic flow and safety.*
> *• Improved ingress and egress through a consolidated access point.*
> *• A cleaner and more attractive streetscape.*
> *• Enhanced frontage landscaping and improvements that would be privately maintained.*
> *• Additional infrastructure benefits to the City through the proposed storm drain and water line easements.*
> *• A planning outcome that we believe better fits the property while minimizing impacts to the surrounding neighborhood.*
>
> *Additionally, it is important to note that the proposed storm drain and water line easements would not be provided under the traditional four-lot code-compliant layout. We believe the Development Agreement approach creates an opportunity for the City to receive meaningful infrastructure benefits while also achieving what we feel is a superior planning outcome for the property and surrounding neighborhood.*

The draft development agreement included in the packet includes some comments from Steve Doxey's review. This is not meant to be an all inclusive review, but can be used as a starting point if the council wants to consider this property being developed with a development agreement. Staff agrees with Mr. Doxey's comments.

STAFF RECOMMENDATION

Review the proposed development agreement and consider beginning the process of refining the development agreement to allow the five-lot plan and a private road. As noted, the development agreement would be required to follow the process for approval outlined in code.

DEVELOPMENT AGREEMENT

(5-Lot Subdivision)

THIS DEVELOPMENT AGREEMENT (this "**Agreement**") is made and entered into as of the _____ day of _____, 2026 (the "**Effective Date**"), by and between ALPINE CITY, a Utah municipal corporation, hereinafter referred to as "**City**," and LOVELL DEVELOPMENT GROUP, LLC, a Utah limited liability company, hereinafter referred to as "**Developer**." The City and Developer are hereinafter collectively referred to as "**Parties**."

RECITALS

A. Developer holds the contractual rights to purchase certain land containing an aggregate of 5.07 acres located within Alpine City, as more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "**Property**").

B. The Property is zoned Country Residential (CR - 40,000), which requires a minimum lot size of 40,000 square feet for single family dwellings. Under this zoning district, private streets are not allowed.

C. Developer desires to subdivide the Property into five (5) lots for construction of single family dwellings (the "**Project**") in accordance with the Concept Plan shown on Exhibit B hereto (the "**Concept Plan**"). As shown on the Concept Plan, although the proposed lots comply with the minimum lot size restrictions, a private street is proposed to provide a single point of access from Healey Boulevard to all five (5) lots.

D. The City is willing to approve an exception to the prohibition of private streets and allow the Property to be subdivided and developed in accordance with the attached Concept Plan in exchange for certain benefits to be provided by Developer to the City as provided herein.

E. The City Council, after complying with applicable notice and public hearing requirements, has approved this Agreement and has authorized the Mayor of the City to execute and deliver this Agreement on behalf of the City.

F. The City has the authority to enter into this Agreement pursuant to Utah Code Section 10-20-508 (2026) and relevant municipal ordinances, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and applicable City Ordinances.

G. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

H. The Parties intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to, the terms of Utah Code Ann. §10-20-508.

I. The Parties intend to be bound by the terms of this Agreement as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which ~~is~~ are hereby acknowledged, the City and the Developer hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

2. Exceptions to City Code. As required by Utah Code Ann. § 10-20-508(2)(a)(iii), approval of any portion of this Agreement that grants exceptions to current City Code must follow the same procedures for enacting a land use regulation under Utah Code Ann. § 10-20-502. The terms of this Agreement are enforceable and the rights of Developer to develop the Property in accordance with this Agreement shall vest only if the Alpine City Council, in the independent exercise of its legislative authority, approves this Agreement.

3. Governing Standards. The Project must be developed by the Developer in accordance with the Concept Plan, this Agreement, and applicable City ordinances regarding subdivision and development of real property in the City.

4. Permitted Uses.

   a. The Project shall be approved so long as each lot is at least 40,000 square feet in size and the applicable subdivision ordinances of the City are satisfied.

   b. Notwithstanding any language to the contrary in this Agreement, Developer shall have the right to develop and improve a private street to provide access to the proposed lots from Healey Boulevard consistent with the attached Concept Plan.

5. Specific Developer Obligations. As an integral part of the consideration for this Agreement, the Developer voluntarily agrees to fulfill the following obligations:

   a. In connection with the City's grant of final plat approval for the Project, Developer shall grant to the City a storm drain easement along the western edge of proposed lots 1, 2 and 3, and along the southern edge of proposed lot 4, as shown in the attached Concept Plan.

   b. In connection with the City's grant of final plat approval for the Project, Developer shall grant to the City a water line easement along the eastern edge of the Project as shown in the attached Concept Plan.

   c. The easements described in subsections 5(a) and 5(b) above shall be shown on the final subdivision plat of the Project to be recorded with Utah County.

   d. When Developer constructs the horizontal subdivision improvements of the Project, Developer shall pay for and install the public storm drain line and public water line within the easements described in subsections (a) and (b) above (collectively, the "**City Improvements**"), as well as all other required

subdivision improvements. The City's reimbursement obligations for the public storm drain line and public water line are described in Section 6 below.

6. City Obligations. As an integral part of the consideration of this Agreement, the City agrees as follows:

a. After Developer has constructed and installed the City Improvements referenced in Section 5(d) above, and the City has approved and accepted the same (which approval and acceptance shall not be unreasonably withheld), the City shall reimburse Developer via cash payment for all actual costs incurred by Developer to construct and install the City Improvements minus the sum of $100,000.00. To clarify, Developer agrees to contribute the sum of $100,000.00 toward the cost of the City Improvements. Developer shall provide the City with supporting detail regarding the cost of the Public Improvements, including copies of all invoices and payments directly related to the City Improvements. Developer shall use a licensed engineer to design the City Improvements and a licensed contractor to construct and install the City Improvements, all at the best competitive market rates that Developer is able to negotiate.

b. The City shall pay Developer the reimbursement amount within sixty (60) days following the City's receipt of the supporting detail showing the costs paid by Developer to design, construct, and install the City Improvements.

c. The City shall allow the storm water from the Project to connect and flow into the new public storm drain line installed by Developer in the Project without requiring Developer to pay any connection or service fees to the City.

7. Vested Rights and Reserved Legislative Powers.

a. Vested Rights. As of the Effective Date, subject to the terms and provisions of this Agreement, Developer has the vested right to develop and construct the Project in accordance with the Concept Plan, this Agreement, and applicable City ordinances in existence on the Effective Date. The Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this Agreement grants to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann., §10-20-101 et seq. Moreover, in the event of any conflict between the terms of this Agreement and the general provisions of the City Code, the terms of this Agreement control as provided in Utah Code Ann. § 10-20-508(2)(a)(iii).

b. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City all of its police powers that cannot be so limited. Notwithstanding the retained police powers of the City, any such legislation shall not modify Developer's vested rights as set forth herein unless facts and circumstances are

present that meet the exceptions to the vested rights doctrine as set forth in Utah Code Ann. § 10-20-101 *et seq*., as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the vested rights doctrine under Utah law.

8. Default. An "Event of Default" occurs under this Agreement if any ~~p~~Party fails to perform a material obligation expressly required hereunder when due and the defaulting ~~p~~Party has not performed or cured the delinquent obligations within sixty (60) days following delivery to the ~~delinquent~~ defaulting ~~p~~Party of written notice of such delinquency describing the alleged default in reasonable detail. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a ~~p~~Party is not in default so long as that ~~p~~Party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete.

9. Remedies. In the event of an uncured Event of Default, the non-defaulting ~~p~~Party has the right to exercise any and all remedies available under Utah law. In any court action, the prevailing ~~p~~Party shall be awarded its reasonable attorney fees and costs.

10. Notices. Any notices or demands required or desired to be given hereunder must be in writing and served personally upon the ~~p~~Party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such ~~p~~Party at its address shown below, or emailed to such party using the email address shown below:

To the Developer: Lovell Development Group, LLC
Attn: Brett Lovell
13697 S. 3825 W.
Riverton, Utah 84065
Email: lovelldevelopmentgroup@gmail.com

To the City: Alpine City
Attn: Shane Sorensen
City Administrator
10 North Main Street
Alpine, Utah 84004
Email: ssorensen@alpineut.gov

11. General Terms and Conditions.

a. Property Acquisition Contingency. Notwithstanding any other provision to the contrary herein, this Agreement shall not take effect unless and until Developer (or an entity owned or controlled by Developer) acquires title to the Property no later than three (3) months after the date of approval of this Agreement by the Alpine City Council. This Agreement will not be recorded against the Property with the Utah County Recorder's Office unless and until this acquisition contingency has been satisfied.

b. Binding Effect. Subject to the other provisions hereof, this Agreement inures to the benefit of, and shall be binding upon, the parties hereto and their respective

heirs, representatives, officers, agents, employees, members, successors and assigns. Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the City relating to the Property or the Project.

a. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City is personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount that may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

b. Third Party Rights. Except for the Developer, the City and other parties that may succeed the Developer on title to any portion of the Property, all of whom are express intended beneficiaries of this Agreement, this Agreement does not create any rights in and/or obligations to any other persons or parties. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements

c. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship between the City and the Developer.

d. Agreement to Run With the Land. This Agreement must be recorded in the Office of the Utah County Recorder against the Property and is intended to and is deemed to run with the land, and is binding on and benefits all successors in the ownership of any portion of the Property.

e. Performance. Each ~~p~~Party, person and/or entity governed by this Agreement must perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other ~~p~~Party, person and/or entity governed by this Agreement, the development of any portion of the Property or the issuance of building permits, certificates of occupancy, or other approvals associated therewith.

f. Applicable Law. This Agreement is entered into under to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

g. Construction. This Agreement has been reviewed and revised by legal counsel for both the City and Developer, and no presumption or rule that ambiguities is construed against the drafting party applies to the interpretation or enforcement of this Agreement.

h. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

12. No Waiver. Any ~~p~~Party's failure to enforce any provision of this Agreement does not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the ~~p~~Party intended to be benefited by the provisions, and a waiver by a ~~p~~Party of a breach hereunder by the other ~~p~~Party may not be construed as a waiver of any succeeding breach of the same or other provisions.

13. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions continue in full force and effect.

14. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor~~e~~; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the ~~p~~Party obligated to perform hereunder excuses performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

15. Amendment. This Agreement may be amended only by written instrument signed by the Parties hereto.

(*signature page follows*)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

CITY:

CITY OF ALPINE

ATTEST:

By: _____
City Recorder

By:_____
Mayor Carla Merrill

DEVELOPER:

LOVELL DEVELOPMENT GROUP, LLC,
a Utah limited liability company

_____
Brett Lovell, Manager

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the ____ day of _____, 2026, personally appeared before me Brett Lovell, who being by me duly sworn, did say that he is the Manager of Lovell Development Group, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

SEAL:

_____
Notary Public
Residing at:

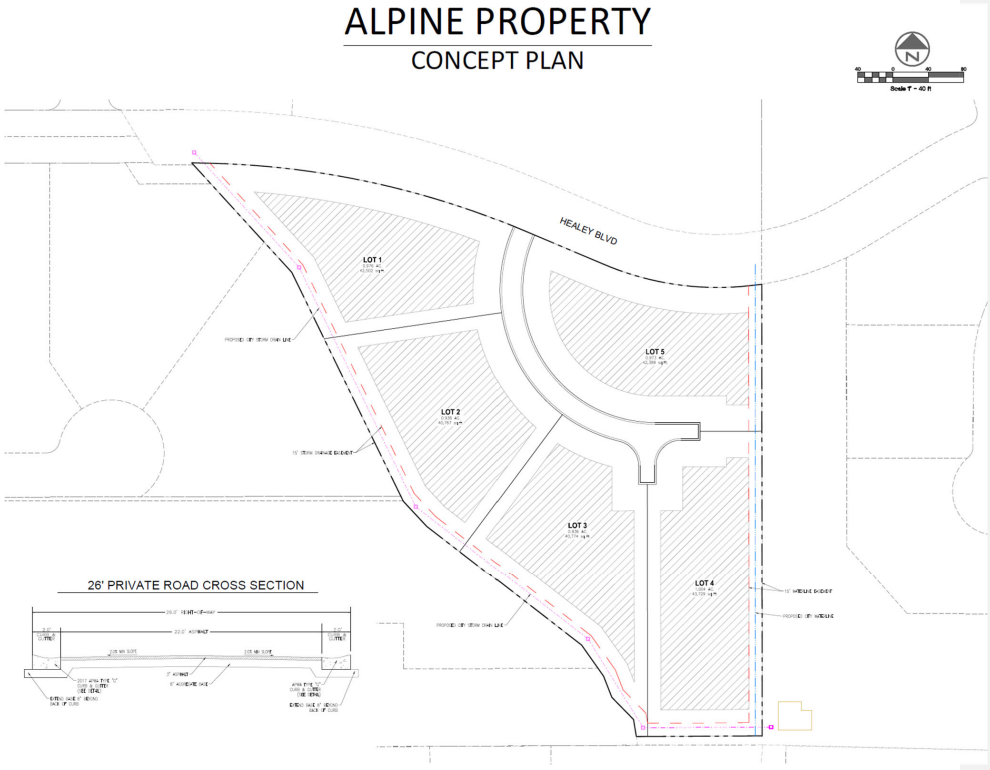
Exhibit A
Legal Description of the Property

The Property is comprised of two (2) parcels identified as Utah County Tax Parcels 37-280-0001 and 11-054-0449.

Parcel 37:280:0001 is described as Lot 1, Plat D, Davids Court Subdivision (3.236 acres)

Parcel 11-054-0449 is described as follows: COM S 663.77 FT & E 641.12 FT FROM THE W 1/4 COR. SEC. 30, T4S, R2E, SLB&M; N 89 DEG 53' 31" E 39.92 FT; ALONG A CURVE TO THE R (CHORD BEARS: S 78 DEG 35' 45" E 387.18 FT, RADIUS = 970 FT); S 67 DEG 5' 2" E 12.83 FT; S 10 DEG 40' 18" W 376.59 FT; N 52 DEG 16' 11" W 64.83 FT; N 42 DEG 57' 46" W 38.86 FT; N 26 DEG 0' 0" W 288.5 FT; N 42 DEG 28' 0" W 165.01 FT; W 44.41 FT; N 31 DEG 32' 0" W 2.83 FT TO THE POB. AREA (1.838 acres)

Exhibit B
Concept Plan



ALPINE CITY COUNCIL AGENDA

SUBJECT: Discussion on Detached Accessory Dwelling Unit (ADU) Code and Amendments to §3.14 of Alpine Development Code (Work Session)

FOR CONSIDERATION ON: August 25, 2026

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review proposed detached ADU code and amendments to §3.14

BACKGROUND INFORMATION:

Because of the approval of Senate Bill 284, by October 1, 2026 Alpine City is required to have a detached accessory dwelling unit (ADU) code adopted to meet new State requirements. Staff and Planning Commission have now discussed twice different options for ADUs, but nothing has been motioned as a formal recommendation to the City Council yet. Since our timeframe is growing short, we are overlapping the ADU discussion between Planning Commission and City Council and are looking for direction from the Council.

MOTION: Planning Commissioner John MacKay moved to Table the proposed amendments to the Development Code for Detached Accessory Dwelling Units for staff to rework language to include:

1. Language from the Holiday City ordinance specifically to include:
   a. Purpose Statement.
   b. Minimum rental term of 90 days.
   c. Require a rental license as required with current interior dwelling units.
   d. Incorporate dwelling occupancy language.
   e. Include a footprint for lots:
      i. Minimum is 300 square feet building footprint
      ii. 0 – 10,000 sq ft lot — 800 sq ft building footprint
      iii. 10,001 – 20,000 sq ft lot — 900 sq ft building footprint
      iv. 20,001 – 40,000 sq ft lot — 1,000 sq ft building footprint
      v. 40,001 – and above — 1,200 sq ft building footprint
   f. Percent of Lot Coverage: We want to modify the language that the total allowable lot coverage is for all permanent structures. Delete everything after the dwelling unit. We're not going to specify excluding outdoor swimming pools, ponds, artificial liners or other water features. We do want to include: Is set forth on the following chart expressed as a percentage of lot size. The percentages will be broken down into four bands:
      i. Less than 10,000 sq ft — 35% Coverage of all Structures

ii.	10,001 – 20,000 sq ft	30% Coverage of all Structures
iii.	20,001 – 40,000 sq ft	25% Coverage of all Structures
iv	40,001 and above	22 % Coverage of all Structures

g. Delete from Holiday City language that falls under Design Standards,
h. Incorporate the conversion of accessory buildings to include a process and criteria for granting exceptions and/or conditional uses that Alpine Staff will come up with.
i. Setbacks will be the same as an accessory building in the same zone.
j. The height of an ADU will be modified to a maximum of 25 feet and follow the same criteria as an accessory building in the same zone.
k. These additional items are to be added to the existing proposed language.

Jeff Davis seconded the motion. There were 7 Ayes and 0 Nays. The motion passed unanimously.

Ayes	Nays
John MacKay	
Jeff Davis	
Michelle Schirmer	
Susan Whittenburg	
Troy Slade	
Greg Butterfield	
Alan Macdonald	

STAFF RECOMMENDATION:

Staff recommends that the Council provide input into the Detached ADU code language so that the ordinance is ready for adoption by the required deadline of October 1.

Attachments

Exhibit A – Detached ADU State Requirements for Municipalities
Exhibit B – Initial Proposed Detached ADU Code and Amendments to §3.14
Exhibit C – Holladay ADU language with 8.18.26 Planning Commission Recommendation
Exhibit D – Most Current Proposed ADU Code

Exhibit A

Detached ADU State Requirements for Municipalities

Utah Code § 10-21-304 (Effective 10/01/26)
Detached Accessory Dwelling Units

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(1) Requirement to allow detached ADUs
(1)(a)
A specified municipality shall adopt a land use regulation that permits a detached accessory dwelling unit on any lot or parcel that is **11,000 square feet or larger** and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.
(1)(b)
This section does not prohibit a municipality from adopting a land use regulation that permits a detached accessory dwelling unit on a lot or parcel that is **smaller than 11,000 square feet**.

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(2) Required standards
A land use regulation described in Subsection (1) shall:
(2)(a)
Require that a detached accessory dwelling unit comply with all applicable:

- building codes
- health codes
- fire codes

(2)(b)
Include a process for the owner of a legally constructed accessory structure to convert the accessory structure to a detached accessory dwelling unit, subject to applicable:

- **(2)(b)(i)** dwelling and accessory structure setback requirements
- **(2)(b)(ii)** building, health, and fire codes

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(3) Limitations on municipal restrictions
A land use regulation described in Subsection (1) may not:
(3)(a)
Require a conditional use permit for a detached accessory dwelling unit if the proposed detached accessory dwelling unit is located in a primarily residential zone.
(3)(b)
Require more than:

- **two on-site parking spaces** assigned to a detached accessory dwelling unit that is **650 square feet or larger**

(3)(c)
Require more than:

- **one on-site parking space** assigned to a detached accessory dwelling unit that is **smaller than 650 square feet**

(3)(d)
Include design standards for a detached accessory dwelling unit that conflict with Section 10-20-618.

---

(4) Permitted local regulations
A land use regulation described in Subsection (1) may:
(4)(a) Require the detached ADU to:

- **(4)(a)(i)** conform to applicable land use regulations governing:
    - structure size
    - dimension
    - height
    - maximum lot coverage
- **(4)(a)(ii)** conform to setback requirements, which may consider:
    - proximity to property lines and other structures
    - easements
    - window orientation
    - massing
    - other design elements
- **(4)(a)(iii)** be designed consistent with the design of the single-family dwelling

---

(4)(b) Prohibit a detached ADU from being:

- **(4)(b)(i)** larger in size than the single-family dwelling on the same lot or parcel
- **(4)(b)(ii)** located within a public utility easement or other recorded easement
- **(4)(b)(iii)** located in a front-yard area
- **(4)(b)(iv)** rented for less than **90 consecutive days**

---

(4)(c)
Require the property owner to reside in either:

- the detached single-family dwelling, or
- the detached accessory dwelling unit

on the same lot or parcel.

---

(4)(d)
If a detached garage is converted to a detached ADU:

- any required parking spaces that were in the garage must be replaced on-site.

---

(4)(e)
Prohibit more than one accessory dwelling unit on a lot or parcel.

---

(4)(f) Prohibit a detached ADU if:

- **(4)(f)(i)** it will not have adequate access to required utility services that are project improvements, including:
    - sanitary sewer
    - culinary water
    - electrical
    - storm water
- **(4)(f)(ii)** the utility system improvement it must connect to does not have sufficient capacity, including:
    - sanitary sewer
    - culinary water
    - electrical
    - storm water

---

(5) Limitations / exceptions
This section does not supersede:
(5)(a)
A land use regulation that regulates a detached accessory building that is not a detached accessory dwelling unit.
(5)(b)
Prohibitions or restrictions in a development agreement signed on or before **May 6, 2026**.
(5)(c)
A land use regulation or administrative action that:

- **(5)(c)(i)** is not prohibited by law
- **(5)(c)(ii)** relates to a detached accessory dwelling unit

Exhibit B

Proposed Detached ADU Code and Amendments to §3.14

3.1.110 Definitions
DETACHED ACCESSORY DWELLING UNIT - an accessory dwelling unit that is not attached to or within a primary detached single-family dwelling and located on the same lot or parcel as the primary detached single-family dwelling.

3.14 Accessory Dwelling Units
3.14.010 Accessory Dwelling Units
3.14.020 Internal Accessory Dwelling Units
3.14.030 Detached Accessory Dwelling Units
3.14.0~~2~~40 Non-Residential Accessory Structures

HISTORY
Amended by Ord. 2023-24 on 10/10/2023

3.14.010 Accessory Dwelling Units

Accessory Dwelling Units (Amended by Ord. 95-04, 02/28/95; 2004-13, 09/28/04; 2009-12, 07/14/09). An accessory dwelling unit shall be considered a subordinate dwelling unit within and part of a principal dwelling or detached from a principal dwelling and located on the same lot or parcel as the principal dwelling and which has its own cooking, sleeping, and sanitation facilities. ~~Internal accessory dwelling units may be permitted use subject to the following:~~

3.14.020 Internal Accessory Dwelling Units

Internal accessory dwelling units may be a permitted use subject to the following:

1. Accessory dwelling units are listed as a permitted use within the zone.
2. Internal Accessory dwelling units shall be permitted only in owner-occupied single-unit detached dwellings.
    a. Owner occupancy shall not be required when the owner has submitted a temporary absence application prior to beginning the temporary absence and meets the following criteria:
        i. The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals,

military service, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

ii. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.

iii. Owner occupancy shall have the meaning set forth in Article 3.01.110, Alpine City Development Code.

iv. The owner has resided in the residence for at least one (1) year prior to beginning the temporary absence.

~~b.~~ 3. A maximum of one (1) accessory dwelling unit shall be permitted ~~in~~on ~~single-unit detached dwelling~~lot or parcel. If a lot or parcel already has a detached accessory dwelling unit, no internal accessory dwelling unit will be allowed.

~~c.~~ 4. A single-unit detached dwelling with an accessory dwelling unit shall provide not less than four (4) off-street parking spaces. Parking spaces may include garage and driveway space. At least one (1) space shall be designated for the accessory dwelling unit.

~~d.~~ 5. The accessory dwelling unit shall comply with all size and access specifications of the International Residential and Building Codes.

~~e.~~ 6. Accessory dwelling unit shall have at least one (1) separate entrance from the main dwelling accessible from outside. The entrance shall be located on the side or rear of the main dwelling.

~~f.~~ 7. A single-unit detached dwelling containing an accessory dwelling unit shall have not more than one (1) meter for each water, gas and electric utility service, and the meter shall be in the name of the owner.

~~g.~~ 8. All construction and remodeling to accommodate the accessory dwelling unit shall be in accordance with the International Residential and Building Codes in effect at the time of construction or remodeling.

~~h.~~ 9. Any person constructing or causing the construction of a residence that has an accessory dwelling unit or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, or any person desiring to provide an accessory dwelling unit within a single-unit detached dwelling, shall obtain an accessory dwelling unit Permit from the Building Department. Such permits shall be in addition to any building permits that may be necessary.

HISTORY
Adopted by Ord. 2023-24 on 10/10/2023

3.14.030 Detached Accessory Dwelling Units

Detached accessory dwelling units may be a permitted use subject to the following:

1. Accessory dwelling units are listed as a permitted use within the zone.

2. Detached accessory dwelling units are only allowed on any lot or parcel that is 11,000 square feet or larger.

3. Detached accessory dwelling units shall be owner-occupied or be located on a property that has an owner-occupied single-family dwelling.

    a. Owner occupancy shall not be required when the owner has submitted a temporary absence application prior to beginning the temporary absence and meets the following criteria:

        i. The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, military service, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

        ii. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.

        iii. Owner occupancy shall have the meaning set forth in Article 3.01.110, Alpine City Development Code.

        iv. The owner has resided in the residence for at least one (1) year prior to beginning the temporary absence.

4. A maximum of one (1) accessory dwelling unit shall be permitted on each owner-occupied lot or parcel. If a lot or parcel already has an internal accessory dwelling unit, no detached accessory dwelling unit will be allowed.
5. The detached accessory dwelling unit shall provide at least two (2) on-site parking spaces in addition to the parking spaces required for a single-family dwelling.
6. The detached accessory dwelling unit shall have a living space of no more than 1,200 sq ft in size.
7. The detached accessory dwelling unit shall meet the same setbacks as those required for accessory buildings in the zone in which it is located.
8. The detached accessory dwelling unit shall meet the same height requirement as that required for accessory buildings in the zone in which it is located.
9. The detached accessory dwelling unit shall be built with materials and design that match those of the main dwelling.
10. The accessory dwelling unit shall comply with all size and access specifications of the International Residential and Building Codes.
11. The detached accessory dwelling unit shall connect to the same meter as the main dwelling for each water, gas and electric utility service, and the meter shall be in the name of the owner. If there is not sufficient capacity for the accessory dwelling unit on the meter, it is prohibited.

12. All construction and remodeling to accommodate the detached accessory dwelling unit shall be in accordance with the International Residential and Building Codes in effect at the time of construction or remodeling.
13. Any person constructing or causing the construction of a detached accessory dwelling unit or any person remodeling or causing the remodeling of a detached accessory dwelling unit shall obtain an Accessory Dwelling Unit Permit from the Building Department. Such permits shall be in addition to any building permits that may be necessary.

3.14.0~~2~~40 Non-Residential Accessory Structures

Non-Residential Accessory Structures The following applies to non-residential accessory structures:

1. Definition. As used in this section, "non-residential accessory structure" means any detached accessory structure that is not designed or used as a dwelling, dwelling unit, or otherwise for overnight accommodations. Examples of non-residential accessory structures include detached garages, shops, barns, and pool houses. b. Non-residential accessory Structure Agreement. As a condition of receiving a building permit for an accessory structure, the applicant will be required to enter into a non-residential accessory structure agreement in a form provided by the city. Such agreement will be recordable and will contain acknowledgments and agreements not to use the accessory structure as a dwelling, dwelling unit, or Accessory apartment, or otherwise for overnight accommodations.

Exhibit C

DISCUSSION ITEMS FOR DETACHED ADU ORDINANCE
Holladay City Code

PURPOSE: Accessory Dwelling Units are meant to assist in the creation of new housing units; support a more efficient use of existing housing stock and infrastructure; and provide housing that responds to changing family needs, smaller households, and increasing housing costs within the City and not a response to supplemental income or vacation rental opportunities.

RENTAL RESTRICTION: If rented, Detached Accessory Dwelling Units must be rented for a minimum of thirty (30) consecutive days. A rented ADU is subject to annual approval of a License (does Alpine City require rental licenses?)

DWELLING UNIT OCCUPANCY: The occupants of an accessory dwelling unit shall be limited to a single family, defined as (in accordance with Utah Code § 10-91-505.5):

(1) One person living alone; or

(2) Any number of persons related by blood, marriage, adoption, or other legal relationship living together as a single housekeeping unit; for purposes of this definition of family, the term "related" shall mean a spouse, parent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, first cousins, great-grandparent, and great-grandchild. The term "related" does not include other, more distant relationships.

(3) Up to four (4) unrelated persons living as a single-family housekeeping unit.

FOOTPRINT: a Detached ADU shall provide a footprint size of a minimum of two hundred (200) square feet and maximum footprint as per chart below:

Lot Size In Square Feet	Total Footprint (Permitted Use)
Less than 8,000	800
8,001 to 14,600	850
14,601 to 21,200	900
21,201 to 27,800	950
27,801 to 34,400	1,000
34,401 to 41,000	1,050
41,001 to 47,600	1,100
47,601 to 54,200	1,150
54,201 to 60,800	1,200
60,801 to 67,400	1,250
67,401 to 74,000	1,300
74,001 to 80,600	1,350
Over 80,600	1,400

SETBACK: A Detached Accessory Dwelling Unit shall comply with the setback provisions of the primary single-family dwelling for the zone in which it is located.

**Issue: encroachment on neighboring lots

HEIGHT: A Detached Accessory Dwelling Unit shall comply with the height restriction provisions of the primary single-family dwelling for the zone in which it is located.

*or less? Should height restriction be 20 feet? Issue is encroachment on neighbors. How about "graduated heights?"

LOT COVERAGE: The total allowable lot coverage for all structures, including the primary single-family dwelling and the detached accessory dwelling unit, but excluding outdoor swimming pools, ponds with artificial liners and other water features, is set forth on the following chart, expressed as a percentage of lot size:

Lot Size In Square Feet	Percent Coverage Of All Structures	
Less than 10,000	35	
10,001 to 15,000	31	
15,001 to 20,000	28	
20,001 to 30,000	25	
30,001 to 40,000	24	
40,001 to 50,000	23	
50,001 to 60,000	22	
60,001 to 70,000	21	
Above 70,000	20	

DESIGN STANDARDS: Design standards of any DADU shall include the following. These standards are intended to increase privacy and minimize impact to neighboring residents.

a. Security and/or building lighting shall be "dark sky" compliant, to include the following:

(1) Only LED, incandescent light sources in the spectrum of white or off white (light yellow tones in the kelvin scale of 5,000k or lower, i.e. warmer).

(2) Fixtures shall feature a "full cut-off" type hood and mounted in such a manner that the cone of light does not cross any property line of the site.

(3) Lighting installations shall include timers, dimmers and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

b. Primary and secondary access points including but not limited to doors, windows, patios, garage doors, etc. shall not open into a required setback.

c. Required setbacks shall be maintained with landscaping which provides a buffer to neighboring properties.

CONVERSION OF EXISTING ACCESSORY BUILDINGS: Conversion of existing accessory buildings, including non- conforming structures, to DADUS is allowed with standards.

a. Shall meet all design standards within the International Residential and Building Codes in effect at the time of conversion or remodeling.

b. Structures that do not conform to the building footprint sizes shown in Chart 13.14.101 must apply for a conditional use permit for a footprint that exceeds the allowed size.

c. Structures that do not conform to setback provisions herein must apply for a conditional use permit.

d. A second level above twelve (12) feet may not be added or converted to living space when the accessory structure does not meet the required accessory structure setbacks.

e. Any in-line addition over fifty (50) percent of the linear measurement of a non-conforming setback shall comply with all applicable setback and height requirements.

MOTION: Planning Commissioner John MacKay moved to Table the proposed amendments to the Development Code for Detached Accessory Dwelling Units for staff to rework language to include:

2. Language from the Holiday City ordinance specifically to include:
   l. Purpose Statement.
   m. Minimum rental term of 90 days.
   n. Require a rental license as required with current interior dwelling units.
   o. Incorporate dwelling occupancy language.
   p. Include a footprint for lots:
      vi. Minimum is 300 square feet building footprint
      vii. 0 – 10,000 sq ft lot 800 sq ft building footprint
      viii. 10,001 – 20,000 sq ft lot 900 sq ft building footprint
      ix. 20,001 – 40,000 sq ft lot 1,000 sq ft building footprint
      x. 40,001 – and above 1,200 sq ft building footprint
   q. Percent of Lot Coverage: We want to modify the language that the total allowable lot coverage is for all permanent structures. Delete everything after the dwelling unit. We're not going to specify excluding outdoor swimming pools, ponds, artificial liners or other water features. We do want to include: Is set forth on the following chart expressed as a percentage of lot size. The percentages will be broken down into four bands:
      i. Less than 10,000 sq ft 35% Coverage of all Structures
      ii. 10,001 – 20,000 sq ft 30% Coverage of all Structures
      iii. 20,001 – 40,000 sq ft 25% Coverage of all Structures
      iv 40,001 and above 22 % Coverage of all Structures
   r. Delete from Holiday City language that falls under Design Standards,
   s. Incorporate the conversion of accessory buildings to include a process and criteria for granting exceptions and/or conditional uses that Alpine Staff will come up with.
   t. Setbacks will be the same as an accessory building in the same zone.
   u. The height of an ADU will be modified to a maximum of 25 feet and follow the same criteria as an accessory building in the same zone.
   v. These additional items are to be added to the existing proposed language.

Jeff Davis seconded the motion. There were 7 Ayes and 0 Nays. The motion passed unanimously.

Ayes	Nays
John MacKay	
Jeff Davis	
Michelle Schirmer	
Susan Whittenburg	
Troy Slade	

Greg Butterfield
Alan Macdonald

Exhibit D

Most Current Proposed ADU Code Language

3.1.110 Definitions
DETACHED ACCESSORY DWELLING UNIT - an accessory dwelling unit that is not attached to or within a primary detached single-family dwelling and located on the same lot or parcel as the primary detached single-family dwelling.

LIVING SPACE – all enclosed floor area devoted to residential use, not including garages

3.14 Accessory Dwelling Units
3.14.010 Accessory Dwelling Units
3.14.020 Internal Accessory Dwelling Units
3.14.030 Detached Accessory Dwelling Units
3.14.0~~2~~40 Non-Residential Accessory Structures

HISTORY
Amended by Ord. 2023-24 on 10/10/2023

Purpose
Accessory Dwelling Units are meant to assist in the creation of new housing units; support a more efficient use of existing housing stock and infrastructure; and provide housing that responds to changing family needs, smaller households, and increasing housing costs while maintaining the residential character of existing neighborhoods and minimizing impacts on adjacent properties.

3.14.010 Accessory Dwelling Units

Accessory Dwelling Units (Amended by Ord. 95-04, 02/28/95; 2004-13, 09/28/04; 2009-12, 07/14/09). An accessory dwelling unit shall be considered a subordinate dwelling unit within and part of a principal dwelling or detached from a principal dwelling and located on the same lot or parcel as the principal dwelling and which has its own cooking, sleeping, and sanitation facilities. ~~Internal accessory dwelling units may be permitted use subject to the following:~~

3.14.020 Internal Accessory Dwelling Units

Internal accessory dwelling units may be a permitted use subject to the following:

1. Accessory dwelling units are listed as a permitted use within the zone.

2. Internal Accessory dwelling units shall be permitted only in owner-occupied single-unit detached dwellings.

    a. Owner occupancy shall not be required when the owner has submitted a temporary absence application prior to beginning the temporary absence and meets the following criteria:

        i. The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, military service, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

        ii. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.

        iii. Owner occupancy shall have the meaning set forth in Article 3.01.110, Alpine City Development Code.

        iv. The owner has resided in the residence for at least one (1) year prior to beginning the temporary absence.

~~i.~~ 3. A maximum of one (1) accessory dwelling unit shall be permitted ~~in~~on ~~single-unit detached dwelling~~lot or parcel. If a lot or parcel already has a detached accessory dwelling unit, no internal accessory dwelling unit will be allowed.

4. A single-unit detached dwelling with an accessory dwelling unit shall provide not less than four (4) off-street parking spaces. Parking spaces may include garage and driveway space. At least one (1) space shall be designated for the accessory dwelling unit.

5. An internal accessory dwelling unit may not be rented or offered for rent for a period of less than ninety (90) consecutive days.

~~j.~~

~~k.~~ 6. The accessory dwelling unit shall comply with all size and access specifications of the International Residential and Building Codes.

~~l.~~ 7. Accessory dwelling unit shall have at least one (1) separate entrance from the main dwelling accessible from outside. The entrance shall be located on the side or rear of the main dwelling.

~~m.~~ 8. A single-unit detached dwelling containing an accessory dwelling unit shall have not more than one (1) meter for each water, gas and electric utility service, and the meter shall be in the name of the owner.

~~n.~~ 9. All construction and remodeling to accommodate the accessory dwelling unit shall be in accordance with the International Residential and Building Codes in effect at the time of construction or remodeling.

10. Any person constructing or causing the construction of a residence that has an accessory dwelling unit or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, or any person desiring to provide an accessory dwelling unit within a single-unit detached dwelling, shall obtain an accessory dwelling unit Permit from the Building Department. Such permits shall be in addition to any building permits that may be necessary.

