



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold a meeting on **Tuesday, April 14, 2015 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER*

- A. **Roll Call:** Mayor Don Watkins
- B. **Prayer:** Troy Stout
- C. **Pledge of Allegiance:** By Invitation

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

III. CONSENT CALENDAR

- A. **Approve the Minutes of March 24, 2015**

IV. REPORTS AND PRESENTATIONS

- A. **2015 Legislative Report - Representative Mike Kennedy**
- B. **Trails Committee Report:** The Open Space and Trails Committee will make a presentation to the Council.

V. ACTION/DISCUSSION ITEMS

- A. **Dominion Insurance Office Building Site Plan – 341 S. Main Street – Lawrence Hilton:** The Council will review and approved the Dominion Insurance Office Building Site Plan including approval for shared parking for the dining space.
- B. **East View Plat F Final Plan – Approximately 800 North Patterson Lane – Patterson Construction Inc:** The Council will review granting final plan approval for the proposed East View Plat F subdivision.
- C. **Questar Proposals:**
 - A. **Easement – Burgess Park:** The Council will review and approve the proposed Questar natural gas line easement through Burgess Park.
 - B. **Alpine Staging Proposal:** The Council will review and approve a request from Questar to use certain land in Alpine as a staging area and as a test area.
- D. **Access Across City Open Space For Construction Projects:** The Council will deal with requests from two residents of the City to be granted access to cross city open space for construction projects.
- E. **PSD Interlocal Agreement Change:** The Council will consider amending the PSD Interlocal Agreement to more clearly reflect times when the agreement was changed and to extend the withdrawal.
- F. **Municipal Waste Water Program:** The Council will consider approval of the yearly Municipal Waste Water Program.
- G. **Planning Commission Appointment:** The Council will consider an appointment to the vacancy on the Planning Commission.
- H. **Street Tree Guidelines Development Contract:** The Council will consider approval of a contract to develop street tree guidelines for the City.
- I. **Utah County Recreational Grant:** The Council will approve the amount and usage of the Utah County Recreational Grant.
- J. **PRD Ordinance Amendment:** The Council will review and approve a proposed amendment that would change the process for receiving an exception.
- K. **Prohibition of Parking Low Profile Objects on a City Street at Night:** The Council will discuss the need and direction for an ordinance against parking low profile dark objects on a city street at night.
- L. **Reconsideration Of Voting By Mail:** The Council will discuss the latest from the State and County regarding voting by mail and whether the City wants to participate in this option while keeping the option to vote at a polling site on election day.
- M. **Open/Closed Meetings and Conflict of Interest Training – David Church.**

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

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

ADJOURN

*Council Members may participate electronically by phone.

Don Watkins, Mayor
April 10, 2015

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

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

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing v. Public Meeting

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

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

**ALPINE CITY COUNCIL MEETING
20 North Main, Alpine, Utah
March 24, 2015**

I. CALL MEETING TO ORDER: The meeting was called to order at 7:00 pm by Mayor Don Watkins.

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

- Mayor Don Watkins
- Council Members: Troy Stout, Will Jones, Roger Bennett, Lon Lott
- Council Members not present: Kimberly Bryant
- Planning Commission Members: Steve Cosper – Chairman, Dave Fotheringham, Judi Pickell
- Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond
- Others: Craig Skidmore, Loraine Lott, Barb Sanders, Spencer David, Mike Davis, Elaine ??, Allison Feters, Rachel Rossi, Lauren Hall, Angela Walker, Trisha Walker, Koltan Wild, Jaxon Tadge, River Jensen, Carlee Hood, Randall Hood, Sue Gillespie, Jane Griener, Erin Darlington, Hailey Jenkins, Addie Spencer, Paul Kroff, Myrna Grant, Myrna Grant's son, Sheldon Wimmer, Jake Lloyd, Jaxon Henley, Bill Lee, Steve Zolman, Mike Russon, Ross Welch, Bobby Patterson, Alan Jensen, Ryan Callister, Mr. Zolman, Commissioner Larry Ellertson, Commissioner Bill Lee

- B. Prayer:** Lon Lott
- C. Pledge of Allegiance:** Ryan Callister

Mayor Watkins welcomed the Youth Council and asked them to introduce themselves.

II. PUBLIC COMMENT: Spencer Davis said he was working on a Eagle project which was to repaint the boards fence in front of the Alpine cemetery. He was asked how much of the fence he planned to paint because there was another scout who was also planning to paint the fence. It was agreed that it was a big enough job that they could divide it in half. The fence was in bad shape and very much needed to be done.

III. CONSENT CALENDAR

- A. Approve the minutes of March 10, 2015
- B. Declare the Shepherd Plat A subdivision in default of the Bond Agreement
- C. Heritage Hills Plat C Bond Release #1 - Downing Akin - \$261,741.36

MOTION: Will Jones moved to approve the Consent Calendar. Troy Stout seconded. Ayes: 4 Nays: 0. Will Jones, Troy Stout, Roger Bennett, Lon Lott voted aye. Motion passed.

IV. REPORTS AND PRESENTATIONS: None

V. ACTION/DISCUSSION ITEMS

A. PUBLIC HEARING - Amending the Parking Regulations in Part 11-340 of the Alpine City Municipal Code to state that any vehicle parked on a public street for more than 48 consecutive hours will be subject to a fine and being impounded.

Trisha Walker asked if the amendment would apply to work trailers. She said her husband owned a landscaping business and parked his work trailer in front of their house. He didn't drive it every day. She said it would be difficult for people who owned their own business.

1
2 Will Jones said that when a business license was issued, one of the conditions was that the equipment was
3 supposed to be parked on off the street.
4

5 Mayor Watkins said that if the amendment was adopted, they would need to educate the public.
6

7 There were no more comments and the Public Hearing was closed.
8

9 **B. Ordinance No. 2015-04 - Amending parking regulations in Part 11-340 of the Alpine**
10 **City Municipal Code:** Jason Bond explained that since this was part of the Municipal Code, it didn't go
11 to the Planning Commission.
12

13 Troy Stout said he would like to see some additional language in the ordinance that addressed low-profile
14 vehicles without reflectors that were parked on the street at night. It was difficult to see the vehicles for
15 someone who was walking or biking. He felt there needed to be some language that vehicles without
16 reflective devices should not be parked overnight. He was also concerned about people "scooting"
17 vehicles where they just went out and moved a vehicle everyone 48 hours but still left it parked on the
18 street.
19

20 Mayor Watkins suggested that the overnight parking for low-profile vehicles was a separate issue, and
21 recommended that the Council take action on the ordinance as proposed. They could discuss the other
22 issues later.
23

24 Will Jones said that it was critical that they advertise the new parking regulation because they'd never
25 enforced it before. It should be noticed in the Newslines.
26

27 **MOTION:** Will Jones moved to adopt Ordinance No. 2015-04 as proposed and add language to include
28 "any other vehicles that might pose a hazard." Lon Lott seconded. Ayes: 4 Nays: 0. Will Jones, Lon Lott,
29 Roger Bennett, Troy Stout voted aye. Motion passed.
30

31 **C. Ordinance No. 2015-03 - Nonconforming Buildings and Uses:** Jason Bond explained that
32 this was a minor change to Article 3.22 of the Development Code which regulated nonconforming uses
33 There was some contradictory language in the ordinance and this would clarify it.
34

35 **MOTION:** Troy Stout moved to adopt Ordinance No. 2015-03 regulating nonconforming uses. Will
36 Jones seconded. Ayes: 4 Nays: 0. Troy Stout, Will Jones, Roger Bennett, Lon Lott voted aye. Motion
37 passed.
38

39 **D. Planning Commission Appointment** 40

41 **MOTION:** Roger Bennett moved to table the Planning Commission Appointment until the Council met
42 in Executive Session to discuss personnel. Will Jones seconded. Ayes: 4 Nays: 0. Roger Bennett, Will
43 Jones, Lon Lott, Troy Stout voted aye. Motion passed.
44

45 **E. Burgess Park Improvements - Tennis Courts and Pickle Ball Courts:** Rich Nelson said
46 the City Council had previously discussed redoing the tennis courts, which were deteriorating and in need
47 of repair or replacement, and adding some pickle ball courts. The estimated cost of reconstructing the two
48 tennis courts in Burgess Park was \$105,075. Installing lights would be an additional \$45,118. The cost of
49 installing four new pickle ball courts would be approximately \$80,000.
50

1 The proposed source of funding would be the Capital Improvement Fund and \$37,000 from Questar for
2 the purchase of an easement to across City property.

3
4 Shane Sorensen said they would raise the courts to match the existing volley ball court. It would eliminate
5 the retaining wall and take the tennis courts out of a hole. There had been a problem with water pooling
6 on the court and raising the court would eliminate the problem. He said the construction and design would
7 be the same as the courts in Creekside Park.

8
9 The Council agreed they would not put lighting on the tennis courts. However, Troy Stout suggested they
10 install conduit for electricity during construction so that it would be there in the event they wanted to
11 install lights in the future.

12
13 **MOTION:** Will Jones moved to approve the construction of two tennis courts and four pickle ball courts
14 in Burgess Park and not install lights, but they would install conduit during construction in the event that
15 lighting was desired at a future date. Troy Stout seconded. Ayes: 4 Nays: 0. Will Jones, Troy Stout,
16 Roger Bennett, Lon Lott voted aye. Motion passed.

17
18 **F. Budget Discussion - Tentative Budget and Personnel Request:** Rich Nelson said they
19 would begin reviewing the budget with the Council members at individual meetings. As part of the
20 budget, it was proposed that they hire a new staff member to work in City Hall. The range of duties were
21 included in the packet and had been reviewed with the mayor. The salary would range between \$30,000
22 to \$40,000 a year. Will Jones asked what the total cost would be including insurance benefits, etc. Since
23 that information was not immediately available, a motion was made to table the item. Rich Nelson said he
24 would send that information out to the Council.

25
26 **MOTION:** Troy Stout moved to table the personnel request until the next meeting when the additional
27 information was available. Will Jones seconded. Ayes: 4 Nays: 0. Troy Stout, Will Jones, Roger
28 Bennett, Lon Lott voted aye. Motion passed.

29
30 **G. Box Elder Plat E - Power Line Easement:** Shane Sorensen said Rocky Mountain Power
31 required a power line from the Box Elder booster pump station going southward to Box Elder Plat E.
32 There was an existing 20-foot wide public utility easement (PUE) that ran along the back of the Palmer
33 and Erickson properties. Since it was a recorded PUE, Rocky Mountain had a right to place the utilities in
34 the easement without the permission of the City or the homeowners. However, to do so would disrupt the
35 homeowner's landscaping. Scott Dunn, who represented Patterson Construction, had requested that the
36 City look at some other options for running the power line to avoid upsetting the property owners.

37
38 Shane Sorensen said there were three options: 1) Install the power conduit within the 20-ft. PUE; 2)
39 Alpine City grant an easement to construct the power line in Lambert Park which would require clearing
40 dense oak brush; 3) Install the conduit in the 20-foot PUE as far as possible with the alignment running to
41 the edge of Lambert Park for the remaining 550 feet. A 10' x 550' long easement would be required from
42 the City. The 3rd option would minimize the impact to the homeowner's landscaping.

43
44 David Church said the power company had a right to run the conduit down the PUE, but if the City would
45 allow part of it on Lambert Park, it would keep the power company from tearing out the people's
46 landscaping.

47
48 Troy Stout said he agreed somewhat with David Church, but in defense of Lambert Park he understood as
49 a property owner that he took a risk when creating obstructions in the public utility easements. He noted
50 that the City would be taking out their own trees in Lambert Park.

1 David Church said that the state statute said the power company would be responsible to replace low
2 shrubs and plants and flat work that was less than four inches high. Anything else they would not replace.
3 He said the power company would probably argue about replacing flat work. They were not required to
4 replace trees. He said property owners planted in the PUE at their own risk.

5
6 Elaine Erickson said this was her property that they were talking about. She said they had a swimming
7 pool and trees planted in the easement. She begged the Council to take that into consideration. She said
8 that putting conduit onto Lambert Park wouldn't make a big difference but it would make a huge
9 difference on her property.

10
11 Shane Sorensen said that Patterson Construction had done a good job when they restored Lambert Park
12 after installing the sewer line through the park. He asked if they would do the same thing for the power
13 easement.

14
15 Scott Dunn said they would work hard to make sure the landscaping was restored in a good way, but the
16 people's yards would be difficult because of the rock walls, etc. He said it would be easier to restore the
17 vegetation in Lambert Park.

18
19 Troy Stout how long the additional encroachment would be in Lambert Park. Shane Sorensen said it
20 would be an additional ten feet wide and 550 feet long. Troy Stout said that if it was going to be a
21 permanent clearing, it might be a good place to put a trail.

22
23 **MOTION:** Will Jones moved to approve the request to construct electrical service for the Box Elder
24 South subdivision through Lambert Park but it would be not wider than ten feet and would be as close to
25 the property line as possible. The easement would be restored according to a proper restoration agreement
26 agreed to by staff, with possible future use as a trail. Troy Stout seconded. Ayes: 4 Nays: 0. Will Jones,
27 Troy Stout, Roger Bennett, Lon Lott voted aye. Motion passed.

28
29 **H. Heritage Hills, Plat C - Cash in lieu of water rights:** Shane Sorensen said the ordinance
30 allowed the Council to accept cash in lieu of water rights. The developers of Heritage Hills, Plat C were
31 finalizing the requirements to record the plat, but they were short 3.5 acres feet of water. They requested
32 permission to submit cash in lieu of the remaining water rights.

33
34 Will Jones said they had put forth a good effort to find water shares but were unsuccessful. Roger Bennett
35 said he disagree with the proposed cost of \$5000 per share. He said he'd sold shares for \$6000. Shane
36 Sorensen said the City had recently purchased water for \$5000 a share. According to ordinance, there
37 would be an additional 25% added to the fair market value.

38
39 **MOTION:** Will Jones moved to accept cash in lieu of water rights for Heritage Hills, Plat C for a cash
40 price of \$5500 per share for 3.5 acre feet of water plus 25% . Roger Bennett seconded. Ayes: 4 Nays: 0.
41 Will Jones, Roger Bennett, Lon Lott, Troy Stout voted aye. Motion passed.

42
43 **I. 2015 Pressurized Irrigation Restrictions and Appointment to the Irrigation Management**
44 **Committee.** Shane Sorensen said that in the early part of 2000, the City entered into an agreement with
45 the Alpine Irrigation Company. The Management Committee consisted of three members appointed by
46 the City Council and three members from the Alpine Irrigation Company. He said they were Jay Healey,
47 Ron Devey, and himself. Since that time, the other two had left Alpine City employment and he was the
48 only one left. He recommended that Greg Kmetzch and Jed Muhlestein be appointed to the Committee.
49

1 **MOTION:** Lon Lott moved to appoint Greg Kmetzch and Jed Muhlestein to the Pressurized Irrigation
 2 Management Committee. Troy Stout seconded. Ayes: 4 Nays: 0. Lot Lott, Troy Stout, Roger Bennett,
 3 Will Jones voted aye. Motion passed.

4
 5 Shane Sorensen said that because of the dry winter, they would need to implement water restrictions
 6 earlier this year. Will Jones said that the citizens would need to know that restrictions would begin
 7 immediately.

8
 9 **MOTION:** Will Jones moved to approve the same water restrictions the City adopted last year and
 10 review possible changes. Troy Stout seconded. Ayes: 4 Nays: 0. Will Jones, Roger Bennett, Lon Lott,
 11 Troy Stout voted aye. Motion passed.

12
 13 **J. Joint Planning Commission/City Council Work Session on Proposed Oberee Annexation**
 14 **Request.** Mayor Watkins welcomed two of the County Commissioners, Larry Ellertson and Bill Lee to
 15 the work session. He said Commissioner Graves had met with them previously to discuss the issues. He
 16 also recognized Mr. Zolman and Paul Kroff who were the applicants for the Oberee Annexation. The area
 17 proposed for annexation was located in Alpine City's Annexation Declaration Area.

18
 19 Mayor Watkins said he would step down for a bit and have Planning Commission Chairman Steve Cospers
 20 chair the meeting. He added that he wasn't saying he wouldn't lobby his opinions but he had decided to
 21 find out what the public thought.

22
 23 Planning Commission Chairman Steve Cospers said the work session came about because they understood
 24 how important it was to work comprehensively on the Annexation Plan. The meeting was open to the
 25 public but comment would be restricted to the City Council and Planning Commission members and staff.
 26 There would be opportunity at future meetings for the public to comment. He said he appreciated the
 27 members of the County Commission being present.

28
 29 **1. Annexation law/special service districts:** David Church said he was asked to give a review of
 30 annexation law and how special service districts worked in conjunction with annexations. He said he
 31 would first address general annexation law, and then talk about how it specifically affected the Oberee
 32 annexation petition.

33
 34 State law required municipalities to adopt an Annexation Policy, the purpose of which was two-fold.
 35 First, it let the county and other entities know what a city's intentions were. Second, it informed property
 36 owners what they could expect in regard to annexation. Once the Policy was adopted, a city could annex
 37 in accordance with the plan. If a piece of property lay outside the Policy Declaration Area and the city
 38 wanted to annex it, the city would first have amend the Annexation Policy Plan before proceeding with
 39 the annexation. The Oberee annexation area was already included in Alpine City's Annexation Plan.
 40 Other properties like Melby or Pine Grove were not.

41
 42 Once the Annexation Policy Plan was in place, a landowner had the right to petition for annexation if they
 43 were contiguous to city limits. They would need to get the signatures of the owners of a majority of the
 44 acreage and have at least 1/3 of the owners of the assessed valuation. Large property owners carried more
 45 weight than small property owners.