11. Each year the property owner of a property with an Accessory Dwelling Unit (ADU) must fill out an ADU registration / rental license renewal form provided by Alpine City to certify that the ADU remains in compliance with the requirements of this Chapter. If the detached accessory dwelling unit is rented or offered for rent, the property owner shall pay the applicable rental license fee established by the City. No rental license fee shall be required if the detached accessory dwelling unit is not rented or offered for rent.

HISTORY
Adopted by Ord. 2023-24 on 10/10/2023

3.14.030 Detached Accessory Dwelling Units

Detached accessory dwelling units may be a permitted use subject to the following:

1. Single-family dwellings are listed as a permitted use within the zone.
2. Detached accessory dwelling units may be allowed according to the table below:

Lot/Parcel Size	**Maximum Detached ADU Living Space**
300–10,000 sq. ft.	**800 sq. ft.**
10,001–20,000	**900 sq. ft.**
20,001–40,000	**1,000 sq. ft.**
40,001+	**1,200 sq. ft.**
Lot/Parcel Size	**Maximum Detached ADU Living Space**
11,000–20,000 sq. ft.	900 sq. ft.
20,001–40,000 sq. ft.	1,000 sq. ft.
40,001 sq. ft. or greater	1,200 sq. ft.

3. Detached accessory dwelling units shall be owner-occupied or be located on a property that has an owner-occupied single-family dwelling.

    a. Owner occupancy shall not be required when the owner has submitted a temporary absence application prior to beginning the temporary absence and meets the following criteria:

        i. The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, military service, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this exception); or

        ii. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.

        iii. Owner occupancy shall have the meaning set forth in Article 3.01.110, Alpine City Development Code.

        iv. The owner has resided in the residence for at least one (1) year prior to beginning the temporary absence.

4. The addition or establishment of a detached accessory dwelling unit shall not cause the aggregate building coverage of all permanent structures on the lot or parcel to exceed the following..

Lot/Parcel Size	**Maximum Lot Coverage**
Less than 10,000 sq. ft.	**35%**
10,001–20,000	**30%**
20,001–40,000	**25%**
40,001+	**22%**

Lot/Parcel Size	**Maximum Lot Coverage**
11,000–20,000 sq. ft.	30%
20,001–40,000 sq. ft.	25%
40,001 sq. ft. or greater	22%

5. A maximum of one (1) accessory dwelling unit shall be permitted on each owner-occupied lot or parcel. If a lot or parcel already has an internal accessory dwelling unit, no detached accessory dwelling unit will be allowed.
6. Occupancy of a detached accessory dwelling shall either be one individual or shall comply with the definition of Family as defined in §3.010.110 of this Code.
7. A detached accessory dwelling unit may not be rented or offered for rent for a period of less than ninety (90) consecutive days.
8. The detached accessory dwelling unit shall provide at least two (2) on-site parking spaces in addition to the parking spaces required for a single-family dwelling.
9. The detached accessory dwelling unit shall meet the same setbacks as those required for accessory buildings in the zone in which it is located.
10. The detached accessory dwelling unit shall meet the same height requirement as that required for accessory buildings in the zone in which it is located.
11. The detached accessory dwelling unit shall be built with materials and/or design that match those of the main dwelling.
12. The accessory dwelling unit shall comply with all size and access specifications of the International Residential and Building Codes.
13. The detached accessory dwelling unit shall connect to the same meter as the main dwelling for each water, gas and electric utility service, and the meter shall be in the name of the owner. If there is not sufficient capacity for the accessory dwelling unit on the meter, it is prohibited.
14. All construction and remodeling to accommodate the detached accessory dwelling unit shall be in accordance with the International Residential and Building Codes in effect at the time of construction or remodeling.
15. A legally constructed accessory structure may be converted to a detached accessory dwelling unit in accordance with the process established by the City. The conversion shall comply with applicable accessory structure setback requirements; applicable building, health, and fire codes; and all other requirements of this Section that may lawfully be applied to the conversion of an existing accessory structure, such as height, size, lot coverage, design, etc.
16. Any person constructing or causing the construction of a detached accessory dwelling unit or any person remodeling or causing the remodeling of a detached accessory dwelling unit shall obtain an Accessory Dwelling Unit (ADU) Permit from the Building Department. Such permit shall be in addition to any building permits that may be necessary.
17. Each year the property owner of a lot or parcel containing an Accessory Dwelling Unit (ADU) must fill out an ADU registration / rental license renewal form provided by Alpine City to certify that the ADU remains in compliance with the requirements of this Chapter. If the detached accessory dwelling unit is rented or offered for rent, the property owner shall pay the applicable rental license fee established by the City. No rental license fee shall be required if the detached accessory dwelling unit is not rented or offered for rent.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Discussion of Greg and Michelle Smith occupying or obtaining City property for construction of a wall (Work Session)

FOR CONSIDERATION ON: August 25, 2026

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Consider options for the occupation or disposition of City property

REVIEW TYPE: Discussion

BACKGROUND INFORMATION:

The Smith's desire to build a wall across the front of their property (10ft back as required per city code) in order to block traffic sound from cars using the public street in front of their home. To build the wall the way they would like to do so would require the wall to be placed in a location that is currently City property that was dedicated for a pump station. The rough estimate of the wall's location is portrayed in the aerial view below.

As can be seen, the wall as proposed would encroach onto the City pump dedication parcel by abutting the concrete walk-up that provides an entrance into the pump station.

City Staff is requesting direction from the City Council as to whether there is interest from the City in providing a way for the property owners to build their wall as desired.

STAFF RECOMMENDATION:

Staff recommends that the City Council determine if there is interest from the City to work with the property owners to build their wall as desired. If there is interest, staff would request that the City Council determine which option they would like to pursue along with its required steps.

11 045 0107
35 584 0001
8ft tall wall
8ft tall wall
8ft tall wall
10ft
35 206 0044
35 206 0500
11 045 0108
35 207 0500

City-Owned Pump House Parcel

Private Retaining Wall Use or Property Acquisition

City Council Work Session

Policy direction and options for a dedicated public utility parcel

Purpose of the Discussion

- The Smith's are interested in using City-owned property for a retaining wall and/or acquiring some of the property.
- The City parcel was dedicated on a recorded subdivision plat for a pump house/public utility purpose.
- The broader policy question is how the City should handle private use or disposition of property dedicated for a public purpose.
- Goal: receive Council policy direction; no property transaction needs to be approved in the work session.

Legal & Policy Framework

Key principles for Council consideration

Recorded dedication

Utah Code § 10-20-810: dedicated property vests in the municipality for the public uses named or intended in the plat.

Municipal disposition authority

Utah Code § 10-8-2 gives the legislative body authority to sell, lease, convey, or dispose of municipal property when lawful and in the public interest.

Alpine retaining-wall policy

DCA § 3.32 reflects the principle that retaining walls should not interfere with recorded utility/public interests without authorization.

Attorney review

Because the parcel was dedicated for a specific public purpose, legal review is appropriate before granting permanent rights or conveying land.

Decision Spectrum

Increasing private rights → decreasing City control

Core policy question

How much private property right, if any, should the City grant while protecting present and future utility needs?

Options 1–3: City Retains Ownership

Option 1 — Keep wall private/Status Quo

Wall stays on private property.

No encroachment and no sale. City retains all rights to its own lot.

Maintains maximum flexibility and avoids administrative complications; development remains on private property.

Option 2 — License / encroachment

City keeps title but allows the wall through a revocable license & encroachment agreement.

Terms can address engineering, maintenance, indemnification, utilities, and future removal/relocation.

Option 3 — Easement

City retains title but grants a durable private property right.

Provides certainty to owner, but more permanently restricts future City use.

Options 4–5: Disposition

Option 4 — Sell a portion

Consider after defining land needed for current and future utility purposes.

City may retain utility/access/drainage easements and require applicant-paid transaction costs.

Option 5 — Sell entire parcel

Only if the parcel is no longer needed for pump house operations, utilities, access, drainage, replacement, or expansion.

Requires technical and legal review.

Recommended Process if Council Is Open to the Request

1. Define City needs

Public Works + City Engineer define area needed now and in future.

2. Require survey

Show boundaries, facilities, utilities, wall, grading, and requested area.

3. Choose mechanism

No use, license/encroachment, easement, or conveyance.

4. Legal review

Confirm dedication, plat, and disposition requirements.

5. Set terms/value

Protect easements; determine compensation and applicant-paid costs.

6. Return to Council

Bring the specific agreement or disposition back for formal action.

Questions for Council Direction

- Is Council open to allowing a private retaining wall on City property when it does not interfere with present or future City use?
- If yes, should the default mechanism be a revocable encroachment agreement rather than a permanent easement?
- Is Council open to selling a portion of a dedicated City parcel if staff determines that portion is not needed for a public purpose?
- Should the applicant bear all survey, appraisal, legal, plat-amendment, and recording costs?

Potential Staff Direction

1. Protect the public purpose

Preserve all property reasonably necessary for existing and future operation, maintenance, access, replacement, and expansion of the pump house and associated utilities.

2. Prefer retained ownership where feasible

If a wall can be accommodated without interfering with City needs, consider a carefully drafted license/encroachment agreement before granting a permanent property right.

3. Consider disposition only for demonstrably excess land

If an area serves no present or reasonably anticipated public purpose, evaluate conveyance subject to legal review, compensation, retained easements, and Council approval.

ALPINE
1850

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Pressurized Irrigation Bonding Projects (Work Session Item)**

FOR CONSIDERATION ON: **August 26, 2026**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Review the projects proposed to be included in the pressurized irrigation bond.**

BACKGROUND INFORMATION:

Staff is preparing additional information on projects that are being proposed to be funded through a pressurized irrigation bond. The projects include those previously discussed in addition to some pipelines which go through development projects that appear to be moving forward. More information will be provided prior to the meeting.

STAFF RECOMMENDATION

Review the proposed projects to be funded through a pressurized irrigation bond.

ALPINE CITY COUNCIL AGENDA

July 28, 2026

Mayor Pro Tem Brent Rummler called the meeting to order at 6:05 pm.

I. CALL MEETING TO ORDER

A. Roll Call Mayor Pro Tem Brent Rummler

The following were present at the anchor location, which constituted a quorum: Brent Rummler, Sarah Blackwell, Chrissy Hannemann (arrived later), and Andrew Young. Mayor Carla Merrill and Jessica Smuin were excused.

Staff: Shane Sorensen, Caden Lyon, Steve Doxey, Jason Judd, Chief Brian Gwilliam, Chief Brian Patten, and DeAnn Parry

Others: Lisa Benson, Robert Hanson, Lon Lott, Steve Burrows, Linda Mattfeldt, Rick Christensen, Karl Clegg, Larry Van Vactor, Julie Peterson, David Peterson, Kathy Bergen, Tom & Gayle Holdman, Leonard Hannemann, Bryce Bergen, Laurie Payne, Marvin Payne, Emily Maughan, Spencer Maughan, Caitlin Payne, Tom Andra

B. Prayer Andrew Young

C. Pledge Brent Rummler

II. CONSENT CALENDAR

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

B. Approval to Purchased Used Water Truck for Rodeo and Public Works Use – Ames Construction: $18,500

C. Chip Seal and Seal Coat Payment – Andersen Asphalt: $287,418.15

D. Clarification on Compensation for Municipal Executive Officers *(moved from Action Items)*

Andrew Young commented that the chip seal looks great and asked about the additional $10,000 in cost. He also wondered why the city sealed the road in Three Falls that receives almost no traffic. Andrew said he was pleased that the city found a used water truck to purchase.

City Administrator Shane Sorensen explained that traffic control for the chip seal was the reason for the additional cost. He also said when cars do not drive on a road, it deteriorates more quickly than travelled roads. A seal coat is the least expensive way to protect asphalt from oxidizing. Shane reported that Landon Wallace did a lot of hard work to find the water truck.

Motion: Sarah Blackwell moved to have Action Item A - Clarification on Compensation for Municipal Executive Officers, become Item D on the Consent Calendar. Andrew Young seconded the motion. The motion passed unanimously.

Sarah explained that when the original compensation motion was made a parenthetical section was omitted which made it confusing to interpret. The motion has been clarified so the council is on the same page regarding the intent. This clarification is 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.*

Motion: Sarah Blackwell moved to approve the Consent Calendar. Andrew Young seconded the motion. There were 3 yes votes 0 no votes, and 2 excused, as recorded below. The motion passed unanimously.

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

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III. PUBLIC COMMENT

Mayor Pro Tem Brent Rummler explained that the council would not take public comments for items on the agenda because there is no public hearing scheduled tonight.

Larry Van Vactor *– Allegheny Court, Alpine*
Larry said is also speaking on behalf of neighbors along Canyon Crest Road and wants to request a reduction in the speed limit. Westfield and Canyon Crest Roads have been renamed as arteries, but he thinks this is incorrect because those roads are no wider than Alpine Blvd. He thought about why a 35 mph speed limit might be considered better than 25. However, it is harder to pull into traffic at 35 mph, harder to use the crosswalks (particularly if they are inadequately marked), there is more noise and rumble at 35, drivers typically go 45 in a 35 zone, and accidents at 35 are more hazardous than at 25. He hopes the council will consider lowering the speed on Cayon Crest and Westfield Roads so residents can enjoy a peaceful quality of life.

Chrissy Hannemann arrived at the meeting at 6:13 pm.

IV. REPORTS & PRESENTATIONS

A. Parks Master Plan Update – Lisa Benson, Landmark Design

Shane Sorensen said that we have been working on the Parks Master Plan for several months. Landmark Design meets with us regularly and has done an awesome job. Lisa Benson from Landmark Design is here tonight to give a presentation. Shane wanted the council to see the results of the survey and give staff directions for moving forward.

Lisa Benson, Landmark Design, shared some highlights with the council. They are working with staff members, the steering committee, the Planning Commission, and City Council. They are also incorporating the community survey responses. This survey generated 362 responses, which is high for this type of instrument. The majority of respondents were in the 35-54 age range, with 41 percent having children age 12-17 in their homes. Currently Alpine's population is around 10,500, and by 2050 it is estimated to be around 11,000. This growth is slower than in most communities.

The survey showed that Alpine residents use our parks more often than residents in other communities. Creekside and Lambert Parks are the most popular, and residents visit our parks because of close proximity to their homes and to use the trails. Natural surface hiking and biking trails were the most popular. The most requested improvements were trails for walking and jogging and improved playground equipment. Residents visit parks outside Alpine for swimming pools, large natural open spaces, and athletic courts. Suggested improvements for trails were additional paths, more connections with neighborhood trails, and installing better signage and markers.

For city events, Alpine Days led the way with 90.6 percent of respondents attending. The rodeo, poppy fields, and Trucks & Tunes were also popular. For new activities, residents suggested outdoor concerts and performances, markets or vendor fairs, and movie nights, among others. Respondents were asked where they would choose to spend $100 within the community. Upgrading existing parks and playgrounds led the list, with additional trails, natural open spaces, and athletic courts following.

At the public open house, 54 percent of attendees said our parks and trails are good, and 52 percent like to walk to these locations. Suggested new amenities were connecting trails, a bicycle pump track, a disc golf course, a climbing park, and an all-abilities playground.

Lisa explained that the Level of Service (LOS) for our parks system at the current population is 7.3 park acres per 1,000 people, and Alpine is high compared to other communities. If we do not add additional parks by 2035, our LOS will drop to 7.1. Alpine would still be at the top of the range. With no additional parks our LOS in 2050 will be 6.8.

Some cities build parks as recreation destinations (like St. George). Alpine, however, favors a quiet community. The study provided maps of existing parks and types along with proximity for walking. It also showed gap-areas without parks. If the city acquires new land for parks, it should be in those gap sections.

Shane Sorensen asked the council for their ideas about the LOS and if they want to increase park acreage. If so, funds will need to be raised through impact fees and other means. Staff would like to know the direction for the future.

Mayor Pro Tem Brent Rummler thanked Lisa Benson for her presentation and Landmark's good work on the plan. He was glad to see that we are at the high end of LOS, even without counting Lambert Park. Trails are very important to Alpine. Brent felt that the best financial decision is to improve our existing parks and playground equipment. He asked staff about the potential for small parks as part of a PRD. Cedar Hills City has some beautiful small parks in their neighborhoods.

Shane Sorensen said we typically call these "pocket parks." Interestingly, they are quite a bit more expensive to maintain because a crew has to haul a bunch of equipment around just to mow an acre of grass. Many of these pocket parks are not used heavily by the neighbors. Shane mentioned Silverleaf Park, which is located in the middle of the homes. It gets mowed twice a week by the city, but he never sees anyone using that space. Annie Park at The Ridge is our newest park, and has a parking lot, restrooms, and a playground. It is a nice park but does not see much use either.

Mayor Pro Tem Brent Rummler mentioned that even if we do not acquire more land to create parks, we still have good LOS numbers. Over the next several years it is important to work on upgrades at the Creekside and Peterson Parks, in connection with the Canyon Crest Road improvement project

Lisa Benson said that the initial report was conducted at a high level. The consultants will also evaluate each park and give specific recommendations. The next step is to create the master plan and identify which special amenities are best for each location. They also want to involve the community in the design process.

Sarah Blackwell wants to maintain our current parks. If adjacent land becomes available, we can consider a purchase then. Acquiring land for new parks (unless they are in a PRD), does not seem necessary to have a good LOS, because we are already at the high end. Because our residents value our trail system, she asked for additional trail insights from Lisa.

Lisa Benson said that trails are different from parks. The focus should be on destinations and finding the gaps. It is not really a LOS situation, but more about addressing the upgrades that the residents would like.

Chrissy Hannemann said she appreciated the visual presentation. She also asked about approximately 1,000 acres in the city outside the definition of LOS.

Lisa Benson said they do not recommend calculating an LOS for open space because that land is acquired based on opportunity. Trails are about connections, and the Trails Committee handles those details. Most trails are about destinations or experiences, so assigning numbers is not helpful. Landmark can give us a list of tools to help decide on future acquisitions. She recommended that the council formalize the ordinances regarding sports fields, and designations like community, neighborhood and local parks.

Chrissy Hannemann commented on annexations. Because of our topography, most new subdivisions are on hillsides, which are not great places to build parks. Our actual LOS may decline slightly over the coming years, but we may not have the opportunity to put more parks in usable spaces. It would be wise to make better use of the parks we have. She and Brent Rummler attended a conference and spoke with a park equipment representative. He recommended that city park equipment be different from what is located on the school grounds so children can enjoy the variety. This might include climbing walls, an arch, or other activities.

Lisa said that a higher-level design for playgrounds would be provided for the city. Landmark is in the middle of the draft process for the master plan.

Andrew Young asked about open space, which is not included in the LOS calculation.

Shane Sorensen responded that Alpine City consists of about eight square miles. Of that, about 20 percent is some type of open space.

Andrew Young thanked Lisa Benson for the report. He said that connecting trails and upgraded playground equipment are the most common resident requests. He would like the city to care for the current large amount of open space rather than acquiring new land for parks. He also mentioned that parks in Highland and Pleasant Grove have been donated by generous residents. This is a great alternative, and he would encourage Alpine residents to consider donations. Andrew was okay with our LOS dropping to 6.8 by 2050, because we are still high in the range and already have lots of land to care for.

Sarah Blackwell said she is also comfortable with the future 6.8 LOS. Residents have said they want upgrades rather than more space. She would always like more trails, and they are well used by residents.

Chrissy Hanneman commented that open space is not included in the LOS calculations, but we still have to maintain those areas

Shane Sorensen explained that city employees maintain the asphalt trails in the city but do not spend time on gravel trails. The Trails Committee and volunteers do a great deal of awesome work on those. A few times a year they might request materials for a bridge or delivery of a load of gravel. Because they have willing individuals, staff are not generally required to complete these improvement projects on the gravel trails.

Mayor Pro Tem Brent Rummler recommended that we get Jessica Smuin's input on this topic as well.

Shane Sorensen said that some of our open spaces come from PRDs and development agreements. Any donations of land would be brought to the City Council.

B. Sculpture Garden Report – Bob Hanson, Heritage Arts Foundation

Bob Hanson said the committee will be bringing some design elements and the planting plan to present to the council in August. Alpine residents Tom and Gayle Holdman were in attendance to talk about the proposed gazebo and share some updates.

Tom Holdman commented that it has been wonderful to learn about the history of Alpine and quoted the adage, "We are warmed by fires we did not start, and we drink from wells we did not dig." He said we also do this for future residents. Tom displayed a rendering of the proposed gazebo and explained the design, which uses light to depict stories, show the passage of time, and demonstrate how Alpine will endure.

Gayle Holdman explained that the design style is patterned after Norman Rockwell, which invokes a sense of nostalgia and a safe and trusting community. The color scheme uses warm hues to suggest summer and early fall. After speaking with council members and the Heritage Arts Committee, they made sure to include representations of men, women, and children, along with Alpine's iconic architecture. Tom then displayed large mockups that showed the actual size and detail of the proposed dormers. He said that if a picture is worth a thousand words, all of these are worth a million words.

Gayle said the art design is intended to educate visitors about their roots and instill gratitude and appreciation for what has been, what is, and inspire them regarding their own contributions. Each panel will have a title highlighting the values of Alpine.

Bob Hanson said there have been many discussions about the sculptures and their locations. He presented a slide with the titles and pictures of the 13-14 proposed sculptures, with some being larger pieces and some smaller. A 3D virtual tour is almost complete. He also referenced the graphic dashboard slide that shows progress.

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Bob emphasized that no tax dollars will be spent on this park because it will be privately funded. They have a pending donation from a family for $1.5M, and things are moving in a positive direction. They hope to unveil the park and garden during Alpine Days in 2027, and many things will need to happen for that to occur. Next month the City Council will be able to review the planting plan, irrigation, lighting, and gazebo design. Naming opportunities have been approved, but updates to the policy may be needed. They are very excited about the progress.

Sarah Blackwell said this is very beautiful and a great thing for our community. She thanked Bob Hanson and Tom and Gayle Holdman for all their work.

Chrissy Hannemann has been working with the committee and is grateful that Alpine resident Tom Holdman has lent his imagination to this effort. The garden space has evolved over time, and Chrissy specifically asked that some sculptures be placed so they can be seen from the Council Chambers at City Hall. The committee emphasized that this should be an all-season, all-abilities location, and they want to make sure that Alpine seniors have good access from the Community Center.

Bob Hanson displayed some maps showing shrubs that will likely be removed, and older trees that will need to be felled for the gazebo construction. The general landscape plan has already been approved by the Planning Commission and City Council, but there have been questions about the three trees by the circular cement pad. The gazebo will not fit if the trees remain.

Shane Sorensen wanted to make sure that the council understands the proposal is for 25+ year old trees to be removed. Everything there will be taken out. Removing the overgrown bushes is an improvement, but the loss of trees may not have the same effect. This is a council decision and must be made soon in order for the group to meet their timeline. He was not sure the Planning Commission clearly understood that the mature trees would be taken out.

Chrissy Hannemann clarified that the City Council gave the Sculpture Garden Committee permission to design the space but did not suggest specific elements that should remain.

Mayor Pro Tem Brent Rummler agreed that the plan is beautiful and that Tom Holdman is very talented. This is an underutilized area in the city block, and the garden along with the new fire station and the Community Center will add value for our residents. He thought it would be okay to remove trees to have a more beautiful and useful area.

Sarah Blackwell asked about planting new trees. If older trees are replaced with new ones, it would take a while for that shade area to grow. She would like to walk in the area again before she decides.

Bob Hanson said the detailed planting plan has all the specific details about the trees, and he can send it to the council.

Chrissy Hannemann said she hates to lose the trees, but we will be gaining new trees, and more visitors will come because of the additional features.

Andrew Young said the sculpture garden will be really nice for the Alpine community, and he appreciates the inclusion of historical elements. It will help preserve Alpine's identity through artwork for our kids and grandkids. He suggested that the wood from older trees might be used in building the gazebo.

Shane Sorensen mentioned the October 26 site prep excavation date and said if funds have not been committed by that time, he is hesitant for the project to move forward. He wanted council to give input on this issue.

Bob Hanson said that he has 40 years of fundraising experience, including very large projects, and there is a precedent for this approach. You do not count the money until you have a legal, signed gift agreement, but currently they have $1.5M pending, and gatherings that will be held from September

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to December should raise 90 percent of the remaining funding. Some people will make multi-year commitments and pledges.

Shane Sorensen compared the project to a new house that may not have landscaping for a few years. He is not trying to put a damper on the project but would like to have confirmed funding for basic landscaping before the ground is disturbed. This will prevent the city from having a large dirt field between the new Community Center and City Hall for an extended time.

Bob Hanson clarified that the October date is just for clearing the ground. Other work will begin in the spring.

Chrissy Hannemann asked if the landscaping can be completed in phases. The hardscapes, walkways, and sprinklers could be installed first, after funding is secured.

Bob Hanson said there is some flexibility. They are asking for voluntary donations, which is not the same process as for budgeted funds. The process can be accelerated or slowed down, and they could also set fundraising benchmarks that are communicated to the City Council.

Mayor Pro Tem Brent Rummler asked about any drawbacks in delaying the project until landscape funding is obtained.

Bob Hanson said that landscaping is a big part of the project because it is essentially an outdoor gallery. There are rocks, walls, stone walkways, and a variety of elements that are not inexpensive. This is by design because we want it to last. We could establish benchmarks for funding and the initiation of certain stages. Bob would not suggest doing anything in October if the money has not been raised. This project is donor driven.

Sarah Blackwell liked Chrissy Hannemann's suggestion of phasing in the installation when funding benchmarks are met. She wondered why site preparation would happen in the fall when construction would not begin until spring.

Bob Hanson said they would like to get the ground ready for work in the spring, before any [hoped for] snow falls.

Mayor Pro Tem Brent Rummler appreciated Shane's concerns about having funds available before beginning the work and said that the grand opening at Alpine Days 2027 may need to be delayed. He wondered if funding is available in October, would it affect the fire station project?

Shane Sorensen said that they plan to have the fire station parking lots completed in mid-October. Sculpture garden machinery may need to enter from Center Street, but it should not interfere with the current project.

C. Utah Growing Water Smart Workshop Report – Council Members Hannemann and Blackwell

Sarah Blackwell made the introduction and said that Water Committee Chair Steve Burrows and City Engineer Jason Judd will also help with the report.

Steve Burrows said as chair of the Water Citizen Advisory Committee, he appreciates working with Sarah Blackwell, Jeff Davis (a hydrogeologist), Will Jones, Bryan Irving, Clyde Stauffer, and Sullivan Love. They attended a three-day conference in Heber City in June with two council members and three staff. Numerous experts and division representatives were there to provide information. The Alpine team was able to meet with facilitators to create a water plan, and they learned a lot together. The conference was big learning curve, and they saw the power of collaborative discussion.

The city water vision statement is: "Alpine City will be self-sufficient by protecting finite water resources through collaborative teamwork and resilient strategies." There are no more water sources.

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Water comes from the sky and the ground. We cannot make it. The Central Utah Water Conservancy District (CUWCD) is planning for the year 2100. This is important because of our continuous drought.

Water issues and land use decisions are the same, and the use of land equals the use of water. The Colorado River levels are declining. We can negotiate with Lehi City and CUWCD for our portion, but we will also need new user rate structures. We should plan for 10-20 years and keep revising our plan.

Reservoirs are like our savings account and the water coming down from the mountains is our checking account. In Utah, about 95 percent of our water comes from snowpack. On July 20th of this year, our reservoirs were at 35 percent of capacity. This is lower than in previous years. The average temperature is five degrees higher than normal this year with less precipitation.

Sarah Blackwell referenced an article that Steve sent her which talked about the heritage of Utah and the pioneer spirit. The early pioneers felt that they should work hard and sacrifice for the good of others. Community welfare was considered a neighbor-to-neighbor responsibility rather than the responsibility of government. We can adjust user rates and do other things, but it really comes down to us being good neighbors and looking out for each other. Sarah said she enjoys working with this committee and thought the conference was great.

The group will share the three goals they set for Alpine. She will present the first one, and Chrissy Hannemann and Jason Judd will explain the second and third goals.

Goal 1 - 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.

Achieving these goals will require collaboration with the residents, city staff, Alpine Irrigation Company, U.S. Forest Service, Central Utah Water, and Lehi City. If Grove Spring water were ever unavailable, we could access our culinary wells. The water committee has sponsored three education nights for residents, all with different topics.

Chrissy Hannemann explained **Goal 2** - Adopt policies and ordinances to protect water resources and facilitate responsible land use. Outcome: Sustainable resilient policies and ordinances that will outlive us to protect our resources.

Chrissy is now working for six water districts and has learned how water is provided and the effects of land use. Alpine is in a good place because we are at the headgates. We have many projects that are on-going, such as park improvements, Alpine Days, and street maintenance, but we cannot survive without water. It is a modern miracle to turn on our taps and have clean drinking water and we need a long-term strategy for sustainability. The City Council is responsible for ensuring that this goal is achieved. There are experts on our staff and residents with specific knowledge that can help.

Surface water is important but underground water is even more so. This water is filtered by roots and stones and can be stored long-term. We can also pass landscape ordinances, implement follow-up procedures for landscape permits, create a drought response plan with trigger points, and set revised tier rates to help residents be aware and adapt. We have rate studies underway and need to consider that information while balancing it with the effect of rate increases on our residents.

Impervious surfaces do not permit water to get into the ground, so we need permeable surfaces. We currently only allow single-family homes in Alpine. One way to save water is to increase density by a factor. The state recently allowed ADUs on certain size lots.

Trees provide shade and cool the temperature around them. Interestingly, xeriscape actually creates a hotter environment and makes it hard for plants and animals to survive because any precipitation that falls cannot permeate the hard ground. Grass requires a lot of water, but it does cool the area. The state does not encourage the installation of rock, as wood mulch is a better way to retain moisture and keep

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plants cooler. A landscape ordinance could address these factors by encouraging or mandating certain elements.

Riparian buffers (trees and shrubs growing along a stream) are also important. In Alpine we have Dry Creek and Fort Creek. There is a guide for city planners in Utah, and we could choose to adopt the ordinances recommended in that publication. We also need to protect our watershed by prohibiting animal waste and chemicals that could poison the water system. This is a matter of educating our residents, and we can work with the U.S. Forest Service on this.

Chrissy Hannemann summarized by saying the future is not something you enter, it is something you create.

Jason Judd addressed **Goal 3** – 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 the current population and future growth.

The city has completed water studies, and we will continue to conduct them as we plan for the future. Currently most of our drinking water comes from Grove Spring, so we need a plan in case that source dries up. We also need redundancy for our PI system.

A more robust Supervisory Control and Data Acquisition system (SCADA) would help. This is software and hardware that helps our staff monitor and control critical water infrastructure. Greg Kmetzsch and Jaymes Salo have discovered and fixed some bugs in our current system, and will continue with these efforts. The bond for the Heritage Hills Well will be on the agenda at our next council meeting in August.

Jason said they were given a large quantity of printed information at the conference, and it is available to anyone who is interested.

Sarah Blackwell commented that there is information on low-water plants and books in Caden Lyon's office that are available as well. The committee is enthusiastic about public education on this topic.

Mayor Pro Tem Brent Rummler thanked Steve, Chrissy, Sarah, Jason, and the water committee for all their hard work. Because this is not an action item, if council members have additional questions, he encouraged them to seek answers outside of the meeting.

D. Revenue Overview – Chrissy Hannemann

Chrissy Hannemann began by handing out booklets titled *Municipal Budgeting 101: A Pocket Guide for Utah Local Officials*. She commented that the City Council just finished the budget process for FY2027, but it is difficult to learn everything in two months right before the budget vote. She appreciates her Finance Committee members and wants the council to understand how city revenues work. Tonight's presentation will not include utilities or enterprise funds, which operate differently.

The three main recurring revenues are property taxes, sales taxes, and fees. These are supplemented by one-time money used for projects, usually from grants and impact fees. Sound financial principle requires that recurring expenses not be paid from one-time money.

Sales and Use Taxes are the largest source of revenue for the city and are collected on most goods and some services for purchases made inside the state, and items shipped from outside the state. The sales tax laws changed in 2018 to allocate taxes from e-commerce. This was a significant boost for local cities.

Property tax is the second largest source of revenue and is based on the real value of property. This is the most stable and predictable source of revenue for the General Fund. The Certified Tax Rate is designed to give the city the same amount of revenue as the previous year, plus a percentage for new properties. While sales tax grows with the population and inflation, property tax is not affected by

population. When property values increase, the tax rate is automatically reduced to keep revenue the same. When residents receive their property tax statement, 86 percent of their tax goes to agencies outside the city, with the majority of the money going to schools.

Chrissy addressed truth in taxation, which is the procedure required if a city wants to raise property taxes. It is an involved process that requires direct mailing to residents and public hearings.

Andrew Young shared what he has learned about property tax increases. Each year a city can decide if they will raise property taxes, and Alpine has not raised property taxes in the last few years. The tax rate stays the same unless the City Council votes to change it, so residents may see a small adjustment in their County assessment, but there are no big changes without a vote.

Mayor Pro Tem Brent Rummler said that this can be confusing to residents. Utah is unique because increased property values do not automatically increase property taxes. Alpine City property taxes have only been raised twice in the last 12 years. The other increases have come from County assessments and the school district.

Shane Sorensen explained that the first tax increase in 2020 was because Cedar Hills withdrew from the public safety district, so Alpine and Highland had to cover all the costs. In 2023 we raised our property tax rate for public safety funding and some important projects. Alpine has been able to balance the budget each of the other years without an increase.

Mayor Pro Tem Brent Rummler said that when property taxes are increased, that number applies every year after that. Because of the truth in taxation laws in Utah, we can only increase city revenue by increasing taxes. Construction and personnel costs continue to increase, along with general inflation. At some point the city will need to implement a property tax increase if we want to maintain the current level of service.

Chrissy Hannemann continued her presentation, stating that the third source of revenue is fees, licenses, and permits, which must be based on actual costs. Because there is no truth in taxation process for these charges, some cities have quietly implemented larger fees to increase their revenue. This is not transparent and is not allowed. She referred to the state transparency website where the public can view all the data.

Chrissy explained that the Utah Taxpayers Association creates a report of the top 50 cities in Utah. Because Alpine has a smaller population, she asked for our data and that of our neighboring cities. Alpine residents pay $865 per capita, Highland residents pay $731, and Cedar Hills residents pay $832. Our per capita amount is higher but so is our median income. Because Alpine does not have many retail businesses, a greater portion of our income comes from property taxes. Cedar Hills gets about 40 percent of their sales tax from e-commerce, while Alpine is at 80 percent. Highland City charges their residents $15.26 for public safety and $18.50 for transportation on their household utility bills each month. This generates more than $2M from these fees, although recent legislation may put an end to this.

Chrissy referenced Shane's comment that we have only raised taxes twice in 12 years. Some cities raise the rate a little bit each year for inflation. When this was discussed at the Utah League of Cities and Towns, some cities thought it better to implement small increases to keep up with inflation rather than a big jump to catch up. The new legislation means that fees as a revenue source are off the table, so the council needs to balance their responsibility to provide services with the burden of property taxes on the residents.

Caden Lyon addressed how land use affects our budget. He discussed two parcels, one a small lot in the BC Zone and the other a one-acre residential lot. The business lot was 23 times more valuable in property tax revenues. Land use decisions affect the revenue generated from parcels, so balancing mixed-use with residential needs is important for a financially resilient city. Also, the State of Utah provides a 45 percent reduction in taxes for residential homes, while commercial properties are taxed at 100 percent of their value. Commercial uses bring in much more revenue to the city.

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Caden explained the difference between a mixed-use commercial building with residences on top and a big box store, like Walmart. Box stores require more land, but the mixed-use application brings in more property taxes per acre, higher retail taxes, more jobs, and allows more residents per acre. We must decide the best way to use our land by balancing both residential and commercial needs.

Chrissy Hannemann said when we annex land we need to coordinate with the Tax Commission, so the city receives those additional revenues for property and sales tax. Alpine residents are not in favor of much retail business, and the sales tax from Burgess Orchards is low. The council considers many factors: annexations, density, zoning, height, setbacks, parking, design, trails, and slopes, but we also need to consider the impact of the revenue that can be generated by different uses.

Mayor Pro Tem Brent Rummler said that when an annexation petition came before the previous City Council, he and Chrissy voted in favor. He recognized the value of the property taxes but was not aware of the e-commerce sales tax revenue from 58 lots that would benefit the city.

He encouraged council members to relay questions and ideas outside of the meeting, as this is not an action item tonight.

Chrissy Hannemann concluded that property taxes, sales tax, and fees are the city's ongoing stable revenues. Grants are wonderful but they are a one-time thing. She reminded the council that "The future is not something you enter, but something you create."

Andrew Young spoke to an assessor who mentioned that other states are using the lottery to bring in revenue. Additional options include mines and city utilities to take the burden from residents for sales and property taxes. These are probably not in our wheelhouse, but maybe we can come up with some creative options.

V. ACTION ITEMS

A. Site Plan Approval – Long Range Shooters of Utah

Caden Lyon explained that the Long Range Shooters of Utah Commercial Site Plan is proposed for parcel number 02:011:0045 off 200 North and Main Street. 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 get an exception to the parking lot code for Stall 1 on the site plan, and to provide a swept path analysis for parking. Parking Stall 1 (90-degrees) 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 of the analysis demonstrate the ability for vehicles to back out of parking stalls and exit the site in a forward motion as required by code.

The previous motion required that the applicant return to the 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 the site plan to meet all code requirements and therefore is no longer in need of an exception, and so a return to the 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 sending the application back to the Planning Commission so that the council may consider the site plan at this meeting without a parking lot exception.

GENERAL PLAN REFERENCE:

- General Plan Land Use Goal #2 Policy 2.2

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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.

Mayor Pro Tem Brent Rummler said he received an email from the applicant today which responded to the neighbors' concerns about vehicles backing up onto the sidewalk. Mr. Bergen has added metal planters between the parking stalls and the sidewalk to prevent this.

Caden Lyon confirmed that the new planter boxes are shown on the updated plan in the packet for tonight. The landscaping plan was provided after the original packet was posted on Thursday.

Mayor Pro Tem Brent Rummler said this is the third time we have considered this application. He was out of town during the last City Council meeting but listened to the discussion from two weeks ago. He asked for clarification on the language for a decision.

Attorney Steve Doxey said the language reflects this as an administrative decision, and the council does not always get involved in administrative decisions. He would advise them to ask if this application meets the code or not. They should not decide based on aesthetics or other reasons. The decision is about whether it meets the code.

Mayor Pro Tem Brent Rummler commented that the plan was tabled for a specific reason, which has since been addressed.

Sarah Blackwell mentioned that some residents have not been able to speak about this issue yet and she wondered if they could offer comments tonight.

Mayor Pro Tem Brent Rummer said he would defer to the mayor's policy in past meetings.

Steve Doxey said the decision about public comments would be up to the Mayor Pro Tem. Residents have already submitted emails, and council members say they have reviewed those comments. If the Mayor Pro Tem wants to consider additional statements during the meeting, he can allow that.

Mayor Pro Tem Brent Rummler said he read every single email, and he appreciates the points that were made. He also appreciates the applicant considering the requests of the neighbors. Mr. Bergen has done a commendable job of working with the neighbors. Resident Marvin Payne recommended a two-foot wall along the sidewalk and the applicant added metal planters to address that concern. He will continue with Mayor Merrill's policy.

Sarah Blackwell said as a representative of the residents, she wanted to have their concerns entered in the public record. The primary concern expressed has been safety. Other questions include:

1) Is it possible for a vehicle longer than 19 feet to exit the parking lot correctly?

   Caden Lyon explained that the industry standard is 7 x 19 feet according to ASSHTO engineering guidelines, and those numbers were used for the swept path analysis.

2) Is the developer required to provide a visual barrier between the property and the neighbors?

   Caden Lyon said a barrier is only required where the parking exists, not on the other lot boundaries.

DRAFT

3) What are the setbacks for a residential home?

Shane Sorensen explained the minimum setbacks for a home: front 30 feet, rear 20 feet, and a minimum of 10 feet on each side for a total of 22 feet.

4) What changes have been made to the size of the building footprint?

Caden Lyon said the original building was reduced by 789 sq ft from the original proposal.

5) This application does not need to be returned to the Planning Commission because the applicant is no longer seeking an exception to the parking requirements, is that right?

Caden Lyon said that was correct.

6) Will the applicant receive deliveries from large trucks, and if so, how will they navigate the parking lot?

Caden Lyon said they will not need large delivery trucks. Deliveries will be the same as at a typical residence, using UPS, Amazon, and FedEx box trucks.

Applicant Bryce Bergen said the swept path analysis was conducted using the largest UPS truck dimensions. Delivery trucks will park in the parking lot, instead of on the street like they do in neighborhoods. He also mentioned that they ran this business from their home for ten years and one of the neighbors recently commented that she never noticed anything going on. This will not be a giant warehouse.

7) How tall are the metal planters?

Bryce Bergen said they will be about 36 inches, depending on what is available on the market. They need to be narrow because of the placement but should still prevent trucks from backing onto the sidewalk.

Sarah Blackwell provided context. Her purpose was to represent the residents and to ensure that city procedures and codes are followed. If the applicant meets the requirements, regardless of any personal feelings, the council is obligated to follow the code. If the City Council does not follow the code, the applicant can appeal through a hearing officer.

Shane Sorensen explained that there is an application fee charged to the appellant, and if the hearing costs exceed that amount the city must pay the remainder.

Sarah Blackwell said she thinks the reason this has come to council three times is because we are working through ambiguities in our code. A few things have come to light through this, such as a need to review our zoning plan, revisit the parking codes, make procedural clarifications, look at bulk and massing, and update the historic design guidelines to be more precise. These are takeaways that will help the council with future decisions.

Andrew Young asked if he could allocate his response time to residents for their questions or comments.

Mayor Pro Tem Brent Rummler said he would stick with the mayor's policy.

Chrissy Hannemann commented that we are having a public meeting among the council members. It is a meeting the public can attend, but it is not a public hearing. There is a difference between those functions.

Andrew Young asked if the council was missing any information that had not been covered.

DRAFT

Mayor Pro Tem Brent Rummler said the discussion had been thorough but asked if there was a required setback for a trash dumpster.

Caden Lyon referred to the site plan and said the building will not use a dumpster. Instead, the owner will have traditional rolling trash cans which will be kept inside an enclosure for aesthetic reasons. Code requires a dumpster location to be indicated on the site plan, but there are no requirements for location. Caden drove around town and noticed that many businesses have dumpsters placed within the setback area.

Motion: Chrissy Hannemann moved to extend the meeting until 9:20 pm. Sarah Blackwell seconded the motion. The motion passed unanimously.

Andrew Young said we have similar situations in several areas in Alpine. In one case the residents found a compromise, and both sides are very happy. They did this after the council vote was finalized. In another case, appeals were filed and lawyers became involved. The first way is much better.

In this situation we are supposed to make an administrative decision based on the code and to follow the law. It is supposed to be cut and dried. The laws are not perfect, but it does not mean we do not have to follow them. The way this could have been fixed was to go back and amend the zoning. We can do that after this. It is very difficult to try to amend the ordinances. They are trying to do it, and it is not working. We cannot help these residents fix this. The next problem will be in two weeks.

When Andrew sent suggested ordinances to staff, they come back changed, or it takes a long time (though Andrew acknowledged we had a period when we were trying to hire new staff). He said this creates a storm in parts of the city. We need to figure this out, so it is not reaction-based. Someone comes in with a crisis, and we try to change the ordinances afterwards to address it, but we are still blocked. We have been elected by people who are telling us what they want but the ordinances are blocking us.

Mayor Pro Tem Brent Rummler said that having practiced land use law previously, he knows that ordinances are not perfect. When we identify deficiencies, we work through the process to correct them. We can work on that with staff. He asked if Andrew had any questions specific to this decision tonight.

Andrew Young said he hopes the residents and the applicant can work together.

Chrissy Hannemann asked for clarification on language for the motion.

Steve Doxey said that if council wants to approve the site plan, he suggests a change to the motion to approve the site plan (instead of approving consideration of the site plan), and to recognize that based on the fact that the swept path analysis was performed, the applicant is no longer in need of a recommendation from the Planning Commission. Also, the site plan meets all applicable code requirements.

Motion: Chrissy Hannemann moved to approve the Long Range Shooters of Utah commercial site plan based on the fact that the swept path analysis was performed and the applicant is no longer in need of a recommendation from the Planning Commission for an exception to the parking standards found in code §3.24.030. Per staff review, the site plan meets all applicable code compliance requirements. Brent Rummler seconded the motion. There were 3 yes votes, 1 no vote, and 1 excused, as recorded below. The motion passed.

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

DRAFT

VI. STAFF REPORTS

Shane Sorensen said they submitted the application today for a $1.5M grant to help build a PI storage reservoir by the North Stake Center. This application required a quick turn around and Horrocks Engineers helped them create a good application

Alpine also received a grant from the Division of Water Resources to help pay for resident education, including flyers and activities. This grant covers a three-year period.

The city is working to relocate the school crosswalk on Main Street. This is a much larger project than we initially thought, as a small change in grade required extra work to meet ADA standards. We will finish the last concrete pour tomorrow and then work on asphalt patching. New signs and lighting will also be installed.

Sarah Blackwell asked about the crosswalk location in relation to the Five.12 driveway.

Shane explained that the crosswalk is replacing a diagonal one to the north that interfered with the bank parking lot. Perpendicular walks are ideal, but we are very limited by driveway locations, so consultants at Fehr & Peers helped us meet the guidelines. The lighting package will ship August 4th and should be installed in time for school to start. If it is delayed, Police Chief Brian Gwilliam said they will still utilize the new crosswalk, but it will not have the flashing lights for the reduced speed zone. They are training crossing guards now so they will be ready.

Shane reported that this July is the third hottest on record, and it could potentially move into second place. Three of the highest temperature years have been in the last decade. We have done okay with our water supply so far, but creek flows are dropping quickly. Agricultural users will cut their use again.

Alpine Days preparations are in full swing. Heidi Smith is working very hard and everything is coming together.

The city is working with local church groups to decide on the projects for our 9/11 Day of Service, which will be held on September 12 this year. The projects will be publicized when they are ready.

There was a small delay with the electrical box for the fire station remodel because Rocky Mountain Power has been very busy lately. However, the project is going well and is on schedule.

Chrissy Hannemann asked if the city has been able to work with staff at the Mountainville Academy (MVA), so parents are aware of changes with traffic flow and the crosswalk.

Shane said they had a conference call with the MVA principal and the grounds supervisor, and the city is in communication with them. He explained that the city does not have a way to communicate with MVA parents, so we need their administration to do that. They have been good to work with us on a staging area for their students on the school site, but the Academy has concerns about the delineators in the middle of Main Street.

Chrissy Hannemann also asked about power poles north of the fire station.

Shane Sorensen explained that they investigated putting overhead lines underground, but that would require excavation of one block in each direction, which is prohibitive. The pole outside City Hall is still being evaluated.

VII. COUNCIL COMMUNICATION

Brent Rummler reported that LPPSD has had no agenda items lately, so they have not met. He reminded the council that we will not hold a City Council meeting on the second Tuesday in August because of Alpine Days.

DRAFT

Shane Sorensen clarified that we may need a short noon meeting to approve payments or contracts. The council will be notified if this is required.

Sarah Blackwell said that the Alpine Youth Council training retreat is coming up.

The water committee will not hold an education meeting in August. However, a meeting will be held on September 16th, with a lecture by Ben Abbot of BYU's Life Sciences. He will focus on the health of the Great Salt Lake and Utah Lake and how they affect snowpack and life in Utah. The water committee distributed informational door hangers by hand throughout city of Alpine. She appreciates those who helped with this effort.

Chrissy Hannemann said that neighborhood celebrations were held on July 5th to honor the 250th birthday of our country. They were lots of fun and a good way to celebrate America.

She informed the council that it is traditional for them to ride on the fire truck in the Alpine Days parade.

She also reminded the council that they are assigned to committees to compile feedback on sections of the Main Street Plan to pass to our consultants. The guidelines are still ambiguous, so we need to work hard to identify the details that will be needed for the future. The Planning Commission brought up flex housing, so she encouraged council members to be thorough in considering that. The council will vote on final edits in August or September.

Andrew Young commented that an eagle scout candidate wanted to paint crosswalks as a service project.

Shane Sorensen said that it is not safe to have young people working in the street.

Sarah Blackwell suggested another project of removing adhesive residue and painting restroom doors at city parks.

Andrew displayed some photos of home water storage tanks.

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

The meeting was adjourned at 9:26 pm.

DRAFT

Q U O T A T I O N

Wilkinson Supply
3021 Grant Avenue
Ogden, UT 84401 USA
Phone #: (801)621-0360
Fax #: (801)393-5821

PHONE #: **(801)756-6347**
CELL #: **(385)576-6418**
ALT. #:
P.O.#:
TERMS: **Net 30**
SALES TYPE: **Quote**

DATE: **6/29/2026**
ORDER #: **1306191**
CUSTOMER #: **34020**
CP: **BRAD**
LOCATION: **1**
STATUS: **Active**

BILL TO **34020**

ALPINE CITY
20 NORTH MAIN
ALPINE, UT 84004 US

SHIP TO

ALPINE CITY
20 NORTH MAIN
ALPINE, UT 84004 US

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
TORO	72144	7500 SERIES 44HP YANMAR TURBO DIESEL 144" RD DECK	1	$94,999.00	$67,781.78	$67,781.78
WBD	TX4X22	KIT, TX4 FIBERGLASS CANOPY KIT FOR COMPACT TRACTOR	1	$799.99	$719.99	$719.99
****	LABOR	LABOR TO SET UP AND TEST.	1	$129.99	$125.00	$125.00

STATE CONTRACT # MA4726.

THANKS,
BRAD ROWBERRY
801-231-1306.

All quotes are valid for 10 days if product is in stock. If product is not in stock, prices are subject to change upon delivery pricing.

SUBTOTAL:	**$68,626.77**
TAX:	**$0.00**
ORDER TOTAL:	**$68,626.77**

Authorized By: _____

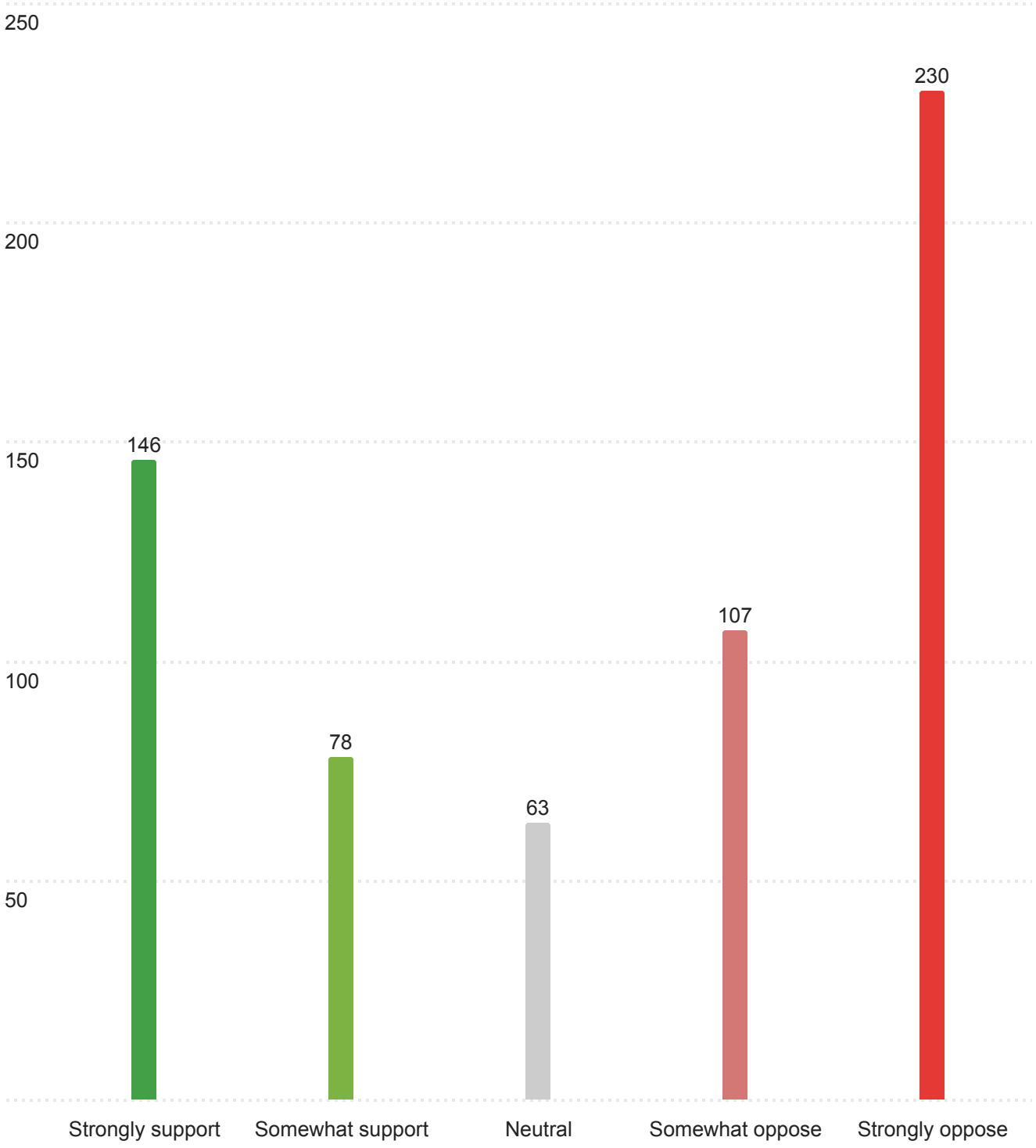
ALPINE
1850

General Information Survey
Summer 2026

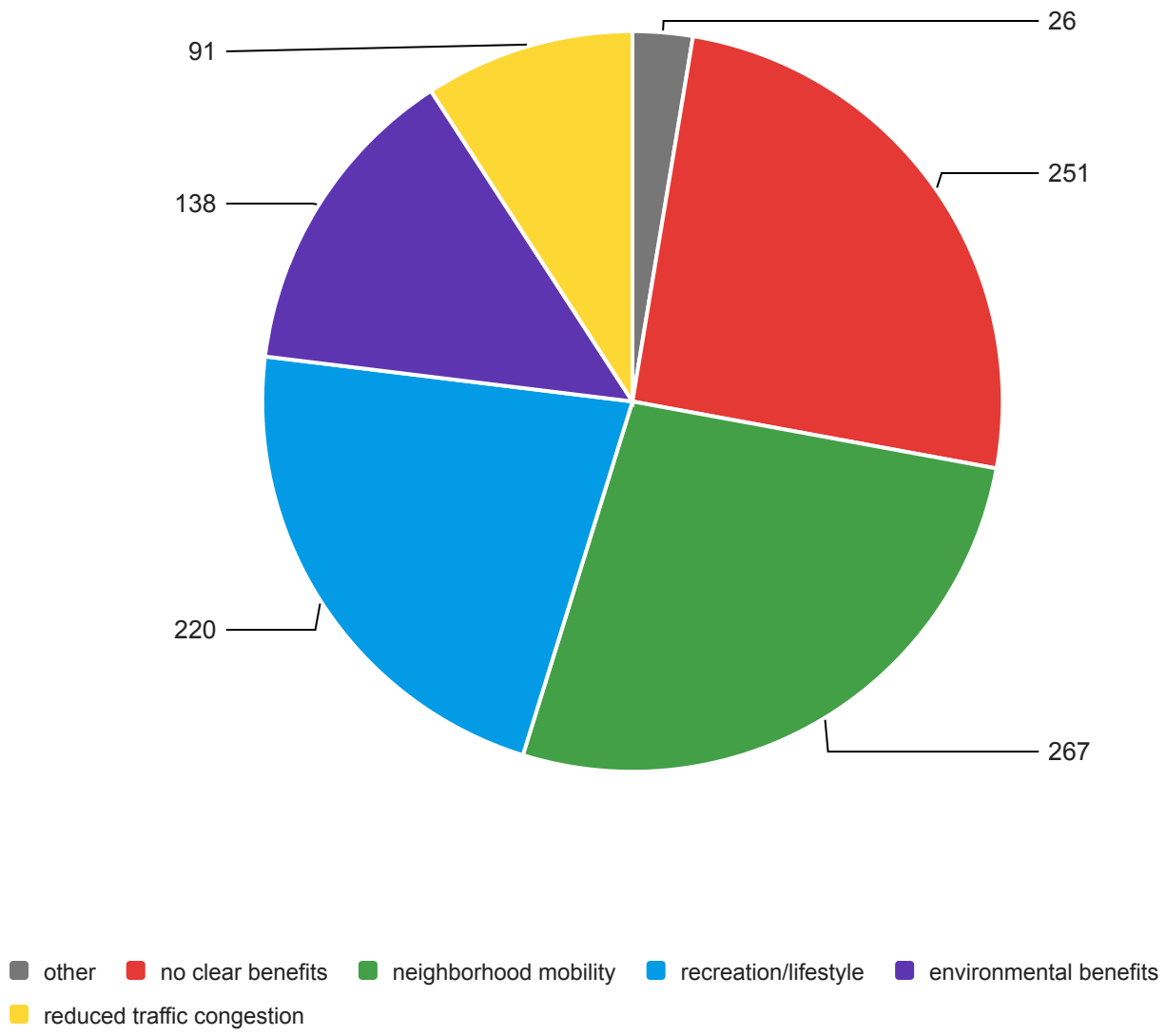
Golf Carts + Fiber

Golf Cart Questions

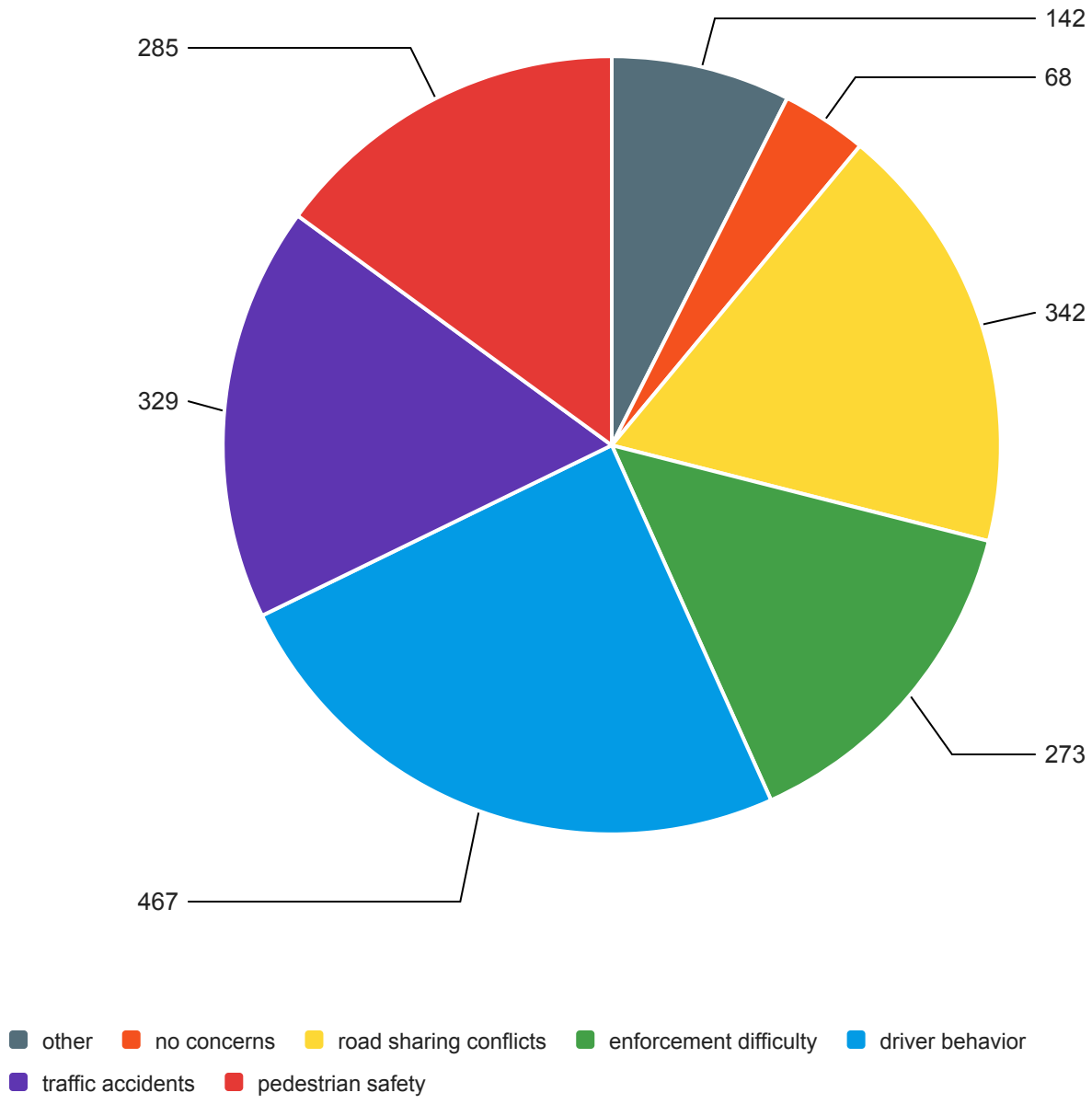
Q1 - How supportive are you of allowing golf carts to operate on designated public streets within the city?



Q2 - What do you believe are the primary benefits of allowing golf carts in your community? Select all that apply - Selected Choice



Q3 - What concerns do you have about allowing golf carts on public roads? Select all that apply - Selected Choice

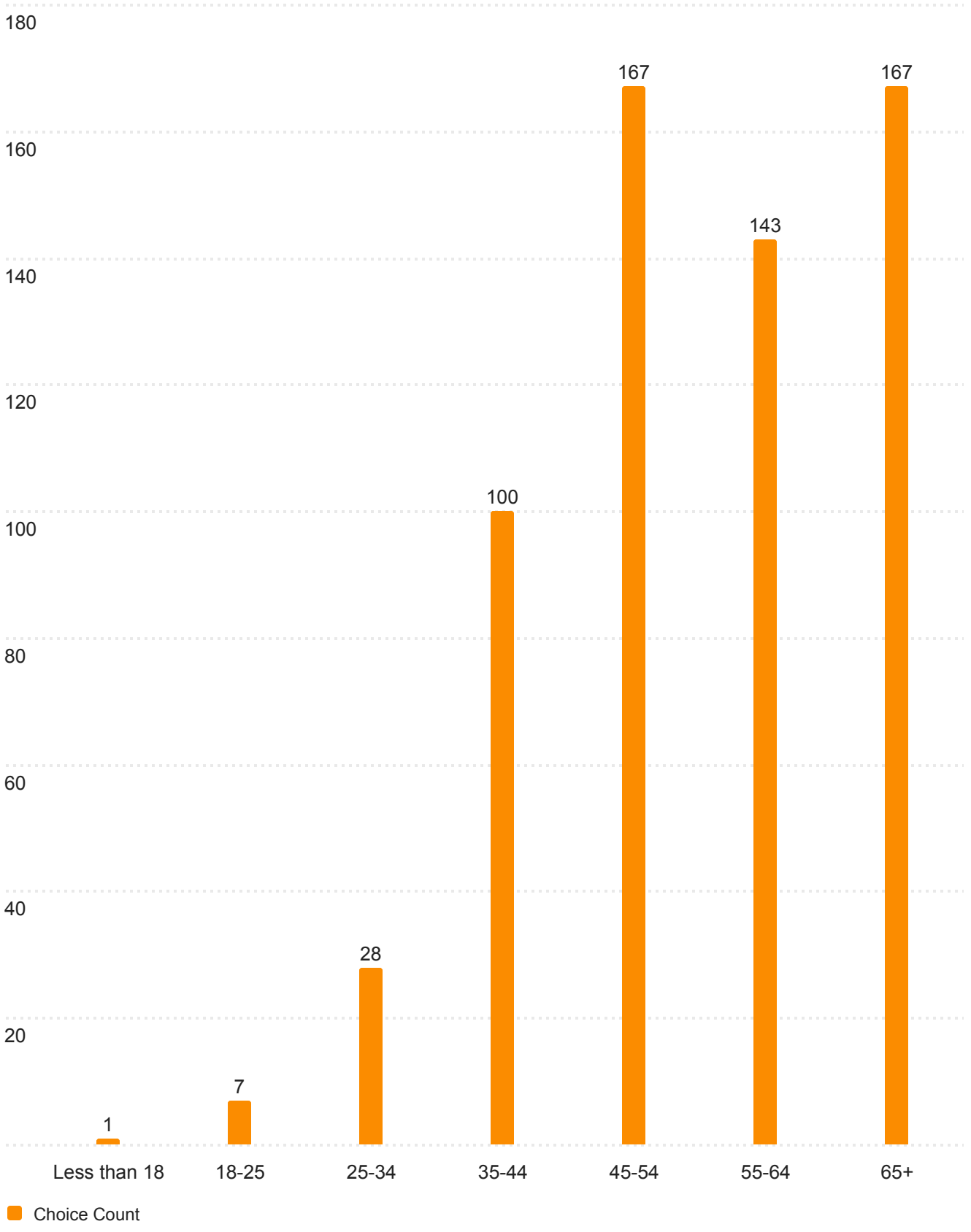


Q4 - What street do you live on in Alpine?

What street do you live on in Alpine?
Pheasant ridge Court
Canyon Crest Rd
Deer Crest Ln
E Deer Crest Ln
Bald mountain
Applewood
Matterhorn Dr
100 north
Quail hollow
Quail Ridge
Canterbury ln
Box Elder Drive
Pfeifferhorn
Village way
Alpine blvd
Hillside Circle
High Bench
Wilderness Drive
International
International Way

Etc

Q5 - What is your age?



"Other" Information

168 respondents selected "other" on Questions 2 and 3. Of those 168, there were **166 total write-in "other" responses**:

- **26** for Question 2 about the **primary benefits** of allowing golf carts.
- **140** for Question 3 about **concerns** regarding golf carts on public roads

Benefit	26
Concern	140
Total	**166**

After looking at it closer....

- **8** of the responses were actually listing **benefits**
- **139** of the responses were actually regarding **concerns**
- The other **19** responses were more **neutral** or related to **policy suggestions**

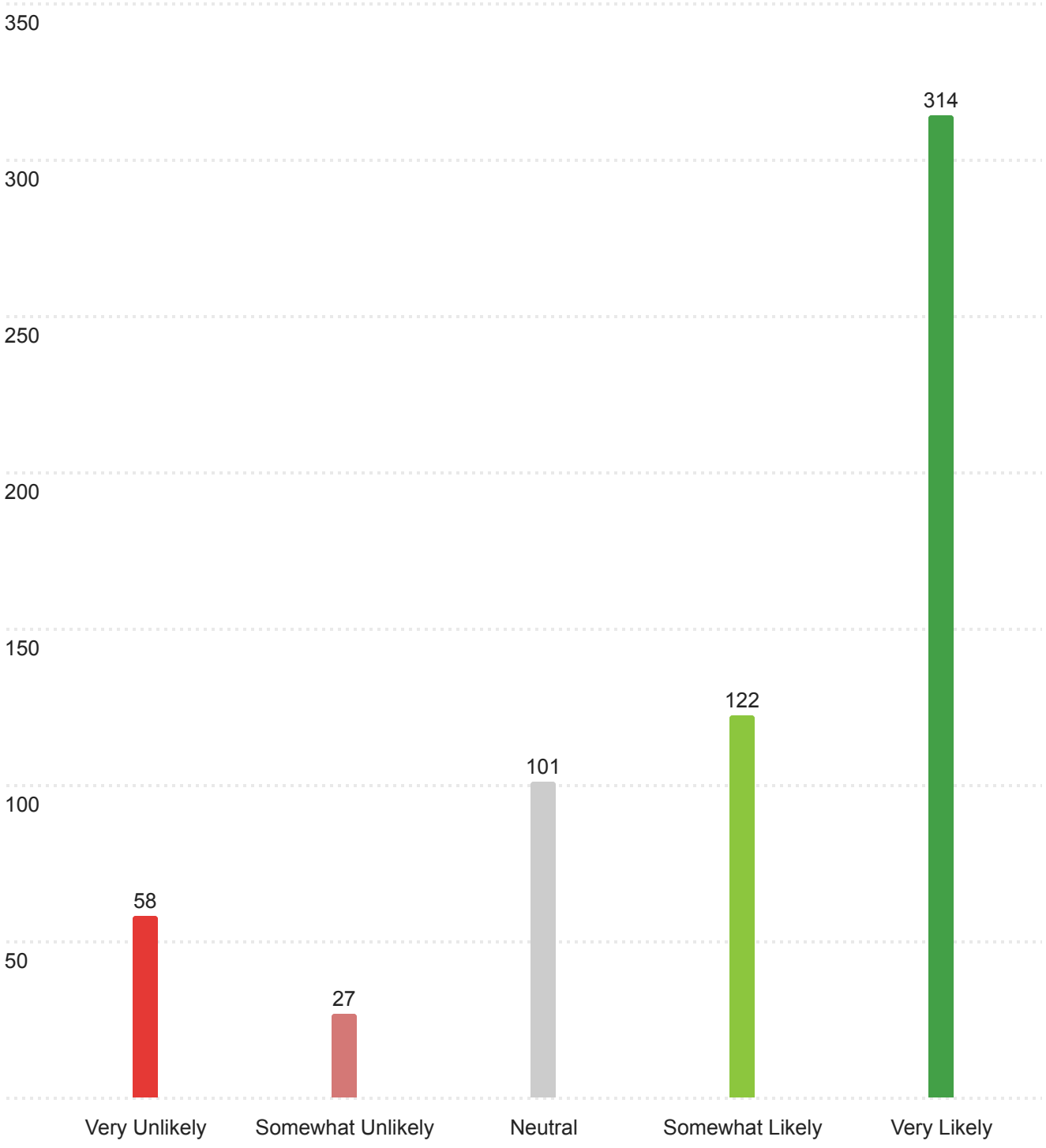
Benefit	8
Concern	139
Policy Suggestion	15
Other/Neutral	4
Total	**166**

Link to full list of write-in "other" responses:
Other Responses Reclassified.xlsx

Q3 Concerns about golf carts - Other

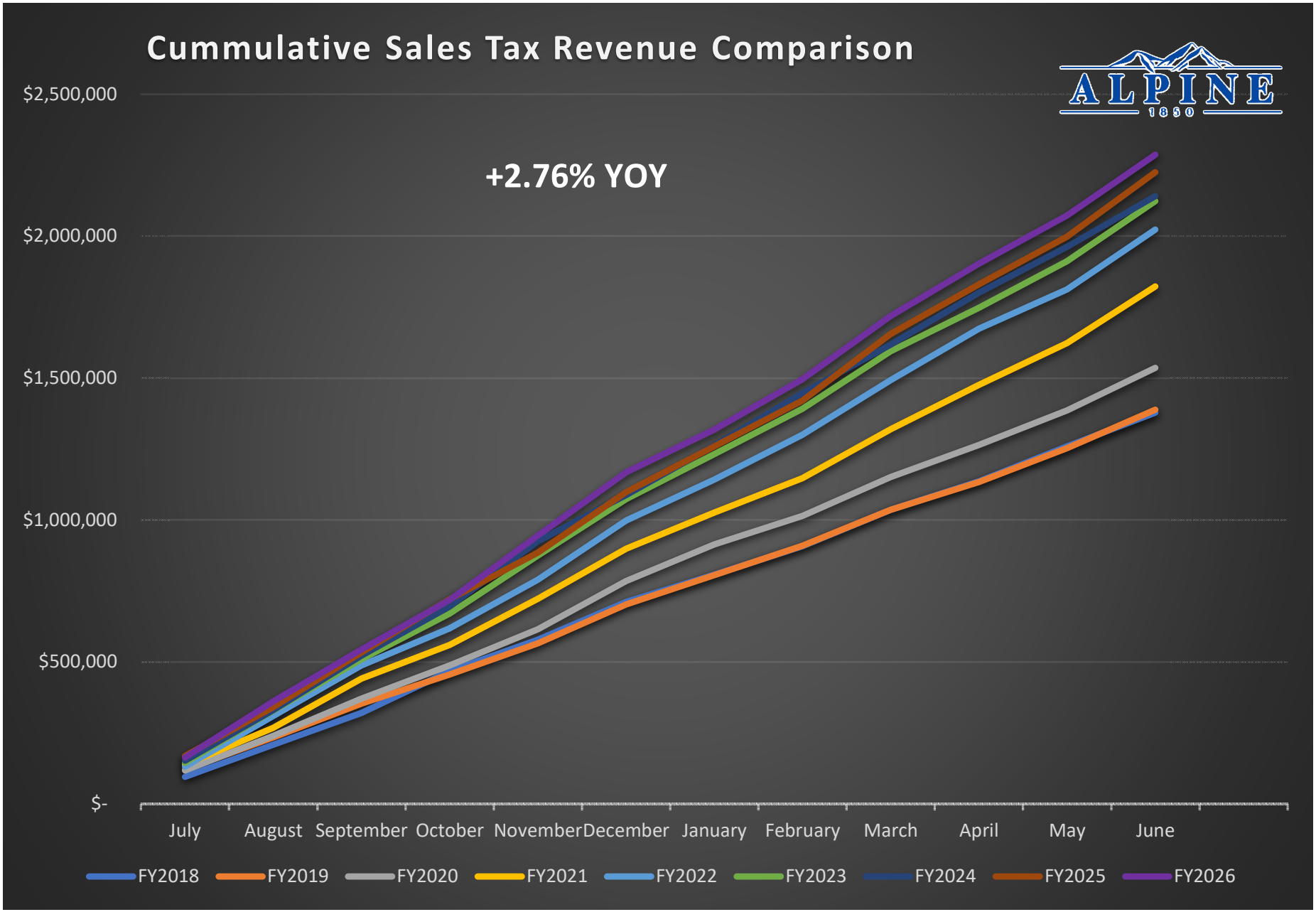
Fiber Question

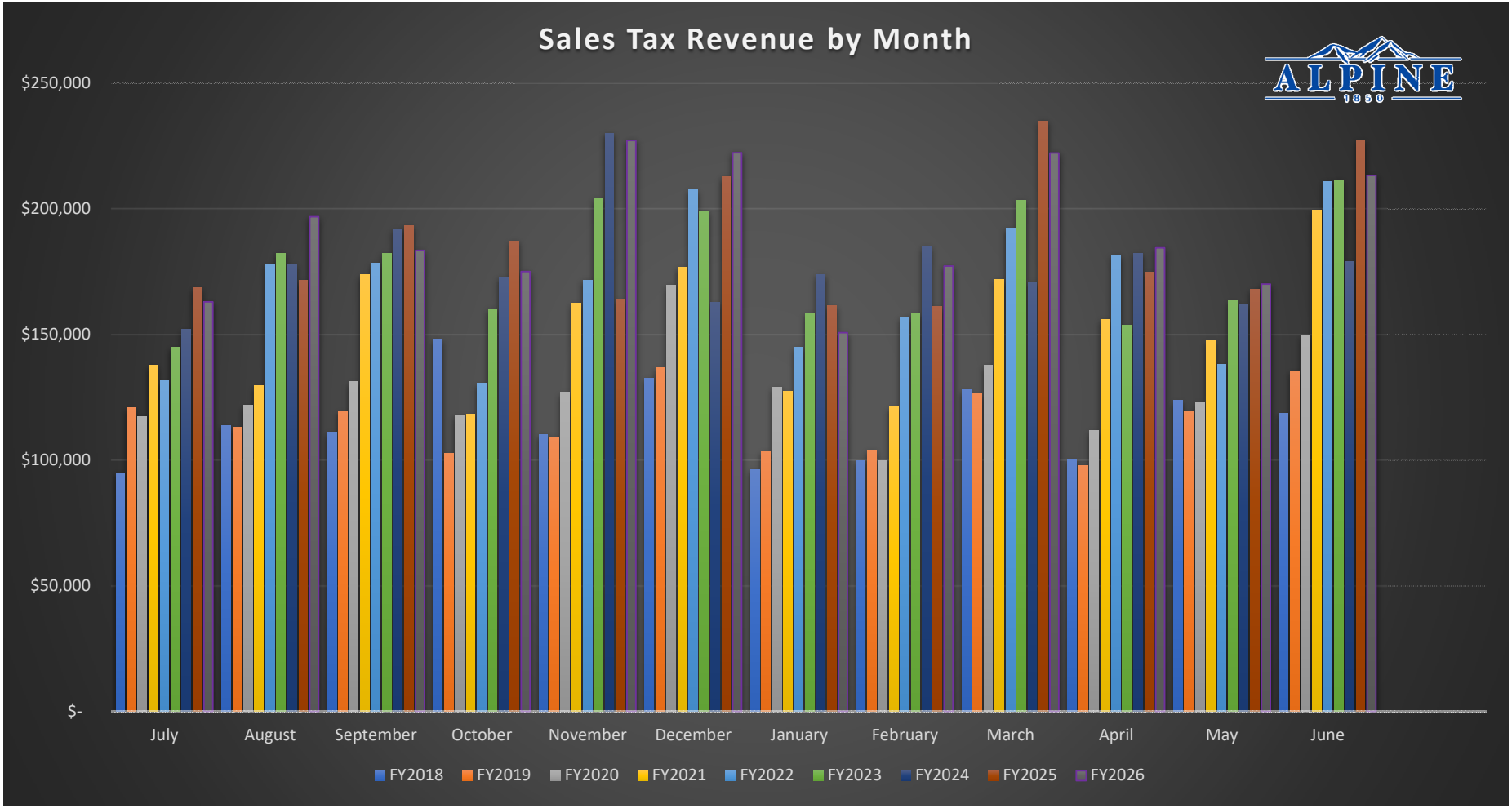
Q1 - How likely is it that you would switch to CentraCom Fiber from Comcast if it was available as an option in Alpine City?