46
 47 When the annexation petition was submitted to the City, the Council would vote to say if they were
 48 willing to study the petition for annexation, or they were not. If they accepted the petition, it did not
 49 guarantee that the property would ultimately be annexed. It simply meant they could move forward in the
 50 process. The Council had accepted the Oberee Annexation Petition in December 2014. After the petition
 51 was certified, a notice was published in the newspaper and affected entities received written notice stating

1 that the annexation was being considered. A 30-day protest period began in which the entities could
2 protest the annexation.

3
4 The Oberee Annexation had been certified and noticed as required. No protests were filed. The next step
5 would be to hold a public hearing, after which the Council would decide whether or not to approve the
6 annexation. Typically, prior to the public hearing and as part of the annexation process, the petitioner and
7 the city negotiated a development plan or agreement. That was the step at which the Oberee annexation
8 had gotten stuck. Mr. Church said that if the petitioner and city could not come to an agreement on the
9 development plan, either party could choose not to annex. The petitioner could also withdraw their
10 application anytime during the process.

11
12 Regarding special districts that existed in the county, annexation would not affect the boundaries of the
13 district. Alpine Cove had a special water district. If Alpine City annexed the Cove, the district would still
14 manage the water district.

15
16 Judi Pickell asked what the justification might be for excluding an area from the plan. David Church said
17 that it might be that the city could not serve the area, or it might be too costly to provide service and it
18 would burden the community. Or it might be that the area would be more appropriate in another city. A
19 city would not annex forest service or BLM ground.

20
21 David Church said that he'd been involved in annexations for 30 years and the thing he had learned from
22 the legal side was that you did not annex to prevent growth. You annexed to control growth. You annexed
23 because you were ready to provide service and allow some level of growth. Annexation was not a tool to
24 stop growth. The city would assign a zone and require a development plan. The Oberee Annexation had
25 come to the City several years earlier as the Alpine Canyon Annexation. It got down to the development
26 plan and the owner said they could not afford to do the things that Alpine City required, and withdrew the
27 petition. One of the requirements the developer had a problem with was the offsite roads. The City
28 required them to upgrade Grove Drive and get a second access through the Grant property. He said one of
29 the issues worked out in the negotiations was who was going to take care of the necessary infrastructure.
30 The City wouldn't want to make it a burden on existing residents. He noted that it was rare for landowners
31 to say they would simply annex and accept the requirements the city gave them.

32
33 If a city and county agreed, there could be an annexation of less than 50 acres without a petition from the
34 landowners provided the landowners did not protest it. A city could annex islands or a peninsula of land
35 for which the city had provided services for a year. He said Alpine Cove was contiguous to Alpine and
36 the City had provided fire and sewer service for over a year. The City could initiate a process to annex.
37 The landowners could protest the annexation. With enough protest, the City could not annex. If the City
38 did initiate the annexation, they would be bringing them in as is.

39
40 Dave Fotheringham asked about the referendum. David Church said annexation was a legislative process.
41 If an opponent obtained the required number of signatures for a referendum, it would hold off the
42 annexation until it went to a vote. When Alpine City annexed Willow Canyon, it went to a vote and the
43 citizens approved it.

44
45 Judi Pickell asked if the legislature had changed the law on islands and peninsulas. David Church said
46 they had changed it to say that in island or peninsula could be left with the county's permission. The
47 governor had not yet signed it. He read the definition of a peninsula.

48
49 David Church advised the Planning Commission and Council to work on amending the Annexation
50 Policy if it was not what they wanted. The current Policy stated a recommended density for those areas
51 included in the Declaration Area. Before the current owners purchased the Oberee property, they came to

1 the City and reviewed the City's Policy. The Policy was not binding but it gave property owners
2 expectations. He added that the City recently wrote a letter to the County stating they were committed to
3 looking at the ground north and east of Alpine. To be polite, the Council needed to let the Oberee people
4 know if the City planned to amend the Annexation Policy in regards to their property or if they were
5 going to negotiate a development agreement with them. He recommended that the City Council and
6 Planning Commission look at what was originally required for the Pack (Alpine Canyon Estates)
7 annexation. The recommendations for water, sewer and roads probably wouldn't change that much. One
8 of the big issues on any annexation was how the city was going to serve them. They had a fairly good idea
9 on what would be needed for the Oberee annexation but nothing for other properties.

10
11 Lon Lott asked about the other areas that were included or excluded. Was there some reason for excluding
12 those areas. Was water an issue? Shane Sorensen said that the study for Alpine Cove was done in the late
13 90s and the Cove chose to go a different direction so they were taken off the plan. The big thing for
14 Alpine Cove was that they would need to upgrade their roads which would require a donation of so much
15 per lot.

16
17 **2. Annexation Policy Plan & Map:** Jason Bond next reviewed Alpine City's current Annexation Policy
18 Plan which was adopted May 26, 2009. Some of the properties named in it were already annexed such as
19 the Nield and Bennett properties. The Pack, Grant and Christensen areas made up the Oberee annexation
20 and they were not annexed. A small portion of the Melby property had been annexed. The Melby's had
21 recently requested annexation for a larger piece of their property, but it was not included in the
22 Annexation Policy Plan.

23
24 Jason Bond said that each property named in the Annexation Plan had a projection on density, service,
25 etc. Ted Stillman had done the projections.

26
27 Lon Lott asked if the firm that performed the Tax Leakage Study had looked at the Annexation Plan to
28 come up with their numbers, and if it was included in their potential build-out. Jason Bond said the firm
29 was supplied with that information.

30
31 **3. Oberee Annexation:** Jason Bond reviewed what had happened with the Oberee annexation. The
32 annexation petition had been submitted to Alpine City and was accepted. It went through the process, but
33 when there were questions about whether or not Alpine City would allow the density shown in the
34 currently adopted Annexation Policy Plan, the landowners applied to the County for rezoning. Since the
35 property was included in Alpine City's Annexation Policy Plan, the County referred it back to the City for
36 a 60-day period.

37
38 **4. Financial Considerations:** Rich Nelson gave a brief review of financial considerations related to
39 annexation. Projections of property tax revenue, sales tax revenue, etc was based on the assumption that
40 all new homes in the annexed area would have a value of \$600,000 and would generate \$600 in property
41 tax. Costs to the City that had to be considered were additional police and fire/EMT protection, additional
42 City staff, additional infrastructure costs including roads, PI and culinary water capacity. Mr. Nelson said
43 there were one-time revenue sources associated with new home construction which were nice to have but
44 should not be used when considering ongoing operational reserves, and should never be a major
45 consideration in the annexation discussion. There were also unquantifiable costs associated with
46 development in areas that had the potential for fires, floods, mud slides, and other natural disasters.
47 Those, too, should be taken into consideration when analyzing the impact of annexation.

48
49 Judi Pickell asked about impact fees. David Church said the current impact fee plan and ordinance did not
50 include the area outside the city so when they negotiated the annexation agreement, they had to consider
51 those fees as part of the contract. For the Pack (Oberee) property, the big cost was upgrading Grove Drive

1 and extending the water and sewer. The City had agreed that they would not charge certain impact fees in
2 exchange for the extensions and improvements. Impact fees from properties inside city limits would not
3 bear any relation to the actual costs. If Melby came in without the Pack property coming in, how would
4 they calculate the cost of extending services to the Melby property?

5
6 Steve Cospier asked if the city covered their costs with an annexation. David Church said they had in the
7 past. It was part of the negotiation. In response to another question about impact fees, Mr. Church said
8 that if a subdivision had lots of lots, impact fees might cover the cost of extending services but it wasn't
9 guaranteed. That was why they negotiated the costs at annexation. He said that if the county chose to
10 approve a development in the county, it would be helpful if the county would require the same
11 improvement standards as a neighboring city. Then if at some point it was annexed, it would be consistent
12 with city standards.

13
14 Steve Cospier asked if the Planning Commission could study the Annexation Policy Plan along with the
15 Oberee annexation concurrently.

16
17 David Church said they could do that. However the City Council had sent a letter to the county stating a
18 commitment to study the Oberee annexation request. Since they were looking at a time frame of 60 days,
19 they couldn't leave that behind while looking at the general Annexation Policy Plan.

20
21 Judi Pickell asked the property owners of the Oberee annexation what would be the benefit of going to the
22 country for 35 lots when the City had discussed 65 lots.

23
24 Paul Kroff said there were 65 lots in the previous Alpine Canyon annexation. There was no mention of
25 the number of lots when they submitted the annexation petition in December 2014. Mr. Kroff said they
26 had looked at the City's Annexation Policy Plan and saw annexation as a step in the process to start
27 development on a similar level. Then they saw some things happening in the City that made them think
28 their only alternative was to seek a rezoning in the county. He said they would continue to seek
29 annexation and development in the City. However, a landowner would not want to annex into Alpine if
30 there was no promise of what they could expect. There would need to be some negotiation in anticipation
31 of development.

32
33 Judi Pickell asked if the Oberee annexation had approached the City with a development plan.

34
35 Paul Kroff said they had not submitted a plan to Alpine City. After approaching the county about a
36 rezone, they had agreed to the 60 day waiting period to see if Alpine City would approve the density
37 shown for their property in the current Annexation Policy Plan. He said they weren't asking for a density
38 of more than that, and they would possibly accept less.

39
40 David Church pointed out that the Grant property was included in the Oberee annexation and had not
41 been part of the earlier one. That would change the number of lots. He said he assumed improvement of
42 Grove Drive and a second access would still be important to the City.

43
44 Dave Fotheringham asked what the next step would be. David Church said the next step for the Oberee
45 annexation would be for them to get on the Planning Commission agenda and propose a concept, if they
46 wanted to.

47
48 Paul Kroff said that for their specific property, it was critical that the density remain the same as it was in
49 the 2009 plan. Offsite improvements would be negotiated. He said what they'd heard from the City was
50 that they wouldn't support a zoning for more density than the CE-1 zoning in the county. If that was no
51 longer the case, they wanted to discuss specific details.

1
2 Lon Lott said that in the Annexation Policy Plan, it stated that Alpine would annex land that helped
3 realize their goals. He asked what the vision or goal of the City was? He said he leaned toward Alpine
4 being a unified community. Outlying areas that were not part of the City would make it divided. They
5 would, however, need to consider the financial ramifications of annexation.
6

7 Troy Stout said he didn't want to shut down a reasonable discussion. He felt the community was unified in
8 wanting to protect Alpine's hillsides and environment. But there was the question about property rights
9 and the right of people to develop over the rights of people who didn't want it developed. Some of the
10 areas were sensitive lands and were homes for wildlife. He said that when people wanted to rezone to
11 build a higher density, that was where the discussion came in. Did they want to see quarter-acre lots on
12 the hillsides. He said the reasonable point lay somewhere between no development and over-
13 development. There were some areas that shouldn't be developed at all, but the City had lost some
14 influence because of county rezoning. It came from ignoring input from the community.
15

16 Steve Cospers said the Planning Commission would welcome looking at the issues that had been
17 discussed.
18

19 David Church suggested they ask the visiting County Commissioners if they would like to comment.
20

21 Larry Ellertson asked the City to please give serious consideration to the annexation questions. Bill Lee
22 agreed.
23

24 Jason Bond said he would appreciate getting some kind of submission for the Oberee annexation so the
25 Planning Commission had something to work from.
26

27 Paul Kroff said he felt like he was not getting any specific direction. He didn't want to work toward a
28 stalemate. They had been working with the DRC for five months.
29

30 Dave Fotheringham said he would like to see an overview of the lots and what kind of support would be
31 needed from the City.
32

33 David Church said that if he was the landowner knowing the political process, he would get on the
34 Planning Commission agenda and submit a document stating that he would be willing to enter into a
35 development agreement that designated a minimum number of lots, and define what kind of infrastructure
36 they would be willing to build. That would be a starting point. The Planning Commission could look at it
37 and recommend that if the City entered an agreement, it could be changed in certain ways. Then when the
38 landowner submitted an application they would know what had been agreed on.
39

40 Rich Nelson said that what David Church suggested was a good way to move forward. Otherwise it
41 became a chicken or egg question. Troy Stout said it sounded like the process would take several months.
42

43 David Church pointed out that the discussion on Pine Grove began in the early 90s and went to a vote in
44 1998. But he felt the Oberee annexation was more straightforward. In 60 days the City should be able to
45 tell the people what the potential was for the number of lots. They would need to consider that the Grant
46 property was included in the Oberee annexation. If the discussion was going to be successful, they needed
47 to say something like they would sign a contract to do these thing. The landowners would ask Alpine to
48 sign a commitment that if the applicant submitted a compliant subdivision, the City would approve x
49 number of lots.
50

1 Myrna Grant said Pheobe Blackham had tried to annex their ground a long time ago, and she'd been
2 willing to annex. She wasn't a developer, but the City had to realize that when she bought her property a
3 long time ago, she didn't intent to sit on it as CE-1. They hadn't applied for annexation because they
4 needed a development plan and they didn't have one. She said the people in Alpine couldn't possibly
5 believe that they bought their property just to let people look at it.
6

7 Paul Kroff noted that Bryan Hofheins was present and wondered if he would like to comment. Mr.
8 Hofheins said he had his questions answered.
9

10 Steve Cospers moved to the audience and turned the chair back over to Mayor Watkins.
11

12 Mayor Watkins said he was disappointed there weren't more Planning Commission members present at
13 the workshop.
14

15 Rich Nelson asked the Council to make a formal decision on whether or not they wanted to move forward
16 with negotiations on the Oberee annexation.
17

18 **MOTION:** Troy Stout moved that the City Council make it clear that they intended to enter into a
19 discussion with the Oberee annexation representatives. Lon Lott seconded. Ayes: 3 Nays: 0. Troy Stout,
20 Lon Lott, Roger Bennett voted aye. Will Jones abstained. Motion passed.
21

22 Mayor Watkins said he was not making a commitment to not be involved.
23

24 **VI. STAFF REPORTS:** None
25

26 **VII. COUNCIL COMMUNICATIONS:** None
27

28 **VIII. EXECUTIVE SESSION**
29

30 **MOTION:** Troy Stout moved to go to Executive Session. Will Jones seconded. Ayes: 4 Nays: 0. Troy
31 Stout, Will Jones, Roger Bennett, Lon Lott voted aye. Motion passed.
32

33 The Council adjourned to Executive Session at 9:50 pm.
34

35 It was determined that "Planning Commission Appointment" was not a topic for an executive session and
36 no discussion took place. The Council returned to open meeting at 9:52 pm.
37

38 **MOTION:** Troy Stout moved to go back into open meeting. Lon Lott seconded. Ayes: 4 Nays: 0. Troy
39 Stout, Will Jones, Roger Bennett, Lon Lott voted aye. Motion passed.
40

41 Roger Bennett said he had looked at a map of Alpine and identified where all the Planning Commission
42 members lived. There was a heavy representation from the north and east side but nothing from the
43 southwest side of town. Since there was undeveloped ground on that side of town, he felt that area should
44 be represented.
45

46 Mayor Watkins said that annexation was one of the hottest issues and there was no one on the Planning
47 Commission from the northeast area.
48

49 Will Jones disagreed. He said Bryce Higbee and Jason Thelin lived in that area. On the Council, he and
50 Don Watkins lived in the northeast area.
51

1 Lon Lott said that he had talked to the Mayor earlier in the meeting. Since there was no name
2 recommended in the packet, he assumed he was expecting recommendations from the Council. He said he
3 had mentioned Richard Nelson who had served on a previous City Council He was an engineer and
4 understood building issues. He also lived in the southwest area of town.

5
6 Don Watkins said the term only went to January 2016 which was when Chuck Castleton's term ended. He
7 said he would like to have someone on the Commission that consistently attended the meetings. There
8 was only person that had consistently attended the meeting and that was Jane Griener. She was very
9 bright and she lived in an area of town that was near critical environment.

10
11 Troy Stout suggested they delay the item to another meeting. They could open it up and see if there were
12 other people they should consider.

13
14 **MOTION:** Lon Lott moved to adjourn. Troy Stout seconded. Ayes: 4 Nays: 0. Troy Stout, Will Jones,
15 Roger Bennett, Lon Lott voted aye. Motion passed.

16
17 The meeting was adjourned at 10:15 pm.

18
19
20
21
22

DRAFT

ALPINE CITY COUNCIL AGENDA

SUBJECT: Trail Committee Presentation

FOR CONSIDERATION ON: 14 April 2015

PETITIONER: Ad Hoc Trails and Open Space Committee

ACTION REQUESTED BY PETITIONER: Approval by City Council

APPLICABLE STATUTE OR ORDINANCE:

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The Ad Hoc Trails and Open Space Committee has recently been working on an approach to address the needs of Alpine City's trails. This includes an effort to repair, improve, and/or replace trails within the City. The committee has a goal to have some proposed trail standards adopted before Saturday, June 6th which is the annual National Trail Day. There are plans to have a huge volunteer effort on that day.

COMMITTEE RECOMMENDATIONS:

The Ad Hoc Trails and Open Space Committee recommends that the City:

- **Adopt recommended standards for ongoing utilization, maintenance and enhancements.**
- **Move all maintenance and improvement efforts to designated standard.**
- **Expedite signage and traffic control improvements which includes:**
 - **Rock barriers for closed areas**
 - **Enhanced signage in at risk areas**

Alpine City Trails

Trail Standards, Improvements, and
Trail Day
Saturday, June 6, 2015

Draft - April 2, 2015

Status / Observations

- Increased Usage
 - All users (hikers, joggers, bicyclists, OHVs, horses)
- Increased Maintenance
 - Trails, Bridges, Parking, Facilities
 - Noxious non-native weed control
- Improved Design
- Standards
 - Adopt US Forest Service Standards
- Improvements

*Increased utilization requires enhanced
design, maintenance, and care.*

Draft - April 2, 2015

Standards

Adopt US Forest Service Standards

– Field and Engineering Tested

- Signs
- Bridges
- Trails
- Noxious and Non-native Weeds
- Improvements – (i.e. Bowery Fire Pit)



*Balance short-term needs (and constraints)
With long-term objectives and legacy.*

Draft - April 2, 2015

Signs

- Carsonite - Trail Signs
 - Need to inventory requirements
 - Trail Names
 - Trail Traffic Control and street crossings
- Metal - Motorized Traffic Control Signs
 - Parking / No Parking
 - Parking Capacity
 - Get vehicles off grass and fire danger areas
 - Inventory parking capacity
 - Designated Parking / No Parking Areas



Draft - April 2, 2015

Signs – Current / Standard

Major Signs – Rodeo Ground

Trail and Information Bulletin Boards

Trail Signs

Fire, Fireworks

Traffic Control – Parking / No Parking

To control traffic, protect against fire and erosion, and safety – immediate improvements are needed.