Sources

Alpine City General Information Survey_2026_13.34.csv


Cummulative Sales Tax Revenue Comparison
ALPINE
1850
+2.76% YOY
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
July
August
September
October
November
December
January
February
March
April
May
June
FY2018
FY2019
FY2020
FY2021
FY2022
FY2023
FY2024
FY2025
FY2026


Sales Tax Revenue by Month
ALPINE
1850
$250,000
$200,000
$150,000
$100,000
$50,000
$-
July
August
September
October
November
December
January
February
March
April
May
June
FY2018
FY2019
FY2020
FY2021
FY2022
FY2023
FY2024
FY2025
FY2026

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
JULY 31, 2026

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	334,416.38
01-1112	XPRESS BILL PAY	2,159.08
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	29,992,983.68
01-1171	BUSINESS LIC CASH CLEARING	50.00
	TOTAL COMBINED CASH	30,330,609.14
01-1190	CASH - ALLOCATION TO OTHER FUN	(30,330,609.14)
	TOTAL GENERAL FUND CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	3,654,492.46
11	ALLOCATION TO CLASS C ROADS	1,332,549.35
15	ALLOCATION TO RECREATION IMPACT FEES	448,491.35
16	ALLOCATION TO STREET IMPACT FEES	173,050.13
44	ALLOCATION TO PARC FUND	181,498.17
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	8,278,292.21
46	ALLOCATION TO CAPITAL PROJECT - BOND ACCOUNT	2,021,558.41
51	ALLOCATION TO WATER FUND	3,921,693.86
52	ALLOCATION TO SEWER FUND	3,328,900.70
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	1,603,172.47
56	ALLOCATION TO STORM DRAIN FUND	860,544.48
70	ALLOCATION TO TRUST AND AGENCY FUND	715,874.76
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	1,937,292.60
81	ALLOCATION TO WATER IMPACT FEES	855,329.10
82	ALLOCATION TO SEWER IMPACT FEES	170,297.32
85	ALLOCATION TO PI IMPACT FEES	725,745.05
86	ALLOCATION TO STORM DRAIN IMPACT FEES	121,826.72
	TOTAL ALLOCATIONS TO OTHER FUNDS	30,330,609.14
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(30,330,609.14)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

GENERAL FUND

	ASSETS			
10-1190	CASH - ALLOCATION TO OTHER FUN		3,654,492.46	
10-1309	DEFERRED PROPERTY TAXES REC		2,743,304.68	
10-1311	ACCOUNTS RECEIVABLE		75,828.39	
10-1561	PREPAID EXPENSES		4,090.00	
10-1580	SUSPENSE		(98.76)	
	TOTAL ASSETS			6,477,616.77
	LIABILITIES AND EQUITY			
	LIABILITIES			
10-2211	WAGES PAYABLE		28,160.71	
10-2221	FICA PAYABLE		20,351.88	
10-2222	FEDERAL WITHHOLDING PAYABLE		(20,351.88)	
10-2223	STATE WITHHOLDING PAYABLE		5,274.01	
10-2225	ULGT PAYABLE		4,397.90	
10-2226	ADDITIONAL EMP INSURANCES		(.01)	
10-2227	RETIREMENT PAYABLE EMPLOYEES		336.10	
10-2229	WORKERS COMP PAYABLE		1,879.99	
10-2230	ALPINE DAYS REVENUES IN ADVANC		23,242.82	
10-2400	UNEARNED REVENUE		2,743,304.00	
	TOTAL LIABILITIES			2,806,595.52
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
10-2980	BALANCE BEGINNING OF YEAR	3,862,320.67		
	REVENUE OVER EXPENDITURES - YTD	(191,299.42)		
	BALANCE - CURRENT DATE		3,671,021.25	
	TOTAL FUND EQUITY			3,671,021.25
	TOTAL LIABILITIES AND EQUITY			6,477,616.77

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
10-31-10	CURRENT YEAR GENERAL PROPERTY	.00	.00	2,743,300.00	2,743,300.00	.0
10-31-20	REDEMPTION TAXES	.00	.00	225,000.00	225,000.00	.0
10-31-30	GENERAL SALES AND USE TAXES	.00	.00	2,150,000.00	2,150,000.00	.0
10-31-31	MOTOR VEHICLE TAXES	.00	.00	135,000.00	135,000.00	.0
10-31-40	FRANCHISE FEES	65,670.31	65,670.31	750,000.00	684,329.69	8.8
10-31-90	PENALTIES & INT. ON DELINQUENT	.00	.00	4,500.00	4,500.00	.0
	TOTAL TAXES	65,670.31	65,670.31	6,007,800.00	5,942,129.69	1.1
	LICENSES AND PERMITS					
10-32-10	BUSINESS LICENSES AND PERMITS	251.00	251.00	25,000.00	24,749.00	1.0
10-32-20	PLAN CHECK FEES	17,382.60	17,382.60	175,000.00	157,617.40	9.9
10-32-21	BUILDING PERMITS	37,683.40	37,683.40	350,000.00	312,316.60	10.8
10-32-22	BUILDING PERMIT ASSESSMENT	407.08	407.08	5,000.00	4,592.92	8.1
	TOTAL LICENSES AND PERMITS	55,724.08	55,724.08	555,000.00	499,275.92	10.0
	INTERGOVERNMENTAL REVENUE					
10-33-42	MUNICIPAL RECREATION GRANT	11,610.00	11,610.00	5,500.00	(6,110.00)	211.1
10-33-59	OTHER GRANTS	.00	.00	140,390.00	140,390.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	11,610.00	11,610.00	145,890.00	134,280.00	8.0
	CHARGES FOR SERVICES					
10-34-13	ZONING AND SUBDIVISION FEES	3,145.00	3,145.00	3,500.00	355.00	89.9
10-34-14	ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15	SALE OF MAPS AND PUBLICATIONS	.00	.00	250.00	250.00	.0
10-34-22	PUBLIC SAFETY DISTRICT RENTAL	9,629.00	9,629.00	38,516.00	28,887.00	25.0
10-34-40	WASTE COLLECTION SALES	68,522.31	68,522.31	779,550.00	711,027.69	8.8
10-34-69	YOUTH COUNCIL	650.00	650.00	3,000.00	2,350.00	21.7
10-34-81	SALE OF CEMETERY LOTS	2,125.00	2,125.00	25,000.00	22,875.00	8.5
10-34-83	BURIAL FEES	4,850.00	4,850.00	50,000.00	45,150.00	9.7
	TOTAL CHARGES FOR SERVICES	88,921.31	88,921.31	900,316.00	811,394.69	9.9
	FINES AND FORFEITURES					
10-35-10	TRAFFIC FINES	11,127.35	11,127.35	75,000.00	63,872.65	14.8
10-35-15	OTHER FINES	500.00	500.00	7,000.00	6,500.00	7.1
10-35-16	TRAFFIC SCHOOL	.00	.00	2,000.00	2,000.00	.0
	TOTAL FINES AND FORFEITURES	11,627.35	11,627.35	84,000.00	72,372.65	13.8

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	RENTS AND OTHER REVENUE					
10-36-20	RENTS AND CONCESSIONS	4,180.00	4,180.00	75,000.00	70,820.00	5.6
	TOTAL RENTS AND OTHER REVENUE	4,180.00	4,180.00	75,000.00	70,820.00	5.6
	INTEREST AND MISC REVENUE					
10-38-10	INTEREST EARNINGS	99,970.73	99,970.73	150,000.00	50,029.27	66.7
10-38-17	ALPINE DAYS REVENUE	27,813.92	27,813.92	85,000.00	57,186.08	32.7
10-38-18	RODEO REVENUE	8,708.00	8,708.00	50,000.00	41,292.00	17.4
10-38-50	BICENTENNIAL BOOKS	210.00	210.00	500.00	290.00	42.0
10-38-90	SUNDRY REVENUES	647.80	647.80	40,000.00	39,352.20	1.6
	TOTAL INTEREST AND MISC REVENUE	137,350.45	137,350.45	325,500.00	188,149.55	42.2
	TRANSFERS AND CONTRIBUTIONS					
10-39-20	CONTRIBUTION FOR PARAMEDIC	2,934.84	2,934.84	35,000.00	32,065.16	8.4
	TOTAL TRANSFERS AND CONTRIBUTIONS	2,934.84	2,934.84	35,000.00	32,065.16	8.4
	TOTAL FUND REVENUE	378,018.34	378,018.34	8,128,506.00	7,750,487.66	4.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
10-41-11	SALARIES & WAGES	19,292.23	19,292.23	248,300.00	229,007.77	7.8
10-41-13	EMPLOYEE BENEFITS	10,256.22	10,256.22	119,400.00	109,143.78	8.6
10-41-14	OVERTIME WAGES	.00	.00	2,600.00	2,600.00	.0
10-41-21	BOOKS, SUBSCRIPTIONS & MEMBERS	2,500.00	2,500.00	35,000.00	32,500.00	7.1
10-41-22	PUBLIC NOTICES	.00	.00	2,000.00	2,000.00	.0
10-41-23	TRAVEL	.00	.00	7,500.00	7,500.00	.0
10-41-24	OFFICE SUPPLIES & POSTAGE	695.00	695.00	15,000.00	14,305.00	4.6
10-41-25	EQUIPMENT - SUPPLIES & MAINTEN	.00	.00	1,500.00	1,500.00	.0
10-41-28	TELEPHONE	395.32	395.32	5,500.00	5,104.68	7.2
10-41-30	PROFESSIONAL SERVICES	.00	.00	45,000.00	45,000.00	.0
10-41-33	EDUCATION	.00	.00	3,000.00	3,000.00	.0
10-41-46	COUNCIL DISCRETIONARY FUND	459.00	459.00	12,000.00	11,541.00	3.8
10-41-47	MAYOR DISCRETIONARY FUND	.00	.00	5,000.00	5,000.00	.0
10-41-51	INSURANCE	9,260.83	9,260.83	12,000.00	2,739.17	77.2
10-41-63	OTHER SERVICES	10,100.00	10,100.00	36,500.00	26,400.00	27.7
10-41-64	OTHER EXPENSES	896.10	896.10	6,000.00	5,103.90	14.9
	TOTAL ADMINISTRATION	53,854.70	53,854.70	556,300.00	502,445.30	9.7
	COURT					
10-42-24	OFFICE EXPENSE & POSTAGE	.00	.00	38,000.00	38,000.00	.0
10-42-31	PROFESSIONAL SERVICES	.00	.00	45,000.00	45,000.00	.0
10-42-40	WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46	VICTIM REPARATION ASSESSMENT	.00	.00	32,000.00	32,000.00	.0
	TOTAL COURT	.00	.00	115,200.00	115,200.00	.0
	TREASURER					
10-43-11	SALARIES & WAGES	1,649.70	1,649.70	21,800.00	20,150.30	7.6
10-43-13	EMPLOYEE BENEFITS	1,019.35	1,019.35	12,000.00	10,980.65	8.5
10-43-14	OVERTIME WAGES	244.77	244.77	2,500.00	2,255.23	9.8
10-43-21	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,200.00	1,200.00	.0
10-43-23	TRAVEL	.00	.00	750.00	750.00	.0
10-43-24	OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-43-31	PROFESSIONAL & TECHNICAL	.00	.00	5,200.00	5,200.00	.0
10-43-33	EDUCATION	.00	.00	1,300.00	1,300.00	.0
10-43-34	ACCOUNTING SERVICES/AUDIT	.00	.00	21,900.00	21,900.00	.0
	TOTAL TREASURER	2,913.82	2,913.82	66,900.00	63,986.18	4.4

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GOVERNMENT BUILDINGS					
10-52-26	BUILDING SUPPLIES	.00	.00	7,000.00	7,000.00	.0
10-52-27	UTILITIES	.00	.00	25,000.00	25,000.00	.0
10-52-51	INSURANCE	8,975.83	8,975.83	10,200.00	1,224.17	88.0
10-52-63	OTHER SERVICES	158,131.91	158,131.91	13,000.00	(145,131.91)	1216.4
10-52-72	CAPITAL OUTLAY BUILDINGS	34,428.22	34,428.22	550,000.00	515,571.78	6.3
	TOTAL GOVERNMENT BUILDINGS	201,535.96	201,535.96	605,200.00	403,664.04	33.3
	EMERGENCY SERVICES					
10-57-61	POLICE-PROFESSIONAL SERVICE	133,086.66	133,086.66	1,597,040.00	1,463,953.34	8.3
10-57-63	FIRE-PROFESSIONAL SERVICE	.00	.00	1,895,669.00	1,895,669.00	.0
10-57-72	ADMINISTRATION	11,699.25	11,699.25	140,391.00	128,691.75	8.3
	TOTAL EMERGENCY SERVICES	144,785.91	144,785.91	3,633,100.00	3,488,314.09	4.0
	BUILDING INSPECTION					
10-58-11	SALARIES & WAGES	4,040.94	4,040.94	53,500.00	49,459.06	7.6
10-58-13	EMPLOYEE BENEFITS	2,018.17	2,018.17	20,700.00	18,681.83	9.8
10-58-14	OVERTIME WAGES	.00	.00	500.00	500.00	.0
10-58-21	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24	OFFICE SUPPLIES & POSTAGE	.00	.00	800.00	800.00	.0
10-58-28	TELEPHONE	30.00	30.00	1,000.00	970.00	3.0
10-58-29	CONTRACT/BUILDING INSPECTOR	.00	.00	90,000.00	90,000.00	.0
10-58-51	INSURANCE & SURETY BONDS	8,975.83	8,975.83	10,200.00	1,224.17	88.0
10-58-65	BUILDING PERMIT SURCHARGE	.00	.00	3,000.00	3,000.00	.0
	TOTAL BUILDING INSPECTION	15,064.94	15,064.94	180,200.00	165,135.06	8.4
	PLANNING & ZONING					
10-59-11	SALARIES & WAGES	12,960.57	12,960.57	171,000.00	158,039.43	7.6
10-59-13	EMPLOYEE BENEFITS	5,905.60	5,905.60	74,800.00	68,894.40	7.9
10-59-14	OVERTIME WAGES	666.71	666.71	1,000.00	333.29	66.7
10-59-21	BOOKS, SUBSCRIPTIONS & MEMBERS	20.00	20.00	1,000.00	980.00	2.0
10-59-23	TRAVEL	.00	.00	1,500.00	1,500.00	.0
10-59-24	OFFICE SUPPLIES & POSTAGE	.00	.00	1,500.00	1,500.00	.0
10-59-30	PROFESSIONAL SERVICES	9,800.00	9,800.00	60,000.00	50,200.00	16.3
10-59-31	LEGAL SERVICES FOR SUBDIVIS	.00	.00	20,000.00	20,000.00	.0
10-59-34	EDUCATION	.00	.00	750.00	750.00	.0
	TOTAL PLANNING & ZONING	29,352.88	29,352.88	331,550.00	302,197.12	8.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREETS					
10-60-11	SALARIES & WAGES	9,811.45	9,811.45	132,600.00	122,788.55	7.4
10-60-13	EMPLOYEE BENEFITS	6,769.70	6,769.70	82,500.00	75,730.30	8.2
10-60-14	OVERTIME WAGES	959.10	959.10	8,000.00	7,040.90	12.0
10-60-15	ON CALL WAGES	535.44	535.44	6,950.00	6,414.56	7.7
10-60-23	TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-60-24	OFFICE SUPPLIES & POSTAGE	.00	.00	700.00	700.00	.0
10-60-25	EQUIPMENT-SUPPLIES & MAINTENAN	1,417.25	1,417.25	75,000.00	73,582.75	1.9
10-60-26	STREET SUPPLIES AND MAINTENANC	1,070.75	1,070.75	75,000.00	73,929.25	1.4
10-60-27	UTILITIES	.00	.00	500.00	500.00	.0
10-60-28	TELEPHONE	35.00	35.00	3,200.00	3,165.00	1.1
10-60-29	POWER - STREET LIGHTS	.00	.00	50,000.00	50,000.00	.0
10-60-51	INSURANCE	8,975.83	8,975.83	10,200.00	1,224.17	88.0
10-60-63	OTHER SERVICES	1,500.00	1,500.00	12,000.00	10,500.00	12.5
10-60-64	OTHER EXPENSES	109.98	109.98	6,500.00	6,390.02	1.7
10-60-73	CAPITAL OUTLAY-OTHER THAN BUIL	.00	.00	314,500.00	314,500.00	.0
10-60-74	CAPITAL OUTLAY - EQUIPMENT	.00	.00	20,125.00	20,125.00	.0
	TOTAL STREETS	31,184.50	31,184.50	798,775.00	767,590.50	3.9
	PARKS & RECREATION					
10-70-11	SALARIES & WAGES	4,820.00	4,820.00	61,600.00	56,780.00	7.8
10-70-12	WAGES TEMPORARY EMPLOYEES	9,933.48	9,933.48	63,500.00	53,566.52	15.6
10-70-13	EMPLOYEE BENEFITS	4,095.57	4,095.57	40,800.00	36,704.43	10.0
10-70-14	OVERTIME WAGES	130.95	130.95	2,500.00	2,369.05	5.2
10-70-23	TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24	OFFICE SUPPLIES & POSTAGE	.00	.00	2,400.00	2,400.00	.0
10-70-25	EQUIPMENT-SUPPLIES & MAINTENAN	3,162.35	3,162.35	25,000.00	21,837.65	12.7
10-70-26	BUILDING AND GROUNDS SUPPLIES	4,023.06	4,023.06	55,000.00	50,976.94	7.3
10-70-27	UTILITIES	.00	.00	60,000.00	60,000.00	.0
10-70-28	TELEPHONE	15.00	15.00	3,000.00	2,985.00	.5
10-70-51	INSURANCE & SURETY BONDS	8,975.83	8,975.83	10,200.00	1,224.17	88.0
10-70-60	RODEO	7,669.58	7,669.58	35,000.00	27,330.42	21.9
10-70-63	OTHER SERVICES-AM FORK AGREEMT	.00	.00	128,500.00	128,500.00	.0
10-70-65	ALPINE DAYS	9,870.00	9,870.00	115,000.00	105,130.00	8.6
10-70-67	MOYLE PARK	75.00	75.00	9,000.00	8,925.00	.8
10-70-68	LIBRARY	350.00	350.00	14,500.00	14,150.00	2.4
10-70-69	YOUTH COUNCIL	.00	.00	8,500.00	8,500.00	.0
10-70-70	BOOK MOBILE	.00	.00	13,600.00	13,600.00	.0
10-70-71	TRAILS	52.68	52.68	5,000.00	4,947.32	1.1
	TOTAL PARKS & RECREATION	53,173.50	53,173.50	654,100.00	600,926.50	8.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CEMETERY					
10-77-11	SALARIES & WAGES	4,820.00	4,820.00	61,600.00	56,780.00	7.8
10-77-12	WAGES TEMPORARY EMPLOYEE	9,933.48	9,933.48	63,500.00	53,566.52	15.6
10-77-13	EMPLOYEE BENEFITS	4,104.72	4,104.72	40,800.00	36,695.28	10.1
10-77-14	OVERTIME WAGES	130.95	130.95	2,500.00	2,369.05	5.2
10-77-23	TRAVEL	.00	.00	500.00	500.00	.0
10-77-24	OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25	EQUIPMENT-SUPPLIES & MAINTENAN	1,192.52	1,192.52	12,000.00	10,807.48	9.9
10-77-26	BUILDING AND GROUNDS	.00	.00	12,000.00	12,000.00	.0
10-77-28	TELEPHONE	15.00	15.00	850.00	835.00	1.8
10-77-51	INSURANCE & SURETY BONDS	8,975.83	8,975.83	10,200.00	1,224.17	88.0
10-77-63	OTHER SERVICES	.00	.00	10,000.00	10,000.00	.0
	TOTAL CEMETERY	29,172.50	29,172.50	214,200.00	185,027.50	13.6
	GARBAGE					
10-82-11	SALARIES & WAGES	3,746.71	3,746.71	56,500.00	52,753.29	6.6
10-82-13	EMPLOYEE BENEFITS	1,682.53	1,682.53	26,100.00	24,417.47	6.5
10-82-14	OVERTIME WAGES	142.79	142.79	1,500.00	1,357.21	9.5
10-82-24	OFFICE SUPPLIES & POSTAGE	.00	.00	3,600.00	3,600.00	.0
10-82-28	TELEPHONE	10.84	10.84	250.00	239.16	4.3
10-82-31	PROFESSIONAL & TECHNICAL	.00	.00	4,800.00	4,800.00	.0
10-82-34	TECHNOLOGY UPDATE	360.91	360.91	5,500.00	5,139.09	6.6
10-82-61	TIPPING FEES	.00	.00	170,500.00	170,500.00	.0
10-82-62	WASTE PICKUP CONTRACT	.00	.00	495,000.00	495,000.00	.0
10-82-64	OTHER EXPENSES	1,972.20	1,972.20	3,800.00	1,827.80	51.9
10-82-65	CITY CLEANUP PROJECTS	.00	.00	12,000.00	12,000.00	.0
	TOTAL GARBAGE	7,915.98	7,915.98	779,550.00	771,634.02	1.0
	MISCELLANEOUS					
10-99-25	TECHNOLOGY UPGRADE	363.07	363.07	20,000.00	19,636.93	1.8
10-99-80	TRANSFER TO CAPITAL IMP FUND	.00	.00	168,431.00	168,431.00	.0
10-99-82	EMERGENCY PREP	.00	.00	5,000.00	5,000.00	.0
	TOTAL MISCELLANEOUS	363.07	363.07	193,431.00	193,067.93	.2
	TOTAL FUND EXPENDITURES	569,317.76	569,317.76	8,128,506.00	7,559,188.24	7.0
	NET REVENUE OVER EXPENDITURES	(191,299.42)	(191,299.42)	.00	191,299.42	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

CLASS C ROADS

	ASSETS			
11-1190	CASH - ALLOCATION FROM GENERAL		1,332,549.35	
	TOTAL ASSETS			1,332,549.35
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
11-2980	BALANCE BEGINNING OF YEAR	1,332,549.35		
	BALANCE - CURRENT DATE		1,332,549.35	
	TOTAL FUND EQUITY			1,332,549.35
	TOTAL LIABILITIES AND EQUITY			1,332,549.35

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CLASS C ROADS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56	B&C ROAD FUND ALLOTMENT	.00	.00	525,000.00	525,000.00	.0
11-33-60	MASS TRANSIT	.00	.00	195,000.00	195,000.00	.0
11-33-80	PUBLIC TRANSIT TAX	.00	.00	80,000.00	80,000.00	.0
	TOTAL SOURCE 33	.00	.00	800,000.00	800,000.00	.0
	INTEREST AND MISC REVENUE					
11-38-10	INTEREST EARNINGS	.00	.00	45,000.00	45,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	45,000.00	45,000.00	.0
	TRANSFERS AND CONTRIBUTIONS					
11-39-10	FUND BALANCE APPOPRIATION	.00	.00	255,000.00	255,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	255,000.00	255,000.00	.0
	TOTAL FUND REVENUE	.00	.00	1,100,000.00	1,100,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CLASS C ROADS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70	CLASS C ROAD FUND PROJECTS	.00	.00	825,000.00	825,000.00	.0
11-60-75	MASS TRANSIT PROJECTS	.00	.00	195,000.00	195,000.00	.0
11-60-80	PUBLIC TRANSPORTATION PROJECTS	.00	.00	80,000.00	80,000.00	.0
	TOTAL DEPARTMENT 60	.00	.00	1,100,000.00	1,100,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	1,100,000.00	1,100,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

RECREATION IMPACT FEES

	ASSETS			
15-1190	CASH - ALLOCATION FROM GENERAL		448,491.35	
	TOTAL ASSETS			448,491.35
	LIABILITIES AND EQUITY			
	FUND EQUITY			
15-2831	RESERVE-IMP RECREATION		571,085.62	
	UNAPPROPRIATED FUND BALANCE:			
15-2980	BALANCE BEGINNING OF YEAR	(122,594.27)		
	BALANCE - CURRENT DATE		(122,594.27)	
	TOTAL FUND EQUITY			448,491.35
	TOTAL LIABILITIES AND EQUITY			448,491.35

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
15-37-31	RECREATION FACILITY FEES	.00	.00	100,000.00	100,000.00	.0
	TOTAL OPERATING REVENUES	.00	.00	100,000.00	100,000.00	.0
	INTEREST AND MISC REVENUE					
15-38-10	INTEREST EARNINGS	.00	.00	40,000.00	40,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	40,000.00	40,000.00	.0
	TRANSFERS AND CONTRIBUTIONS					
15-39-10	FUND BALANCE APPROPRIATION	.00	.00	145,000.00	145,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	145,000.00	145,000.00	.0
	TOTAL FUND REVENUE	.00	.00	285,000.00	285,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

RECREATION IMPACT FEES

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

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

STREET IMPACT FEES

	ASSETS			
16-1190	CASH - ALLOCATION FROM GENERAL		173,050.13	
	TOTAL ASSETS			173,050.13
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	173,050.13		
	BALANCE - CURRENT DATE		173,050.13	
	TOTAL FUND EQUITY			173,050.13
	TOTAL LIABILITIES AND EQUITY			173,050.13

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
16-37-21	STREETS & TRANSPORTATION FEES	.00	.00	40,000.00	40,000.00	.0
	TOTAL OPERATING REVENUES	.00	.00	40,000.00	40,000.00	.0
	INTEREST AND MISC REVENUE					
16-38-10	INTEREST EARNINGS	.00	.00	25,000.00	25,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	25,000.00	25,000.00	.0
	TRANSFERS AND CONTRIBUTIONS					
16-39-10	FUND BALANCE APPROPRIATION	.00	.00	105,000.00	105,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	105,000.00	105,000.00	.0
	TOTAL FUND REVENUE	.00	.00	170,000.00	170,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
16-40-21	STREET & TRANSPORT EXPENSES	.00	.00	170,000.00	170,000.00	.0
	TOTAL EXPENDITURES	.00	.00	170,000.00	170,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	170,000.00	170,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

PARC FUND

	ASSETS			
44-1190	CASH - ALLOCATION TO OTHER FUN		181,498.17	
	TOTAL ASSETS			181,498.17
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
44-2980	BALANCE BEGINNING OF YEAR	181,498.17		
	BALANCE - CURRENT DATE		181,498.17	
	TOTAL FUND EQUITY			181,498.17
	TOTAL LIABILITIES AND EQUITY			181,498.17

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

PARC FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
44-38-10	INTEREST REVENUE	.00	.00	5,000.00	5,000.00	.0
44-38-20	PARC TAX	.00	.00	150,000.00	150,000.00	.0
	TOTAL SOURCE 38	.00	.00	155,000.00	155,000.00	.0
	TOTAL FUND REVENUE	.00	.00	155,000.00	155,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

PARC FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
44-40-72	CAPITAL OUTLAY - OTHER	.00	.00	155,000.00	155,000.00	.0
	TOTAL DEPARTMENT 40	.00	.00	155,000.00	155,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	155,000.00	155,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

CAPITAL IMPROVEMENTS FUND

	ASSETS			
45-1190	CASH - ALLOCATION TO OTHER FUN		8,278,292.21	
	TOTAL ASSETS			8,278,292.21
	LIABILITIES AND EQUITY			
	LIABILITIES			
45-2124	OTHER BONDS		2,000.00	
45-2140	INFRA PROTECTION BONDS		37,501.38	
45-2147	OPEN SPACE BOND		(2,500.00)	
45-2150	RESTRICTED FOR ROADS		171,145.50	
45-2152	MOYLE PARK DONATIONS		5,212.00	
45-2157	MOYLE PARK DONATIONS-COOPER		50,000.00	
	TOTAL LIABILITIES			263,358.88
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
45-2950	ASSIGNED: FIRE STATION	2,000,000.00		
45-2960	EQUIPMENT REPLACEMENT	174,329.36		
45-2980	BALANCE BEGINNING OF YEAR	5,840,603.97		
	BALANCE - CURRENT DATE		8,014,933.33	
	TOTAL FUND EQUITY			8,014,933.33
	TOTAL LIABILITIES AND EQUITY			8,278,292.21

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	INTEREST AND MISC REVENUE					
45-38-10	INTEREST REVENUE	.00	.00	400,000.00	400,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	400,000.00	400,000.00	.0
	TRANSFERS AND CONTRIBUTIONS					
45-39-10	TRANSFER FROM GENERAL FUND	.00	.00	168,431.00	168,431.00	.0
45-39-11	CAPITOL IMPROVEMENTS FUND SURP	.00	.00	3,751,469.00	3,751,469.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	3,919,900.00	3,919,900.00	.0
	TOTAL FUND REVENUE	.00	.00	4,319,900.00	4,319,900.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
45-40-72	CAPITAL OUTLAY - OTHER	.00	.00	1,687,900.00	1,687,900.00	.0
45-40-73	CAPITAL OUTLAY BUILDINGS	.00	.00	2,500,000.00	2,500,000.00	.0
45-40-74	CAPITAL OUTLAY - EQUIPMENT	.00	.00	132,000.00	132,000.00	.0
	TOTAL EXPENDITURES	.00	.00	4,319,900.00	4,319,900.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	4,319,900.00	4,319,900.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

CAPITAL PROJECT - BOND ACCOUNT

	ASSETS			
46-1190	CASH - ALLOCATION TO OTHER FND		2,021,558.41	
	TOTAL ASSETS			2,021,558.41
	LIABILITIES AND EQUITY			
	LIABILITIES			
46-2124	OTHER BONDS		351,000.00	
46-2140	INFRA PROTECTION BONDS		1,512,449.74	
46-2147	OPEN SPACE BOND		139,000.00	
	TOTAL LIABILITIES			2,002,449.74
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
46-2980	BALANCE BEGINNING OF YEAR	19,108.67		
	BALANCE - CURRENT DATE		19,108.67	
	TOTAL FUND EQUITY			19,108.67
	TOTAL LIABILITIES AND EQUITY			2,021,558.41

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

WATER FUND

	ASSETS			
51-1110	CASH ON HAND		(126.43)	
51-1190	CASH - ALLOCATION FROM GENERAL		3,921,693.86	
51-1311	WATER ACCOUNTS RECEIVABLE		113,109.19	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT		(390.78)	
51-1598	INVESTMENT IN WATER STOCK		73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS		57,509.00	
51-1611	LAND		219,000.00	
51-1621	BUILDING		169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI		(142,115.39)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI		17,162,027.58	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP		(6,958,669.14)	
51-1651	MACHINERY AND EQUIPMENT		1,274,518.67	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ		(745,531.44)	
	TOTAL ASSETS			15,143,527.75
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-2151	UTILITY DEPOSIT		24,500.00	
51-2220	WAGES PAYABLE		5,578.64	
51-2230	ST COMPENSATED ABSENCES		30,201.18	
51-2290	NET PENSION LIABILITY		42,961.00	
51-2410	DEFERRED INFLOWS-PENSIONS		193.00	
51-2530	LT COMPENSATED ABSENCES		3,811.58	
	TOTAL LIABILITIES			107,245.40
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
51-2970	CONTRA ACCOUNT 81 IMPACT FEES	297,053.91		
51-2980	BEGINNING OF YEAR	14,698,097.48		
	REVENUE OVER EXPENDITURES - YTD	41,130.96		
	BALANCE - CURRENT DATE		15,036,282.35	
	TOTAL FUND EQUITY			15,036,282.35
	TOTAL LIABILITIES AND EQUITY			15,143,527.75