Draft - April 2, 2015

Rodeo Signage

Current
Rodeo
Sign



Current sign not in compliance with code – what should the standard be?

Draft - April 2, 2015

Trail and Information Bulletin Boards

Current
Bulletin
Photo



Bad

Good

Standard

*Bulletin boards set tone for visitors
and post rules and information*

Trail Signs

Current
Trail Sign
Photo



*Carsonite trail signs designate trail
name and authorized use.*

Traffic Signs



Parking/No Parking Areas

- Metal Posts
- Metal Signs
 - Warning
 - Parking/No Parking
- Rock Barriers – Unauthorized Areas

Cross Street Traffic

- Designed crossing areas

*Metal traffic signs and posts,
and crosswalks are critical to for
public safety and the environment*

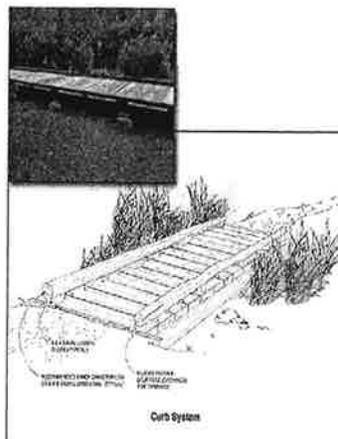
Draft - April 2, 2015

Sign and Barrier Maintenance Plan

- 4/18 Inventory
 - Identify sign and barrier needs (types by location)
 - Align signs with trail names
 - Order signs from vendors
- 5/2 Install Signs and Barriers
 - Trail Signs
 - Parking Signs
 - Rock Barriers

Draft - April 2, 2015

Multi-Use Trail Bridges



*Standards for multi-use trails
are more demanding – see handout.*

Bridge Status

- **Good** - (OK but at risk) – Current State – maintenance required
- **Better** – FS standard multi-use bridge (see handout) – middle support with cross planks – maintenance required
- **Best** – Conduit with rock and gravel bed – low maintenance

*Only 1 of more than 10 bridges is in
compliance with standard.*

Draft - April 2, 2015

Bridges – Current / Standard

Bridge with Culvert –

- ~ \$40 a foot and 2240 lbs. to place
- ~ Low maintenance costs

Wood Rail Bridge –

- ~ Need take off for new (each bridge)
- ~ High maintenance costs

Non-rail Bridge –

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Optimize initial and ongoing maintenance costs. – Any consideration for aesthetics?

Draft - April 2, 2015

Bridge Maintenance Plan

- 4/25 Inventory
 - Bridge Maintenance Priorities
 - Take off and Cost Estimates
- 5/15 Bridge Maintenance and Rebuild Plans
 - Order materials
- 5/30 Train Volunteer Leaders
 - Align task with work crew groups
- 6/6 Bridge Maintenance Work Groups
- 6/8 Evaluation and Review

Draft - April 2, 2015

Trail Maintenance and Design



Bad



Good

Current
Standard
Photo

Standard

*Water should run off, not down trail;
"U" shaped trails require maintenance.*

Trail Maintenance Plan

- 4/25 Inventory
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Draft - April 2, 2015

Noxious Weed Control



Thistle



Hounds Tooth

FS recommends that these weeds be Eliminated (especially in burn areas).

Draft - April 2, 2015

Noxious Weed Elimination Plan

- 4/25 Inventory
 - Priority areas / Estimated Manhours
- 5/23 Map out “weed sweep” routes
- 5/30 Train Volunteer Leaders
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Draft - April 2, 2015

Bowery Improvements

Current
Bowery
Photo



*Remove current structure and waste.
Rebuild fire pit with concrete slab and built in
bench area.*

Draft - April 3, 2015

Bowery Improvement Plan

- 4/18 Concept Plan
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- 5/23 Volunteer Requirements Specified
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Draft - April 2, 2015

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 - June 6, 2015 – National Trails day
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 - 20 Work Times
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- May 16 – Orientation Training
- May 30 – Implementation Training
- June 6 – Trail Day
- June 8 - Debriefing

Draft - April 2, 2015

Intregated Work Plan

Draft - April 2, 2015

Budget Items

- Trail Signs
- Parking Signs
- Rock/Barrier Placement
- Crosswalk Markings
- Trail Maintenance (gravel and soil)
- Bridge Maintenance
- Bridge Rebuild
- Weed Trash Bags

Budget considerations should consider short and long-term requirements.

Draft - April 2, 2015

Action Items

- Adopt recommended standards for ongoing utilization, maintenance, and enhancements
- Move all maintenance and improvement efforts to designated standard
- Expedite signage and traffic control improvements
 - Rock barriers for closed areas
 - Enhanced signage in at risk areas
- Enact plans for June 6, 2015 Trail Day

Draft - April 2, 2015

Unresolved Issues

- Eagle Scout Projects
- Needs Outside of Lambert Park
- Enforcement
 - Rogue Trails/Improvements
 - Speed (OHVs)
- Connectivity with Other Trails
- Enhancements to Use Policies

Draft - April 2, 2015

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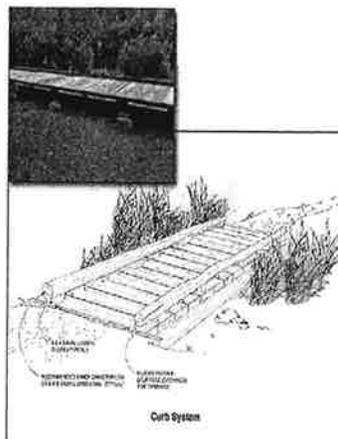
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Draft - April 2, 2015

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 - Speed (OHVs)
- Connectivity with Other Trails
- Enhancements to Use Policies

Draft - April 2, 2015

ALPINE CITY COUNCIL AGENDA

SUBJECT: Dominion Insurance Building Site Plan

FOR CONSIDERATION ON: 14 April 2015

PETITIONER: Lawrence Hilton

ACTION REQUESTED BY PETITIONER: Approve the Site Plan

**APPLICABLE STATUTE OR ORDINANCE: Article 3.7 (Business/Commercial)
Article 3.11 (Gateway Historic)
Article 3.24 (Off-Street Parking)**

PETITION IN COMPLIANCE WITH ORDINANCE: No

BACKGROUND INFORMATION:

The proposed Dominion Insurance office building is proposed to be located on lot B within the approved Planned Commercial Development known as Alpine Olde Towne Centre. The designated building footprint is 3,936 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. This plan shows 3 levels (including basement) at a total square footage of 7,491 sf.

This option proposes to include office space (Dominion Insurance, Precious Metal Exchange Service call "Namx" and additional tenants) and/or evening and weekend dining space.

The Gateway/Historic zone will also apply to this proposal. The Gateway/Historic zone gives the Planning Commission the ability to allow flexibility to the requirements set forth in the BC zone. The Planning Commission may recommend exceptions regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval (Section 3.11.3.3.5).

PLANNING COMMISSION RECOMMENDATION:

We recommend that the proposed site plan be approved with the following conditions:

- **An exception be considered by the City Council regarding the north setback which currently shows a covered drive-thru with patio space on top a few feet from the north property line.**
- **The City Council consider approving shared parking for the dining space for evening and weekend hours.**
- **The preliminary architectural design drawings be approved by the City Council.**
- **A grading and drainage plan is provided for the drive-thru showing no conflicts with the existing storm drainage system**
- **A bond be provided for the drive-thru roadway improvements.**
- **That appropriate signs, to be approved by staff, designate a crosswalk for the drive-thru.**
- **That trees do not obstruct any sightlines on main street.**



Date: April 3, 2015

By: Jason Bond
City Planner

**Subject: Planning and Zoning Review - Updated
Dominion Insurance Building Site Plan
341 South Main Street**

Background

The proposed Dominion Insurance office building is proposed to be located on lot B within the approved Planned Commercial Development known as Alpine Olde Towne Centre. The designated building footprint is 3,936 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. This plan shows 3 levels (including basement) at a total square footage of 7,491 sf.

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Location (Section 3.7.5)

The setbacks have been designated for the Planned Commercial Development. The recorded plat shows a 20' setback from the property to the north and a 24' setback from Main Street. These setbacks should be upheld. The covered drive-thru with balcony space on top appears to be just a few feet from the property to the north. This should be addressed by the Planning Commission and an exception should be considered. The applicant is showing a slightly different building footprint from the footprint that is on the recorded plat.

Street System/Parking (Sections 3.7.8.3 and 3.24.3)

The recorded plat designates twenty-one (21) parking stalls for Lot B. The off-street parking requirements for office, dining, and living are as follows:

Office - Four (4) spaces per 1,000 sf
Dining - One (1) space for every four (4) seats

This plan shows a total of twenty-five (25). Four (4) of those spaces are shown to be on the east side of the building within the drive-thru. The applicant requests that the Planning Commission consider allowing all parking stalls to be used for the second floor dining space on evenings and weekends. The applicant also asks that the basement square footage (vault and man trap) not be included in the calculation and that a deed restriction be applied to the building stating that the basement is uninhabitable.

If the current ordinance as written without exceptions is applied, total office square footage and number of dining seats is used to calculate the parking requirement. The total office square footage requires thirty (30) spaces. If the basement square footage were to be excluded, the combined office square footage of the first and second floors requires twenty-one (21) parking spaces. The applicant is planning to have sixteen (16) seats for the dining space. That requires four (4) parking spaces. The concept of shared parking is not mentioned in the ordinance. Unless an exception or ordinance amendment was granted for shared parking, the applicant will not be allowed to have any more than sixteen (16) seats for the dining space. This applies to seating that is indoor/outdoor and seating available during office hours and evenings/weekends.

Special Provisions (Section 3.7.8)

- Trash Storage - There is a shared dumpster for the Planned Commercial Development.
- Height of Building - The maximum height requirement of the building is no more than thirty four (34) feet. The height of the proposed building (top of the tower) is 36 feet. The height for a gable, hip or gambrel roof is “the elevation measured at the midway point between the highest part of the roof ridge line and the lowest elevation of the eaves or cornice of the main roof structure (not including independent, incidental roof structures over the porches, garages and similar add-on portions of the structure.” (Section 3.21.8.1) The height of the building meets the ordinance.
- Landscaping - A landscaping plan has been provided. The types of plants have been specified. It is understood that the area not within the building pad or area designated for parking will be landscaped. This should be in accordance with the approved PCD plat.

- Design - Preliminary architectural design drawings were submitted and need to be reviewed by the Planning Commission.

RECOMMENDATION

The Planning and Zoning Department recommends that the proposed site plan not be approved until with the following items are addressed:

- **An exception be considered, for a recommendation to the City Council for approval, regarding the north setback which currently shows a covered drive-thru with patio space on top a few feet from the north property line.**
- **An exception be considered, for a recommendation to the City Council for approval, regarding shared parking for the dining space.**
- **The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.**



Date: March 30, 2015

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

**Subject: Dominion Insurance Site Plan Review
1 Building, Lot B of Alpine Olde Towne Center**

ENGINEERING REVIEW

This is the engineering review for the proposed Dominion Insurance Building Site Plan. A separate Planning Review will also be completed. The building is proposed to be built on Lot B of the Alpine Olde Towne Center Planned Commercial Development. The parking lot and lighting for the parking have already been approved and built as part of the mentioned development. All utilities exist and are stubbed to the property. The only thing left to be built is the drive through access as shown in the proposal and on the plat.

Two options were submitted for the site plan. One option shows the building with underground parking. In order to access the underground parking the drive through section of road would have to dip down on the north side of the lot. Due to the location of an existing storm drain that runs along the north easterly side of the lot, we do not believe elevations of the roadway to an underground parking area would work without re-routing the storm drain.

The other option shows no underground parking and therefore there is no concern of conflicts with the existing storm drain.

Both options do not show elevations for grading of the drive through. The developer is waiting for a recommendation from the Planning Commission regarding which option is preferred before they complete the drive through design and provide elevations. No matter which option is chosen, a grading and drainage plan for the construction of the drive through would be required and could be provided prior to Final Approval from the City Council.

The water policy has been met for this development.

ENGINEERING RECOMMENDATION

Whichever option is chosen, we recommend that approval of the proposed site plan be recommended provided the following items are addressed:

- **A grading and drainage plan is provided for the drive through showing no conflicts with the existing storm drainage system**
- **A bond be provided for the drive through roadway improvements**



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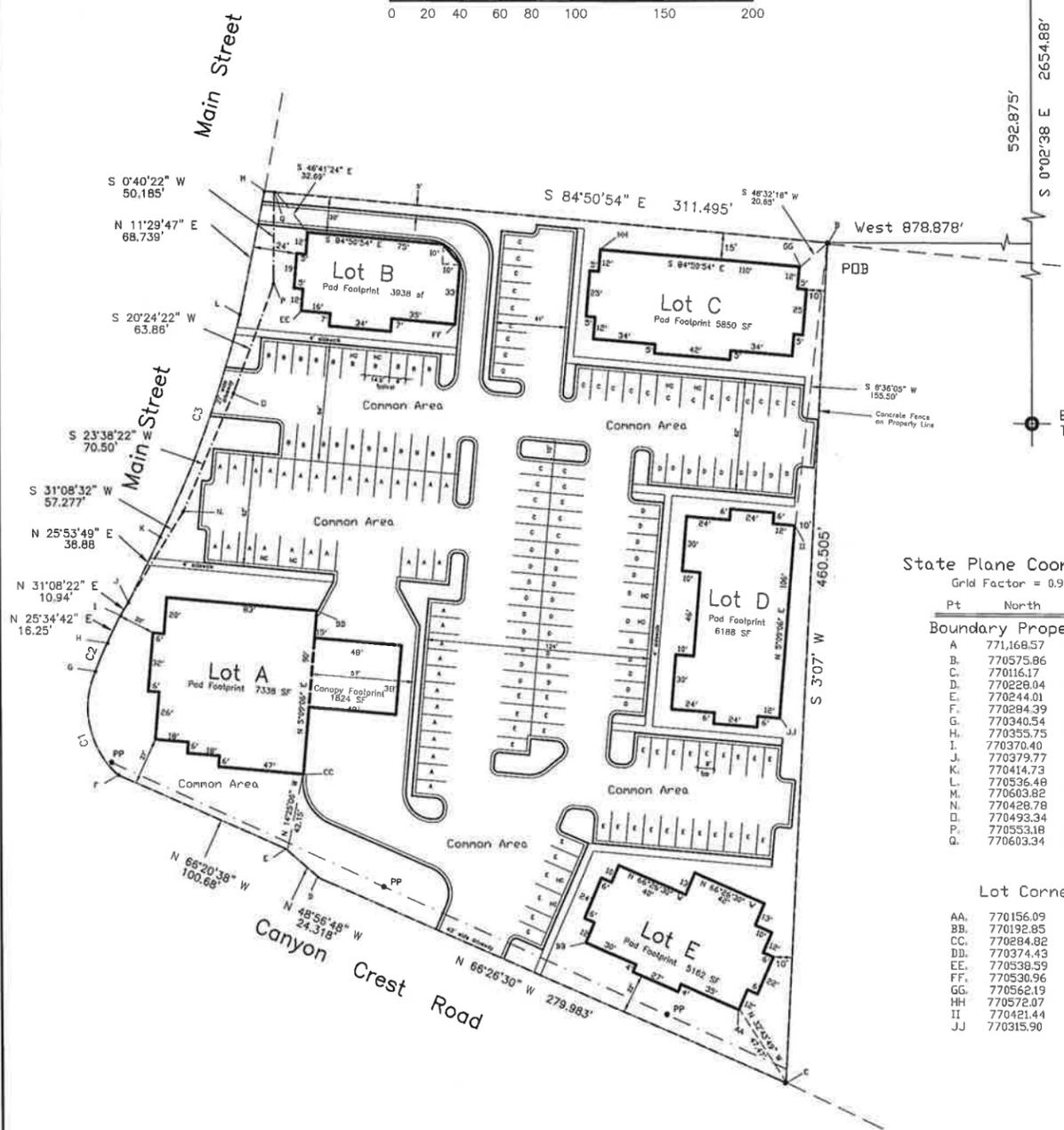
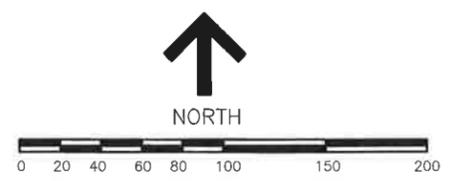
DOMINION INSURANCE
OFFICE BUILDING

EXTERIOR ELEVATIONS
SOUTH MAIN STREET

23 MARCH 2015



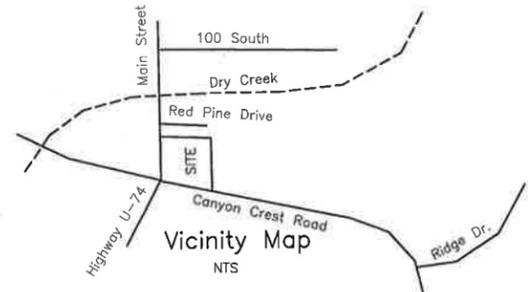
CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmuutah.com



Northeast Corner
Section 25, T4S,
R1E, SLB&M

592.875'
S 0'02'38" E 2654.88'

East 1/4 Cor Sec 25
T4S, R1E, SLB&M



Parking Table

PAD	Numbers of Stalls Allocated
A	37
B	21
C	32
D	39
E	33

Note: All the Parking Area is Common Area

LOT PAD Area is Private Area
Unit boundary lines are parallel or perpendicular to one another

Common Area - All common area is a Public Utility Easement (PUE)

State Plane Coordinate Table

Grid Factor = 0.999718

Boundary Property Corners

Pt	North	East
A	771,168.57	1,924,088.96
B	770575.86	1923210.78
C	770116.17	1923185.75
D	770228.04	1922929.18
E	770244.01	1922910.85
F	770284.39	1922818.65
G	770340.54	1922806.14
H	770355.75	1922812.58
I	770370.40	1922819.59
J	770379.77	1922825.25
K	770414.73	1922842.22
L	770536.48	1922886.94
M	770603.82	1922900.63
N	770428.78	1922854.86
O	770493.34	1922883.12
P	770553.18	1922905.38
Q	770603.34	1922905.97

Lot Corners

AA	770156.09	1923160.09
BB	770192.85	1923075.79
CC	770284.82	1922921.34
DD	770374.43	1922929.42
EE	770538.59	1922920.74
FF	770530.96	1923005.37
GG	770562.19	1923195.31
HH	770572.07	1923085.79
II	770421.44	1923192.91
JJ	770315.90	1923183.40

Curve Data Table

#	Arc	Chord	Delta	Radius	Tangent
C1	61.499'	N 12°33'59" W 57.541'	71°54'38"	49.00'	35.542'
C2	16.526'	N 22°57'20" E 16.52'	5°14'45"	180.50'	8.269'
C3	129.978'	N 20°10'02" E 129.74'	12°00'09"	620.47'	65.227'

Address Table

Lot	Address
A	375 South Main Street
B	341 South Main Street
C	345 South Main Street
D	363 South Main Street
E	395 South Main Street

Utility Approvals

Approved this ____ Day of _____, A.D. 2006 By ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

Approved this ____ Day of _____, A.D. 2006 By QWEST COMMUNICATIONS

QWEST COMMUNICATIONS

Approved this ____ Day of _____, A.D. 2006 By QUESTAR

QUESTAR

Approved this ____ Day of _____, A.D. 2006 By COMCAST

COMCAST

UTILITY DEDICATION

Carter Construction Company, Inc. (OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE COMMON AREAS THE PLAT FOR ON THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND ALL OTHER PUBLIC UTILITIES, APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERE TO.