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
51-37-11	METERED WATER SALES	103,981.71	103,981.71	875,000.00	771,018.29	11.9
51-37-12	OTHER WATER REVENUE	1,125.00	1,125.00	20,000.00	18,875.00	5.6
51-37-16	WATER CONNECTION FEE	1,380.00	1,380.00	30,000.00	28,620.00	4.6
51-37-17	PENALTIES	675.38	675.38	5,700.00	5,024.62	11.9
	TOTAL OPERATING REVENUES	107,162.09	107,162.09	930,700.00	823,537.91	11.5
	INTEREST AND MISC REVENUE					
51-38-10	INTEREST EARNINGS	.00	.00	180,000.00	180,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	180,000.00	180,000.00	.0
	TRANSFERS AND CONTRIBUTIONS					
51-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	304,575.00	304,575.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	304,575.00	304,575.00	.0
	TOTAL FUND REVENUE	107,162.09	107,162.09	1,415,275.00	1,308,112.91	7.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER EXPENDITURES					
51-80-11	SALARIES & WAGES	14,211.71	14,211.71	189,700.00	175,488.29	7.5
51-80-13	EMPLOYEE BENEFITS	9,015.17	9,015.17	107,400.00	98,384.83	8.4
51-80-14	OVERTIME WAGES	1,101.89	1,101.89	9,000.00	7,898.11	12.2
51-80-15	ON CALL WAGES	535.44	535.44	8,350.00	7,814.56	6.4
51-80-21	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,500.00	2,500.00	.0
51-80-23	TRAVEL	.00	.00	3,000.00	3,000.00	.0
51-80-24	OFFICE SUPPLIES & POS	.00	.00	20,000.00	20,000.00	.0
51-80-25	EQUIPMENT-SUPPLIES & MAINTENAN	829.66	829.66	21,000.00	20,170.34	4.0
51-80-26	BUILDING AND GROUNDS SUPPLIES	16,304.64	16,304.64	50,000.00	33,695.36	32.6
51-80-27	UTILITIES	.00	.00	35,000.00	35,000.00	.0
51-80-28	TELEPHONE	45.84	45.84	2,500.00	2,454.16	1.8
51-80-31	PROFESSIONAL & TECHNICAL SERVI	.00	.00	25,000.00	25,000.00	.0
51-80-33	EDUCATION	.00	.00	1,000.00	1,000.00	.0
51-80-34	TECHNOLOGY UPDATE	363.07	363.07	10,000.00	9,636.93	3.6
51-80-35	DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51	INSURANCE AND SURETY BONDS	8,975.83	8,975.83	10,200.00	1,224.17	88.0
51-80-62	MISCELLANEOUS SERVICES	1,875.00	1,875.00	38,000.00	36,125.00	4.9
51-80-63	OTHER EXPENSES	11,276.03	11,276.03	35,000.00	23,723.97	32.2
51-80-72	CAPITAL OUTLAY - BUILDINGS	.00	.00	12,500.00	12,500.00	.0
51-80-73	CAPITOL OUTLAY - IMPROVEMENTS	1,496.85	1,496.85	560,000.00	558,503.15	.3
51-80-74	CAPITAL OUTLAY - EQUIPMENT	.00	.00	20,125.00	20,125.00	.0
	TOTAL WATER EXPENDITURES	66,031.13	66,031.13	1,415,275.00	1,349,243.87	4.7
	TOTAL FUND EXPENDITURES	66,031.13	66,031.13	1,415,275.00	1,349,243.87	4.7
	NET REVENUE OVER EXPENDITURES	41,130.96	41,130.96	.00	(41,130.96)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

SEWER FUND

	ASSETS			
52-1190	CASH - ALLOCATION TO OTHER FUN		3,328,900.70	
52-1312	SEWER ACCOUNTS RECEIVABLE		95,828.09	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT		(300.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS		54,126.00	
52-1611	LAND		21,072.00	
52-1621	BUILDING		45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI		(45,971.00)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI		9,138,656.16	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP		(3,764,808.90)	
52-1651	MACHINERY AND EQUIPMENT		480,281.76	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ		(308,535.08)	
	TOTAL ASSETS			9,045,220.73
	LIABILITIES AND EQUITY			
	LIABILITIES			
52-2220	WAGES PAYABLE		5,578.64	
52-2230	ST COMPENSATED ABSENCES		30,201.18	
52-2290	NET PENSION LIABILITY		40,433.00	
52-2300	TSSD CLEARING ACCOUNT		127,616.90	
52-2410	DEFERRED INFLOWS-PENSIONS		181.00	
52-2530	LT COMPENSATED ABSENCES		3,811.58	
	TOTAL LIABILITIES			207,822.30
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	8,755,475.86		
	REVENUE OVER EXPENDITURES - YTD	81,922.57		
	BALANCE - CURRENT DATE		8,837,398.43	
	TOTAL FUND EQUITY			8,837,398.43
	TOTAL LIABILITIES AND EQUITY			9,045,220.73

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
52-37-11	SEWER SYSTEM USAGE SALES	119,820.92	119,820.92	1,350,000.00	1,230,179.08	8.9
52-37-12	OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16	SEWER CONNECTION FEE	375.00	375.00	5,000.00	4,625.00	7.5
	TOTAL OPERATING REVENUES	120,195.92	120,195.92	1,365,000.00	1,244,804.08	8.8
	INTEREST AND MISC REVENUE					
52-38-10	INTEREST EARNINGS	.00	.00	160,000.00	160,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	160,000.00	160,000.00	.0
	TRANSFERS AND CONTRIBUTIONS					
52-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	175,625.00	175,625.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	175,625.00	175,625.00	.0
	TOTAL FUND REVENUE	120,195.92	120,195.92	1,700,625.00	1,580,429.08	7.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SEWER EXPENDITURES					
52-81-11	SALARIES & WAGES	14,211.72	14,211.72	189,700.00	175,488.28	7.5
52-81-13	EMPLOYEE BENEFITS	9,015.10	9,015.10	107,400.00	98,384.90	8.4
52-81-14	OVERTIME WAGES	1,101.89	1,101.89	9,000.00	7,898.11	12.2
52-81-15	ON CALL WAGES	535.44	535.44	8,350.00	7,814.56	6.4
52-81-23	TRAVEL	.00	.00	2,750.00	2,750.00	.0
52-81-24	OFFICE SUPPLIES & POSTAGE	.00	.00	18,000.00	18,000.00	.0
52-81-25	EQUIPMENT-SUPPLIES & MAINTENAN	.00	.00	10,000.00	10,000.00	.0
52-81-26	BUILDING AND GROUND SUPPLIES	715.13	715.13	12,000.00	11,284.87	6.0
52-81-27	UTILITIES	.00	.00	2,200.00	2,200.00	.0
52-81-28	TELEPHONE	45.84	45.84	3,900.00	3,854.16	1.2
52-81-31	PROFESSIONAL & TECHNICAL	.00	.00	8,000.00	8,000.00	.0
52-81-34	TECHNOLOGY UPDATE	363.07	363.07	7,000.00	6,636.93	5.2
52-81-35	DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51	INSURANCE AND SURETY BONDS	8,975.83	8,975.83	10,200.00	1,224.17	88.0
52-81-62	TIMPANOGOS SPECIAL SERVICE DIS	.00	.00	900,000.00	900,000.00	.0
52-81-64	OTHER EXPENSES	3,309.33	3,309.33	34,500.00	31,190.67	9.6
52-81-73	CAPITAL OUTLAY-IMPROVEMENTS	.00	.00	227,500.00	227,500.00	.0
52-81-74	CAPITAL OUTLAY - EQUIPMENT	.00	.00	20,125.00	20,125.00	.0
	TOTAL SEWER EXPENDITURES	38,273.35	38,273.35	1,700,625.00	1,662,351.65	2.3
	TOTAL FUND EXPENDITURES	38,273.35	38,273.35	1,700,625.00	1,662,351.65	2.3
	NET REVENUE OVER EXPENDITURES	81,922.57	81,922.57	.00	(81,922.57)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

PRESSURIZED IRRIGATION FUND

	ASSETS			
55-1190	CASH - ALLOCATION TO OTHER FUN		1,603,172.47	
55-1282	2020 BOND FUND 0352420		1,520.51	
55-1311	ACCOUNTS RECEIVABLE		165,456.27	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT		(125.70)	
55-1610	DEFERRED OUTFLOWS-PENSIONS		37,212.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM		16,478,572.30	
55-1632	ACCUMLATION DEPRECIATION-IMPR		(5,463,996.88)	
55-1633	CONSTRUCTION IN PROGRESS		.70	
55-1651	MACHINERY AND EQUIPMENT		389,320.31	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ		(297,622.64)	
	TOTAL ASSETS			12,913,509.34
	LIABILITIES AND EQUITY			
	LIABILITIES			
55-2141	ACCRUED INTEREST PAYABLE		2,448.86	
55-2220	WAGES PAYABLE		5,013.28	
55-2230	ST COMPENSATED ABSENCES		24,358.09	
55-2290	NET PENSION LIABILITY		27,798.00	
55-2410	DEFERRED INFLOWS-PENSIONS		125.00	
55-2511	CURRENT PORTION OF BONDS		361,000.00	
55-2532	BOND - 2020 WATER REFUNDING		1,112,000.00	
55-2540	LT COMPENSATED ABSENCES		2,857.65	
	TOTAL LIABILITIES			1,535,600.88
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
55-2970	CONTRA ACCOUNT IMPACT FEES 85	282,500.00		
55-2980	BALANCE BEGINNING OF YEAR	10,976,344.48		
	REVENUE OVER EXPENDITURES - YTD	119,063.98		
	BALANCE - CURRENT DATE		11,377,908.46	
	TOTAL FUND EQUITY			11,377,908.46
	TOTAL LIABILITIES AND EQUITY			12,913,509.34

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

PRESSURIZED IRRIGATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
55-37-11	IRRIGATION WATER SALES	162,717.38	162,717.38	1,150,000.00	987,282.62	14.2
55-37-12	OTHER REVENUE	824.54	824.54	1,000.00	175.46	82.5
55-37-16	PRESSURIZED CONNECTION FEE	3,840.51	3,840.51	40,000.00	36,159.49	9.6
	TOTAL OPERATING REVENUES	167,382.43	167,382.43	1,191,000.00	1,023,617.57	14.1
	INTEREST AND MISC REVENUE					
55-38-10	INTEREST EARNINGS	.00	.00	60,000.00	60,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	60,000.00	60,000.00	.0
	TRANSFERS AND CONTRIBUTIONS					
55-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	142,929.00	142,929.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	142,929.00	142,929.00	.0
	TOTAL FUND REVENUE	167,382.43	167,382.43	1,393,929.00	1,226,546.57	12.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

PRESSURIZED IRRIGATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
55-40-11	SALARIES & WAGES, ADMINISTRATI	12,605.32	12,605.32	163,500.00	150,894.68	7.7
55-40-13	EMPLOYEE BENEFITS	8,358.04	8,358.04	94,200.00	85,841.96	8.9
55-40-14	OVERTIME WAGES	1,101.89	1,101.89	9,000.00	7,898.11	12.2
55-40-15	ON CALL WAGES	535.44	535.44	5,000.00	4,464.56	10.7
55-40-23	TRAVEL	.00	.00	1,200.00	1,200.00	.0
55-40-25	EQUIPMENT - SUPPLIES & MAINTEN	715.13	715.13	58,000.00	57,284.87	1.2
55-40-26	BUILDING & GROUNDS SUPPLIES	1,120.25	1,120.25	25,000.00	23,879.75	4.5
55-40-27	UTILITIES	.00	.00	185,000.00	185,000.00	.0
55-40-28	TELEPHONE	45.82	45.82	3,500.00	3,454.18	1.3
55-40-29	OFFICE SUPPLIES & POSTAGE	4,813.22	4,813.22	12,000.00	7,186.78	40.1
55-40-31	PROFESSIONAL & TECHNICAL SERVI	.00	.00	5,000.00	5,000.00	.0
55-40-32	ENGINEER SERVICES	.00	.00	10,000.00	10,000.00	.0
55-40-33	TECHNOLOGY UPDATE	.00	.00	7,500.00	7,500.00	.0
55-40-34	ANNUAL AUDIT - UTAH WATER	363.07	363.07	.00	(363.07)	.0
55-40-35	DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51	INSURANCE & SURETY BONDS	8,975.83	8,975.83	11,200.00	2,224.17	80.1
55-40-62	MISCELLANEOUS SERVICES	.00	.00	33,000.00	33,000.00	.0
55-40-63	OTHER EXPENSES	3,847.20	3,847.20	23,000.00	19,152.80	16.7
55-40-71	CUP WATER	.00	.00	212,000.00	212,000.00	.0
55-40-73	CAPITAL OUTLAY	3,893.64	3,893.64	25,500.00	21,606.36	15.3
55-40-74	CAPITAL OUTLAY - EQUIPMENT	1,943.60	1,943.60	20,125.00	18,181.40	9.7
55-40-83	BOND PRINCIPAL #8938222	.00	.00	244,500.00	244,500.00	.0
55-40-84	BOND INTEREST #8938222	.00	.00	22,000.00	22,000.00	.0
	TOTAL EXPENDITURES	48,318.45	48,318.45	1,393,929.00	1,345,610.55	3.5
	TOTAL FUND EXPENDITURES	48,318.45	48,318.45	1,393,929.00	1,345,610.55	3.5
	NET REVENUE OVER EXPENDITURES	119,063.98	119,063.98	.00	(119,063.98)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

STORM DRAIN FUND

	ASSETS			
56-1190	CASH - ALLOCATION TO OTHER FUN		860,544.48	
56-1313	STORM DRAIN ACCTS RECEIVABLE		16,569.93	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT		(267.63)	
56-1610	DEFERRED OUTFLOWS-PENSIONS		16,915.00	
56-1611	LAND		216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS		7,773,924.36	
56-1632	ALLOWANCE FOR DEPRECIATION		(2,232,306.32)	
	TOTAL ASSETS			6,651,435.05
	LIABILITIES AND EQUITY			
	LIABILITIES			
56-2220	WAGES PAYABLE		1,225.58	
56-2230	ST COMPENSATED ABSENCES		19,693.31	
56-2290	NET PENSION LIABILITY		12,635.00	
56-2410	DEFERRED INFLOWS-PENSIONS		57.00	
56-2530	LT COMPENSATED ABSENCES		1,997.64	
	TOTAL LIABILITIES			35,608.53
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
56-2920	CONTRA IMPACT FEE	195,975.13		
56-2980	BALANCE BEGINNING OF YEAR	6,419,722.99		
	REVENUE OVER EXPENDITURES - YTD	128.40		
	BALANCE - CURRENT DATE		6,615,826.52	
	TOTAL FUND EQUITY			6,615,826.52
	TOTAL LIABILITIES AND EQUITY			6,651,435.05

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

STORM DRAIN FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
56-37-11	STORM DRAIN REVENUE	15,619.52	15,619.52	200,000.00	184,380.48	7.8
56-37-12	OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13	SWPP FEE	600.00	600.00	14,000.00	13,400.00	4.3
	TOTAL OPERATING REVENUES	16,219.52	16,219.52	215,000.00	198,780.48	7.5
	INTEREST AND MISC REVENUE					
56-38-10	INTEREST EARNINGS	.00	.00	47,000.00	47,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	47,000.00	47,000.00	.0
	SOURCE 39					
56-39-12	UNAPPROPRIATED FUND EQUITY	.00	.00	63,750.00	63,750.00	.0
	TOTAL SOURCE 39	.00	.00	63,750.00	63,750.00	.0
	TOTAL FUND REVENUE	16,219.52	16,219.52	325,750.00	309,530.48	5.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

STORM DRAIN FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
56-40-11	SALARIES & WAGES, ADMINISTRATI	3,441.03	3,441.03	64,900.00	61,458.97	5.3
56-40-13	EMPLOYEE BENEFITS	1,664.20	1,664.20	40,300.00	38,635.80	4.1
56-40-14	OVERTIME WAGES	.00	.00	1,200.00	1,200.00	.0
56-40-20	PLANNING	.00	.00	500.00	500.00	.0
56-40-21	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	4,000.00	4,000.00	.0
56-40-23	TRAVEL	.00	.00	650.00	650.00	.0
56-40-24	OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
56-40-26	BUILDING & GROUND SUPPLIES	.00	.00	4,500.00	4,500.00	.0
56-40-34	TECHNOLOGY UPDATE	360.90	360.90	5,500.00	5,139.10	6.6
56-40-35	DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51	INSURANCE	8,975.77	8,975.77	10,200.00	1,224.23	88.0
56-40-62	MISCELLANEOUS SERVICES	1,649.22	1,649.22	10,000.00	8,350.78	16.5
56-40-73	CAPITAL OUTLAY	.00	.00	100,000.00	100,000.00	.0
	TOTAL EXPENDITURES	16,091.12	16,091.12	325,750.00	309,658.88	4.9
	TOTAL FUND EXPENDITURES	16,091.12	16,091.12	325,750.00	309,658.88	4.9
	NET REVENUE OVER EXPENDITURES	128.40	128.40	.00	(128.40)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

TRUST AND AGENCY FUND

	ASSETS		
70-1190	CASH - ALLOCATION TO OTHER FUN	715,874.76	
	TOTAL ASSETS		715,874.76
	LIABILITIES AND EQUITY		
	LIABILITIES		
70-2131	ACCOUNTS PAYABLE	13,882.00	
70-2300	BOND FOR BECK PINES PLAT A	4,167.30	
70-2301	CHERRYPOINT ROAD PRESERVATION	14,513.70	
70-2302	BOND FOR BECK PINES PLAT C	3,715.54	
70-2303	DRAINAGE BOND MCFADDEN	20,000.00	
70-2304	LEGACY HEIGHTS PLAT A	7,557.88	
70-2311	ESCROW BOND BATEMAN LANE	13,067.20	
70-2332	BROOKSIDE CT 3 FALLS SEALCOAT	3,000.00	
70-2333	RIDGE@ALPINE PHASE 5 SEALCOAT	22,860.75	
70-2334	LAYTON SUBDIVISION SEALCOAT	7,400.00	
70-2338	REGAN PACK SIDEWALK BOND	2,852.00	
70-2345	ALPINE RIDGE PHASE 5 OAK VIEW	3,323.20	
70-2346	FORT CREEK MANOR PLAT A	7,014.30	
70-2373	ALPINE VIEW ESTATES	3,509.00	
70-2384	JECCO FARM ROAD IMPROVEMENTS	1,611.00	
70-2401	20-BROOKSIDE MEADOWS ROAD FUND	13,275.00	
70-2422	CASH BOND TERRY PEARCE SITE	1,007.20	
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00	
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00	
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00	
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20	
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00	
70-2449	RED DEER CONSTRUCTION	6,312.00	
70-2450	PERRY/APPLE CREEK ACRES	84.00	
70-2451	ALPINE ACRES PLAT C C&G	2,240.00	
70-2453	CARL PACK STREET ESCROW	12,279.17	
70-2454	JOANN PACK STREET ESCROW	12,198.38	
70-2455	WAYNE PACK STREET ESCROW	12,198.38	
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00	
70-2457	JONES SITE PLAN 253 N 200 E	547.00	
70-2458	VINTAGE PLACE B	845.00	
70-2462	20-MONTDELLA SUBDIVISION	127,676.59	
70-2465	PEARCE (TERRY) PEARCE PLAT A	42,378.75	
70-2470	22-SILVERHAWK BOND-GRENNY	5,000.00	
70-2471	SUMMIT POINT RECLAM BOND	3,955.00	
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61	
70-2544	DON ROGERS - FORT CANYON	1,291.31	
70-2545	DON ROGERS - FORT CANYON	12,918.62	
70-2579	BOND FOR RED PINE DRIVE	2,995.00	
70-2585	VEIN TOWLE BARN BOND	24,033.15	
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00	
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50	
	TOTAL LIABILITIES		445,501.73

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

TRUST AND AGENCY FUND

	FUND EQUITY			
70-2603	ELKRIDGE LUXURY ESTATES BOND		61,160.00	
	UNAPPROPRIATED FUND BALANCE:			
70-2974	24-JACKSON HGT PLAT B SIDEWALK	7,600.00		
70-2980	BALANCE BEGINNING OF YEAR	201,613.03		
	BALANCE - CURRENT DATE		209,213.03	
	TOTAL FUND EQUITY			270,373.03
	TOTAL LIABILITIES AND EQUITY			715,874.76

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

TRUST AND AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	INTEREST AND MISC REVENUE					
70-38-10	INTEREST REVENUE	.00	.00	45,000.00	45,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	45,000.00	45,000.00	.0
	TOTAL FUND REVENUE	.00	.00	45,000.00	45,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

TRUST AND AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
70-40-64	MISCELLANEOUS EXPENSES	.00	.00	45,000.00	45,000.00	.0
	TOTAL EXPENDITURES	.00	.00	45,000.00	45,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	45,000.00	45,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

CEMETERY PERPETUAL CARE FUND

	ASSETS			
71-1190	CASH - ALLOCATION TO OTHER FUN		1,937,292.60	
	TOTAL ASSETS			1,937,292.60
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	1,937,567.60		
	REVENUE OVER EXPENDITURES - YTD	(275.00)		
	BALANCE - CURRENT DATE		1,937,292.60	
	TOTAL FUND EQUITY			1,937,292.60
	TOTAL LIABILITIES AND EQUITY			1,937,292.60

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CEMETERY PERPETUAL CARE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	INTERGOVERNMENTAL REVENUE					
71-33-56	CEMETERY LOT PAYMENTS	6,375.00	6,375.00	20,000.00	13,625.00	31.9
71-33-58	UPRIGHT MONUMENT	150.00	150.00	2,500.00	2,350.00	6.0
	TOTAL INTERGOVERNMENTAL REVENUE	6,525.00	6,525.00	22,500.00	15,975.00	29.0
	INTEREST AND MISC REVENUE					
71-38-10	INTEREST REVENUE	.00	.00	45,000.00	45,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	45,000.00	45,000.00	.0
	TRANSFERS AND CONTRIBUTIONS					
71-39-10	FUND SURPLUS	.00	.00	102,500.00	102,500.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	102,500.00	102,500.00	.0
	TOTAL FUND REVENUE	6,525.00	6,525.00	170,000.00	163,475.00	3.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

CEMETERY PERPETUAL CARE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
71-40-64	OTHER EXPENSES	6,800.00	6,800.00	170,000.00	163,200.00	4.0
	TOTAL EXPENDITURES	6,800.00	6,800.00	170,000.00	163,200.00	4.0
	TOTAL FUND EXPENDITURES	6,800.00	6,800.00	170,000.00	163,200.00	4.0
	NET REVENUE OVER EXPENDITURES	(275.00)	(275.00)	.00	275.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

WATER IMPACT FEES

	ASSETS			
81-1190	CASH - ALLOCATION FROM GENERAL		855,329.10	
	TOTAL ASSETS			855,329.10
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
81-2970	CONTRA ACCOUNT IMPACT FEES 51	(297,053.91)		
81-2980	BALANCE BEGINNING OF YEAR	1,151,220.02		
	REVENUE OVER EXPENDITURES - YTD	1,162.99		
	BALANCE - CURRENT DATE		855,329.10	
	TOTAL FUND EQUITY			855,329.10
	TOTAL LIABILITIES AND EQUITY			855,329.10

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
81-37-20	WATER IMPACT FEES	1,162.99	1,162.99	110,000.00	108,837.01	1.1
	TOTAL OPERATING REVENUES	1,162.99	1,162.99	110,000.00	108,837.01	1.1
	INTEREST AND MISC REVENUE					
81-38-10	INTEREST EARNINGS	.00	.00	35,000.00	35,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	35,000.00	35,000.00	.0
	TOTAL FUND REVENUE	1,162.99	1,162.99	145,000.00	143,837.01	.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	IMPACT FEE PROJECTS					
81-80-70	CAPITAL OUTLAY - IMPACT FEE	.00	.00	145,000.00	145,000.00	.0
	TOTAL IMPACT FEE PROJECTS	.00	.00	145,000.00	145,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	145,000.00	145,000.00	.0
	NET REVENUE OVER EXPENDITURES	1,162.99	1,162.99	.00	(1,162.99)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

SEWER IMPACT FEES

	ASSETS			
82-1190	CASH - ALLOCATION FROM GENERAL		170,297.32	
	TOTAL ASSETS			170,297.32
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	169,934.80		
	REVENUE OVER EXPENDITURES - YTD	362.52		
	BALANCE - CURRENT DATE		170,297.32	
	TOTAL FUND EQUITY			170,297.32
	TOTAL LIABILITIES AND EQUITY			170,297.32

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SEWER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
82-37-20	SEWER IMPACT FEES	362.52	362.52	11,000.00	10,637.48	3.3
	TOTAL OPERATING REVENUES	362.52	362.52	11,000.00	10,637.48	3.3
	INTEREST AND MISC REVENUE					
82-38-10	INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
	TOTAL FUND REVENUE	362.52	362.52	21,000.00	20,637.48	1.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

SEWER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	IMPACT FEE PROJECTS					
82-80-70	CAPITAL OUTLAY - IMPACT FEE	.00	.00	15,000.00	15,000.00	.0
82-80-71	RESERVES	.00	.00	6,000.00	6,000.00	.0
	TOTAL IMPACT FEE PROJECTS	.00	.00	21,000.00	21,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	21,000.00	21,000.00	.0
	NET REVENUE OVER EXPENDITURES	362.52	362.52	.00	(362.52)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

PI IMPACT FEES

	ASSETS			
85-1190	CASH - ALLOCATION FROM GENERAL		725,745.05	
	TOTAL ASSETS			725,745.05
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
85-2970	CONTRA ACCOUNT IMPACT FEES 55	(282,500.00)		
85-2980	BALANCE BEGINNING OF YEAR	1,002,703.05		
	REVENUE OVER EXPENDITURES - YTD	5,542.00		
	BALANCE - CURRENT DATE		725,745.05	
	TOTAL FUND EQUITY			725,745.05
	TOTAL LIABILITIES AND EQUITY			725,745.05

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
85-37-20	PI IMPACT FEES	5,542.00	5,542.00	140,000.00	134,458.00	4.0
	TOTAL OPERATING REVENUES	5,542.00	5,542.00	140,000.00	134,458.00	4.0
	INTEREST AND MISC REVENUE					
85-38-10	INTEREST EARNINGS	.00	.00	27,500.00	27,500.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	27,500.00	27,500.00	.0
	TRANSFERS AND CONTRIBUTIONS					
85-39-10	FUND BALANCE APPROPRIATION	.00	.00	4,000.00	4,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	4,000.00	4,000.00	.0
	TOTAL FUND REVENUE	5,542.00	5,542.00	171,500.00	165,958.00	3.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
85-40-45	PROJECTS	.00	.00	60,000.00	60,000.00	.0
85-40-86	BOND PI INTEREST AND PRINCIPAL	.00	.00	111,500.00	111,500.00	.0
	TOTAL EXPENDITURES	.00	.00	171,500.00	171,500.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	171,500.00	171,500.00	.0
	NET REVENUE OVER EXPENDITURES	5,542.00	5,542.00	.00	(5,542.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

STORM DRAIN IMPACT FEES

	ASSETS			
86-1190	CASH - ALLOCATION FROM GENERAL		121,826.72	
	TOTAL ASSETS			121,826.72
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(195,975.13)		
86-2980	BALANCE BEGINNING OF YEAR	317,801.85		
	BALANCE - CURRENT DATE		121,826.72	
	TOTAL FUND EQUITY			121,826.72
	TOTAL LIABILITIES AND EQUITY			121,826.72

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

STORM DRAIN IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
86-37-20	STORM DRAIN IMPACT FEES	.00	.00	25,000.00	25,000.00	.0
	TOTAL OPERATING REVENUES	.00	.00	25,000.00	25,000.00	.0
	INTEREST AND MISC REVENUE					
86-38-10	INTEREST EARNINGS	.00	.00	11,000.00	11,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	11,000.00	11,000.00	.0
	TRANSFERS AND CONTRIBUTIONS					
86-39-10	FUND BALANCE APPROPRIATION	.00	.00	14,000.00	14,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	14,000.00	14,000.00	.0
	TOTAL FUND REVENUE	.00	.00	50,000.00	50,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

STORM DRAIN IMPACT FEES

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

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

FUND 91

	ASSETS			
91-1611	LAND		22,972,643.75	
91-1621	BUILDINGS		2,667,722.67	
91-1622	ALLOWANCE FOR DEPRECIATION-BUI		(73,300.48)	
91-1631	IMPROVEMENTS OTHER THAN BUILDI		46,066,749.23	
91-1632	ALLOWANCE FOR DEPR'N-OTHER BUI		(1,207,130.84)	
91-1651	MACHINERY AND EQUIPMENT		1,969,257.40	
91-1652	ALLOWANCE FOR DEPR'N-MACH./EQU		(82,040.00)	
91-1690	ACCUMULATED DEPRECIATION		(28,169,455.97)	
	TOTAL ASSETS			44,144,445.76
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63		
91-2985	ADDITIONS - CURRENT YEAR	5,994,393.13		
	BALANCE - CURRENT DATE		44,144,445.76	
	TOTAL FUND EQUITY			44,144,445.76
	TOTAL LIABILITIES AND EQUITY			44,144,445.76

ALPINE CITY CORPORATION
BALANCE SHEET
JULY 31, 2026

GENERAL LONG-TERM DEBT

	ASSETS			
95-1610	DEFFERED OUTFLOW PENSION		172,528.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND		94,253.37	
	TOTAL ASSETS			266,781.37
	LIABILITIES AND EQUITY			
	LIABILITIES			
95-2090	SWEEPER LEASE		.01	
95-2290	NET PENSION LIABILITY		128,882.00	
95-2410	DEFFERED INFLOWS PENSION		578.00	
	TOTAL LIABILITIES			129,460.01
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
95-2940	ACC COMP ABSENCES-CURRENT	115,846.91		
95-2950	ACC COMP ABSENCES	21,474.45		
	BALANCE - CURRENT DATE		137,321.36	
	TOTAL FUND EQUITY			137,321.36
	TOTAL LIABILITIES AND EQUITY			266,781.37

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Report - Community Wildfire Preparedness Plan**

FOR CONSIDERATION ON: **August 25, 2026**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Review the City's CWPP prepared by the Fire Department.**

BACKGROUND INFORMATION:

For the last approximately 18 months, the Lone Peak Fire Department (LPFD) has collaborated with Highland City, Utah Forestry, Fire and State Lands (FFSL), and other local, state and federal stakeholders to update the Community Wildfire Preparedness Plan (CWPP). The plan identifies wildfire risks present in our community, outlines mitigation strategies, and recommends ways to improve community preparedness. The City is required to have CWPP in accordance with the cooperative agreement that was approved as Resolution R2026-23 in May of 2026. With this agreement, the State will cover most of the funding for fighting a wildfire in the City. The CWPP is required to be updated every 5 years. Having an up to date CWPP should increase grant opportunities for the District and City.

STAFF RECOMMENDATION:
Review the CWPP and be aware of what it entails. The Council is not required to approve the CWPP.

State of Utah

Community Wildfire Preparedness Plan

For the Wildland – Urban Interface

Lone Peak Fire District

is a special district in Utah County, Utah.

LONE PEAK

ALPINE

HIGHLAND

FIRE

2026

Department of Natural Resources
Division of Forestry, Fire and State Lands
1594 W North Temple, PO Box 145703, Salt Lake City, UT 84114-5703

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Lone Peak Fire District Wildfire Preparedness Plan

Declaration and Concurrence Page

This list needs to be customized to the individual plan. Provide the names and affiliations of all cooperators. Minimum allowable signatories include ***one*** *each from* ***a state entity****, a* ***local fire department*** *and a* ***local government representative****. Additional signatories are highly recommended to exhibit diverse collaboration. This page will then be signed by FFSL authorities after all cooperators have reviewed the plan and concur with its contents. If needed, an additional blank signature page is provided at the end of this template and should be included here.*

Carla Merrill	*Alpine City Mayor*
NAME	AFFILIATION
SIGNATURE	DATE

Brittney P. Bills	*Highland City Mayor*
NAME	AFFILIATION
SIGNATURE	DATE

Brian Patten	*Fire Chief* *Lone Peak Fire District*
NAME	AFFILIATION
SIGNATURE	DATE

Jake Beck	*Deputy Fire Chief* *Lone Peak Fire District*
NAME	AFFILIATION
SIGNATURE	DATE

Brian Gwilliam	*Police Chief* *Lone Peak Public Safety District*
Name	Affiliation
Signature	Date

Mike Smith	*Sheriff* *Utah County*
Name	Affiliation
Signature	Date

Peter Quittner	*Emergency Manager* *Utah County*
Signature	Date

Justin Roach	*State of Utah DNR FFSL* *Wasatch Front Area Manager*
Name	Affiliation
JR Justin Roach (Jun 17, 2026 15:27:22 MDT)	06/17/2026
Signature	Date

Jennifer McBride	*State of Utah DNR FFSL Statewide* *Wildland Urban Interface Coordinator*
Name	Affiliation
Jennifer McBride	07/06/2026
Signature	Date

Approved as to form. Tony Clinger, Assistant Attorney General. December 2022.

Lone Peak Fire District Wildfire Preparedness Plan

INTRODUCTION

Over 600 of Utah's communities have been classified as "at risk" of wildfire. The safety of the citizens of any community and the protection of private property and community infrastructure is a shared responsibility between the citizens; the owner, developer or association; and the local, county, state and federal governments. **The primary responsibility, however, remains with the local government and the citizen/property owner.**

The purpose of wildfire preparedness planning is to...

- Motivate and empower local government, communities, and property owners to organize, plan, and take action on issues impacting the safety and resilience of values at risk
- Enhance levels of fire and smoke resilience and protection to the communities and infrastructure
- Identify the threat of wildland fires in the area
- Identify strategies to reduce the risks to structures, infrastructure and commerce in the community during a wildfire
- Identify wildfire hazards, education, and mitigation actions needed to reduce risk
- Transfer practical knowledge through collaboration between stakeholders toward common goals and objectives

Outcomes of wildfire preparedness planning...

- Achieve the National Cohesive Wildfire Strategy Goals :

  1. Fire adapted communities 2. Resilient landscapes 3. Safe and effective fire response

- Improve community safety through:
  - ✓ Coordination and collaboration
  - ✓ Public awareness and education
  - ✓ Fuel modification
  - ✓ Improved fire response capabilities
  - ✓ Fire prevention
  - ✓ Development of long-term strategies

RESOURCES

To complete a wildfire preparedness plan for your community, consider involving the following:

- ✓ Local / Primary fire protection provider
- ✓ Local Resource, Conservation and Development Districts
- ✓ Utah Division of Forestry, Fire and State Lands
- ✓ Utah State Fire Marshal (Dept. of Public Safety)
- ✓ Utah Division of Emergency Management
- ✓ Local fire agencies
- ✓ Utah Division of Air Quality
- ✓ Local emergency management services
- ✓ USDA Forest Service
- ✓ U.S. Department of Interior Agencies
- ✓ Utah Resource Conservation Districts
- ✓ Utah Soil Conservation Districts
- ✓ Local health departments

Lone Peak Fire District Wildfire Preparedness Plan

STATEMENT OF LIABILITY

This template provides the outline for, and specifies the information recommended, to be included in a Community Wildfire Preparedness Plan (CWPP) based on information currently available.

Any associated checklists, guidance documents, assessments, activities and recommendations of fire officials, including the plans and projects outlined by the community wildfire council, are made in good faith. The Utah Division of Forestry, Fire and State Lands assumes no liability and makes no guarantee regarding the level of wildfire or smoke protection resulting from completion and implementation of this plan. Wildfire may still occur despite efforts to prevent it or contain it. The intention of all decisions and actions made under this plan is to reduce the potential for, and the consequences of, wildfire.

Last revised November 2022

Completed Community Wildfire Preparedness Plans should be submitted to the local Area Manager or Fire Management Officer with the Utah Division of Forestry, Fire and State Lands for final concurrence.

The Community Wildfire Preparedness Plan should be updated regularly as it is meant to be a living document.

INSTRUCTIONS TO PREPARERS

Italicized text throughout this template indicates suggestions or instructions intended to aid the preparer. The italicized text throughout the template is intended as a guide, but is not an exhaustive list of considerations.

Lone Peak Fire District Wildfire Preparedness Plan

PLANNING OVERVIEW

Briefly describe the overall planning process that took place to complete this plan. Be sure to include:

- *A timeline of the events/meetings*
- *The organizations and partners that participated*
- *A description of why this planning process was initiated*
- *The overall intended outcome of the process.*
- *How outcomes were accomplished. This is much like the information described above (purpose and outcome) but tailored to your community.*

If desired, please acknowledge any individuals or organizations that were essential to accomplishing the final plan.

This Community Wildfire Preparedness Plan (CWPP) serves as the official State of Utah CWPP document for Lone Peak Fire District in accordance with the Utah Cooperative Wildfire System (CWS).

This CWPP is supported by the Wildfire Risk & Mitigation Technical Report: Supporting Document to the 2026 Lone Peak Fire District CWPP, which provides expanded technical analysis including wildfire behavior evaluation, hazard modeling interpretation, evacuation and access vulnerability assessment, structural ignition pathway analysis, and mitigation strategy development.

Where appropriate, this CWPP summarizes findings and recommendations contained within the Technical Report. The Technical Report is incorporated by reference as Appendix E.

2/29/2024 - WFA WUI Specialist, Mike Swinsick met with Jake Beck, Deputy Chief and Chris Willden , Captain to discuss CWS and CWPP's. A link to the live document was sent to LPFPD so that they can begin updating and finalizing the CWPP. (old plan)

12/9/2024 - A new draft plan was started on the 2022 template, all current data pulled over from the 2021 plan.

12/12/24 - M.Swinsick, G.Nielsen, J.Beck and Chief Patten met to discuss and review the LPFDX PEAP and the Draft CWPP. Community planning meetings and schedules will be developed after the first of the new year.

7/23/2025- IAFC Kickoff meeting held at the Highland Station.