SURVEYOR'S CERTIFICATE

I, K. EDWARD GIFFORD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 162675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION:

Parcel 1
Commencing at a point located S 0'02'38" E 592.875 feet along the Section Line and West 878.878 feet from the Northeast Corner of Section 25, T4S, R1E, SLB&M; thence S 3'07" W 460.505 feet along the west boundary of Phase 1, Paradise Cove Planned Residential Development; thence along the boundary of Canyon Crest Road as follows: N 66°26'30" W 279.983 feet, N 48°56'48" W 24.318 feet, N 66°20'38" W 100.68 feet, along the arc of a 49.00 foot radius curve to the right 61.499' (chord bears N 12°33'59" W 57.541 feet); thence along Main Street boundary as follows: along the arc of a 180.50 foot radius curve to the right 16.526 feet (chord bears N 22°57'20" E 16.52'), N 25°34'42" E 16.25 feet, N 31°08'22" E 10.94 feet, N 25°53'49" E 38.88 feet, along the arc of a 620.47 foot radius curve to the left 129.978 feet (chord bears N 20°10'02" E 129.74 feet), N 11°29'47" E 68.739 feet; thence S 84°50'54" E 311.495 feet along River Meadows Office Park Subdivision boundary to the point of beginning. Area = 3.2233 acres

Parcel 2 - Less and Excepting from Parcel 1, This Parcel to be added to the Plat Open Space by separate deed

Commencing at a point located S 0'02'38" E 565.386 feet along the Section Line and West 1183.758 feet from the Northeast Corner of Section 25, T4S, R1E, SLB&M; thence S 0'40'22" W 50.185 feet; thence S 20°24'22" W 63.86 feet; thence S 23°38'22" W 70.50 feet; thence S 31°08'32" W 57.277 feet; N 25°53'49" E 38.88 feet, along the arc of a 620.47 foot radius curve to the left 129.978 feet (chord bears N 20°10'02" E 129.74 feet), N 11°29'47" E 68.739 feet; thence S 84°50'54" E 5.358 feet along River Meadows Office Park Subdivision boundary to the point of beginning. Area = 0.0403 acres

K. Edward Gifford
K. Edward Gifford

9-20-06
Date

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THIS PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HERE ON AS PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 1 SHEET TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF SEPTEMBER, A.D. 2006

William M. Fairbanks V.P.
WILLIAM M. FAIRBANKS
Carter Construction Company, Inc.
CARTER CONSTRUCTION CO., INC.

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS 20th DAY OF SEPT. A.D. 2006 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 4-11-09
567 N 1030 E
PLEASANT GROVE UT 84062
NOTARY ADDRESS

SARA R TALLEY
SARA R TALLEY
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF ALPINE, COUNTY OF UTAH, APPROVES THIS PLANNED COMMERCIAL DEVELOPMENT AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, AND OTHER PARCELS LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 20th DAY OF May, A.D. 2006

Mayor MAYOR
Approved Janis Williams Attest Janis Williams
Engineer (See Seal Below) Clerk-Recorder (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS 20th DAY OF May, A.D. 2006, BY THE ALPINE CITY PLANNING COMMISSION

Jamie Brewer
Director-Secretary
Chairman, Planning Commission

APPROVAL AS TO FORM

Approved as to Form this 14th Day of Oct, A.D. 2006
City Attorney David Barker

PLAT "A"

ALPINE OLDE TOWNE CENTRE

PLANNED COMMERCIAL DEVELOPMENT
SCALE 1" = 40'

ALPINE, UTAH COUNTY, UTAH

Surveyor's Seal: K. EDWARD GIFFORD 162675 STATE OF UTAH

Notary Seal: SARA R TALLEY 2006 UTAH COUNTY RECORDER

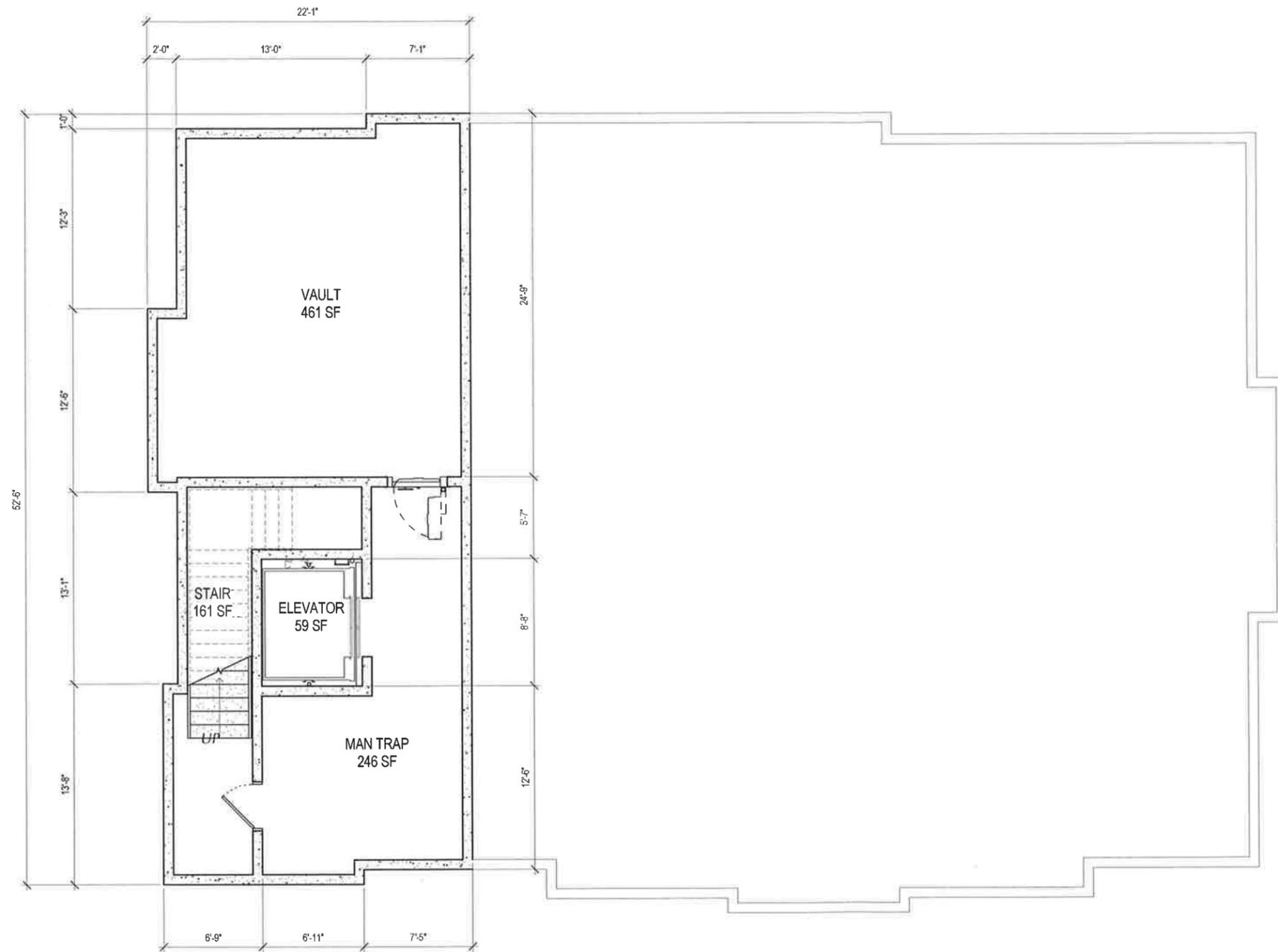
City Engineer Seal: SHANE L. BORENSEN P.E. ALPINE CITY, UTAH ENGINEERING DEPT.

Clerk-Recorder Seal: ALPINE CITY CORPORATE SEAL Utah County, Utah

SEC 25 T4S R1E TO 040 P4

11933

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BASEMENT FLOOR PLAN - 991 SF
SCALE: 1/4" = 1'-0"

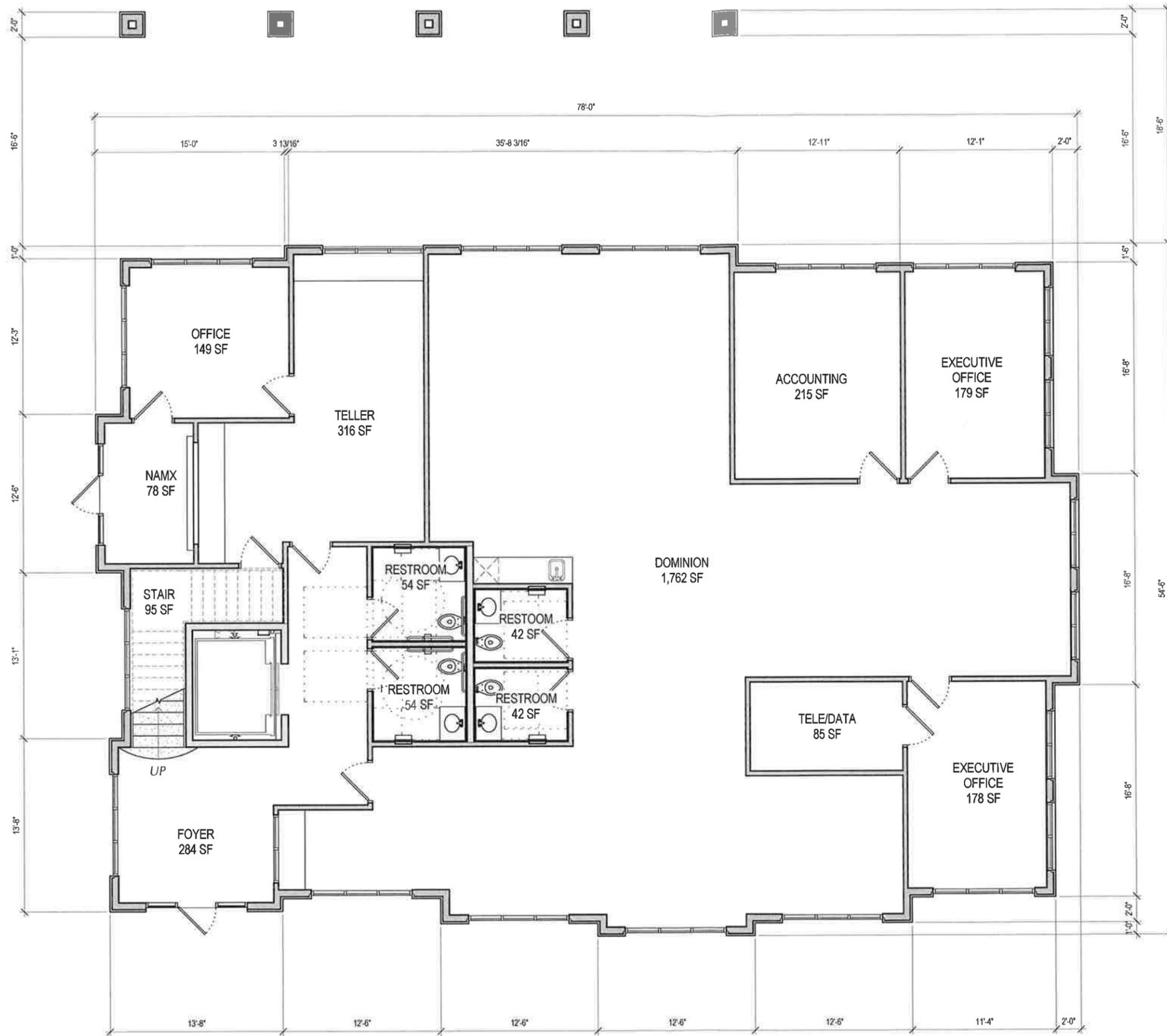
DOMINION INSURANCE
OFFICE BUILDING

BASEMENT FLOOR PLAN
SOUTH MAIN STREET

24 MARCH 2015



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE # 105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cminarch.com



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LEVEL 1 FLOOR PLAN - 3,936 SF
 SCALE: 1/4" = 1'-0"

**DOMINION INSURANCE
OFFICE BUILDING**

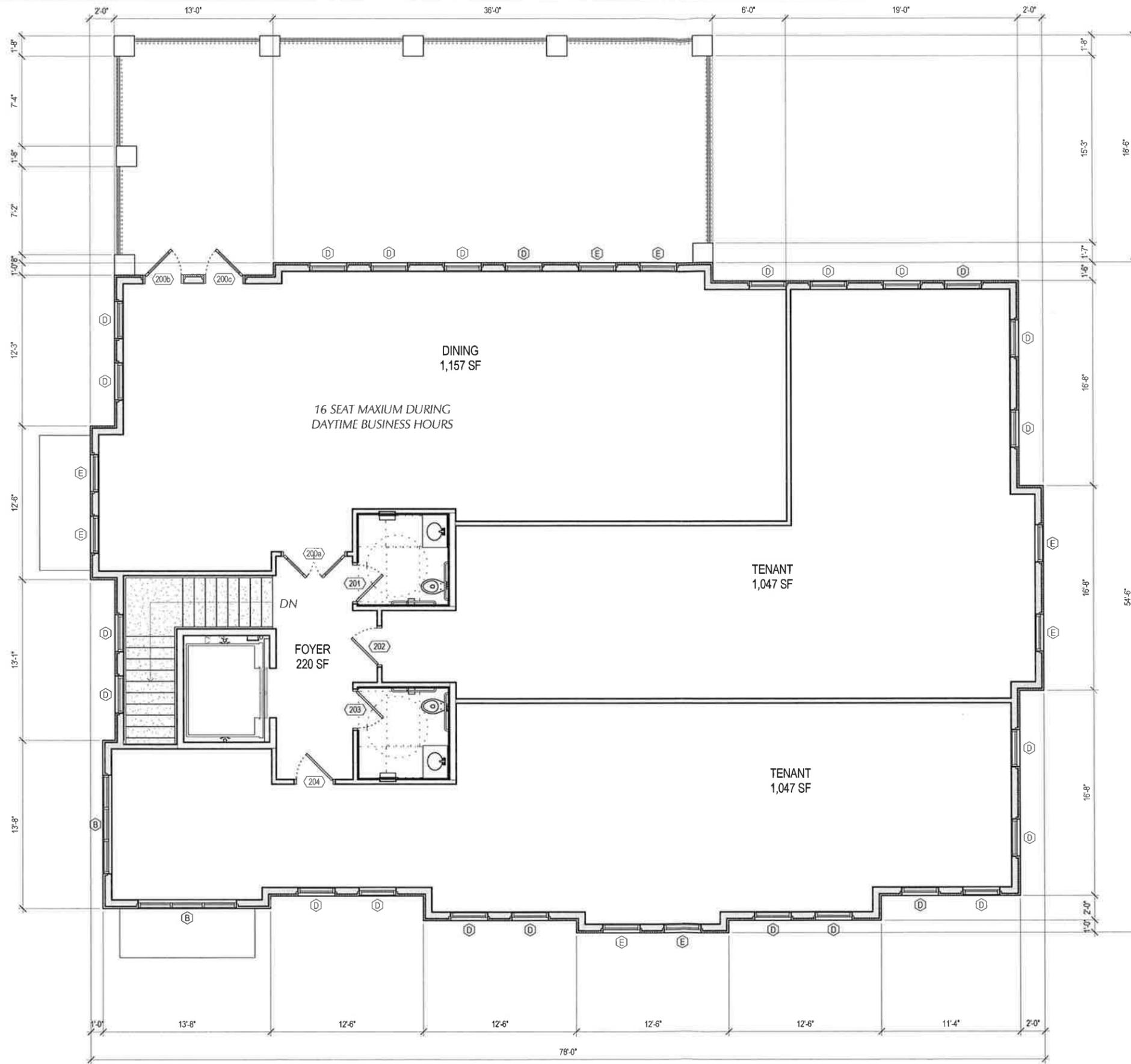
LEVEL 1 FLOOR PLAN
SOUTH MAIN STREET

24 MARCH 2015



**CURTIS MINER
ARCHITECTURE**
 233 SOUTH PLEASANT GROVE BLVD.
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 PHONE: (801) 769-3000
 FAX: (801) 769-3001
 cma@cmautah.com

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 LEVEL 2 FLOOR PLAN - 2,564 S.F.
SCALE: 1/4" = 1'-0"

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DOMINION INSURANCE
OFFICE BUILDING

LEVEL 2 FLOOR PLAN
SOUTH MAIN STREET

26 MARCH 2015



CURTIS MINER
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cma@cmastuh.com

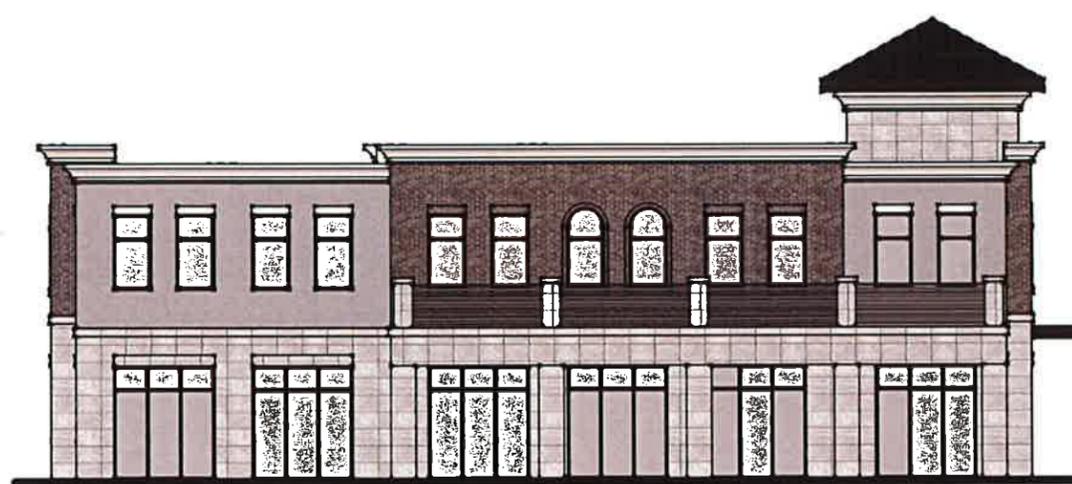


TOP OF ROOF
136'-0"

LEVEL 2
112'-0"

LEVEL 1
100'-0"

WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

DOMINION INSURANCE
OFFICE BUILDING

EXTERIOR ELEVATIONS
SOUTH MAIN STREET

23 MARCH 2015



CURTIS MINER
ARCHITECTURE

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PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmaitah.com



ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

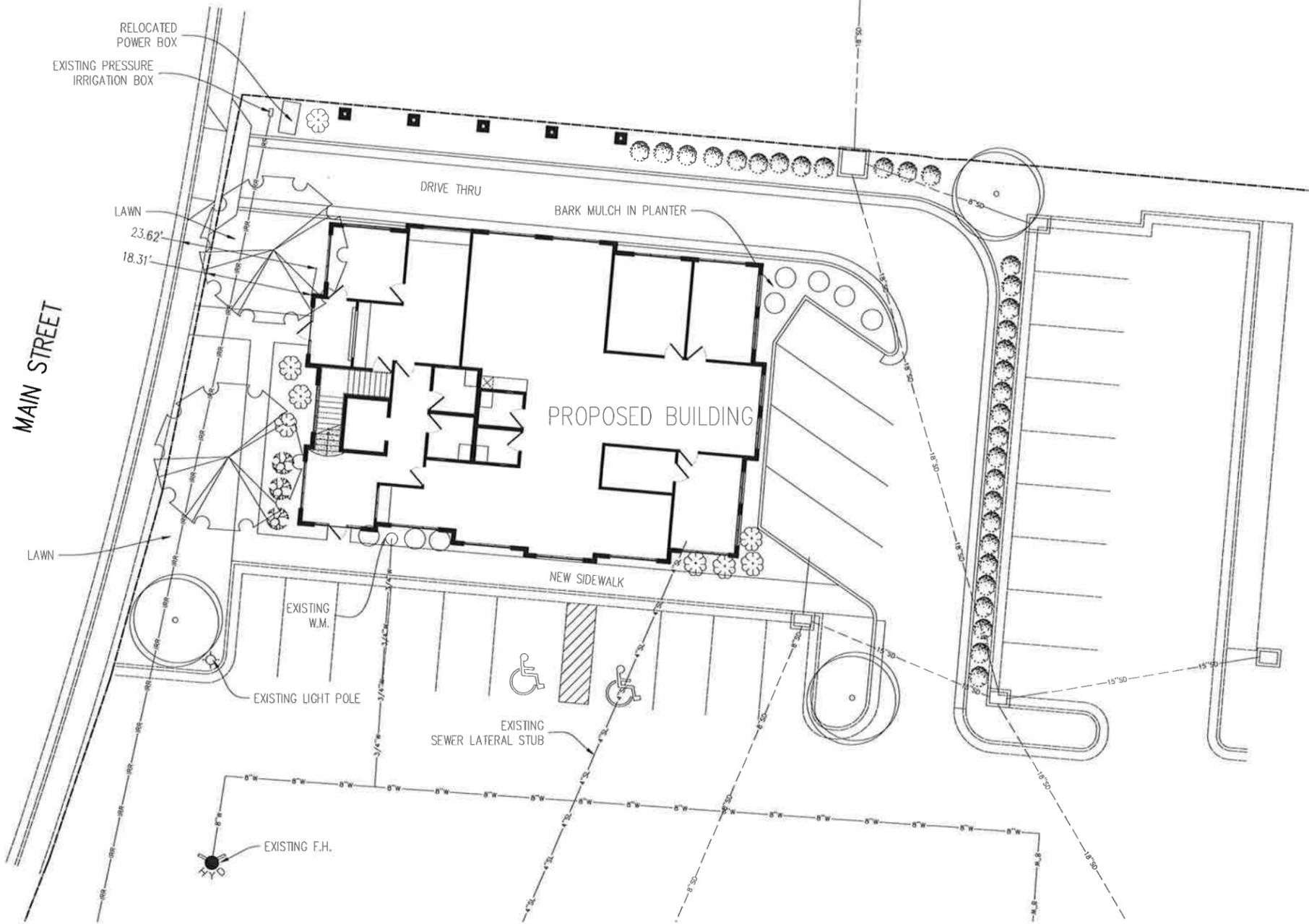
DOMINION INSURANCE
OFFICE BUILDING

ARCHITECTURAL SITE PLAN
SOUTH MAIN STREET

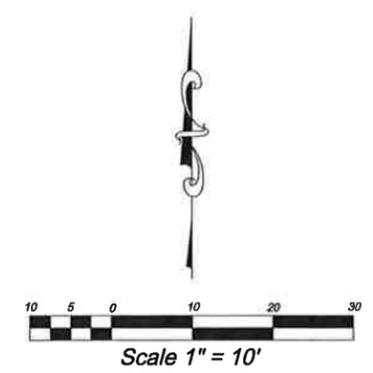
23 MARCH 2015



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PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com



PLANT LIST	
	AUTUMN PURPLE ASH
	CHANTICLEER FLOWERING PEAR
	LOW DENSE PRIVET
	DWARF LILAC
	PENSTEMON
	ENGLISH LAVENDER



REVISIONS		
Rev.	Date	Description

Developer/Property Owner: Larry Hilton
 Phone: 801-367-0067

EXCEL ENGINEERING
 David W. Peterson, P.E., License #270393
 12 West 100 North, Suite 201, American Fork, UT 84003
 P: (801) 756-4504; E: david@excelcivil.com

DOMINION INSURANCE		UTAH
ALPINE	341 S. MAIN STREET	Scale: 1"=10'
Drawn by: D.W.P.	SITE, UTILITY & LANDSCAPE PLAN	Date: 03/25/15
Designed by: D.W.P.		C1
Checked by: D.W.P.		

ALPINE CITY COUNCIL AGENDA

SUBJECT: East View Plat F Final Plat - Phase 1

FOR CONSIDERATION ON: 14 April 2015

PETITIONER: Patterson Construction

ACTION REQUESTED BY PETITIONER: Approve the Final Plat

APPLICABLE STATUTE OR ORDINANCE: Section 4.6.3 (Final Plat)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed East View Plat F subdivision has received Preliminary approval for 9 lots on 4.15 acres. The developer proposes to phase the development and is seeking final approval for 6 of the 9 lots on 2.26 acres. The remaining future lots have structures on them which the developer wishes to leave in place for the time being. The proposed 6 lots range in size from 10,029 to 16,383 square feet. The development is located south of East View Drive and west of Quincy Court and is in the TR-10,000 zone.

PLANNING COMMISSION RECOMMENDATION:

We recommend approval of the proposed development, East View Final Plat F, be approved with the following conditions:

- The Developer address the redlines and provide an updated cost estimate.
- The Developer meet the water policy with Alpine Irrigation Company shares.
- The proposed road "Patterson Lane" be changed to a different name due to it not being connected straight across from the current Patterson Lane.
- The Southwest corner of lot 9 as shown be dedicated to the City as right-of-way.



Date: April 2, 2015

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

**Subject: East View Plat F Phase 1 Subdivision – Final Review
6 lots on 2.26 acres**

Background

The proposed East View Plat F subdivision has received Preliminary Approval for 9 lots on 4.15 acres. The developer proposes to phase the development and is seeking Final Approval for 6 of the 9 lots on 2.26 acres. The remaining future lots have structures on them which the developer wishes to leave in place for the time being. The proposed 6 lots range in size from 10,029 to 16,383 square feet. The development is located south of East View Drive and west of Quincy Court and is in the TR-10,000 zone.

Street System

The proposed development shows access from East View Drive via Patterson Lane. The plan shows a new cul-de-sac being built to provide the required frontage for the lots. Plan and profiles have been submitted for the streets and are in compliance with the development standards **pending a few minor redline corrections**. Curb, gutter, and sidewalk are shown on both sides of proposed streets.

The developer has supplied a right-of-way dedication that will be recorded with the Phase 1 plat on lot 9 where the Robert Patterson home is located. This was to ensure alignment and connection of Patterson Lane when the rest of the property is ready for development.

Sewer System

There is an existing 8-inch sewer line running between East View Drive and Patterson Lane that can serve the development. Profiles have been submitted for the sewer design and are in compliance with the standards. 4-inch sewer laterals are shown for each new lot, including the two future lots.

Culinary Water System

There is currently a 6-inch water line stubbed southward down Patterson Lane off East View Drive. A new 8-inch line is shown to replace this stub and connect to the 6-inch main in East View. **The Fire Chief will need to approve the location of the proposed fire hydrants.** 3/4-inch service laterals and water meters are shown for each new lot, including the two future lots.

Pressurized Irrigation System

There are currently two 2-inch pressurized irrigation lateral lines stubbed from East View Drive that are used for agricultural purposes. Both connections would be required to be capped and abandoned at the main line in East View. The westerly service could be relocated more southerly (closer) to the property it serves.

The plans show a new 8-inch main connecting at East View Drive and running along Patterson Lane with a 4-inch line installed to serve the Robert Circle cul-de-sac. 1-inch pressurized irrigation laterals are shown for the each new lot, including the two future lots.

Storm Water Drainage System

The storm drain system is designed to flow to the existing storm drain system located in Grove Drive. There is currently a 15-inch storm drain line stubbed on the west side of Quincy Court for this purpose which the plans show connection to. Also, there is a storm drain sump at the southwest corner of East View Drive and Patterson Lane which has had drainage problems. The plans show corrections for this area. The city will participate in the costs associated with connecting this intersection to the East View storm drain system. **There are some redlines on the storm drain system to be addressed. These details must be worked out prior to final approval and an updated cost estimate will be provided.**

A storm water pollution prevention plan would be required for the site addressing best management practices that will be implemented to control erosion on the site during construction. A UPDES and Land Disturbance Permit will be required prior to construction.

General Subdivision Remarks

There are redlines to correct on the construction drawings and plat which must be corrected before Final Approval by the City Council.

The developer has acquired boundary line agreements from surrounding property owners to fix overlapping property boundary issues. A copy of those agreements will be included in the packet.

The water policy will need to be met for this development. The applicant shows they will use

credits to meet this; however, Alpine Irrigation shares have been used to irrigate the property. It has been the policy of Alpine City to require irrigation shares to meet the water policy on properties that have been historically irrigated with irrigation shares.

We recommend that approval of the proposed development be recommended and approved with the following conditions:

- **The Developer address the redlines and provide an updated cost estimate**
- **The Developer meets the water policy with Alpine Irrigation Company shares**
- **The Fire Chief approves the location of the proposed fire hydrants**

LEGAL DESCRIPTION

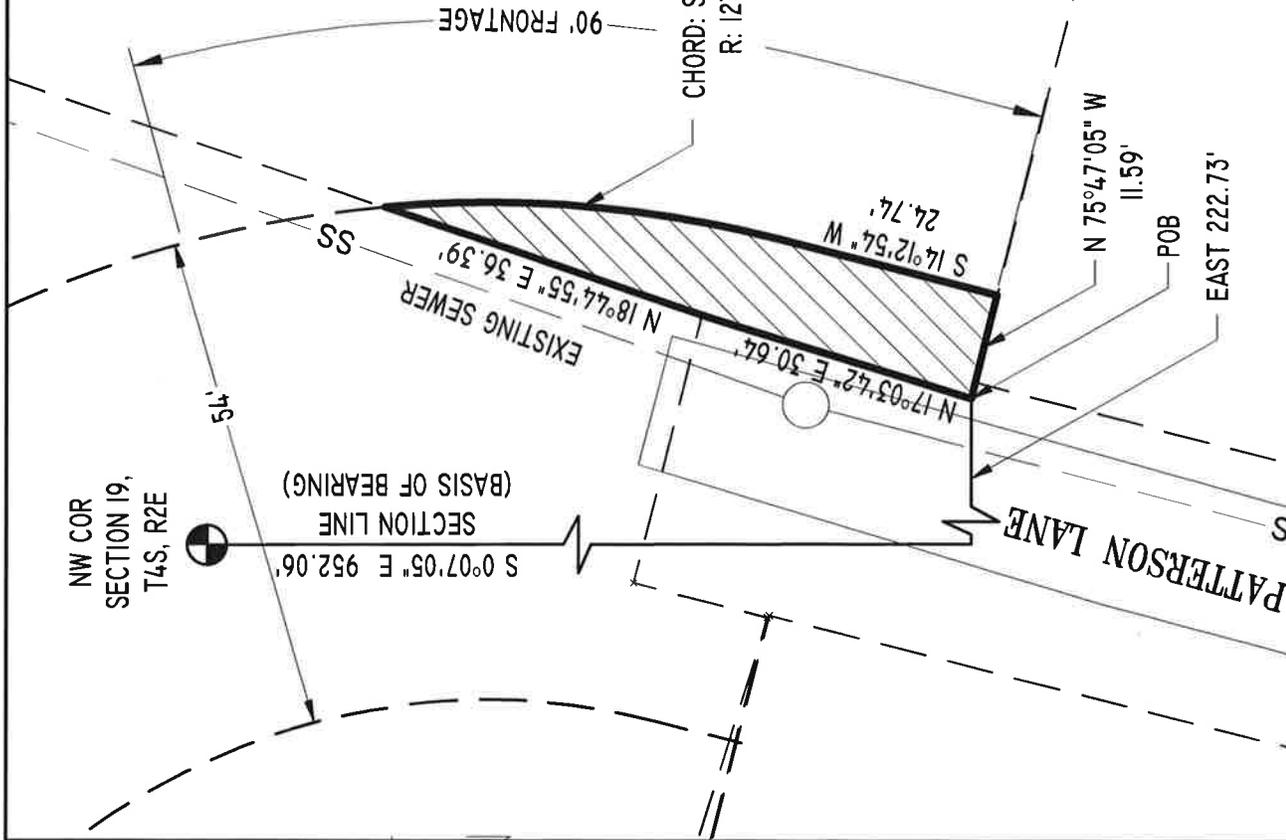
Beginning at a point South 00°07'05" East along the section line 952.06 feet and East 222.73 feet from the Northwest Corner of Section 19, Township 4 South, Range 2 East, Salt Lake Base and Meridian to the point of beginning; thence North 17°03'42" East 30.64 feet; thence North 18°44'55" East 36.39 feet; thence on a non-tangent curve to the right having a radius of 127.00 feet and a length of 42.94 feet, chord of said curve bears South 04°31'42" West 42.74 feet; thence South 14°12'54" West 24.74 feet; thence North 75°47'05" West 11.59 feet to the point of beginning.