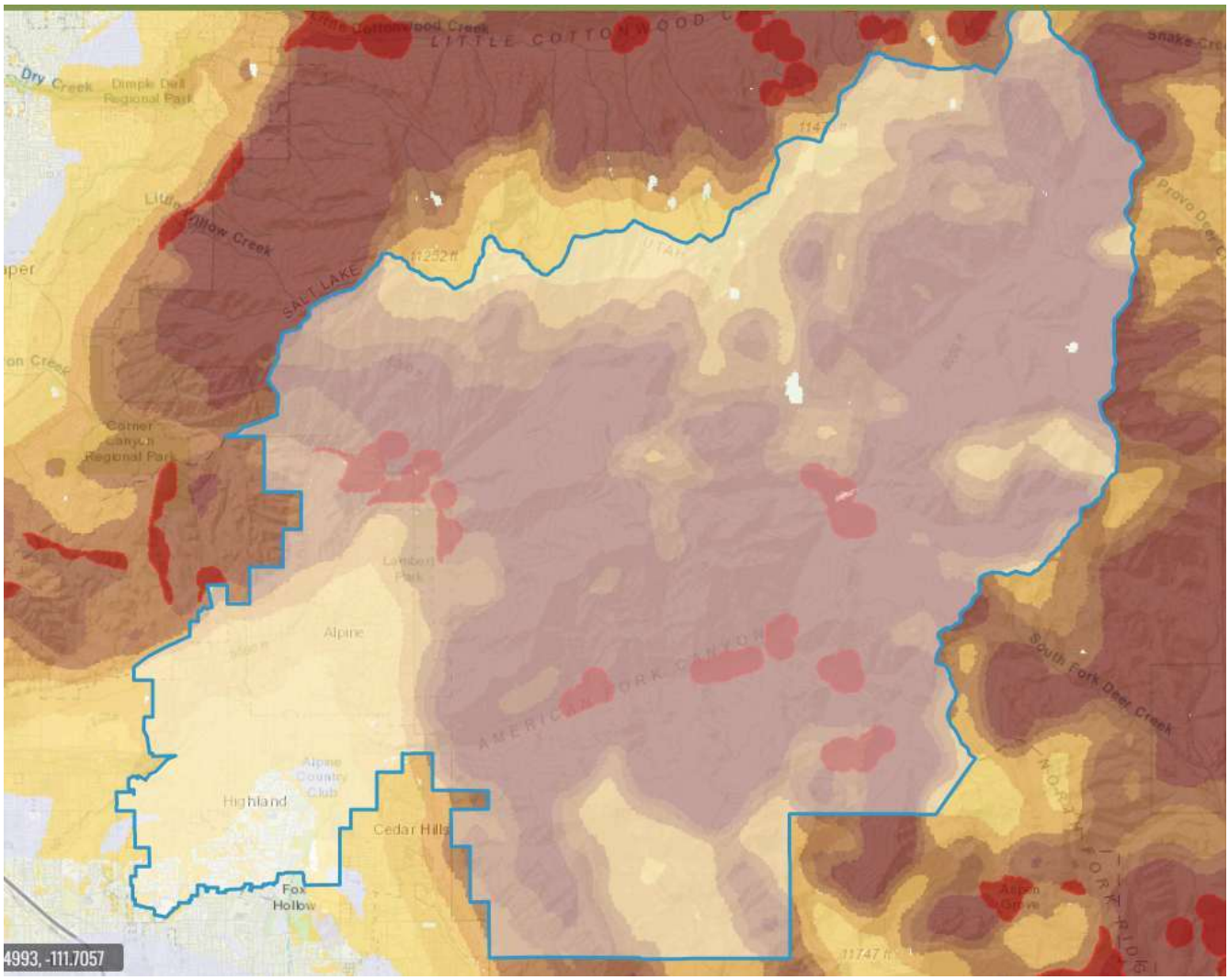
01/15/2026 - Table Top Exercise held at the Highland Station.

6/02/2026 - M.Swinsick reviewed the plan and related documents and made several edits/corrections.

6/17/2026 - M.Swinsick submitted the plan for state review and signatures.

PLAN OVERVIEW MAP
Area of Interest

Insert an overview map of the area of interest/community/municipality/county including a buffer of greater than 1,000 yards. Identify adjoining landowners: Federal, State or Private. Show defined WUI boundaries.



Area GPS Coordinates 40.5754, -111.8320 / 40.3968, -111.8368 / 40.3914, -111.5709 / 40.5765, -111.5672

Lone Peak Fire District Wildfire Preparedness Plan

PART I
COMMUNITY DESCRIPTION

Community Attributes

Location of Community

The Lone Peak Fire District (LPFD) is located in northern Utah County, positioned directly at the base of the rugged Wasatch Range. The district encompasses an active, multi-jurisdictional response footprint of approximately 22 square miles. This boundary is divided into three distinct geographic profiles, each presenting unique wildland-urban interface (WUI) hazards and operational requirements:

Alpine City (~7.4 sq. miles): Situated in the northernmost section of the district, Alpine forms an immediate, high-hazard mountain interface. Residential zones here are characterized by steep hillside benches, private mountain lanes, and master-planned developments (such as Three Falls and Box Elder) that transition directly into volatile Gambel oak and sagebrush fuel beds.

Highland City (~8.5 sq. miles): Located immediately south and west of Alpine, Highland consists primarily of dense, suburban master-planned neighborhoods, commercial corridors (concentrated along the SR-92/Timpanogos Highway), and interconnected open-space trail networks. While largely suburban, Highland features significant horizontal fuel continuity across local vacant lots and interior river drainages.

American Fork Canyon & Unincorporated Utah County (~6 sq. miles of active response): LPFD provides critical structural and initial-attack wildland response throughout the high-traffic recreational corridor of American Fork Canyon (extending up toward Tibble Fork Reservoir) and adjacent unincorporated county foothills. This area introduces complex alpine canyon topography, steep slopes, and massive seasonal influxes of recreational vehicles and visitors, drastically increasing human-caused ignition risks.

Operational Footprint and Stations

The district manages this diverse topography from two strategically positioned stations. **Station 202 (Alpine)** handles rapid-response deployments into the upper mountain benches and northern canyon flanks, while **Station 201 (Highland)** covers the southern valley floor, the SR-92 commercial infrastructure, and serves as the primary gateway for canyon-bound apparatus. This dual-station matrix allows LPFD to balance the contrasting emergency profiles of tightly packed suburban developments and remote, high-hazard wildland terrain.

Roads, Bridges, Gates, and Culvert Conditions

Access & Evacuation Constraints

While the primary transit grids of Alpine and Highland feature dual points of ingress/egress, several high-risk bench and Wildland-Urban Interface (WUI) neighborhoods rely on single-access routes, creating severe evacuation bottlenecks. Specific subdivisions within the upper benches, along with localized hillside private lanes, feature dead-end configurations and narrow turn radii that present significant tactical turnaround challenges for heavy Type 1 structural apparatus.

Critical Infrastructure & Gated Access

The Three Falls emergency access road serves as a critical secondary egress corridor for residents and a primary tactical access route for fire suppression forces. This route is fully paved, maintained, and plowed year-round. It features an automated, gate-controlled system with 24/7 emergency override capabilities. Continuous, standardized testing is maintained by the district to ensure failsafe gate functionality during power grid failures or rapid evacuation events.

Bridge, Culvert, and Fuel Load Standards

Municipal roadways are paved, clearly marked, and accessible year-round. However, progressive lateral vegetation encroachment along designated WUI evacuation corridors consistently reduces effective drive-lane width and compromises sightlines. All public bridge structures serving primary response routes are verified to support standard emergency apparatus axle-load requirements. In contrast, unverified private driveway culverts and bridge crossings remain a primary operational concern, as many lack the structural integrity to support heavy tactical water tenders or aerial apparatus.

Structural Ignitability Concerns

Structural Ignitability & Home Ignition Zone (HIZ) Vulnerabilities

Ember Intrusion Pathways Localized post-fire modeling confirms that the primary mechanism for structure loss within the Lone Peak WUI is ember intrusion rather than direct flame front contact. This vulnerability is severely compounded across both Alpine and Highland by narrow lot-line structure spacing, which creates a high probability of home-to-home fire transmission. Embers easily penetrate un-baffled attic soffits and crawlspace vents, finding receptive fuel beds immediately adjacent to primary structures.

Combustible Decking & Under-Deck Voids While modern composite decking surfaces utilized throughout the upper bench developments offer improved ignition resistance, they do not eliminate catastrophic failure risks. Wind-driven embers systematically accumulate within the gaps of composite planks and settle into un-screened under-deck voids, igniting underlying

traditional wood joists, structural supports, and auxiliary combustible materials stored beneath the decks.

Fence-to-Structure Fuel Continuity Extensive structural surveying reveals that wood privacy fences attached directly to residential structures represent a primary fire pathway into the home envelope. When an attached wooden fence ignites, it acts as a direct fuse, transferring fire laterally to residential siding, eaves, and soffits.

Ornamental Vegetation Encroachment Mature, legacy neighborhoods within the district exhibit critical Home Ignition Zone (HIZ) failures, characterized by dense ornamental juniper and shrub plantings placed directly against residential siding. Low-hanging structural tree canopies and a lack of horizontal fuel breaks create severe ladder-fuel continuity, significantly increasing localized structural ignitability.

Homeowners Association (HOA) Risk Management Variability

Wildfire mitigation compliance and community engagement vary significantly across the district's multiple HOAs.

Model Framework (Three Falls HOA): The Three Falls community represents the district's benchmark for proactive wildfire risk management. This HOA actively funds a dedicated emergency manager, mandates strict neighborhood defensible space compliance, conducts structured resident education, and operates an auxiliary Type 6 wildland apparatus for rapid initial attack support.

Districtwide Action Item: A significant portion of the district's remaining WUI-boundary HOAs lack formalized wildfire mandates or vegetation management covenants. Expanding the Three Falls model districtwide—by establishing unified HOA-level wildfire committees and enforcing standardized WUI structural codes—is a critical priority for this planning cycle.

Community Demographics	
Approximate number of homes	8,200
Approximate number of lots	8,800
Approximate number of commercial entities	150
Approximate number of full-time residents	32,681
Approximated number of part-time residents	1,000
Notes/comments: approximately 1,200 to 1,500 lots sit entirely within the designated WUI Bench Overlay Zones. 400 to 500 of these lots are currently undeveloped or vacant.	

Population Concerns

In Alpine and Highland, Utah, certain populations are identified as more vulnerable during wildfires due to physical health sensitivities or logistical barriers to evacuation. Based on regional demographic characteristics, an estimated 45-60% of the population may fall into one or more vulnerable categories.

Populations at High Risk During Smoke Episodes

Prolonged exposure to wildfire smoke, which contains harmful fine particulate matter (PM2.5), disproportionately affects several groups:

Individuals with Pre-existing Conditions: Those with asthma, COPD, heart disease, diabetes, or obesity may experience acute symptoms such as chest pain and difficulty breathing.

Older Adults (65+): More likely to have underlying heart or lung conditions and a reduced biological ability to respond to health stressors.

Children (Under 18): Their lungs are still developing, and they breathe more air per pound of body weight, increasing their internal dose of pollutants.

Pregnant Women: Physiological changes like increased breathing rates during pregnancy can increase sensitivity to smoke.

Populations with Evacuation Challenges

Certain residents may face significant barriers when rapid relocation is required due to fire proximity:

Individuals with Mobility or Sensory Disabilities: Those requiring specialized transportation or medical equipment may need additional time and assistance to leave safely.

Residents Without Personal Vehicles: Households lacking a private vehicle are dependent on public or community-based transportation for evacuation.

Language and Communication Barriers: Non-English speakers may face delays in receiving or understanding emergency notifications and evacuation orders.

Socially Isolated Individuals: Those with limited social networks may not receive informal warnings or help from neighbors.

Emergency Resources and Planning

Residents should stay informed through local authorities and utilize available planning tools:

Alpine City Emergency Preparedness provides information on the city's Comprehensive Emergency Management Plan.

Lone Peak Fire District serves both Alpine and Highland for fire protection and emergency services.

Utah Wildfire Risk Assessment Portal (UWRAP) allows residents to assess the specific risk to their properties.

Utah Department of Environmental Quality monitors air quality and provides health recommendations during smoke events.

Wildfire Risk to Communities Portal - click on Explore - Enter community name - click on Vulnerable Population Tab

Community Evacuation Plan is attached as Appendix A

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Lone Peak Fire District	Brian Patten, Fire Chief	801-602-6570	bpatten@lonepeakfire.org
Lone Peak Fire District	Jake Beck, Deputy Chief	801-995-5259	jbeck@lonepeakfire.org
Alpine City	Carla Merril, Mayor	801-400-4155	cmerrill@alpineut.gov
Highland City	Brittney Bills, Mayor	801-756-5751	mayor@highlandut.gov
Lone Peak Police	Brian Gwilliam, Police Chief	801-756-9800	bgwilliam@lonepeakpolice.com
Lone Peak Police	Jamie Brooks, Lieutenant	801-756-9800	jbrooks@lonepeakpolice.com
Alpine City	Shane Sorenson, City Administrator	801-420-2962	ssorenson@alpinecity.gov
Highland City	Erin Wells, City Administrator	435-850-2450	ewells@highlandut.gov
Three Falls HOA	Jason Jones, Emergency Manager	801-319-3290	
Lone Peak Fire District	Chris Willden, WL program manager	801-915-4118	cwillden@lonepeakfire.org
Bull River HOA	Brad Walton	801-235-7368	hoahelp@amres.co

Restricting Covenants, Ordinances etc. (Attach as Appendix C) For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.	
Source	**Details**
Wildland-Urban Interface Site Plan/Development Review Guide	Alpine City has adopted a **Wildland-Urban Interface Review Guide** that illustrates key provisions of the Utah Wildland-Urban Interface Code and amendments adopted by the Lone Peak Fire District. This guide is used in site plan and development review to ensure new construction and development in WUI areas meet fire access, vegetation clearance, water supply, and ignition-resistant construction standards under the International Fire Code and Utah WUI provisions. It includes vegetation spacing guidelines, definitions for ignition-resistant materials, and requirements for infrastructure such as fire access routes and signage. Both Alpine and Highland municipal codes adopt and enforce fire code standards relevant to WUI conditions through building permit review, planning and zoning processes, and code enforcement. Alpine's Planning & Zoning Department reviews proposed developments, ensuring compliance with the City's Development Code and WUI criteria during application review. HOA-level **Restrictive Covenants, Conditions, and Restrictions (CC&Rs)** vary by neighborhood and may include requirements related to building materials, fencing, landscaping, and vegetation maintenance. These covenants operate in addition to city code and fire code requirements. Enforcement of CC&Rs is governed by the respective HOA, and consistency across associations varies. The Three Falls HOA is an example of a neighborhood with proactive wildfire mitigation coordination and emergency planning.

Additional detail regarding geographic setting, development patterns, fuel characteristics, and wildfire behavior influences is provided in the Wildfire Risk & Mitigation Technical Report: Supporting Document to the 2026 Lone Peak Fire District CWPP.

Lone Peak Fire District Wildfire Preparedness Plan

PART II:

RISK ASSESSMENT

Community Values at Risk

Define community values that would be threatened by wildfire, (infrastructure, watershed, forest, wildlife and other values) and the conditions of the infrastructure/homes at a broad scale. It is highly encouraged that you consult a local, federal or state entity and/or a wildfire mitigation specialist to assist you. *Forestry, Fire and State Lands contact information*

In 2026, the **Lone Peak Fire Protection District** (LPFPD) faces a "severe" wildfire risk profile, with 100% of properties in the Lone Peak area having some degree of risk over the next 30 years.

Threatened Community Values

Wildfire within the Lone Peak Fire District threatens critical community, environmental, and economic values throughout Alpine and Highland.

• Watershed and Water Security: High-severity wildfire within the Wasatch Front watershed may increase erosion, sediment transport, debris flow potential, and water quality impacts affecting downstream infrastructure and regional water resources.

• Essential Infrastructure: Wildfire may impact utility corridors, communications infrastructure, transportation routes, municipal water systems, and emergency response operations, potentially affecting evacuation and continuity of services.

• Forest Health and Ecosystems: Wildfire may result in loss of vegetation, wildlife habitat impacts, invasive species expansion, and long-term ecological recovery challenges within surrounding wildland areas.

• Economic and Recreational Value: Wildfire threatens residential property, recreation access, trail systems, tourism activity, and community economic stability due to suppression costs, infrastructure impacts, and post-fire recovery requirements.

Expanded consequence analysis and valuation exposure assessment are provided in the Technical Report.

Broad Scale Infrastructure & Home Conditions

The Lone Peak Fire District contains approximately 8,138 homes, many of which are located within the Wildland-Urban Interface (WUI) directly adjacent to steep, fuel-dominated slopes.

Community vulnerabilities include:
• Residential development immediately adjacent to continuous wildland fuels
• Dense structure spacing increasing ember exposure potential
• Limited secondary egress within select hillside neighborhoods
• Narrow or steep access routes affecting apparatus maneuverability

• Vegetation encroachment along evacuation corridors and around structures
• Structure ignition vulnerabilities associated with combustible fencing, decking systems, and ornamental vegetation

Many homes within the district were constructed prior to modern ignition-resistant construction standards and may lack consistent defensible space maintenance.

Transportation corridors, utility infrastructure, municipal water systems, and communications systems may also be vulnerable during large wildfire incidents, particularly during wind-driven events requiring evacuation operations.

Detailed evacuation vulnerability analysis, structural ignition pathway assessment, and operational considerations are provided in the Technical Report.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	$10,307,879,967.00
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:
1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10
You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	2

Lone Peak Fire District Wildfire Preparedness Plan

The Communities At Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated annually through the interagency fuel groups. Input the fields that are reflected on the state list found on our website. ***Communities at Risk Score***

Communities At Risk Score	
Score:	9 (Alpine 11&Highland 7)

Area Fire History			
Month/Year of fire	**Ignition point**	**Ignition source**	**Acres burned**
Quail (2012)	Alpine City	Human(Equipment)	2000
View Point (2020)	US Forest	Human	21
Traverse (2020)	Lehi City	Human(Fireworks)	490
Alpine (2017)	Alpine City	Human(Shooting)	100
Water Tower (2017)	Alpine, City	Human(Shooting)	400

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. Utah Wildfire Risk Assessment Portal (UWRAP)

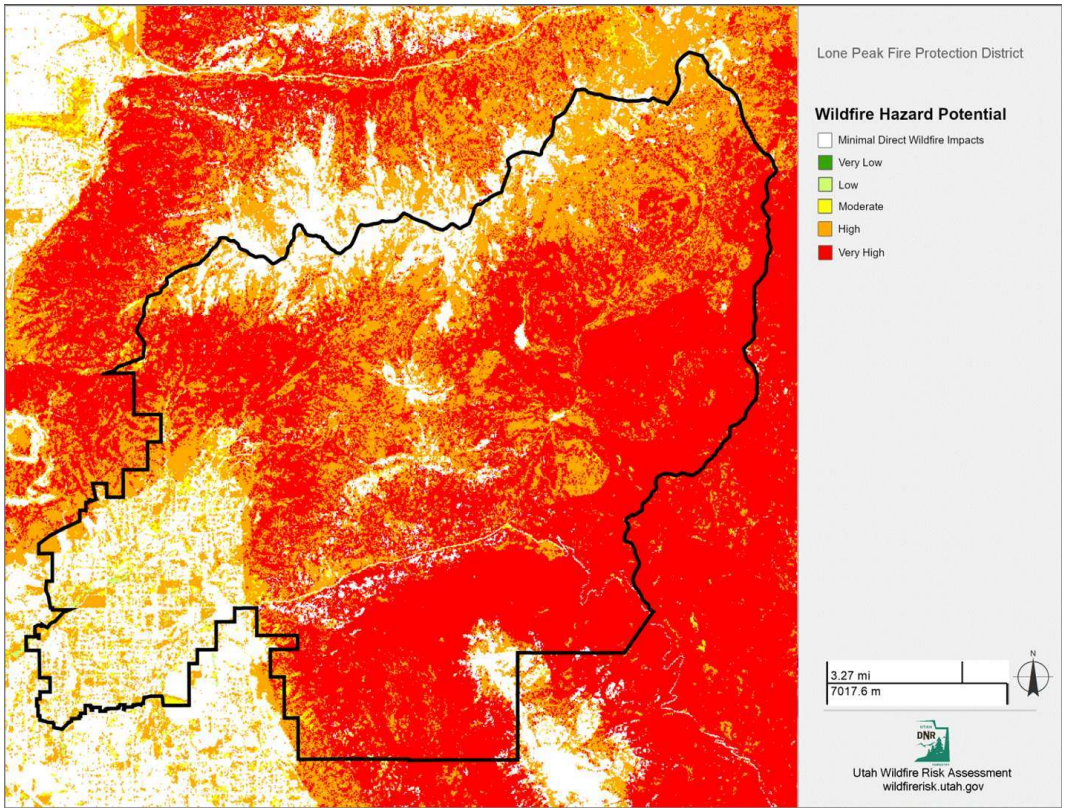
The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. ***Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.***

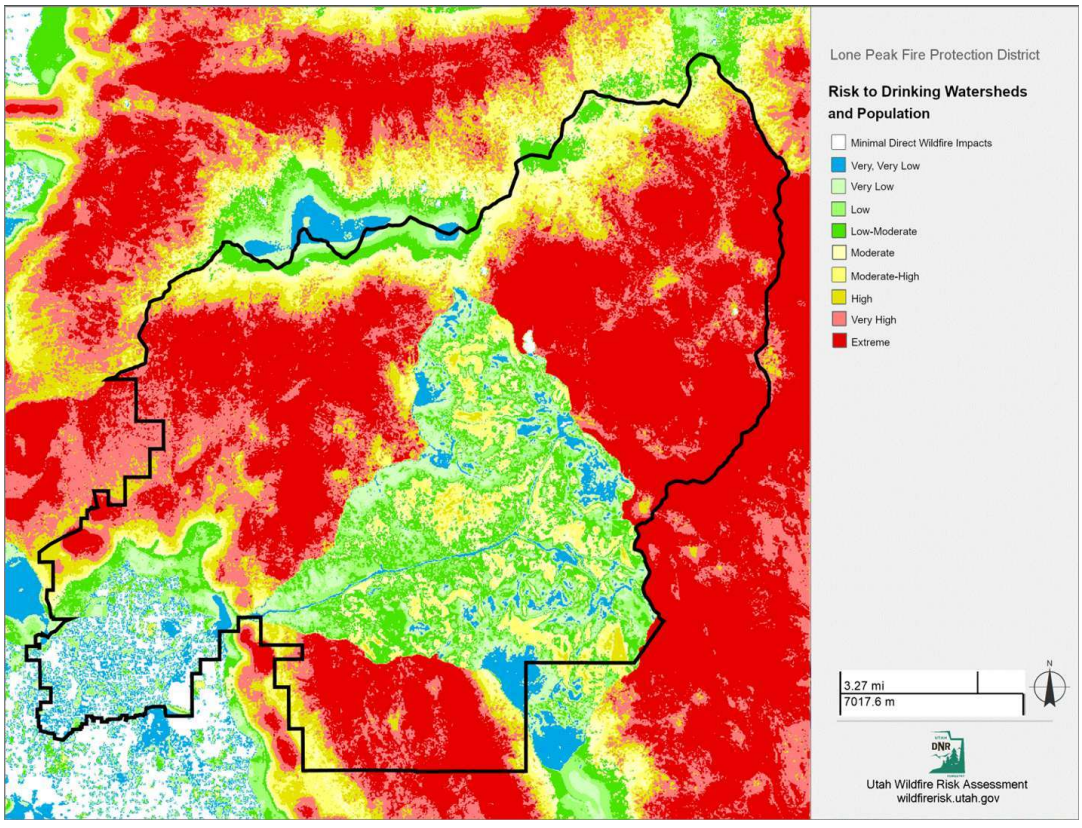
- *Location Specific Ignitions*
- *Water Impacts*
- *Suppression Difficulty*
- *Fire Occurrence Density*
- *Rate of Spread*
- *Fire Effects*

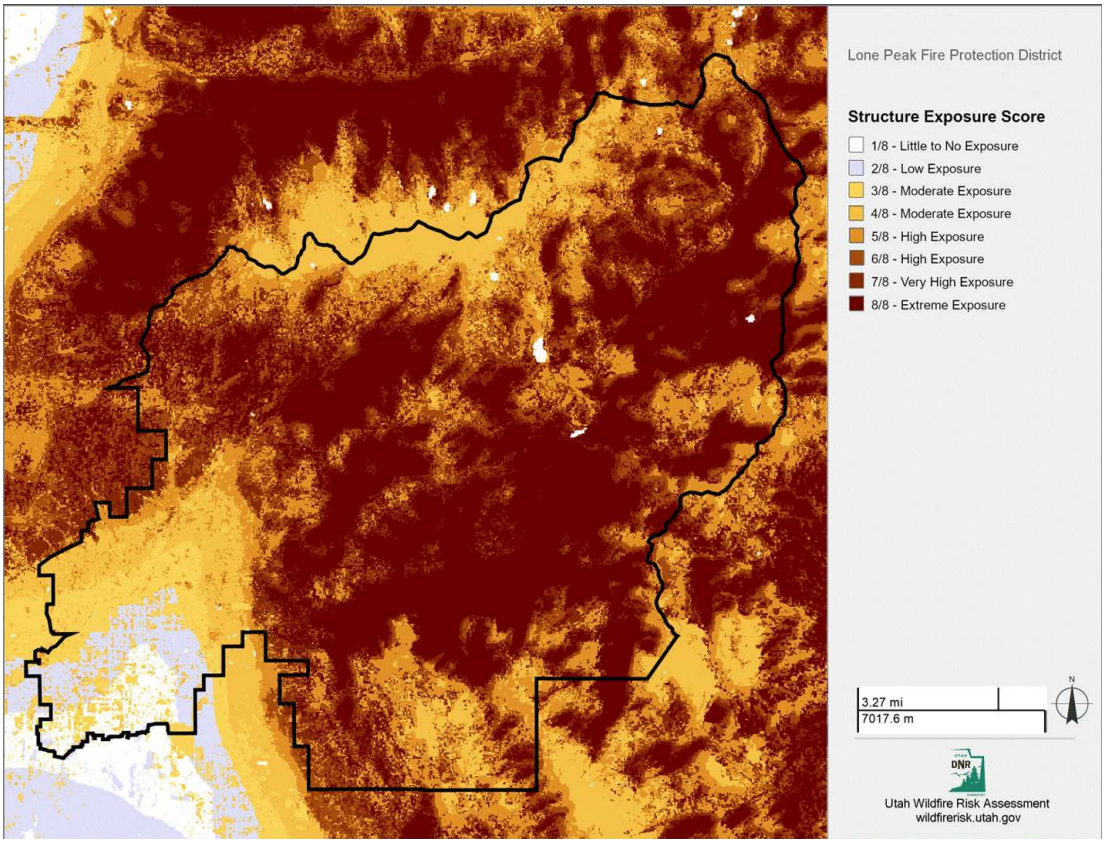
The UWRAP Area of Interest Report can be generated using the Advanced Viewer which you will need a registered account to be able to access.

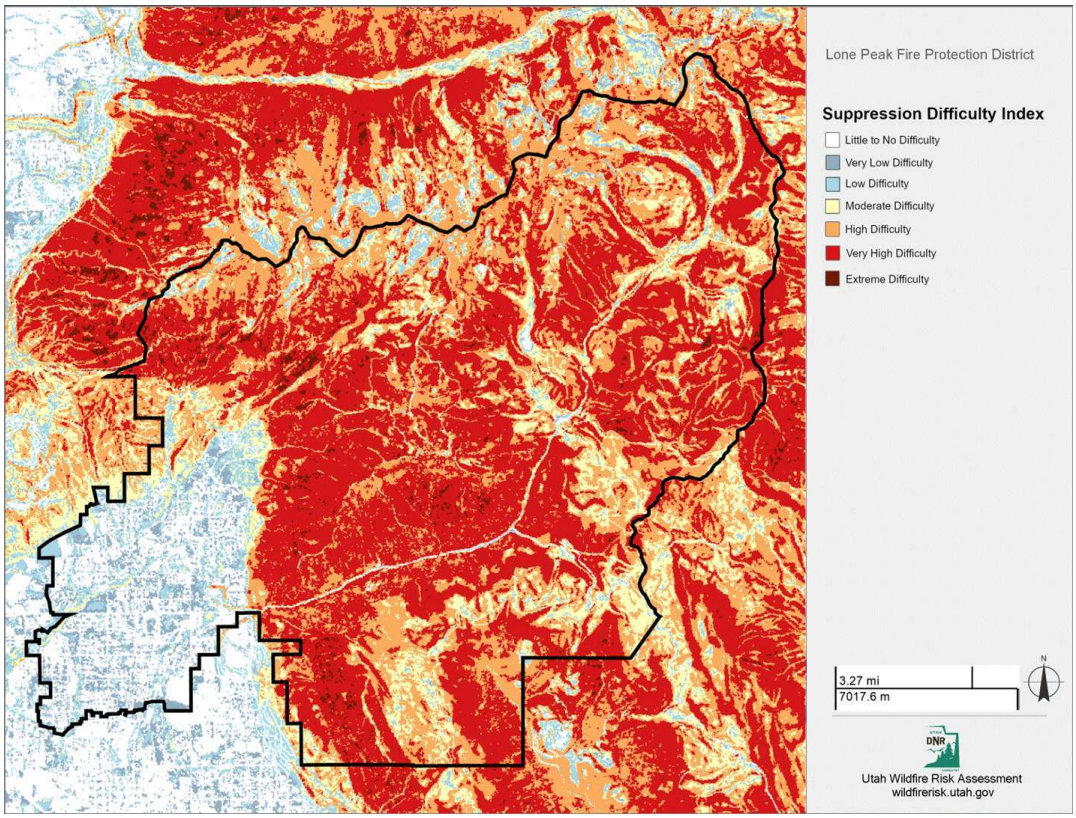
UWRAP Wildfire Threat Basic Viewer

UWRAP user manual


Lone Peak Fire Protection District
Wildfire Hazard Potential
Minimal Direct Wildfire Impacts
Very Low
Low
Moderate
High
Very High
3.27 mi
7017.6 m
N
Utah Wildfire Risk Assessment
wildfirerisk.utah.gov


Lone Peak Fire Protection District
Risk to Drinking Watersheds and Population
Minimal Direct Wildfire Impacts
Very, Very Low
Very Low
Low
Low-Moderate
Moderate
Moderate-High
High
Very High
Extreme
3.27 mi
7017.6 m
N
Utah Wildfire Risk Assessment
wildfirerisk.utah.gov


Lone Peak Fire Protection District
Structure Exposure Score
1/8 - Little to No Exposure
2/8 - Low Exposure
3/8 - Moderate Exposure
4/8 - Moderate Exposure
5/8 - High Exposure
6/8 - High Exposure
7/8 - Very High Exposure
8/8 - Extreme Exposure
3.27 mi
7017.6 m
N
DNR
Utah Wildfire Risk Assessment
wildfirerisk.utah.gov


Lone Peak Fire Protection District
Suppression Difficulty Index
Little to No Difficulty
Very Low Difficulty
Low Difficulty
Moderate Difficulty
High Difficulty
Very High Difficulty
Extreme Difficulty
3.27 mi
7017.6 m
N
DNR
Utah Wildfire Risk Assessment
wildfirerisk.utah.gov

PARTNERSHIPS AND COLLABORATION

In detail, what are the wildfire mitigation priorities for your community? Describe how the community is coordinating with partners and adjoining agencies identified in this document. (This section can be added to as new projects and partners are developed. Community buy-in, and desires to support and move these projects forward, is critical to overall success.)

These priorities are informed by wildfire behavior analysis, hazard modeling, evacuation assessment, and mitigation strategy development presented in the Wildfire Risk & Mitigation Technical Report: Supporting Document to the 2026 Lone Peak Fire District CWPP.

1. Shaded Fuel Break Expansion and Maintenance

Priority

Expand and maintain shaded fuel breaks along high-hazard slopes above residential development, particularly:

- Above the Three Falls neighborhood
- Above Box Elder neighborhood
- Along south-facing Alpine bench slopes
- Ridge-adjacent areas influencing View Point and eastern Highland

An existing shaded fuel break above Three Falls, completed through coordination between Utah Division of Forestry, Fire and State Lands (Utah FFSL) and Utah County, has improved tactical defensibility. However, fuel regrowth and untreated adjacent areas are reducing long-term effectiveness.

Identified Needs

- Expansion of shaded fuel break corridors
- Widening of treatment areas in high ember-production zones
- Ladder fuel reduction
- Establishment of a 3–5 year maintenance cycle
- Long-term vegetation management strategy

Coordination

- **Utah FFSL** – Technical guidance, prescription development, cooperative funding support
- **Utah County** – Coordination for treatment access and potential cost-share
- **U.S. Forest Service** (where applicable) – Adjacent federal land coordination
- **Lone Peak Fire District** – Operational input and prioritization

LPFD will continue annual coordination meetings with Utah FFSL to identify treatment corridors and pursue Community Wildfire Defense Grant (CWDG) or state cooperative funding.

2. Bull River Drainage Fuel Reduction

Priority

Address concentrated ladder fuels and vertical fuel continuity within the Bull River corridor in Highland.

This drainage presents unique hazards including:

- Chimney-aligned fire behavior
- Dense riparian vegetation
- Ember concentration potential
- Limited evacuation redundancy

Identified Needs

- On-site fuel assessment
- Ladder fuel thinning
- Defensible space buffer improvements
- Multi-year phased implementation
- Ongoing monitoring of regrowth

Coordination

- **Utah FFSL** – Technical evaluation and treatment prescription
- **Utah County Fire Warden** – Interagency planning
- **Adjacent Property Owners / HOAs** – Access coordination and community buy-in
- **Lone Peak Fire District** – Oversight and prioritization

Community buy-in is essential for drainage treatment success. LPFD will work directly with affected homeowners and HOA leadership to ensure understanding of the life-safety benefits.

3. Citizen-Led Mitigation Initiatives

In 2025, LPFD provided oversight for four citizen-led mitigation efforts within Alpine and Highland. These projects demonstrated strong community willingness to participate in vegetation management and defensible space improvement.

Identified Needs

- Formalization of annual neighborhood mitigation focus areas
- Structured “chipper day” events
- Tracking of acreage treated
- Integration with Utah Cooperative Wildfire System reporting

Coordination

- **Homeowner Associations (HOAs)** – Organization and outreach
- **Alpine and Highland City Staff** – Public works coordination

- **Utah FFSL** – Technical consultation
- **Lone Peak Fire District** – Project oversight and education

Expansion of these community-driven efforts will significantly reduce ember ignition vulnerability.

4. Ready, Set, Go! and Evacuation Planning

Evacuation complexity is a primary risk driver within LPFD due to:

- Single-access subdivisions
- Narrow roadway segments
- Slope-driven fire behavior
- High residential density

Identified Needs

- GIS-based evacuation zone development
- Pre-designated traffic control points
- Integration with emergency notification systems
- Neighborhood-specific evacuation education
- Identification and evaluation of Temporary Fire Refuge Areas (TFRAs) for use during wildfire incidents where evacuation routes may become compromised or evacuation timelines are insufficient for complete civilian movement

Coordination

- **Utah County Emergency Management** – Notification system integration
- **Lone Peak PD/Utah County Sheriff's Office** – Traffic control planning
- **Alpine & Highland Cities** – Public communication channels
- **Utah FFSL** – Incident coordination support

LPFD completed a wildfire tabletop exercise with stakeholders as part of this CWPP update and will continue biennial exercises to test evacuation coordination.

5. Construction and Ignition Prevention

Human-caused ignitions remain the primary fire occurrence driver in LPFD, including construction-related starts and recreational activity.

Identified Needs

- Seasonal contractor advisories
- Red Flag operational coordination
- Public education campaigns
- Shooting-related wildfire awareness

Coordination

- **Utah County Sheriff's Office** – Shooting enforcement coordination
- **Utah FFSL** – Red Flag condition alignment
- **City Building Departments** – Permit-level wildfire education
- **Lone Peak Fire District** – Public outreach

6. Ongoing Interagency Coordination

Lone Peak Fire District maintains active coordination with:

- Utah Division of Forestry, Fire and State Lands
- Utah County Fire Warden
- Utah County Emergency Management
- U.S. Forest Service (adjacent lands)
- Alpine and Highland municipal leadership
- HOA leadership in high-risk subdivisions

Annual coordination meetings and periodic mitigation planning sessions will continue to evaluate:

- Fuel treatment effectiveness
- Evacuation zone development
- Grant funding opportunities
- Hazard modeling updates

Lone Peak Fire District Wildfire Preparedness Plan

Describe how you have coordinated with partners/adjoining agencies on past projects and fuels treatments (What you have accomplished and who performed the work.)