Area = 544 Square Feet



SCALE: 1" = 20' (8.5 x 11)

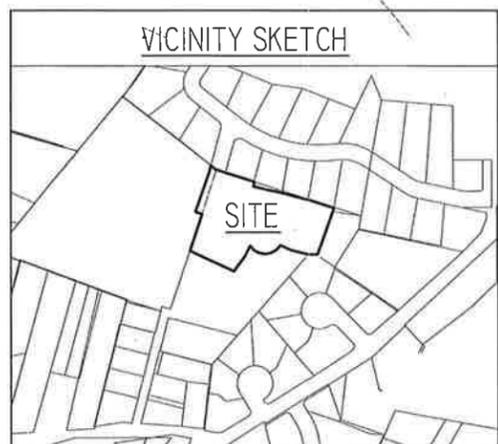
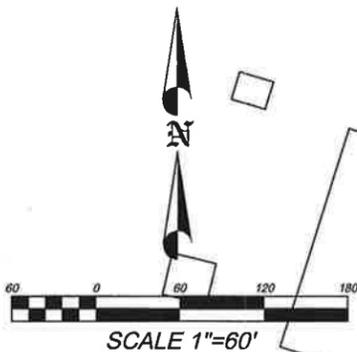
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TWIN PEAKS ENGINEERING & DESIGN 1189 N. 1270 E. AMERICAN FORK, UT 84003 STEPHEN SOWBY, P.E. 801-636-7150 stevesowby@yaboo.com	PATTERSON CONSTRUCTION INC. 11038 N. HIGHLAND BLVD. HIGHLAND, UT 84003 (801) 756-7303	PATTERSON LANE PROPERTY	DESIGN BY: SES DRAWN BY: RC	SCALE: 1" = 20' DATE: 23 MAY 2014	SHEET 1
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EAST VIEW PLAT "F"

LOCATED IN THE NW 1/4 OF SECTION 19, T4S, R2E, S.L.B.8M
ALPINE CITY, UTAH COUNTY, STATE OF UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	60.00	20.02	86.756240	100.99	S 88°25'02" W
C2	173.00	17.57	05°14'04"	17.56	N 69°36'00" W
C3	123.00	9.35	06°21'24"	9.35	N 17°40'23" E
C4	150.00	11.41	06°21'24"	11.40	S 17°46'23" W
C5	200.00	63.17	18°05'47"	67.91	S 62°22'52" E
C6	200.00	21.39	06°07'45"	21.38	S 62°24'14" E
C7	200.00	44.71	11°58'30"	44.70	S 62°27'47" E
C8	200.00	53.06	15°22'16"	53.78	S 62°06'26" E
C9	177.00	13.66	04°29'24"	13.66	S 17°40'23" W
C10	15.00	20.11	26°18'00"	18.63	S 38°52'55" E
C11	227.00	10.18	02°34'08"	10.18	S 85°59'54" E
C12	173.00	16.56	05°27'16"	16.57	S 62°06'26" E
C13	15.00	12.88	18°02'59"	12.49	N 85°33'30" E
C14	60.00	37.33	35°53'13"	36.64	N 78°43'33" E
C15	60.00	60.01	57°18'00"	57.54	S 54°59'12" E
C16	60.00	60.00	57°18'00"	57.54	S 62°27'33" W
C17	60.00	27.87	26°28'32"	27.82	N 20°28'02" W
C18	15.00	16.28	62°30'25"	15.63	N 38°42'48" W
C19	227.00	61.23	15°22'16"	61.24	N 62°06'26" W
C20	173.00	37.07	12°16'24"	37.00	N 69°21'07" W

- ### PLAT NOTES
- CURRENT ZONING: CR-4.0,000
 - DESIGN CRITERIA FOR ELEVATION OF 5,000 FEET
 - DESIGN CRITERIA FOR SNOW LOAD OF 45 LB/SF
 - THE INTERNATIONAL FIRE CODE MAY REQUIRE FIRE SPRINKLERS BASED UPON THE SIZE OF HOME AND FIRE FLOW CAPACITY. A FIRE FLOW TEST MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT.
 - IF FIRE SPRINKLERS ARE PROPOSED THE FIRE FLOW REQUIREMENT IS REDUCED BY 50%.

ADDRESS TABLE	
LOT #	ADDRESS
1	
2	
3	
4	
5	
6	

TABULATIONS

ZONING TR-10,000
TOTAL AREA 2.26 AC
OF LOTS 6

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

CITY ATTORNEY

EV-FINAL PLAT F.DWG 23.MAR.2015

SURVEYOR'S CERTIFICATE

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

DATE _____ SURVEYOR _____ (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located South 00°07'05" East along the section line 462.86 feet and East 391.14 feet from the Northwest Corner of Section 19, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence South 72°27'33" East along East View Plat "C" as recorded in the office of the Utah County Recorder a distance of 132.65 feet; thence along a fence line the following six courses and distances: 1) South 14°47'59" West 1.77 feet, 2) South 12°59'39" West 13.48 feet, 3) South 76°35'59" East 52.58 feet, 4) South 77°12'28" East 28.76 feet, 5) South 75°37'53" East 106.39 feet, and 6) South 72°19'03" East 90.03 feet; thence South 17°23'50" West 14.88 feet; thence South 13°47'28" West 149.19 feet; thence North 89°01'46" West 29.56 feet; thence North 76°18'18" West 58.08 feet; thence North 65°14'23" West 14.48 feet; thence on a non-tangent curve to the right having a radius of 60.00 feet and a length of 120.02 feet, chord of said curve bears South 88°25'02" West 100.99 feet; thence South 28°35'59" West 42.11 feet; thence South 36°38'18" West 58.02 feet; thence North 65°32'12" West 163.99 feet; thence North 18°41'53" East 78.64 feet; thence North 19°11'11" East 45.40 feet; thence on a non-tangent curve to the left having a radius of 173.00 feet and a length of 17.57 feet, chord of said curve bears North 69°34'00" West 17.56 feet; thence North 72°28'33" West 6.72 feet; thence North 19°11'05" East 134.49 feet; thence on a regular curve to the left having a radius of 123.00 feet and a length of 9.35 feet, chord of said curve bears North 17°40'23" East 9.35 feet; thence North 15°29'42" East 17.69 feet; thence South 52°18'05" East 23.11 feet; thence North 69°30'20" East 0.93 feet; thence South 72°27'33" East 1.47 feet to the point of beginning.

Area = 2.2645 Acres

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF ALPINE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, OPEN SPACES, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK - RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE ALPINE CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY CHAIRMAN, PLANNING COMMISSION

RECEIVED MAR 26 2015

EAST VIEW PLAT "F"

LOCATED IN THE NW 1/4 OF SECTION 19, T4S, R2E, S.L.B.8M
ALPINE CITY, UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 60' FEET

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

GENERAL NOTES

1. SETBACKS = FRONT 30', REAR 20', SIDE 10' MIN/22' TOTAL, CORNER LOT SIDE YARD 30'.
2. ALL CONSTRUCTION TO CONFORM TO ALPINE CITY STANDARDS AND SPECIFICATIONS. ALPINE CITY USES APWA STANDARDS AND DETAILED DRAWINGS IN MOST CASES.
3. ALL ROADWAYS ARE PUBLIC ROADWAYS TO BE MAINTAINED BY ALPINE CITY.
4. P.U.E'S AS FOLLOWS = 10' FRONT, 5' REAR AND SIDES.
5. PATTERSON LANE BY LOT 1 CONNECTING TO EAST VIEW DRIVE WILL BE CONSTRUCTED AS A FULL 54' STREET WIDTH.
6. ALL SEWER LATERALS TO BE 4" WITH MINIMUM 2% SLOPE WITH CLEANOUT BEHIND CURB.
7. ALL WATER SERVICE LINES TO BE 1" LINE WITH 3" METER AND STANDARD ALPINE CITY METER BOX AND SETTER.
8. ALL ROOF GUTTERS AND DRAINS TO DRAIN TO SEPARATE SLUMP ON EACH LOT NEAR CORNERS OF PROPOSED HOMES. TWO SUMPS FOR EACH BUILDING AVERAGE. SLUMP AND DRAINAGE DETAILS TO BE PREPARED WITH PRELIMINARY PLAT.
9. SEE SEPARATE STORM DRAINAGE CALCULATIONS.
10. SEWER LATERALS TO BE PLACED 10 FEET FROM WATER LATERALS.
11. ADJOINING PARCEL TO THE WEST (NOW IN CR-20 ZONE) TO BE THIRD PHASE WITH THE ABILITY TO BE SUBDIVIDED AT A LATER DATE.
12. GEOTECHNICAL REPORT WILL BE PREPARED WITH PRELIMINARY PLAT.
13. THE PREDOMINANT SOIL TYPE ON THIS SITE IS C4C (CLEVERLY GRAVELLY FINE SANDY LOAM). THE SOIL IS WELL DRAINED, >80' TO WATER DEPTH, AVAILABLE WATER CAPACITY = 6.4%, INFILTRATION RATE = 0.5 - 2.0 IN/HR. OTHER SOILS ON SITE = C1D AND B1B WITH SIMILAR CHARACTERISTICS.
14. ZONING BOUNDARY CLARIFICATION WAS AFFIRMED FOR TR ZONE ON APRIL 1, 2003 FOR ROBERT PATTERSON PROPERTY.
15. SURVEYOR = DAVE OR AARON THOMAS, R.L.S., 801-224-7308
16. EXISTING CONTOURS FROM ALPINE CITY.
17. THERE ARE NO KNOWN WATERWAYS, WATER COURSES, WETLANDS, FLOOD ZONES, FAULT LINES, DEBRIS FLOWS, OR ROCKSLIDES LOCATED ON THIS PROPERTY.
18. THERE ARE NO IRRIGATION DITCHES ON THIS SITE THAT NEED TO BE MAINTAINED.
19. SEE SEPARATE GEOTECHNICAL INVESTIGATION BY GEOSTRATA.

TABULATIONS

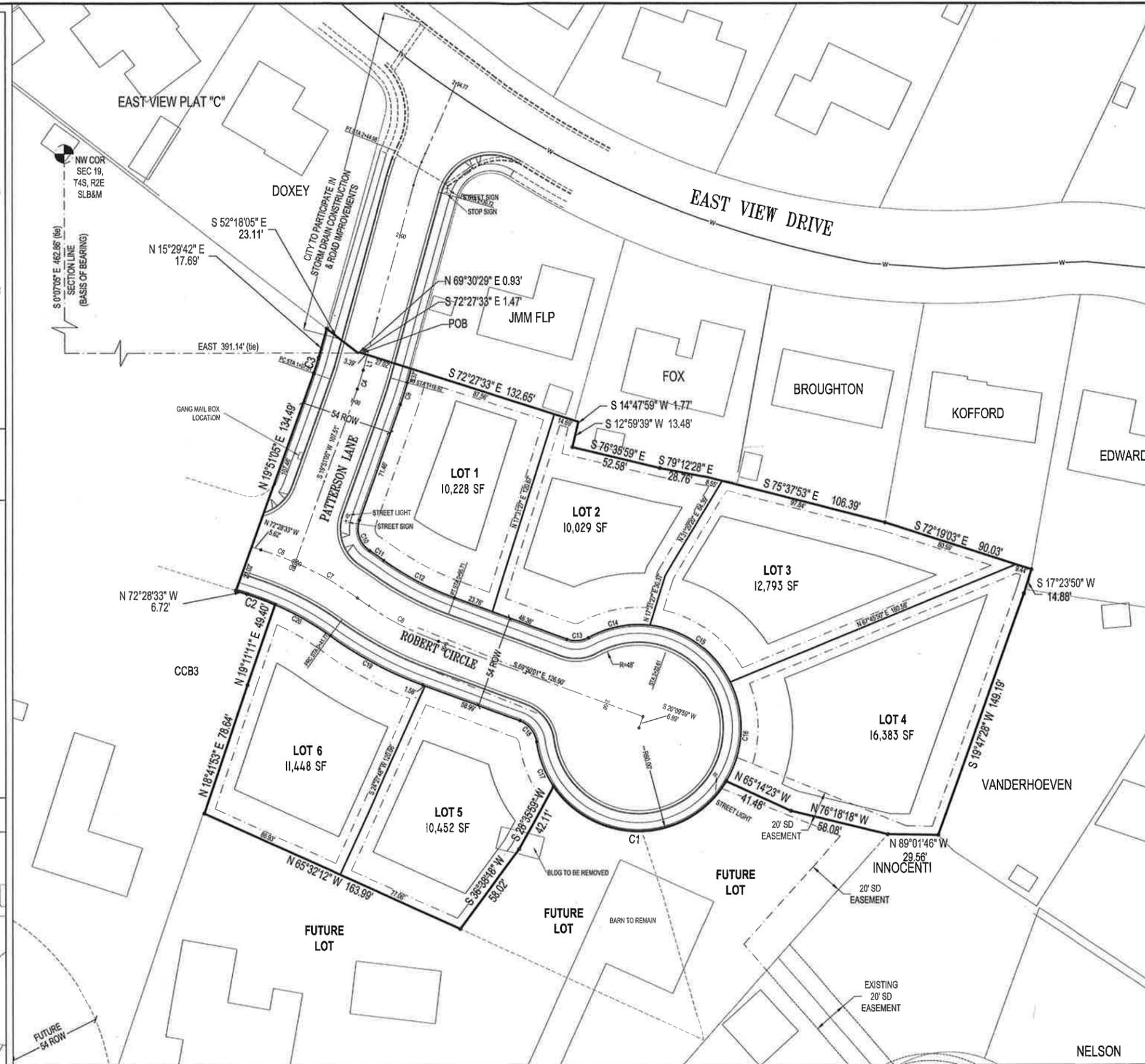
ZONING	TR-10,000
TOTAL AREA	2.26 AC
# OF LOTS	6

LEGAL DESCRIPTION

Beginning at a point located South 00°07'05" East along the section line 462.86 feet and East 391.14 feet from the Northwest Corner of Section 19, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence South 72°27'33" East along East View Plat "C" as recorded in the office of the Utah County Recorder a distance of 132.65 feet; thence along a fence line the following six courses and distances: 1) South 14°47'59" West 1.77 feet, 2) South 12°59'39" West 13.48 feet, 3) South 76°35'59" East 52.58 feet, 4) South 79°12'28" East 28.76 feet, 5) South 75°37'53" East 106.39 feet, and 6) South 72°19'03" East 90.03 feet; thence South 17°23'50" West 14.88 feet; thence South 19°47'28" West 149.19 feet; thence North 89°01'46" West 29.56 feet; thence North 76°18'18" West 58.08 feet; thence North 65°14'23" West 41.48 feet; thence on a non-tangent curve to the right having a radius of 60.00 feet and a length of 120.02 feet, chord of said curve bears South 88°25'02" West 100.99 feet; thence South 28°35'59" West 42.11 feet; thence South 36°38'18" West 58.02 feet; thence North 65°32'12" West 163.99 feet; thence North 18°41'53" East 78.64 feet; thence North 19°11'11" East 49.40 feet; thence on a non-tangent curve to the left having a radius of 173.00 feet and a length of 17.57 feet, chord of said curve bears North 69°34'00" West 17.56 feet; thence North 72°28'33" West 6.72 feet; thence North 19°51'05" East 134.49 feet; thence on a regular curve to the left having a radius of 123.00 feet and a length of 9.35 feet, chord of said curve bears North 17°40'23" East 9.35 feet; thence North 15°29'42" East 17.69 feet; thence South 52°18'05" East 23.11 feet; thence North 69°30'29" East 0.93 feet; thence South 72°27'33" East 1.47 feet to the point of beginning.

Area = 2.2645 Acres

VICINITY SKETCH



EAST VIEW PLAT F SUBDIVISION

PATTERSON LANE & ROBERT CIRCLE

DEVELOPER

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

SCALE: 1" = 30'

11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

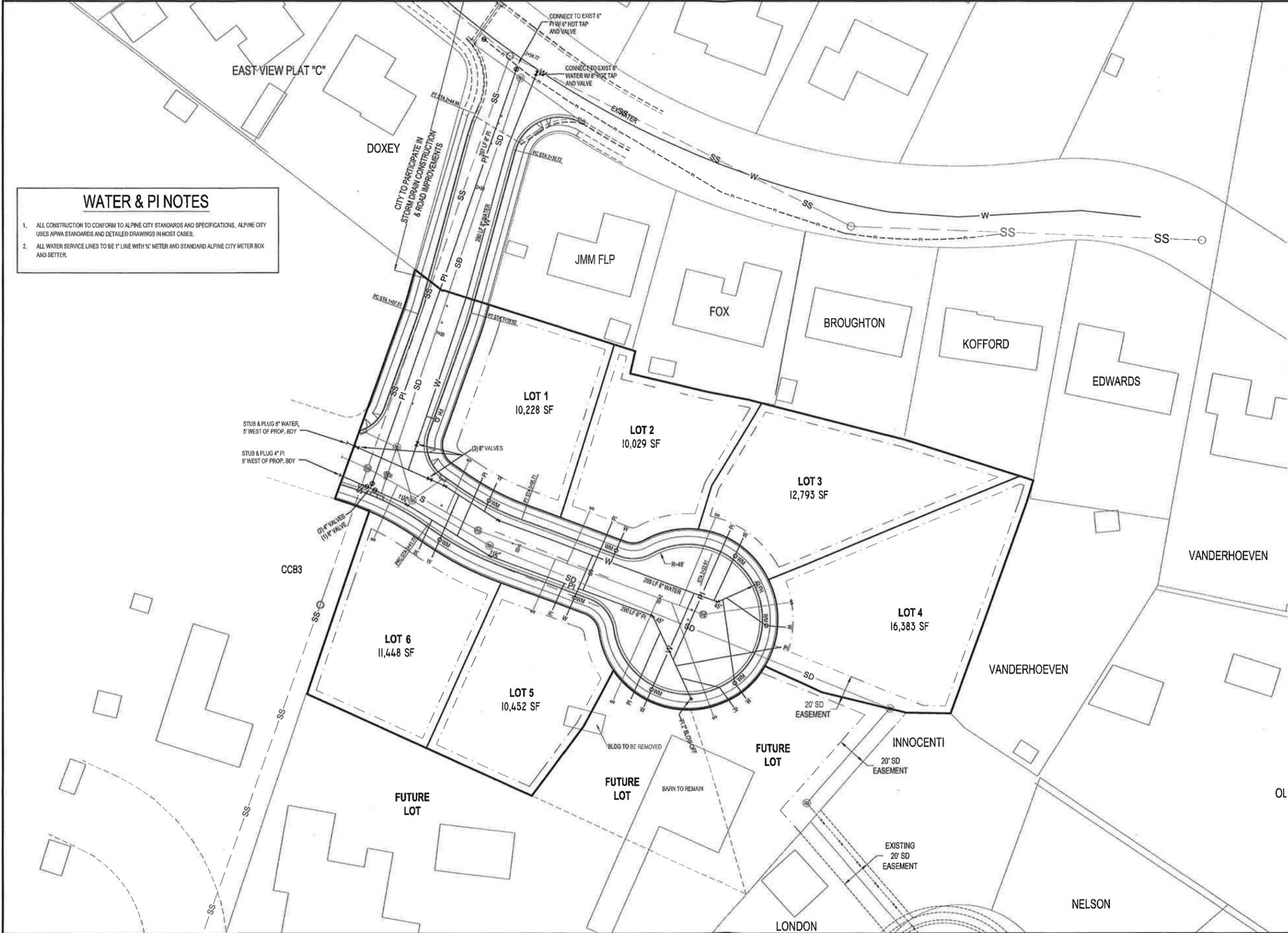
PROJECT STATUS		SEAL
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

ACTION	DATE
FINAL	1/20/15

EAST VIEW PLAT F SUBDIVISION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
COVER	C1



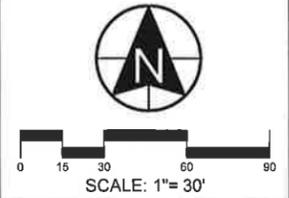
WATER & PI NOTES

1. ALL CONSTRUCTION TO CONFORM TO ALPINE CITY STANDARDS AND SPECIFICATIONS, ALPINE CITY USES APWA STANDARDS AND DETAILED DRAWINGS IN MOST CASES.
2. ALL WATER SERVICE LINES TO BE 1" LINE WITH 1/2" METER AND STANDARD ALPINE CITY METER BOX AND SETTER.

DEVELOPMENT
EAST VIEW PLAT F SUBDIVISION
 PATTERSON LANE & ROBERT CIRCLE

DEVELOPER

 www.ph.utah.com
 11038 N. Highland Blvd Suite 100
 Highland, UT 84003
 (801) 642-0119



BERG
 CIVIL ENGINEERING
 11038 N Highland Blvd Suite 400
 Highland UT, 84003
 office (801) 492-1277
 cell (801) 616-1677

PROJECT STATUS		SEAL
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		



ACTION	DATE
FINAL	1/20/15

PROJECT
EAST VIEW PLAT F SUBDIVISION

DESCRIPTION
CONSTRUCTION DRAWINGS

SHEET NAME: **UTILITY** SHEET NUMBER: **C2**

SEWER NOTES

1. ALL CONSTRUCTION TO CONFORM TO ALPINE CITY STANDARDS AND SPECIFICATIONS. ALPINE CITY USES APWA STANDARDS AND DETAILED DRAWINGS IN MOST CASES.
2. ALL SEWER LATERALS TO BE 4" WITH MINIMUM 2% SLOPE WITH CLEANOUT BEHIND CURB.
3. SEWER LATERALS TO BE PLACED A MINIMUM OF 10 FEET FROM WATER LATERALS.



DEVELOPMENT

EAST VIEW PLAT F SUBDIVISION

PATTERSON LANE & ROBERT CIRCLE

DEVELOPER



PATTERSON HOMES
www.phutah.com

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119




SCALE: 1" = 30'



BERG
CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

PROJECT STATUS		SEAL
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

ACTION	DATE
FINAL	1/20/15

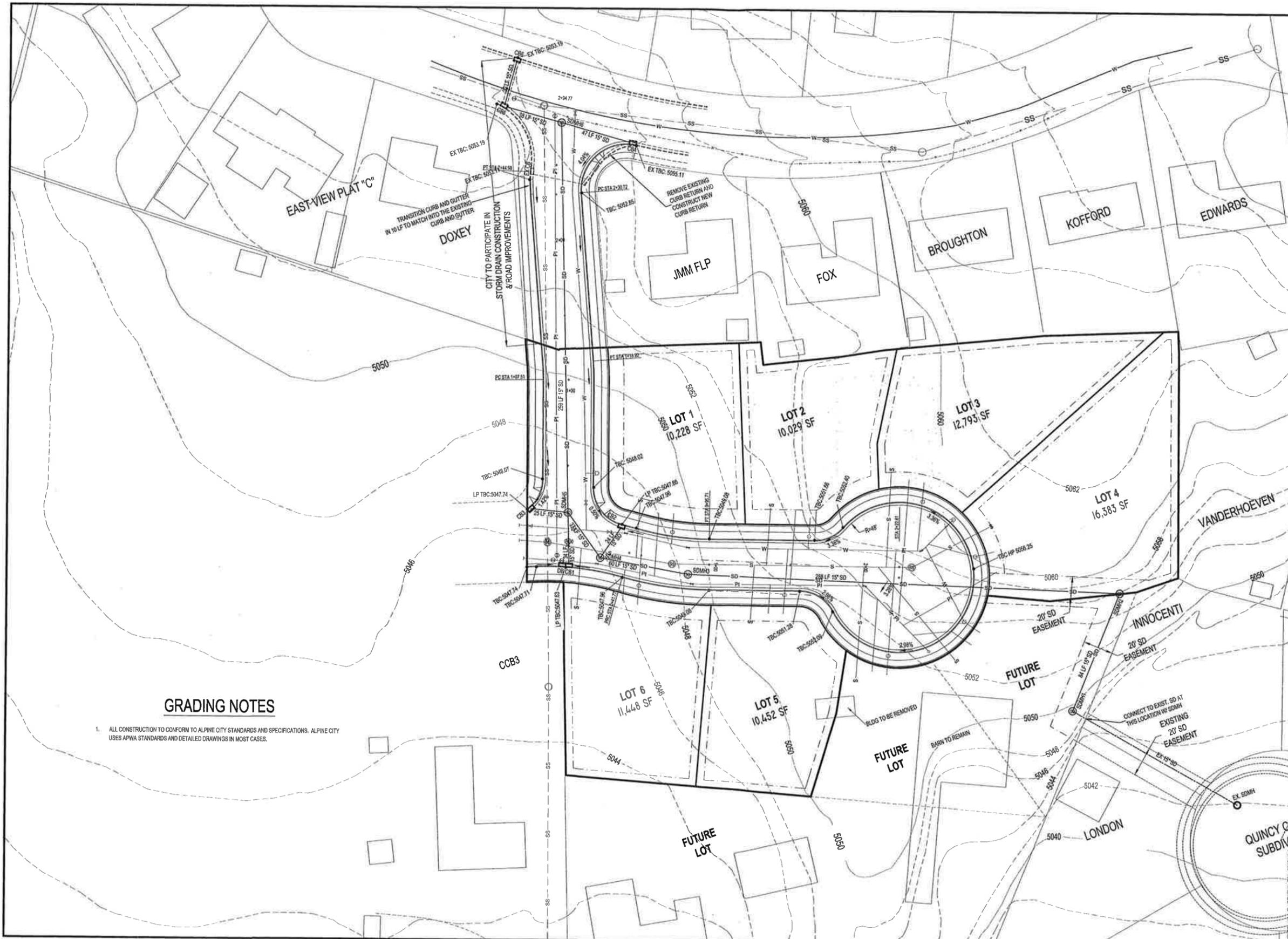
PROJECT

EAST VIEW PLAT F SUBDIVISION

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
SEWER PLAN	C3



GRADING NOTES

1. ALL CONSTRUCTION TO CONFORM TO ALPINE CITY STANDARDS AND SPECIFICATIONS. ALPINE CITY USES APWA STANDARDS AND DETAILED DRAWINGS IN MOST CASES.

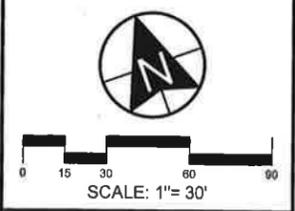
DEVELOPMENT
EAST VIEW PLAT F SUBDIVISION
 PATTERSON LANE & ROBERT CIRCLE

DEVELOPER



PATTERSON HOMES
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 CIVIL ENGINEERING
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 Highland Ut, 84003
 office (801) 482-1277
 cell (801) 616-1677

PROJECT STATUS		SEAL
NO.	DATE DESCRIPTION	
1		
2		
3		
4		
5		
6		

ACTION	DATE
FINAL	1/20/15

PROJECT

EAST VIEW PLAT F SUBDIVISION

DESCRIPTION

CONSTRUCTION DRAWINGS

SHEET NAME	SHEET NUMBER
GRADING & DRAINAGE	C4

ALPINE CITY COUNCIL AGENDA

SUBJECT: Questar – Easement Burgess Park

FOR CONSIDERATION ON: April 14, 2015

PETITIONER: Questar Gas Company

ACTION REQUESTED BY PETITIONER: Questar is requesting that the City grant Questar a new natural gas line easement alignment and additional land for the easement through Burgess Park.

INFORMATION: A map showing the proposed new alignment and Right of Way and Easement Grant document are attached. Shane Sorensen, City Engineer and Public Works Director, has been negotiating with Questar regarding both the ROW alignment and compensation for the additional land. Shane will be able to update the Council on the compensation discussion at the Council meeting.

RECOMMENDED ACTION: That the City Council come to an agreement with Questar on the easement alignment and the compensation amount.

WHEN RECORDED MAIL TO:

Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
FL24/ alpine city corporation

Space above for County Recorder's use
PARCEL I.D.# 11:018:0079,
02:003:0008, 02:003:0051, 02:003:0057

RIGHT-OF-WAY AND EASEMENT GRANT

ALPINE CITY CORPORATION, a municipal corporation of the State of Utah Grantor, does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement 30 feet in width to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (hereinafter collectively called "Facilities"), said right-of-way being situated in the County of Utah, State of Utah, and more particularly described as follows, to-wit:

A strip of land thirty (30) feet in width, fifteen (15) feet either side of the following described center line, situate in the South Half of the Southwest Quarter of Section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point in the westerly boundary line of the Grantor's land, said point being North 798.02 feet and West 375.49 feet from the South Quarter Corner of said Section 24 and running thence South 72°36'15" East 416.51 feet; thence South 59°59'44" East 73.84 feet; thence South 69°10'09" East 237.12 feet; thence South 54°22'43" East 98.51 feet; thence South 02°53'28" East 397.27 feet to a point in the northerly right of way line of 200 South Street, said point being the southerly boundary line of the Grantor's land and the POINT OF TERMINUS. (contains 36,698 square feet in area or 0.843 acre).

TO HAVE AND TO HOLD the same unto said QUESTAR GAS COMPANY, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right-of-way to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace the same. This right-of-way and easement shall carry with it the right to use any available access road(s) for the purpose of conducting the foregoing activities. During temporary periods, Grantee may use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with construction,

maintenance, repair, removal or replacement of the facilities. Grantor shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the facilities or any other rights granted to Grantee hereunder.

Without limiting the generality of the foregoing, Grantor does hereby covenant, warrant and agree as follows:

1. Grantor shall not build or construct, nor permit to be built or constructed, over or across the right-of-way, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.

2. Grantor shall not change the contour within the right-of-way without prior written consent of Grantee.

3. Grantor shall not plant, or permit to be planted, any deep rooted trees, or any vegetation with roots that may damage the Facilities, within the right-of-way, without prior written consent of Grantee.

4. Grantor shall not place personal property within the right-of-way that impairs the maintenance or operation of the Facilities.

5. Grantee shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with Grantee's use, occupation or enjoyment of this easement and right-of-way, without liability to Grantor, and without any obligation of restoration or compensation.

This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

WITNESS the hand of said Grantor this _____ day of _____, 20____.

ALPINE CITY CORPORATION

ATTEST:

Clerk

By: _____
Mayor

STATE OF UTAH)
) ss.
COUNTY OF _____)

On the ____ day of _____, 20__ personally appeared before me _____, and _____ who, being duly sworn, did say that they are the _____ and _____, respectively, of _____, and that the foregoing instrument was signed on behalf of same.

Notary Public



**BURGESS PARK
RIGHT OF WAY AND EASEMENT**

A strip of land thirty (30) feet in width, fifteen (15) feet either side of the following described center line, situate in the South Half of the Southwest Quarter of Section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point in the westerly boundary line of the Grantor's land, said point being North 798.02 feet and West 375.49 feet from the South Quarter Corner of said Section 24 and running thence South 72°36'15" East 416.51 feet; thence South 59°59'44" East 73.84 feet; thence South 69°10'09" East 237.12 feet; thence South 54°22'43" East 98.51 feet; thence South 02°53'28" East 397.27 feet to a point in the northerly right of way line of 200 South Street, said point being the southerly boundary line of the Grantor's land and the POINT OF TERMINUS.

The above described part strip of land contains 36,698 square feet in area or 0.843 acre.

FEEDER LINE 24

BURGESS PARK PROPOSED GAS EASEMENT

ALPINE, UTAH



LEGEND

- PROPERTY LINE ---
- ROADWAY ROW ---
- EASEMENT ---

SCALE OF FEET
 FULL SIZE (22X34) 1"=40'
 HALF SIZE (11X17) 1"=80'

SHEET 1 OF 1
 MARCH 2, 2015

ALPINE CITY COUNCIL AGENDA

SUBJECT: Questar – Alpine Staging Proposal

FOR CONSIDERATION ON: April 14, 2015

PETITIONER: Questar Gas Company – Rick Hellstrom, Lead Property Agent

ACTION REQUESTED BY PETITIONER: the petitioner would like to temporarily use Alpine City property for 18 months as a staging, cleaning and testing area for the new natural gas line they are installing from Draper through Alpine. They are offering the City \$17,563.00 for the 18 month usage of the property in question.

INFORMATION: Attached please find the following information:

1. A letter from Questar to the City asking to lease Alpine City open space for 18 months to be used as a staging, cleaning and testing area for the new natural gas line they are installing from Draper through Alpine.
2. A copy of the proposed "Temporary construction staging and testing area agreement".
3. A map of the proposed testing/staging area just off of the corner of Pfeifferhorn Dr. and Hog Hollow Road.

Representatives from the Questar Gas Company approached the DRC about the possibility of a temporary lease (18 months) for land just north of Questar's easement northeast of Pfeifferhorn Dr. and Hog Hollow Road. The DRC referred them to discuss this with the City Council. They are offering the City \$17,563 for the temporary lease.

RECOMMENDED ACTION: The Council will review the temporary lease proposal from Questar Gas Company and decide if they want to approve the lease or not approve the lease.



Questar Gas Company
1140 West 200 South
P.O. Box 45360
Salt Lake City, UT 84145-0360
Tel 801 324 5555

April 6, 2015

Attn: Rich Nelson
Alpine City
20 North Main Street
Alpine, UT 84004

**RE: Questar Gas Company
Proposed Staging/Testing Area**

Dear Rich,

As you are aware from previous contact and meetings, Questar Gas Company (QGC) is replacing its Feederline 24 through Alpine this year. We plan to be fully installed through Alpine this year, to the Draper City boundary, and will be cleaning and testing the new pipeline prior to placing it into service in the Fall of 2015.

Our plans call for the subsequent installation of the new pipeline north into Draper City and Salt Lake County through part of 2016. When that pipeline section is complete it will go through the same cleaning and testing procedure.

QGC would like to acquire temporary use of property owned by Alpine City (see attached exhibit) to use for the cleaning and testing of the pipeline segments described. This would require that QGC be allowed to use the site for 18 months to complete both pipeline segments.

Using the current assessed values of adjoining properties in Alpine (\$5.50 – 7.50 per square foot), QGC would offer as follows:

Temporary Use 27,020 square feet X \$6.50/ sq. ft. X .10 = \$17,563.00

Based on the above calculations, with the area valued at 10% of the assessed value, QGC hereby offers \$17,600.00 for the temporary use of the site as outlined herein and in the enclosed Temporary Construction Staging and Testing Area Agreement.

I look forward to working with you on this proposal. Please call me if you have any questions.

Sincerely,

Rick Hellstrom
Lead Property Agent
(801) 324-3737

enclosures

PARCEL I.D.# 52:863:0016

**TEMPORARY CONSTRUCTION STAGING
and TESTING AREA AGREEMENT**

ALPINE CITY, a municipal corporation of the State of Utah, ("Alpine City"), does hereby grant to **QUESTAR GAS COMPANY**, a corporation of the State of Utah, ("Questar Gas"), its successors and assigns, for the sum of One Dollar (\$1.00), in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a temporary use permit ("Permit Area"), for the staging and construction of a high pressure natural gas pipeline, said Permit Area being situated in the County of Utah, State of Utah, and more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the same unto said Questar Gas Company, commencing on July 1, 2015 and terminating on December 31, 2016.

The Permit Area shall be used by Questar Gas and its contractors for staging materials and equipment associated with the construction, cleaning and testing of its Feederline 6 and 24 natural gas pipeline replacement project. Questar Gas shall have the right to install both above and below ground pipe and testing facilities within the Permit Area.

Questar Gas, following the construction, cleaning and testing of the Feeder Line 6 and 24 replacement pipelines on adjacent lands, shall remove all above and below ground pipe and testing facilities from the Permit Area, and restore the surface of the Permit Area to, as near as practicable, the condition of the surface, prior to said construction.

Questar Gas shall indemnify and hold Alpine City harmless from all liens, costs, expenses, damages, and losses to persons or property to the extent they are caused by the negligence of Questar Gas in connection with Questar Gas's activities within the Permit Area.

This agreement is entered into by the parties to govern the use of temporary workspace solely with respect to the above-described project and term. Pursuant to Questar Gas's right to use property along and adjacent to its easement during temporary periods, as provided in the parties' recorded Right-of-Way and Easement Agreement dated March 31, 2015 and recorded April __, 2015 as Entry # _____, nothing in this agreement is intended to alter, condition
{00758039-1 }

or create any additional obligations with respect to, including but not limited to a requirement to obtain a permit, Questar Gas's right to use temporary workspace as reasonably necessary in connection with its construction, maintenance, repair, removal or replacement of its facilities.