Past Accomplishments	
Prevention- Activities directed at reducing unplanned, human caused, fire ignitions, including public education, law enforcement, personal contact.	• Developed a CWPP (2021) • Wildfire Tabletop Exercise with Stakeholders (2026) • Wildfire Home Surveys with ALLPS in 2023 of Bull River HOA
Preparedness- Activities that lead to a state of response readiness to contain the effects of wildfire to minimize loss of life, injury, and damage to property. Including access to home/community, combustibility of homes/structures and creating survivable space.	• Chainsaw purchase (2023) • VHF Radio purchases (2023 and 2024) • PPE and shelter purchase (2024) • Type 6 Engine Purchase (2025) • Chainsaw purchase (2025) • Mini Mark pump purchase (2025) • Type ⅓ engine purchase 2025
Mitigation- Actions that are implemented to reduce or eliminate risks to persons, property or natural resources including fuel treatments and reduction.	• Orchard thinning project (On CWS) • Mitigation on Hillside Circle (Alpine, 2025) • Mitigation near Preston Canyon (Alpine, 2025) • Mitigation near Highland Glenn (Highland, 2025) • Mitigation at HOA Tibble Fork Summer homes (2024) • Mitigation at HOA Silver Lake Summer Homes (2024)
Maintenance- The process of preserving actions that have occurred including fuel treatments and reduction.	• Annually review and update CWPP and renew every 5 yrs.

Lone Peak Fire District Wildfire Preparedness Plan

PART III:
RISK REDUCTION GOALS/PROPOSED ACTIONS

Goals of Plan: *Provide a brief statement under the Prevention, Preparedness, Mitigation and Maintenance goals. These should align with the pillars of the National Cohesive Strategy and the Utah Catastrophic Wildfire Reduction Strategy (1. Resilient Landscapes 2. Fire Adapted Communities 3. Wildfire Response).*

Identification of Actions: *Provide detailed project information. These projects/actions should be listed in order of priority, can be mapped/tracked in the Utah Wildfire Risk Assessment (UWRAP) portal https://wildfirerisk.utah.gov/ and should be consistent with a Cooperative Agreement in compliance with the Wildfire Policy if applicable.*

PREVENTION *Activities directed at reducing unplanned, human caused, fire ignitions, including public education, law enforcement, personal contact.*			
Action(s):	**Timeline:**	**Entity or Community Lead:**	**Completion Date:**
PN1: Ready, Set, Go! information outreach	Annually	Fire District	2031
PN2: Defensible space enhancement information outreach	Annually	Fire District	2031
PN3: Construction-related Ignition Reduction	Annually	Fire District	2031
PN4: Law / Fire enforcement patrols on 7/4 & 7/24	Annually	Local LE	2031
PN5: Target Shooting Mitigation	Annually	Fire District/LE	2031
PN6: Fireworks Risk Management	Annually	Fire District	2031
Prevention strategies are based on documented ignition patterns and wildfire occurrence analysis presented in the Technical Report.			

PREPAREDNESS *Activities that lead to a state of response readiness to contain the effects of wildfire to minimize loss of life, injury, and damage to property. Including access to home/community, combustibility of homes/structures and creating survivable space.*			
Action(s):	**Timeline:**	**Entity or Community Lead:**	**Completion Date:**
PN 1: Evacuation Zone Development	2026-2027	LPFD	2031
PN2: Develop Red Flag SOP's	2026-2027	LPFD	2027
PN 3: Multi-Agency Exercises	Annually	LPFD	2031
PN4: Annual WUI evacuation and public preparedness outreach campaign	Annually	LPFD/Alpine City/Highland City	2031
Preparedness actions are informed by evacuation vulnerability analysis, operational assessment, and wildfire response planning considerations detailed in the Technical Report.			

MITIGATION *Actions that are implemented to reduce or eliminate risks to persons, property or natural resources including fuel treatments and reduction.*			
Action(s):	**Timeline:**	**Entity or Community Lead:**	**Completion Date:**
M1: Shaded Fuel Break Expansion (Three Falls Area to East Alpine)	Annually	FFSL/UCFD/LPFD/USFS	2031
M2: Bull River Drainage Treatment	Annually	LPFD/FFSL	2031
M3: Support Citizen-Led Mitigation Program	Annually	LPFD/Alpine City/Highland City/HOAs	2031
M4:		LPFD	
Mitigation priorities identified in this section are based on wildfire hazard assessment, consequence analysis, fuel modeling, and structure exposure evaluation detailed in the Technical Report.			

MAINTENANCE *The process of preserving actions that have occurred including fuel treatments and reduction.*			
Action(s):	**Timeline:**	**Entity or Community Lead:**	**Completion Date:**
Annually update CWPP goals and priorities with maps	Annually	LPFD/FFSL / County Fire Warden	2031
Review all mitigation projects	Annually	LPFD / FFSL	2031
Long-term maintenance considerations, treatment lifecycle planning, and fuel treatment sustainability concepts are further detailed in the Technical Report.			

PART IV:
CONTACTS

Community Planning Committee - Member List			
The contacts in this part identify community resources that can be used to complete the goals of the plan.			
Name	**Affiliation**	**Phone Number**	**E-mail**
Brian Patten	Lone Peak Fire District	(801) 602-6570	bpatten@lonepeakfire.org
Jake Beck	Lone Peak Fire District	(801)995-5259	jbeck@lonepeakfire.org
Chris Willden	Lone Peak Fire District	(801)915-4118	cwillden@lonepeakfire.org
Mike Swinsick	WFA WUI Specialist	(801)678-1655	mswinsick@utah.gov
Garrett Nielsen	Utah County Fire Warden	(385)290-0670	glnielsen@utah.gov
Chris Jensen	Utah County Fire	(801)310-0350	chrisjen@utahcounty.gov
Jason Jones	Three Falls HOA	(801)319-3290	saltcityrescue@gmail.com
Guy Wilson	USFS UWC NF	(801)360-0802	guy.wilson@usda.gov
Brian Gwilliam	Lone Peak Police	(801)756-9800	bgwilliam@lonepeakpolice.com
Jamie Brooks	Lone Peak Police	(801)756-9800	jbrooks@lonepeakpolice.com

Key Stakeholder Contacts				
Individuals who live/work in the community, tribe(s), entities that manage infrastructure, schools and other public facilities, those who provide emergency response (fire/police, etc.), land managers (federal, such as U.S. Forest Service (USFS) and U.S. Department of the Interior (DOI), and state and local representatives, etc.), 4-H groups, faith-based groups, resource conservation districts, media and anyone who is interested/or would be affected by a wildfire emergency.				
Organization	**Title**	**Contact Person**	**Phone Number**	**E-mail**
Utah County Emergency Management	Emergency Manager	Peter Quittner	801-851-8600	emergencymanagement@utahcounty.gov
Alpine School District	Safety & Security	Joe Hayes	801-610-8400	physicalfacilities@alpinedistrict.org
LDS Church	Facilities Management	N/A	801-370-6890	N/A
American Fork Water Users Association	Manager	Ernest John	801-380-3878	erniej50@gmail.com

Utilities				
Those who manage utilities: power, gas and phone services (cell towers).				
Organization	**Title**	**Contact Person**	**Phone Number**	**E-mail**
RMP	Emergency Line	General Support	1(888)221-7070	customercare@rockymountainpower.net
Enbridge	Gas Emergencies	General Support	1(800)323-5517	(website contact form)
Alpine City Pub Works	Manager	Landon Wallace	(801)420-3126	
Highland City Public Works	Manager	Jeff Murdoch	(801)851-8600	

Lone Peak Fire District Wildfire Preparedness Plan

APPENDIX

Appendix A: Community Wildfire Evacuation Plan

Narrative: The Lone Peak Fire District Community Wildfire Evacuation Plan provides a framework for coordinated evacuation planning during wildfire incidents affecting Alpine City and Highland City.

Wildfire evacuation within LPFD presents unique challenges due to steep topography, high-density WUI development, limited roadway redundancy, and slope-driven fire behavior.

This appendix should be used in conjunction with Section 10.3.5 – Community Wildfire Evacuation Coordination Framework and the evacuation vulnerability analysis (Section 7.0) contained within the Wildfire Risk & Mitigation Technical Report: Supporting Document to the 2026 Lone Peak Fire District CWPP.

The evacuation framework addresses:

- Incident coordination and Unified Command
- Emergency communications and public notification
- Traffic control and evacuation movement planning
- Evacuation considerations for vulnerable populations
- Ready, Set, Go! public preparedness integration
- Continued evacuation-focused exercises and planning

High-priority evacuation planning areas identified within the CWPP include Three Falls, Box Elder, Bull River, and View Point.

Additional evacuation maps, zone development, and operational guidance may be incorporated into this appendix as planning efforts continue.

Appendix B: (*Optional) Community Smoke Mitigation Plan

Narrative: This plan will be used by the community to address what strategies can be followed to keep the community safe in the event the air quality downgrades to unhealthy levels due to smoke caused by wildfires. The strategies can include, but are not limited to: 1) Understanding the vulnerable demographics within the community, 2) Strategy on how to inform community members of wildland fire smoke risks. 3) Strategy on how communities/community members can prepare for low air quality days e.g.: Designating a clean room in the house where air is filtered or having an air filtration plan for the whole building/house, creating a clean air space in the community, addressing air filtration in schools, attaining a cache of air filters to loan out to vulnerable populations etc. Smoke Ready Resources can be found here, Community Fire Planning

Insert plan link here

Appendix C: Restricting Covenants and Ordinances

Wildland-Urban Interface Site Plan/Development Review Guide | Alpine, UT = WUI code for both Highland and Alpine City

Appendix D: UWRAP Report

Narrative: Here is the link to the UWRAP Risk Summary Report generated 1/14/2026

Appendix E: Wildfire Risk & Mitigation Technical Report

Narrative: The Wildfire Risk & Mitigation Technical Report: Supporting Document to the 2026 Lone Peak Fire District CWPP provides expanded technical analysis supporting this Community Wildfire Protection Plan.

The Technical Report includes:
- Wildfire behavior analysis
- Hazard and consequence modeling
- Evacuation and access vulnerability assessment
- Structural ignition pathway evaluation
- Fuel treatment strategy development
- Mitigation prioritization
- Long-term maintenance considerations

This document is incorporated by reference into the CWPP and serves as the primary technical analysis supporting wildfire planning and mitigation efforts within Lone Peak Fire District. Here is the link to the Wildfire Risk & Mitigation Technical Report.

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Public Hearing - Public hearing with respect to the issuance of sales tax revenue bonds for the fire station addition**

FOR CONSIDERATION ON: **August 26, 2026**

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: **Hold a public hearing with respect to the issuance of sales tax revenue bonds for the fire station addition.**

BACKGROUND INFORMATION:

The fire station addition and community center project is under construction. A portion of the project was planned to be funded through cash reserves and donations, with the balance being funded by a sales tax revenue bond. The city council adopted parameters Resolution R2026-26 at the June 9, 2026, city council meeting. Holding a public hearing is one of the last steps in the process prior to finalizing the issuance of the bond. A calendar of events has been included in the packet.

STAFF RECOMMENDATION

Hold a public hearing with respect to the issuance of sales tax bonds for the fire station addition.

SAMPLE MOTION TO APPROVE:
No action is needed.

CITY OF ALPINE, UT

CALENDAR OF EVENTS

$2,000,000* Sales Tax Revenue Bonds, Series 2026

as of August 18, 2026

July

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Day	Date	Event	Responsibility
Thursday	June 4	Bond Counsel distributes draft Delegating Parameters Resolution to the working group.	BC
Tuesday	June 9	Regular City Council meeting to consider Adoption of Parameters Resolution.	ALL
Thursday	July 10	"Notice of Bonds to be Issued" and "Notice of Public Hearing" is posted to the Utah Public Meeting Notice Website and City website.	CR
Friday	August 14	Request for bids are sent to investment community.	CA
Sunday	August 9	30-day contest period ends.	
Tuesday	August 25	Public Hearing	CC,M, CA, CT, CR
Thursday	August 27	Request for bids are due.	P
Thursday	August 27	Sign bond purchase acceptance agreement.	M
Wednesday	September 2	Closing documents are delivered to the working group.	BC
Wednesday	September 9	Closing: Delivery of Funds. (11:00 am MDT)	ALL

LEGEND

BC	Bond Counsel.....	Brandon Johnson
CA	City Administrator.....	Shane Sorensen
CC	City Council.....	Members of the Alpine City Council
CR	City Recorder.....	DeAnn Parry
CT	City Treasurer.....	Carolyn Riley
MA	Mayor.....	Mayor Carla Merrill
M	Municipal Advisor.....	Zions Public Finance
P	Purchaser.....	TBD

*Preliminary, subject to change.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Approval of Exterior Building Materials for Fire Station

FOR CONSIDERATION ON: August 26, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review and approve exterior building materials for the fire station.

BACKGROUND INFORMATION:

In our weekly fire station progress meeting on August 20, SIRQ requested approval of the brick and CMU materials for the fire station. They indicated they are currently seeing a 12-16 week delivery for brick materials, depending on the specific brick. The CMU material has a shorter delivery time. This material is less critical since it will be painted. The current schedule shows installation of the CMU material on September 10 and the brick on November 10.

SIRQ, in cooperation with Babcock Design, will provide actual samples of the exterior building materials prior to the city council meeting and is asking for approval at this meeting to keep the project on schedule.

STAFF RECOMMENDATION

Review and consider approval of exterior building materials for the fire station project.

SAMPLE MOTION TO APPROVE:
I move to approve (*list specific building materials*) for the fire station project.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:
I move to approve (*list specific building materials*) for the fire station project, with the following conditions/changes:

- **insert finding**

ALPINE CITY COUNCIL AGENDA

SUBJECT: Approval of Sculpture Garden Planting, Irrigation and Lighting Plans

FOR CONSIDERATION ON: August 26, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: **Review and consider approval of the Sculpture Garden Planting, Irrigation and Lighting Plans.**

BACKGROUND INFORMATION:

The Heritage Arts Foundation has prepared planting, irrigation and lighting plans for the proposed sculpture garden project the review and approval of the city council. There will be some minor changes required to the plans due to some conflicts. Following is a list of known issues:

- There is an outside utility closet at city hall which has concrete flatwork in front of it. The plan shows trees being planted in this area. Addressing this item would be a minor change.
- The plans show landscaping where the generator and dumpster enclosure for the fire station are located.

Bob Hanson with the Heritage Arts Foundation will be present at the meeting and will provide a brief presentation. Included in the packet are the plans referenced above.

There are still other items that will be presented to the city council for approval in the future such as donor recognition policies, some type of agreement outlining the responsibilities of each party during and after construction and potentially other related items.

STAFF RECOMMENDATION

Review and consider approval of the proposed planting, irrigation and lighting plan for the sculpture garden project. It is recommended that any minor changes to the plans be subject to staff approval and that any more major changes be subject to city council approval.

SAMPLE MOTION TO APPROVE:
I move to approve the sculpture garden planting, irrigation and lighting plan.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:
I move to approve the sculpture garden planting, irrigation and lighting plan, with the following conditions/changes:

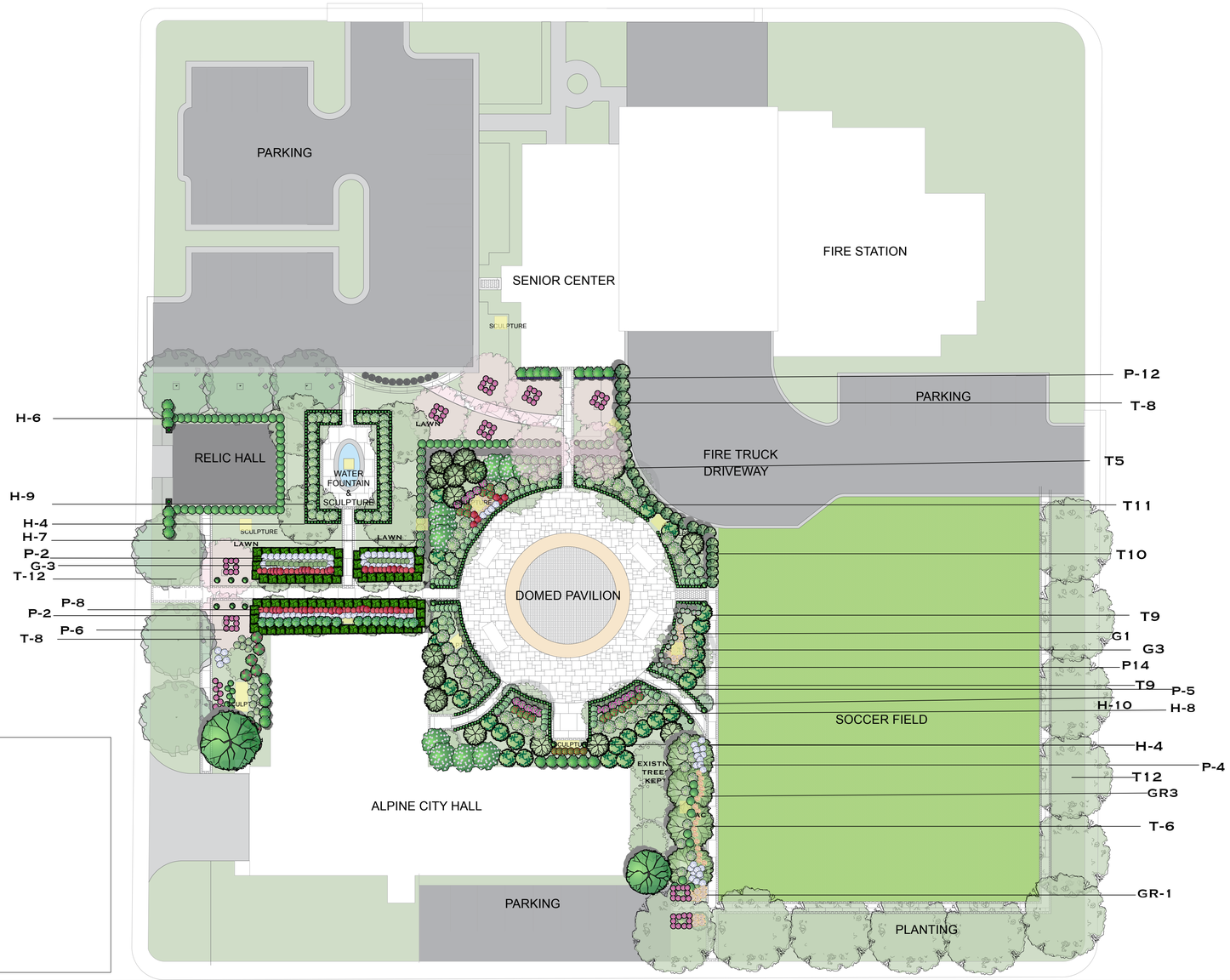
- **insert finding**

SAMPLE MOTION TO TABLE/DENY:
I move to table/deny the approval of the proposed plans based on the following:

- (insert finding)

ALPINE HISTORIC SQUARE

ART AND SCULPTURE GARDEN IN ALPINE CITY CENTER



PLANT IDENTIFICATION LIST

PERENNIALS
P1- ALLIUM
P2- SALVIA CARDONNA
P3- CORIOPSIS RED
P4- GERANIUM BROOKSIDE
P-5- PEONIA RED CHARM
P-6- LAVENDULA PHENOMEINAL
P-7- CALLIRHOE ORIENTAL POPPIES
P-8- ERYNGIUM SEA HOLLY
P-9- CLIMATIS JACKMOG-INII
P-10- ACHOMILA MOLLIS
P-11- IRIS GERMANICA SUGAR BLUES - BEVERLY SILLS
P-12- HELLEBORE
P-13- STACHY LAMBS EAR
P-14 ECHINACEA POW WOW PINK

GRASS
GR-1 BLUE OAT GRASS HELICTOTRICHON
GR-2 MISCANTHUS SINENSIS
GR-3 PENNISETUM RED HEAD

CONIFEROUS TREES
T-1 UNPERUS SCOPULORUM TAYLOR
T-2 UNIPERUS SCOPULORUM
T-3 SKY ROCKET
T-4 BLUE ATLAS CEDAR

DECIDUOUS TREES
T-5 AMALANCHIER SP
T-5 CATALPA UMBRELLA
T-6 CRATAEGUS LAVELLE ROSACEA - ROSE
T-7 GINKO BILOBA
T-8 PRUNUS VIRGINIA
T-9 MALUS LOUISA X 10
T-10 ZELCOVA (green vase) X 10
T-11 CARPINUS BETULAS FASTIGIATA X 20
T-12 TILIA CORDADA - (Little Leaf linden)
T-
SHRUBS
H-1 JUNIPERUS
H-2 COTONEASTER PEKING
H-3 LIGUSTRUM CHEYENNE OR LODENSE
H-4. BUXUS GREEN MOUNTAIN
H-5 PRUNUS LAUROERASUS
H-6 VIBURNIUM CARLESII
H-7 SYRINGIA X 14
H-8 HIBISCUS ROSE OD SHARON PINK SHIFFON
H-9 HYDRANGEA FIRELIGHT OR LIMELIGHT
H-10 ROSA DAVID AUSTIN (tess of the d'urbervilles)
GROUND COVER
G-1 VINCA MINOR_
G-2 SEEDUM SPECTIBLES
G-3 THYME ELFIN
G-4CREASTIUM SNOW IN SUMMER

AC - ANNUAL COLOR

NOTES

STONE PATHWAYS

4' STONE WALL

SCULPTURE

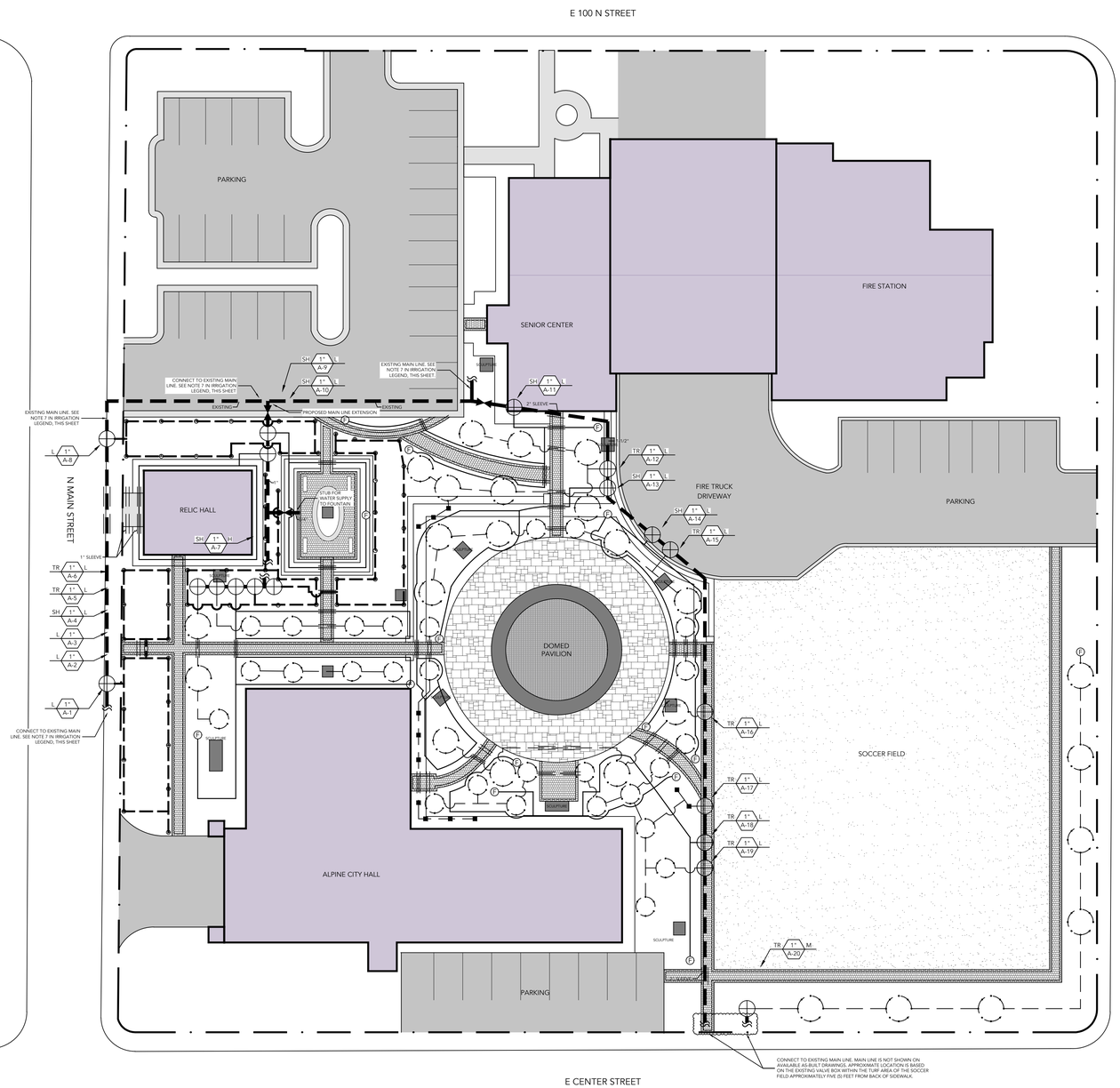
BENCH

TRELLISES LANDSCAPE DESIGN
EMILY WAYMENT
801-718-2612

SCALE 1" -10'

Alpine Landscape
PLANTING PLAN
JULY 2023

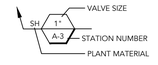
REVISION 12



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	SIZE
	REMOTE CONTROL VALVE CONTROL ZONE KIT	RAINBIRD	XCZPGA-100-PRF	1"
	PVC MAINLINE	-		
	PVC LATERAL LINE	-	CLASS 200	3/4"
	PVC LATERAL LINE (TREE)	-	CLASS 200	3/4"
	SLEEVE UNDER PAVED AREAS	-	SCHEDULE 40	SEE SLEEVING SCHEDULE
	SPRAY HEADS	RAINBIRD	1800 SERIES	6" RISER
	GATE VALVE	SPEARS	2000 SERIES	SIZE TO LINE
F	HARDIE BLUE LINE TUBING/ TORO EZ DRIP TUBING - 3/4" DIA. REFER TO DRIP EMITTER LEGEND. INSTALL FLUSH CAP IN EMITTER BOX. JUNCTION BETWEEN LATERAL LINE AND DRIP TUBING WITH COMPRESSION FITTING			
B	BACKFLOW PREVENTION DEVICE	FEBCO	765 PVB BACKFLOW PREVENTER	SIZE TO LINE
V	MASTER VALVE	RAINBIRD	XCZ-100-PRB-LC	1"
C	IRRIGATION SMART CONTROLLER	RAINBIRD	ESP-ME3-LNK2WIFI	22 ZONE WALL MOUNT
M	IRRIGATION METER	-	-	SEE CIVIL DRAWINGS

VALVE ID



SH = SHRUB
TR = TREE
T = TURF GRASS
P = PALM

EMITTER SCHEDULE

TREES			
	36" - 48" BOX	8 GPM	8 - 12 EVENLY SPACED
	24" BOX	8 GPM	8 - 12 EVENLY SPACED
	15 - GAL	8 GPM	6 - 8 EVENLY SPACED
SHRUBS			
	5 - GAL	2 GPM	2
	5 - GAL VERY LOW WATER USERS	1 GPM	2
	1 - GAL	1 GPM	2

IRRIGATION NOTES

1. THE IRRIGATION PLAN IS DRAWN FOR GRAPHIC CLARITY, WHERE PIPING AND VALVES ARE SHOWN IN CONCRETE AREAS, THE INTENT IS FOR THE PIPING AND VALVES TO BE PLACED IN THE ADJACENT PLANTING AREAS, EXCEPT WHERE SLEEVES ARE REQUIRED.
2. PLACE VALVE BOXES IN PLANTING AREAS WHERE POSSIBLE. VALVE SYMBOLS ARE SHOWN FOR GRAPHIC PURPOSES. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS INCLUDING COMPONENTS TO REMAIN (IF ANY) AND POINT(S) OF CONNECTION.
3. DRIP IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM OF 400 GPH PER PRESSURE REGULATOR.
4. VALVE BOXES TO BE EMBOSSED WITH CONTROLLER LETTER AND STATION (EXAMPLES: STATION = A3, QUICK COUPLER = QC) LETTER AND STATION IDENTIFICATION SHALL BE 2 INCH HIGH MIN. VALVE BOXES SHALL BE TAN IN COLOR. VALVE BOXES TO BE LOCATED IN PLANTING BEDS ONLY.
5. TEST THE SYSTEM FOR LEAKS, BREAKS OR MISSING EMITTER HEADS PRIOR TO SCHEDULING PUNCH LIST WALK-THROUGH.
6. THE IRRIGATION SYSTEM IS DESIGNED FOR EFFICIENCY AND TO SUPPORT THE TREES AND PLANTS AS SPECIFIED. DO NOT REDUCE THE NUMBER OF VALVES. DO NOT CONNECT SHRUBS — NO MATTER HOW FEW — TO THE SAME LINE AS TREES. BEFORE MAKING SUBSTANTIAL MODIFICATIONS TO THE SYSTEM, CONSULT WITH THE LANDSCAPE ARCHITECT.
7. THE MAIN LINE NOTED AS "EXISTING" IS BASED ON THE IRRIGATION DESIGN AS-BUILT DRAWING BY SPRINKLER SUPPLY CO DATED JANUARY 25, 2000.
8. INSPECT AND TEST THE BACKFLOW PREVENTION DEVICE PRIOR TO PROCEEDING WITH INSTALLATION. IF THE DEVICE SHOWS VISIBLE SIGNS OF DAMAGE OR LEAKAGE, REPLACE BACKFLOW PREVENTION DEVICE. IT IS RECOMMENDED THAT THE BACKFLOW PREVENTION DEVICE BE REPLACED IF IT IS MORE THAN 25 YEARS OLD.

ISSUED FOR REVIEW

00 20 40 80
SCALE: 1" = 20'

TRELLISES
LANDSCAPE DESIGN

TRELLISES
Landscape Design

EMILY WAYMENT
(801) 718-2612

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IRRIGATION PLAN

ALPINE CITY PARK
20 N MAIN STREET, ALPINE CITY, UT 84004

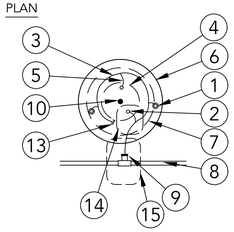
REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	...
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

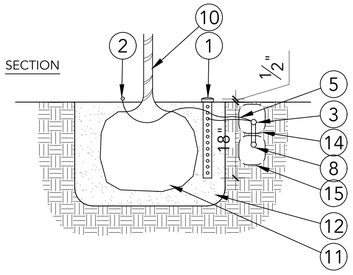
L406
SHEET 6 OF 10

G DRIP EMITTER FOR TREE
SCALE: 3"=1'-0"

PLAN



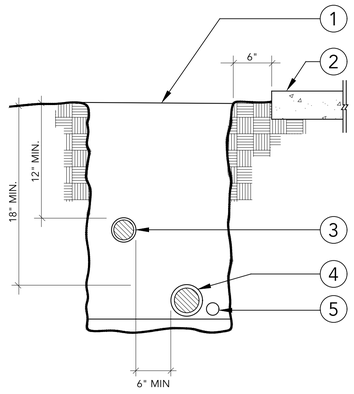
SECTION



LEGEND

1. 4"x18" PERFORATED PVC PIPE WITH FLAT GRATE FILLED WITH 3/4" GRAVEL AND WRAPPED WITH A GEOSYNTHETIC FILTER FABRIC (BY ADS). USE NDS 4" ROUND GRATE AND INSTALL 1/2" ABOVE FINISH GRADE. GRATE COLOR TO BE TAN IN PLANTING BEDS, EXTEND 1/4" VINYL DISTRIBUTION TUBING TO A MIN. 12" LENGTH INSIDE PIPE.
2. SINGLE OUTLET EMITTER: RAINBIRD XERI-BUG EMITTER. REFER TO DRIP EMITTER SCHEDULE FOR MODEL# AND QUANTITY. PLACE EMITTERS WITHIN THE DRIPLINE OF TREE AND A MIN. OF 6" AWAY FROM THE TREE TRUNK.
3. PE PIPE: RAINBIRD XERI-TUBE #XT-700.
4. EDGE OF ROOTBALL.
5. 1/4" VINYL DISTRIBUTION TUBING: RAINBIRD #DT-025, 72" MAX. LENGTH.
6. TREE DRIPLINE EDGE PER PLAN.
7. EDGE OF PLANTING PIT.
8. PVC LATERAL PIPE.
9. PVC PIPE TO DRIP TUBING COMPRESSION FITTING ADAPTER.
10. TREE TRUNK.
11. ROOTBALL.
12. BACKFILL MATERIAL PER PLANTING PLAN AND DETAIL.
13. COMPRESSION FLUSH CAP: RAINBIRD #CF-21, INSTALL IN SUBTERRANEAN EMITTER BOX: RAINBIRD #SEB-6X.
14. SEE 'EMITTER TO CONNECTION TO XERI-TUBE' DETAIL.
15. SEE 'PVC TO TUBING CONNECTION' DETAIL.

D TRENCHING
SCALE: NTS

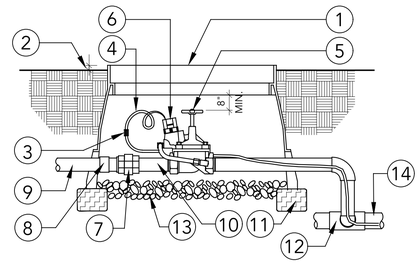


LEGEND

1. SATURATE AND COMPACT BACKFILL PER SOILS REPORT.
2. FINISH SURFACE.
3. NON-PRESSURE LATERAL LINE.
4. PRESSURE MAIN LINE.
5. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES, BUNDLE AT 15' O.C. HARD WIRE AT CONTROLLER.

NOTE: REFER TO SLEEVING DETAIL FOR TRENCHING IN PAVED AREAS.

A REMOTE CONTROL VALVE
SCALE: NTS



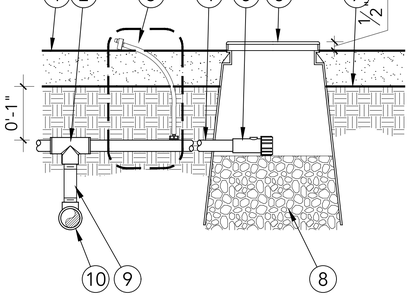
LEGEND

1. PLASTIC VALVE BOX WITH LOCKING COVER WITH 2" SIZE BRANDING.
2. 1" IN TURF AREAS, 2" IN SHRUB AREAS.
3. APPROVED WIRE CONNECTORS.
4. CONTROL WIRES, BUNDLE AND TAPE (W/24"MIN. EXTRA WIRE).
5. REMOTE CONTROL VALVE.
6. SOLENOID.
7. PVC SCH 80 UNION.
8. PVC SCH 40 FEMALE ADAPTER.
9. PVC NON-PRESSURE PIPE.
10. PVC SCH 80 NIPPLE(LENGTH AS REQUIRED).
11. 2X4 BRICK OR CONCRETE BLOCKING.
12. PVC SCH 40 TEE (SxSxS) OR ELL (SxS) ON MAINLINE.
13. 4" MIN. OF PEA GRAVEL.
14. PVC PRESSURE PIPE.

NOTE

a. COLOR OF VALVE BOX SHALL BE GREEN IN ALL TURF AREAS AND TAN IN ALL AREAS WITH MULCH OR ROCK MULCH.

H PVC TO TUBING CONNECTION
SCALE: 3"=1'-0"



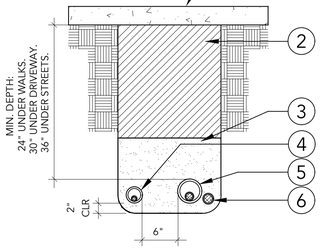
LEGEND

1. TOP OF ROCK MULCH OR D.G., SEE PLANTING PLANS FOR TYPE.
2. COMPRESSION x 1/2" FPT FITTING: RAINBIRD #CF-12 OR CF-13.
3. SEE ADDITIONAL DETAIL: "O" 'EMITTER CONNECTION TO XERI-TUBE'
4. PE PIPE: RAINBIRD XERI-TUBE #XT-700.
5. COMPRESSION FLUSH CAP: RAINBIRD #CF-21.
6. SUBTERRANEAN EMITTER BOX: RAINBIRD #SEB-6X. WITH TAN BOX COVER
7. FINISH GRADE.
8. 3" MIN. DEPTH OF PEA GRAVEL.
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED) AND FITTING.
10. PVC CLASS 200 LATERAL PIPE.

NOTES

a. USE RAINBIRD XM-TOOL TO INSERT EMITTER DIRECTLY INTO XERI-TUBE.
b. SEE 'EMITTER CONNECTION TO XERI-TUBE' DETAIL FOR MORE INFORMATION.

E SLEEVING
SCALE: NTS



LEGEND

1. HARDSCAPE SURFACE.
2. CLEAN BACKFILL AS REQUIRED, TO BE SET IN 6" LIFTS. REFER TO SPECIFICATIONS FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS.
3. CLEAN SAND.
4. LATERAL LINE WITH SLEEVE.
5. PRESSURE MAIN LINE WITH SLEEVE.
6. CONTROL WIRES & COMPUTER HARDWARE WIRE SLEEVE.

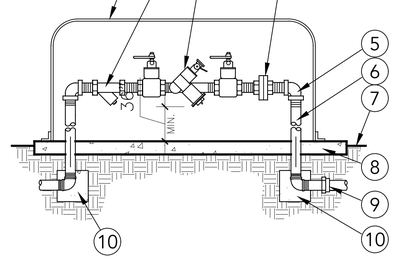
NOTES:

1. ALL SLEEVES TO BE PVC. SCH. 40 AND TWICE THE DIA. OF THE WORKING PIPE.

2. ALL SLEEVES TO RUN A MIN. OF 12" BEYOND HARDSCAPE EDGES.

3. CLEAN BACKFILL MAY BE SUBSTITUTED FOR SAND UNDER WALKS AND DRIVES.

B BACKFLOW PREVENTER W/ ENCLOSURE
SCALE: NTS



LEGEND

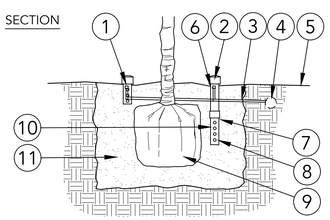
1. OPTIONAL INSULATED FIBERGLASS BACKFLOW ENCLOSURE BY AMERICAN BACKFLOW PRODUCTS, INC. (800) 575-9618 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. LINE SIZE WYE STRAINER.
3. REDUCED PRESSURE BACKFLOW DEVICE WITH (2) BALL VALVES, SEE IRRIGATION LEGEND.
4. BRASS UNION.
5. BRASS ELL (TYP.)
6. BRASS NIPPLE (TYP.)
7. FINISH GRADE OR ROCK MULCH.
8. CONCRETE SLAB, IF REQUIRED. SEE BELOW.
9. PVC MALE ADAPTER.
10. 1 CU. FT. CONCRETE THRUST BLOCKS (TYP.). WRAP PIPES WITH 10 MIL. TAPE. SATURATE AND COMPACT SUB-GRADE TO 90% PRIOR TO POUR.

NOTES

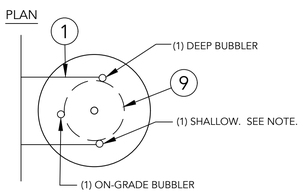
a. IF WYE STRAINER OR PRESSURE REGULATOR IS SPECIFIED, INSTALL ON EITHER THE HORIZONTAL PIPING OR ON THE DOWNSTREAM LEG AS SPACE PERMITS.
b. CONCRETE SLAB SHALL BE MINIMUM 4" THICK, 18" WIDE AND EXTEND AT LEAST 8" PAST THE BACKFLOW ASSEMBLY PIPING. THE CONCRETE SLAB SHALL BE THE SIZE REQUIRED BY THE MANUFACTURER.

I BUBBLERS - PALM AND LARGE TREES
SCALE: 3"=1'-0"

SECTION



PLAN



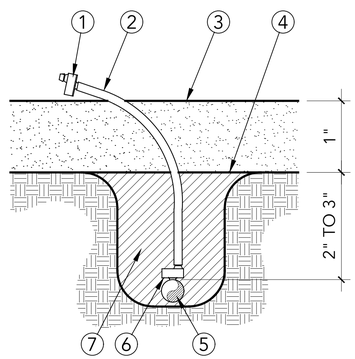
LEGEND

1. BUBBLER HEAD PER LEGEND. INSTALL ON 1/2" PVC SCH 80 RISER.
2. WILKENS #940, 950 OR EQUAL - 4" FLAT GRATE. COLOR TAN. INSTALL GRATE 1/2" ABOVE FINISH GRADE.
3. CLASS 200 PVC LATERAL TO BUBBLER HEAD.
4. CLASS 200 LATERAL FROM VALVE.
5. FINISH GRADE.
6. FLOOD BUBBLER HEAD- SEE PALM BUBBLER SCHEDULE.
7. PVC COUPLING.
8. PERFORATED S&D PVC PIPE.
9. ROOT BALL.
10. 4" X ROOT BALL DEPTH LESS 18", PERFORATED PVC - FILL PERFORATED SECTION WITH 3/4" CRUSHED GRAVEL.
11. BACKFILL MATERIAL.

NOTES

a. ADD (1) SHALLOW BUBBLER IF DATE PALM IS REQUIRED. REFER TO PALM SCHEDULE.
b. ELIMINATE SHALLOW PIPES IF ROOT BALL IS SET WITHIN 6" OF FINISH GRADE AND INSTALL SHALLOW EMITTERS ON GRADE.

F EMITTER CONNECTION TO XERI-TUBE
SCALE: 6"=1'-0"



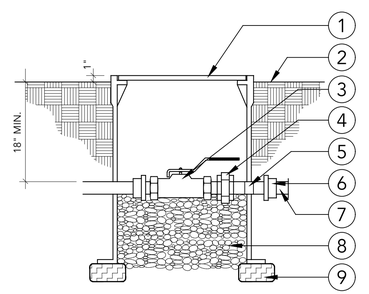
LEGEND

1. SINGLE OUTLET EMITTER: RAINBIRD XERI-BUG EMITTER. REFER TO DRIP EMITTER SCHEDULE FOR MODEL NUMBER AND QUANTITY. PLACE EMITTERS WITHIN THE DRIP LINE OF PLANT MATERIAL AND A MIN. OF 6" AWAY FROM THE PLANT CROWN.
2. 1/4" VINYL DISTRIBUTION TUBING.
3. TOP OF ROCK MULCH OR D.G., SEE PLANTING PLANS FOR TYPE.
4. TOP OF NATURAL GRADE.
5. PE PIPE: RAINBIRD XERI-TUBE #XT-700.
6. 1/4" SELF-PIERCING BARB CONNECTOR: RAINBIRD #SPB-025.
7. NATIVE BACKFILL. CLEAN, NO ROCKS OVER 1"

NOTES

a. USE RAINBIRD XM-TOOL TO INSERT CONNECTOR DIRECTLY INTO XERI-TUBE.

C BALL VALVE
SCALE: NTS



LEGEND

1. ROUND PLASTIC VALVE BOX, W/ LOCKING COVER WITH BRANDING.
2. FINISH GRADE.
3. BRASS BALL VALVE. SEE IRRIGATION LEGEND.
4. BRASS UNION.
5. BRASS NIPPLE, TYP.
6. PVC ADAPTER.
7. PVC MAINLINE.
8. 1 CU. FT. PEA GRAVEL.
9. 2" X 4" BRICK OR CONCRETE BLOCKING

NOTE

a. COLOR OF VALVE BOX SHALL BE GREEN IN ALL TURF AREAS AND TAN IN ALL AREAS WITH MULCH OR ROCK MULCH.

ISSUED FOR REVIEW

REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	...
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

TRELLISES
LANDSCAPE DESIGN

TRELLISES
Landscape Design

EMILY WAYMENT
(801) 718-2612

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IRRIGATION DETAILS

ALPINE CITY PARK
20 N MAIN STREET, ALPINE CITY, UT 84004

PART 1 - GENERAL CONDITIONS

1.1 Description
A. Work Included: Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

1.2 Quality Assurance
A. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

B. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

C. Explanation of Drawings
1. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.
2. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
3. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in the irrigation design. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

1.3 Submittals
A. Material List
1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Landscape Architect.
2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Copies of catalog information shall not be substituted for the materials list, and will be rejected as unacceptable.
3. Equipment or materials installed or furnished without prior approval of the Landscape Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.
4. Approval of any item, alternate, or substitute indicated only that the product apparently the requirements of the drawings and specifications on the basis of the information or samples submitted.
5. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record Drawings
1. The Contractor shall provide and keep up to date a complete record set of white bond prints which shall be corrected daily and show every change from the original drawings and specifications and the exact locations, sizes, and kinds of equipment. These drawings shall serve as work progress sheets and shall be the basis for measurement and payment for work completed. This set of drawings shall be kept on the site and shall be used only as a record set.
2. The Contractor shall make neat and legible annotations as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept on the job site at all times.
3. Before the date of the final inspection, the Contractor shall transfer all information from the record prints to a sepia mylar or mylar procured from the Landscape Architect. All work shall be neat, drawn in waterproof ink by a technical ink pen designed specifically for use on mylar material. Work completed in felt tip pen or ball point pen will be rejected because of the non-permanent nature of both devices. All work shall be subject to approval by the Landscape Architect.
4. The Contractor shall dimension from two permanent points of reference the location of the following items:
a. Connection to existing water lines
b. Connections to existing electrical power
c. Gate valves
d. Routing of pressure main line pipe
e. Irrigation control valves
f. Routing of control and common wire
g. Quick coupling valves
h. Other related equipment as directed by the Landscape Architect.
5. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed mylars to the Landscape Architect. Delivery of the mylars will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints he compiled at the site.

C. Controller Charts
1. Record drawings shall be approved by the Landscape Architect before controller charts are prepared.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by each automatic controller and shall be sized as designated by each automatic controller or as designated by the Owner's authorized representative.
4. The chart is to be a reduced drawing of the actual record drawings. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be readable when the controller chart is completed.
5. The chart shall be a bloacline or blueline ozalid print and a different color shall be used to indicate the area of coverage for each control valve station.
6. When completed and approved, the chart shall be sealed by a plastic laminating process. the plastic laminating shaeets shall be a minimum of 10 mil. thickness each.

D. Operation and Maintenance
1. Prepare and deliver to the Landscape Architect within ten calendar days prior to completion of construction, two hard cover binders with three rings each containing the following information:
a. Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturer's representatives.
b. Catalog and parts sheets on every material and equipment installed under this contract.
c. Guarantee statement (Section 1.05).
d. Complete operating and maintenance instructions on all major pieces of equipment.
2. In addition to the above mentioned maintenance manual, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished
1. Supply as part of this contract the following tools:
a. Two sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve installed under this contract.
b. Two five-foot valve keys for operation of gate valves (as required).
c. Two keys for each automatic controller or enclosure.
d. Six quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Landscape Architect.

1.4 Product Protection, Storage, and Handling
A. Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded, and if installed, shall be replaced with new piping.

1.5 Analysis of samples and tests: None.

1.6 Guarantee
A. The guarantee for the irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.

B. A copy of the Contractor's warranty shall be included in the operations and maintenance manual (Section 1.3, D).

C. Contractor agrees to warrant the irrigation system to be free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications.
1. Contractor agrees to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner.
2. Contractor agrees to make repairs or replacements within a reasonable time after receipt of written notice from the Owner.

PART 2 - MATERIAL

2.1 GENERAL - Use only new materials of brands and types noted on the drawings, specified herein, or approved equals.

A. PVC pressure Main Line Pipe and Fittings
1. Pressure main line piping for sizes 2-inches and larger shall be PVC Class 315.
2. Pipe shall be made from an NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70 (Solvent Weld Pipe) with an appropriate standard dimension (S.D.R.)
3. Pressure main line piping for sizes 1 and 1/2 inch and smaller shall be PVC Schedule 40 with solvent welded joints.
4. Pipe shall be made from NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70 (Solvent-Weld Pipe).
5. PVC solvent-weld fittings shall be Schedule 80, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.
6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of the type and installation methods prescribed by the manufacturer.
7. All PVC pipe must bear the following markings:
a. Manufacturer's name
b. Nominal pipe size
c. Schedule or class
d. Pressure rating in PSI
e. NSF (National Sanitation Foundation) approval
f. Date of extrusion
8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

B. PVC Non-Pressure Lateral Line Piping:
1. Non-pressure buried lateral line piping shall be PVC SCH 40 with solvent-weld joints.
2. Pipe shall be made from NSF approved, Type 1, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specifications PS-22-70 with an appropriate standard dimension ratio.
3. Except as noted in paragraphs 1 of 2 of Section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in Section 2.01B of these specifications.

C. Brass Pipe and Fittings
1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification WW-P-351.
2. Fittings shall be red brass conforming to Federal Specification WW-P-460.

D. Galvanized Pipe Fittings
1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
2. Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.
3. All galvanized pipe and fittings installed below grade shall be painted with two coats of Koppers 50 Bitumastic.

E. Gate Valve
1. Gate valves 3-inches and smaller shall be 125-lb. SWP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc, have threaded ends, and be equipped with bronze wheel handle.
2. Gate valves 3-inches and smaller shall be similar to those manufactured by Nibco or approved equal.
3. All gate valves shall be installed per installation detail.

F. Quick Coupling Valves: Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 PSI operable with quick coupler key. Key size and type shall be as shown on plans.

G. Backflow Preventer Unit
1. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install the backflow prevention units in accordance with the irrigation construction details.
2. Wye strainers at backflow prevention units shall have a bronzed screwed body with 100 mesh monel screen and shall be similar to Bailey 100A or approved equal.

H. Check Valves
1. Swing check valves 2-inches and smaller shall be 200 lbs. WOG bronze bronze construction and replaceable composition, neoprene or rubber disc, and shall meet or exceed Federal Specification WW-V-51D, Class A, Type IV.
2. Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel with Buna-N seals. Valve shall be field adjustable against drawout from 3 to 40 feet of head. Anti-drain valve shall be similar to the King Bros. "CV" series or approved equal.

I. Control Wiring
1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires sharing the same automatic controller shall be the same color. Common wire shall be white in color with a stripe to match the pilot wires with which it is circuited on the same controller. Provide different colors for each controller installed on the same project. Install wire in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.
2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
3. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of ten feet.
4. An expansion curl shall be provided at each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.
5. All splices shall be made with 3M DBY direct burial water-proof wire connections or approved equal. Use one wire connector per wire splice.
6. Field splices between the automatic controller and electric control valves will not be permitted without prior approval of the Landscape Architect.

J. Automatic Controller
1. Automatic controller shall be of size and type shown on the drawings.
2. Final location of automatic controller shall be approved by the Owner's authorized representative prior to installation.
3. Unless otherwise noted on the plans, the 120-volt electrical power to the automatic controller location shall be furnished by others. The final hook-up of the automatic controller to the 120-volt power source shall be the responsibility of the irrigation contractor.

K. Electric Control Valves
1. Electric control valves shall be of the size and type shown on the drawings.
2. Unless otherwise noted on plan or construction details, all electric control valves shall have a manual flow adjustment.
3. Provide and install one control valve box for each electric control valve.

L. Control Valve Boxes
1. Use 10" x 10 1/4" round box for all gate valves, Carson Industries 910-12B with green bolt down cover or approved equal. Extension sleeve shall be PVC-6-inch minimum size.
2. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves, Carson Industries 1419-12B with green bolt down cover or approved equal.

M. Sprinkler Heads
1. All sprinkler heads shall be of the size, type, and deliver the same rate of precipitation with the diameter (or radius) of spray, pressure, and discharge in G.P.M. as shown on the drawings and/or specified in these special provisions.
2. All spray type sprinklers shall have a screw adjustment.
3. Riser/swing joint assemblies shall be fabricated in accordance with the irrigation construction details shown on the drawings.
4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.

PART 3 - EXECUTION

3.1 Inspection
A. Site Conditions
1. All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and receive Landscape Architect's approval prior to proceeding with work under this section.
2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings or call utilities companies for existing utility locations.
3. Coordinate installation of irrigation materials, including pipe so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.
4. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the irrigation system.

3.2 Preparation
A. Physical Layout
1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing, and location of sprinkler heads.
2. All layout shall be approved by Landscape Architect prior to installation.

B. Water Supply
1. Irrigation system shall be connected to water supply points of connection as shown on drawings.
2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:
1. Electrical connections for automatic controller shall be made to electrical points of connection as shown on the drawings.
2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

3.3 Installation
A. Trenching
1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to even grade. Trenching excavation shall follow layout indicated on the drawings and as noted.
a. Provide for a minimum cover of 18-inches for all pressure supply lines.
b. Provide for a minimum cover of 12-inches for all non-pressure lines.
c. Provide for a minimum cover of 18-inches for all control wiring.

B. Backfilling
1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps, or other surface irregularities.
2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than 1/2-inch in size will be permitted in the initial backfill.
3. Flooding of trenches will be permitted only with approval of the Landscape Architect.
4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, or planting, or other construction as necessary, the Contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving
1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six-inches below the pipe and 3-inches above the pipe), and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.
2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary it shall be done and replaced by the Contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Landscape Architect. No hydraulic driving will be permitted under new concrete paving.

D. Assemblies
1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.
2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.
3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with the best standard practice with prior approval of the Landscape Architect.
4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent-weld methods shall be as recommended by the pipe and fitting manufacturer.
5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape, or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance: All lines shall have a minimum clearance of 6 inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller: Install per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller
1. 120-volt power connection shall be provided by the General Contractor.
2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

--- IRRIGATION SPECIFICATIONS CONTINUE NEXT SHEET ---

ISSUED FOR REVIEW

REVISIONS

	MM/DD/YY	REMARKS
1	__ / __ / __	:
2	__ / __ / __	:
3	__ / __ / __	:
4	__ / __ / __	:
5	__ / __ / __	:

IRRIGATION SPECIFICATIONS

ALPINE CITY PARK
20 N MAIN STREET, ALPINE CITY, UT 84004

TRELLISES
LANDSCAPE DESIGN

TRELLISES
Landscape Design

EMILY WAYMENT
(801) 718-2612

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L408

IRRIGATION SPECIFICATIONS CONTINUED

H. Remote Control Valves: Install where shown on the drawings and per detail. When grouped together, allow at least 12 inches between valve boxes. Install each remote control valve in a separate valve box.

I. Flushing of System
1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Landscape Architect.

J. Sprinkler Heads - NOT USED
1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized in the irrigation equipment legend.
2. Spacing of sprinkler heads shall not exceed the maximum as indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3.4 Temporary Repairs
A. The Owner reserves the right to make temporary repairs to keep the irrigation system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.5 Existing Trees
A. Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots.

B. Excavation in areas where 2-inch and larger roots occur shall be done by hand.

C. All roots 2-inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying.

D. Where a ditching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through.

E. Roots 1/2 inch and larger in diameter shall be painted with two coats of tree seal, or equal.

F. Trenches adjacent to trees should be closed within 24-hours, and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.6 Field Quality Control
A. Adjustment of the System
1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor may also include changes in nozzle sizes and degrees of arc as required.
3. Lowering raised sprinkler heads by the Contract shall be accomplished within ten days after notification by Owner or Landscape Architect.
4. All sprinkler heads shall be set perpendicular to finished grade unless otherwise designated on the plan or as required for proper coverage (slopes, etc.).

B. Testing of Irrigation System
1. The Contractor shall request the presence of the Landscape Architect in writing at least 48 hours in advance of any testing.
2. Test all pressure lines under hydrostatic pressure of 150 PSI and prove watertight. Note: Testing of pressure main line piping shall occur prior to installation of electric control valves or quick coupling valves.
3. All piping under paved areas shall be tested under hydrostatic pressure of 150 psi and proved watertight, prior to paving.
4. Sustain pressure in tested lines for not less than two hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
5. All hydrostatic tests shall be made only in the presence of the Landscape Architect. No pipe shall be backfilled until it has been observed, tested, and approved in writing.
6. Contractor shall furnish force pump & all other test equipment necessary. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Landscape Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to the deviation from plans, or where the system has been willfully installed as indicated on the drawing when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test shall be accomplished before any groundcover is planted.
8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.7 Maintenance
A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting and for 90 days after inspection to begin maintenance period.

B. The Landscape Architect reserves the right to waive or shorten the operation period.

3.8 Clean-up: Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site. All walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

3.9 Final Observation Prior to Acceptance
A. The Contractor shall operate each system in its entirety for the Landscape Architect at the time of final inspection. Any items deemed not acceptable by the qualified observer shall be reworked to the complete satisfaction of the Landscape Architect.

B. The Contractor shall show evidence to the Landscape Architect that the Owner has received all accessories, charts, record drawings and equipment as required before final observation can occur.

3.10 Observation Schedule:
A. Contractor shall be responsible for notifying the Landscape Architect in advance for the following observations according to the time indicated.
1. Pre-job conference - 7 days
2. Pressure supply line installation and testing - 48 hours
3. Automatic controller installation - 48 hours
4. Control wire installation - 48 hours
5. Lateral line and sprinkler installation - 48 hours
6. Coverage test - 48 hours.
7. Observation to begin maintenance period - 7 days
8. Final Observation - 7 days.

B. When observations have been conducted by other than the Landscape Architect, show evidence of when & by whom these observations were made.

C. No observation will commence without record drawings. In the event the Contractor calls for an observation without record drawings, without completing previously noted corrections, or without preparing the system for observation, he shall be responsible for reimbursing the Landscape Architect at the rate per hour (portal to portal) plus transportation costs, for the inconvenience. No further observations will be scheduled until this charge has been paid.

--- END OF IRRIGATION SPECIFICATIONS ---

ISSUED FOR REVIEW

TRELLISES
LANDSCAPE DESIGN

TRELLISES
Landscape Design

EMILY WAYMENT
(801) 718-2612

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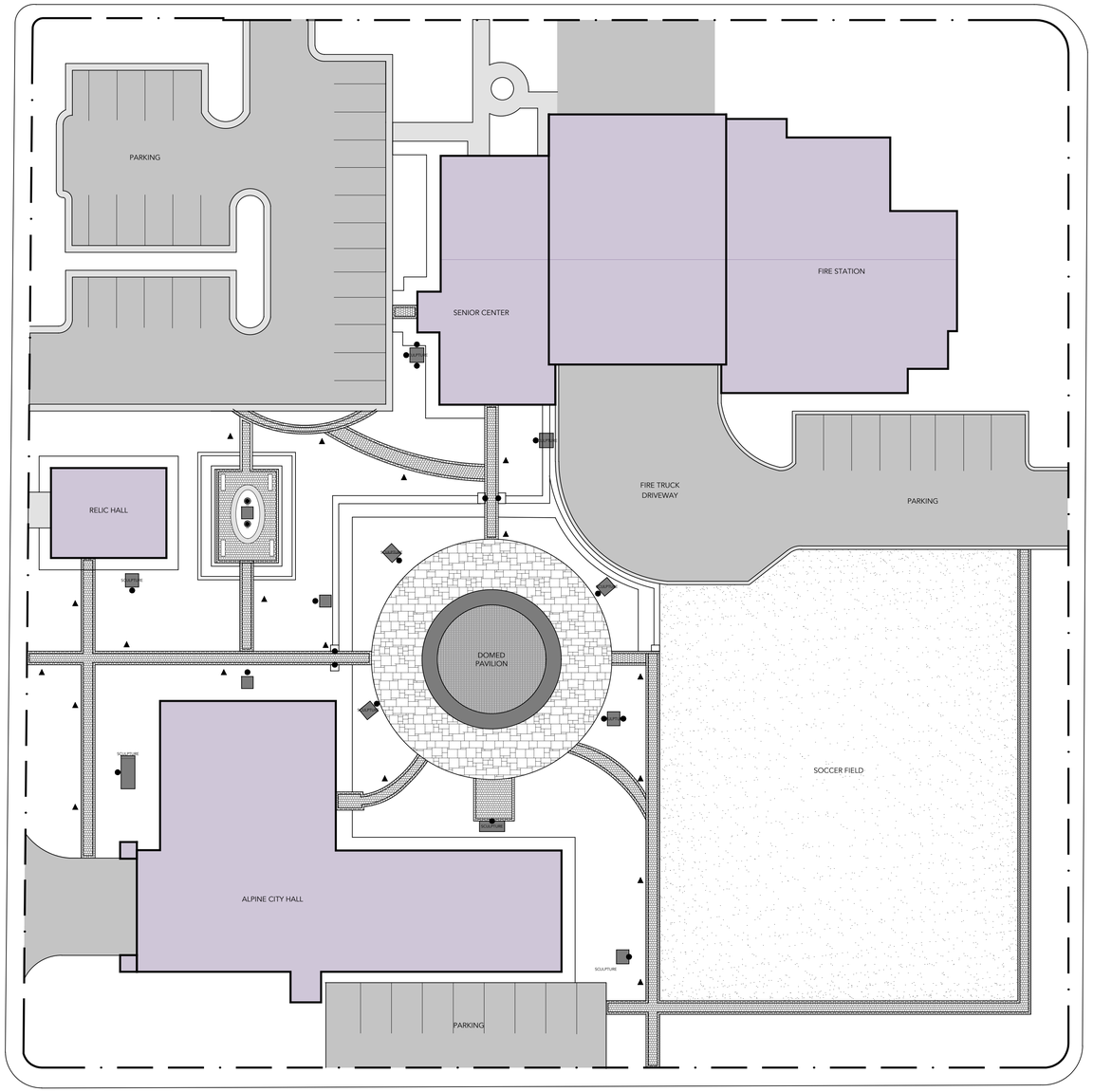
IRRIGATION SPECIFICATIONS

ALPINE CITY PARK
20 N MAIN STREET, ALPINE CITY, UT 84004

REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	...
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

L409



LIGHTING LEGEND

SYMBOL	DESCRIPTION
●	GRILL TOP WELL LIGHT MODEL: 15705BZ- 5W27K COLOR: BRONZE MANUFACTURER: HINKLEY LIGHTING (440) 653-5500
▲	COPPERSMITH MARKET STREET POST MOUNT ELECTRIC LIGHT MODEL: 21" DARK SKY COLOR: MATTE BLACK SKU: MS21E/ADS/MATTE/PF MANUFACTURER: PARC LIGHTING (225) 269-9889
◉	**MINI BEAM 3W SUBMERSIBLE UP LIGHT** MODEL: MINI-BEAM-2700-200 FINISH: BRASS MANUF: BRILLIANCE LED (800) 867.2108

NOTES

1. LIGHTING LAYOUT FOR FIXTURE TYPE AND LOCATIONS ONLY. PHOTOMETRICS, LOAD CALCULATIONS AND CIRCUITING BY ELECTRICAL ENGINEER.

ISSUED FOR REVIEW

00 20 40 80
SCALE: 1" = 20'

TRELLISES
LANDSCAPE DESIGN

TRELLISES
Landscape Design

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LIGHTING LAYOUT

ALPINE CITY PARK
20 N MAIN STREET, ALPINE CITY, UT 84004

REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	---
2	--/--/--	---
3	--/--/--	---
4	--/--/--	---
5	--/--/--	---

L410
SHEET 10 OF 10

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Approval of Moyle Park Landscape Plan**

FOR CONSIDERATION ON: **August 26, 2026**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Review and consider approval of the Moyle Park Landscape Plan.**

BACKGROUND INFORMATION:

A landscape plan has been prepared showing plant types and locations for Moyle Park. City staff are seeking approval of the plan, with the intent of having the actual installation of the plants as part of the Day of Service, which will be held on September 12. Several years ago the City approached the installation of the plants at the roundabout as part of the Day of Service. Many residents seemed to appreciate being involved in a project that had high visibility.

There are a few other elements of the park improvements that need to be completed. Following is a list of some items:

- Install new perimeter fencing on portions of the west and east sides of the parking area and south of the restroom. There are gates along the alignment to access the backyards of two private properties that potentially need to be addressed.
- Install gravel trail areas connecting the cabins and other features to the pavilion area.
- Install split rail fencing from the historic home over to the area south of the cabins.
- A resident donated two pieces of antique farm equipment that will be placed in the area near the flag pole.
- Striping the parking lot.
- Potentially remove one of the two signs at the entrance to the park.
- Potentially remove one or more of the mature trees to improve the site lines to the cabins.

STAFF RECOMMENDATION

Review and consider approval of the proposed landscape planting plan for Moyle Park to allow plants to be procured for the Day of Service project.

SAMPLE MOTION TO APPROVE:
I move to approve the Moyle Park landscape planting plan.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:
I move to approve the Moyle Park landscape planting plan, with the following conditions/changes:

- **insert finding**

SAMPLE MOTION TO TABLE/DENY:
I move to table/deny the approval of the Moyle Park landscape planting plan based on the following:

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY	REMARKS
TREES				
	AME MKK	Amelanchier canadensis / Canadian Serviceberry Multi-trunk	3	
	CED KAR	Cedrus deodara 'Karl Fuchs' / Karl Fuchs Deodar Cedar	1	
	MAL OST	Malus x 'Shotzam' / Showtime™ Crabapple	3	
SHRUBS				
	ALL MNM	Allium x 'Millenium' / Millenium Ornamental Onion	8	
	CAL KAQ	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	15	
	CAR DAR	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	16	
	COR FA4	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	9	
	ECH OO2	Echinacea x 'TNECHDSW' / Dark Shadows™ Wicked Coneflower	14	
	GAU WHI	Gaura lindheimeri 'Whirling Butterflies' / Whirling Butterflies Gaura	25	
	HYD LIM	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	11	
	HYD DCH	Hydrangea paniculata 'SMNHPH' / Little Lime Punch® Hydrangea	14	
	MIS MOR	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	7	
	PEN BU4	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	15	
	PEN HA2	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	5	
	PHL OPE	Phlox x 'Opening Act White' / Opening Act White Phlox	3	
	PHY SEW	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	5	
	PRU OTT	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	24	
	SYR XHY	Syringa x hyacinthiflora 'SMNSHBBL' / Scentara® Double Blue Lilac	4	

GREEN ARROW FLOWER CO. EST. 2024

Concept Design

scale: 1/40"=1'

Revision Number 1

Moyle Park
600 E 770 N
Alpine UT 84004

Sheree Winger

01/23/26

L001

EXISTING BRICK WALL

CRUSHED LIMESTONE SOFT SURFACE PATH

TIMBER STEPS UP TO FARM EQUIPMENT DISPLAY ELEVATION

EXISTING ROCK WALL
NATIVE GRASS SEED MIX

TIMBER STEPS

SITTING BENCH

HARDSCAPE AROUND EXISTING MONUMENTS
CONNECTING PATHWAYS (CRUSHED LIMESTONE)

INTERPRETIVE SIGNAGE NEXT TO OLD PUMP/WELL

CONTINUE WALKING PATH AROUND CIRCLE,
ALONG INSIDE OF ROAD

EXISTING FLAGPOLE & HEDGE TO REMAIN

PAVER BANDING IN ROAD TO CONNECT WITH PATH TO PAVILION

CONNECT EXISTING HEDGE

EXISTING HANDCART DISPLAY

FEEL LIKE IT NEEDS SOMETHING HERE, PLANTS OR
BRONZE OF MR. MOYLE :)

"ONE WAY" WAYFINDING MARKINGS ON ASPHALT

LAWN

EXISTING CHAIN LINK FENCE

ANGLE PARKING

PLANTING BUFFER BETWEEN PARKING AND FENCE

SHIFT ALIGNMENT OF ENTRY ROAD TO THE EAST TO ALLOW
FOR ANGLE PARKING ON THE WEST SIDE OF ROAD

STILL MAINTAINS AN 8' BUFFER FOR
PLANTING HORSE PASTURE AREA

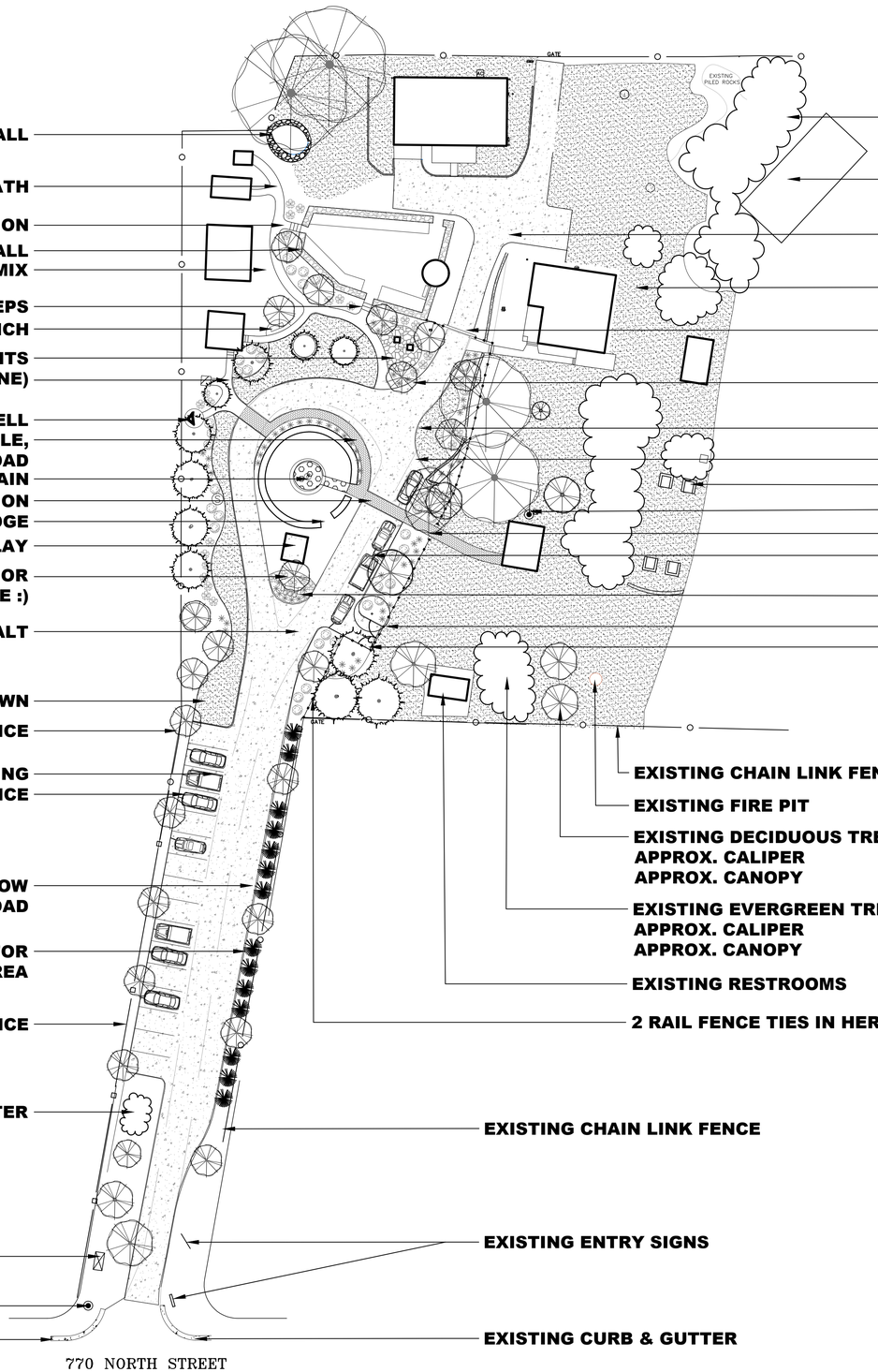
EXISTING TREX FENCE

EXISTING TREE CLUSTER

EXISTING POWER BOX

EXISTING POWER POLE

EXISTING CURB & GUTTER



770 NORTH STREET

EXISTING TREES

EXISTING VOLLEYBALL COURT

EXISTING ASPHALT

LAWN

GATE FOR PRIVATE ENTRY

CUT BACK SOME OF ASPHALT,
MAKE CURVE MORE OF A RADIUS

CONSTRICT ROAD HERE TO MORE PRIVATE INTO HOMES

PARALLEL PARKING ENDS HERE

HORSESHOE PITS

EXISTING POWER POLE

ENTRY/GATEWAY (COLUMNS TIE INTO FENCING)

DESIGNATE AS PARALLEL PARKING,
COULD KEEP AS GRAVEL ALSO

ENTRY SIGN WITH PLANTINGS

2 RAIL FENCE

GRAVEL OR PAVING
WITH 12' ACCESS GATE TO
GRASS AREA

EXISTING CHAIN LINK FENCE

EXISTING FIRE PIT

EXISTING DECIDUOUS TREE (TYP)
APPROX. CALIPER
APPROX. CANOPY

EXISTING EVERGREEN TREE (TYP)
APPROX. CALIPER
APPROX. CANOPY

EXISTING RESTROOMS

2 RAIL FENCE TIES IN HERE

EXISTING CHAIN LINK FENCE

EXISTING ENTRY SIGNS

EXISTING CURB & GUTTER

THIS STYLE, BUT TWO RAIL FENCE

MEADOW BROOK design

MOYLE PARK

LANDSCAPE CONCEPT

ALPINE, UT

Date:	6-25-2018
Drawn by:	GB/AH
Phone:	801.471.3900
Scale:	1:30 on 24x36 sheet

If a CLOSED MEETING is needed:

Sample Motion

I move to pause the regular meeting and move into a closed meeting

to be held in the Conference Room at City Hall

to discuss _____ *(state the purpose)*

- pending or reasonably imminent litigation;
- the purchase, exchange, sale, or lease of real property;
- the character, professional competence, or physical or mental health of an individual;
- the deployment of security personnel, devices, or systems;

and that at the end of the closed meeting

the open City Council meeting will be adjourned.

The **City Council** is holding a brief closed meeting.

They will return to the open meeting shortly.