It is hereby understood that any parties securing this permit on behalf of Questar Gas are without authority to make any representations, covenants or agreements not herein expressed.

WITNESS the execution hereof this _____ day of _____, 20_____.

ATTEST:

ALPINE CITY

Clerk

By: _____
Mayor

QUESTAR GAS COMPANY

By: _____
James B. Hasty, General Manager
Engineering and Project Management

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On the _____ day of _____, 20____ personally appeared before me _____, and _____ who, being duly sworn, did say that they are the MAYOR and _____, respectively, of ALPINE CITY , and that the foregoing instrument was signed on behalf of same.

Notary Public

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015,
by James B. Hasty, General Manager Engineering and Project Management, of QUESTAR GAS
COMPANY.

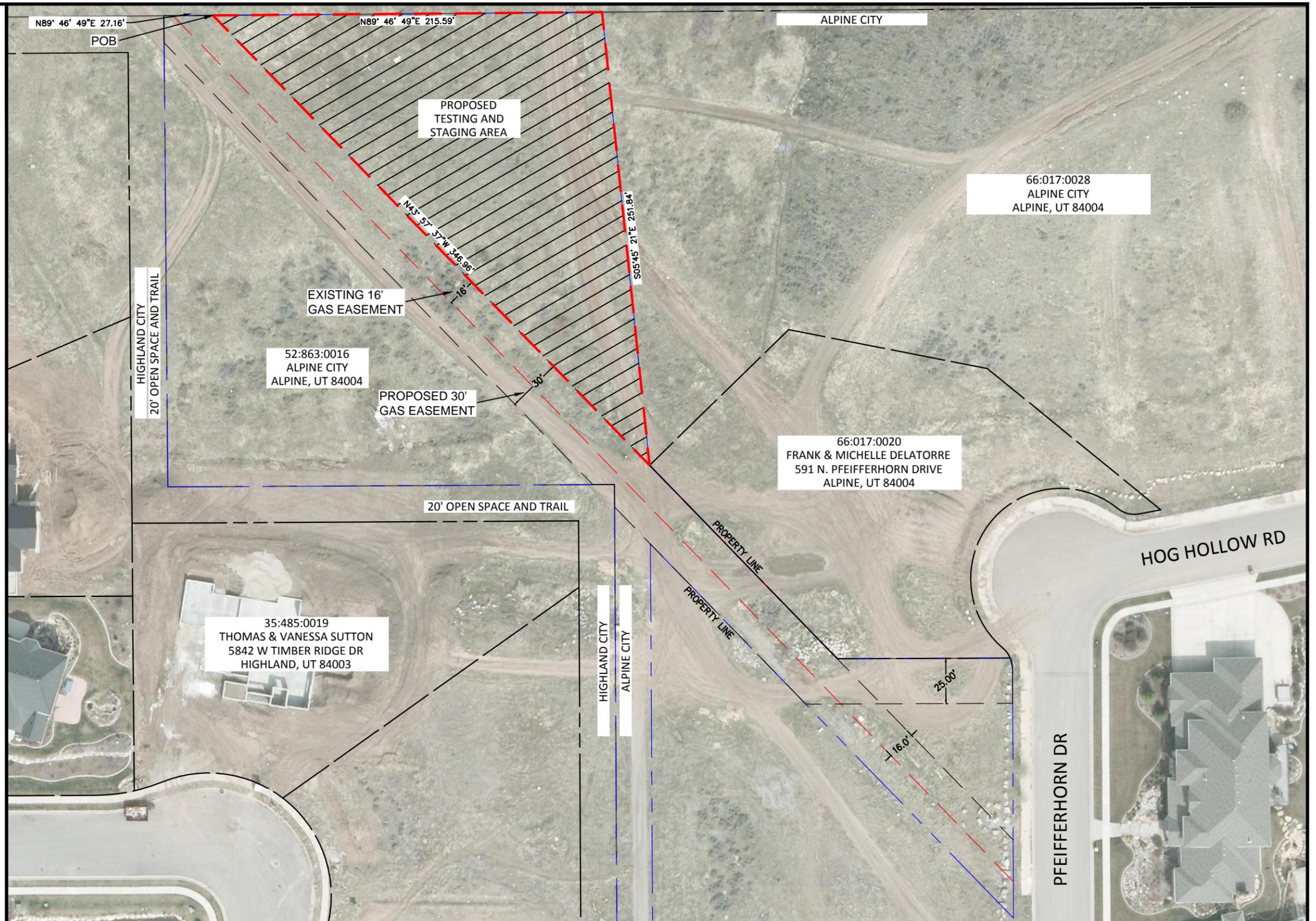
Notary Public

TESTING AREA DESCRIPTION

PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SWISS ONE PLANNED RESIDENTIAL DEVELOPMENT PHASE 1, A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 27.16 FEET NORTH 89°46'49" EAST FROM THE NORTHWEST CORNER OF SAID SWISS ONE PLANNED RESIDENTIAL DEVELOPMENT PHASE 1 SUBDIVISION; AND RUNNING THENCE NORTH 89°46'49" EAST 215.59 FEET ALONG THE NORTHERN BOUNDARY LINE OF SAID SUBDIVISION; THENCE FOLLOWING THE BOUNDARY LINE OF SAID SUBDIVISION SOUTH 05°45'21" EAST 251.84 FEET; THENCE NORTH 43°57'37" WEST 346.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT CONTAINS 27,020 SQUARE FEET IN AREA OR 0.620 ACRES.

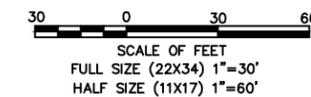


FEEDER LINE 24
PROPOSED TESTING / STAGING AREA
 Alpine City
 52:863:0016
 QUESTAR GAS COMPANY



LEGEND

NEW QUESTAR EASEMENT	---
EXISTING QUESTAR EASEMENT	---
SUBDIVISION BOUNDARY LINE	---
ADJOINER LOT LINE	---
LOT LINE/OPEN SPACE TRAIL LINE	---



ALPINE CITY COUNCIL AGENDA

SUBJECT: Access Across City Open Space For Construction Projects

FOR CONSIDERATION ON: April 14, 2015

PETITIONERS: Jim Loveland -746 S. High Ridge Circle; Ron Robinson – 22 S. Pffieferhorn Drive

ACTION REQUESTED BY PETITIONERS: Approval from the City to access their home lots through City open space to make improvements to those lots.

INFORMATION: Both Jim Loveland, who lives at 746 S. High Ridge Circle, and Ron Robinson, who lives at 22 S. Pffieferhorn Drive, have approached the City to see if the City would grant them access over City open space to make improvements to their lots. Mr. Loveland would like to reconstruct his pool and Mr. Robinson would like to put a fence in. Only the City Council can grant access through the City open space.

RECOMMENDED ACTION: The City Council needs to decide if they will allow Mr. Loveland and Mr. Robinson access through City open space to their home areas to make improvements.

ALPINE CITY COUNCIL AGENDA

SUBJECT: PSD Interlocal Agreement Change

FOR CONSIDERATION ON: April 14, 2015

PETITIONER:

ACTION REQUESTED BY PETITIONER: City approval of a change to the PSD Interlocal Agreement.

INFORMATION: As has been discussed by the City Council and Lone Peak Public Safety District (PSD) Board of Directors, it is proposed that the PSD Interlocal Agreement between the three cities of Alpine, Cedar Hills and Highland be amended to increase the timeframe that a city must give the Lone Peak PSD if they are going to withdraw from the PSD from 12 months to 24 months. See item “8. Term of Agreement” to read the total change.

RECOMMENDED ACTION: That the City Council approve amending the PSD Interlocal Agreement to extend the notice timeframe a city must give the PSD if they are going to withdraw from the PSD from 12 months to 24 months.

**AMENDED
INTERLOCAL AGREEMENT**

This Agreement amending that certain interlocal agreement first entered into January 1996 and amended January 1999 and January, 2000 under the authority granted Utah municipalities to join together for their mutual interest by the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann., 1953, as amended. The parties to this Agreement are Alpine City, the City of Highland, and the City of Cedar Hills, hereinafter "City" or "Cities," all municipal corporations of the State of Utah.

RECITALS

WHEREAS, circumstances of geography, population and financing make it desirable for the Cities to join together to provide police, ambulance, fire, and emergency medical services to the populace of their respective jurisdictions; and

WHEREAS, circumstances have arisen whereby it is desirable to replace the original Interlocal Agreement and all subsequent amendments with a new Interlocal Agreement:

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Cities agree as follows:

AGREEMENT

1. Creation of District. By authority of section 11-13-203 of the Utah Code Ann., 1953, as amended, there is hereby created a separate legal entity to be known as the "Lone Peak Public Safety District," hereinafter "District." The District shall have all power and authority allowed by law, except as restricted by this Agreement or by subsequent agreements of the Cities hereto, to take all necessary and lawful acts for the purpose of providing police, ambulance, fire, and emergency medical services for the residents of the District. In addition the District shall have the following powers listed for the purpose of identification and not for the purpose of limitation:

- a. The District may own, acquire, construct, operate, maintain, repair, and act as one having rights of ownership of all necessary real and personal property.
- b. The District may borrow money, incur indebtedness, and issue revenue bonds or notes for the purpose for which it was created. Any indebtedness created shall be that solely of the District and not of the Cities to this Agreement unless any City should make specific agreement to guarantee or assume any obligation of the District. Any indebtedness created must be approved by a super majority of the Governing Board to this Agreement.

- c. The District may assign, pledge, or otherwise convey as security for the payment of any bonded indebtedness any revenues and receipts from fees or services or other sources of revenue generated by the District. Such assignment or pledge must be approved by a super majority of the Governing Board.
- d. The District may sell or contract for the sale of its services to private persons or entities or to public agencies, including the federal government.
- e. The District may establish a personnel system based on merit with such exceptions for certain management positions as may be established by the Governing Board.
- f. The District may adopt District policies and procedures governing the operation of the District including, but not limited to, ambulance, police, fire, and emergency medical services, operating policies, governing and management policies, personnel policies, budget policies, and such other policies and procedures that may be required for efficient operation of the District.
- g. The District and its employees shall have all power conferred by law to enforce all statutes, rules, and regulations pertaining to the purposes for which the District is created.
- h. The District may contract with any person or entity for the provisions of services or materials in compliance with contracting and purchasing policies established by the Governing Board, including legal and accounting services.
- i. The District may sue and be sued in its own name and shall claim such privileges and immunities to which it may be entitled as a political subdivision of the State of Utah from liability as allowed by Title 63G, Chapter 7, of the Utah Code.
- j. The District shall purchase insurance in amounts either required by law or required by the Governing Board to provide protection for its operations including, but not limited to, comprehensive general liability insurance and worker's compensation insurance.
- k. The District may exercise the right of eminent domain but only if approved by a vote of two thirds of the Governing Board.

2. Governing Board. There is hereby created a governing board for the District to be known as the Board of Public Safety Commissioners (hereinafter referred to as the “Board” or “Governing Board”). The Board shall act by majority vote to govern and control operations of the District except as restricted by this agreement. The Board is empowered to adopt bylaws for its own conduct of business and to adopt all necessary policies and procedures for the operation of the District; provided however, all acts of the Board must be approved by a majority vote of the Board members, except where a vote of two thirds is required by this Agreement.

No employee of the District is eligible to serve as a member of the Governing Board during their term of employment with the District.

The Board shall be made up of seven members. Two members shall be appointed by and from Alpine City; two members shall be appointed by and from the City of Cedar Hills, and three members shall be appointed by and from the City of Highland.

The two members from Alpine City may vote on all matters that may come before the Board. The two members from the City of Cedar Hills shall vote only on matters concerning fire, ambulance, or emergency medical services (“EMS”), and administration matters regarding the same. Two of the three members from the City of Highland may vote on all matters and the third appointed member shall only vote on fire, ambulance, or EMS, and administration matters concerning the same.

If the City of Cedar Hills decides to participate in the police services provided by the District, its appointed board members shall then be permitted to vote on all matters that may come before the Board.

The Board members appointed by each of the Cities must be a currently serving elected or appointed officer of the represented city making the appointment.

The term of each Board member shall be the shorter of four years from the date of appointment or when the Board member leaves elected or appointed office held with the represented city. A Board member may be reappointed to multiple terms as a Board member if otherwise eligible.

Any City may designate by formal resolution an alternate Board member to the regular Board member on the Governing Board. Such alternate may vote only in the absence of the regular Board member for which the alternative appointment has been made. Unless a regular Board member is absent, an alternate Board member shall have no more right to participate in meetings and deliberations that would a member of the general public. Alternate Board members must also be an elected or appointed officer of the represented city.

Meetings of the Governing Board shall be called from time to time as the Board determines appropriate and shall comply with the Utah Open and Public Meetings Act.

Annually the Board shall elect one of the members of the Board to act as chair. The chair may vote on any matter considered without restriction as would any other Board member.

3. Management Committee. The Management Committee shall consist of the City Administrators of the City of Cedar Hills, the City of Highland, and Alpine City. The City Administrators of the full service cities shall rotate annually at the beginning of the fiscal year as Executive Director and Assistant Executive Director of the District. A full service city is a member city that receives all the services of the District. The Management Committee shall be responsible for budget preparation, administering revenues, and preparing reports. The Management Committee shall be responsible for managing the purchasing system, administering the personnel system, and administering the financial system as approved by the Board. The Management Committee responsibilities shall be as follow:

Executive Director Duties:

- To approve expenditures
- To keep the Management Committee informed
- To keep the Governing Board informed
- To perform evaluations of direct reports with the consent of the Management Committee
- To represent the District with outside agencies
- To provide day to day oversight of District department heads and administrative staff
- To develop policy for Management Committee review and Board action
- To insure compliance with Board Policy
- To insure that all personnel actions meet legal and procedural requirements
- To sign payroll and warrants
- To attend Board meetings

Assistant Executive Director

- To act when the Executive Director is absent
- To attend Board meetings
- To attend Management Committee meetings
- To review agendas
- To review personnel actions and evaluations

Management Committee Member

- To attend Board meetings
- To attend Management Committee meetings
- To review personnel actions and evaluations

Administrative Assistant to the Management Committee

- To manage all administrative clerical functions
- To maintain a record of Board meetings
- To maintain all administrative personnel and compensation records
- To oversee all employee benefits
- To counter sign payroll and warrants

4. District Chiefs. The department heads of the District shall be the District's ambulance, police, and fire chiefs. The District chiefs shall not be merit employees and shall have principal responsibility for the day-to-day operations of the District. The District chiefs may be assisted by such employees as are determined appropriate by the Governing Board. The District chiefs shall serve at the pleasure of the Governing Board and may be removed with or without cause by a majority vote of the Governing Board. The responsibilities and duties of the chiefs shall be determined by the Governing Board. The responsibilities and duties of the chiefs shall be determined by the Governing Board. The Chiefs shall report to the Executive Director and the Management Committee.

5. Funding. The fiscal year of the District shall be from July 1 of each year through June 30 of the following year. A proposed tentative annual budget shall be prepared annually by the Management Committee under the direction of the Governing Board. The proposed tentative annual budget shall include three district budget funds, one fund for fire, ambulance, and emergency medical services ("EMS"), one for police services, and one for administration. The Board shall cause the proposed tentative annual budget to be presented to the Governing Board, allowing reasonable time for consideration. After such reasonable time for consideration and after receiving the recommendations and advice from the Governing Board, a final annual budget shall be approved by majority vote of the Board. The approved final annual budget shall constitute the agreed budget for the next fiscal year for purpose of determining the annual financial participation of the Cities.

The District may be funded by any lawful means approved by the Board. Such funding may include, but is not limited to, obtaining grants, indebtedness, fees, and participation by the Cities to this Agreement of direct funding according to the formulae stated below.

The portion of the annual budget for fire, ambulance, or emergency medical services ("EMS"), which is not funded by other sources of revenue, shall be funded by direct assessment and payment from the Cities and shall be calculated as follows. Ten percent (10%) of the annual fire, ambulance, and EMS fund shall be assessed equally among the Cities; this 10% shall be known as the "base rate." Fifty percent (50%) of the remaining fire, ambulance, and EMS fund (45% of the total annual fire, ambulance, and EMS fund) shall be assessed proportionally based on the respective populations of the Cities. Each City's proportionate share of this assessment shall be equal to that City's proportionate share of the population of the District. The population numbers shall be determined by the most recent official census or the census estimates of the United States Census Bureau, then a population estimate shall be obtained from the State of Utah's Population Estimates Committee. The remaining fifty percent (50%) of the fire, ambulance, and EMS fund (the other 45% of the total) shall be assessed to each City based on Equivalent Residential Units (ERUs) within each City. This assessment shall be calculated by determining the ratio between the number of ERUs within the boundaries of the District and within each City. An ERU is defined as follows:

- (i) Each residential unit, including apartments or accessory apartments;
- (ii) Each 10,000 square-foot of retail space; and
- (iii) Each 10,000 square-foot portion of any other nonresidential structure, excluding buildings accessory to residential units.

The portion of the annual budget for administration and police services, which is funded by direct payment from the Cities, shall be calculated based on the population of the City receiving police. Each City receiving police services shall be assessed a pro rata portion of the police services fund based on the percent of the City's total population compared to the District's population receiving police services. The population numbers shall be determined by the most recent official census or the census estimates of the United States Census Bureau. If a needed population estimate is not available from the United States Census Bureau then a population estimate shall be obtained from the State of Utah's Population Estimates Committee. In all cases each City shall pay for its relative dispatch services incurred.

Once the stated calculations have been made and a final budget has been adopted by the District, each City will be assessed its portion of the annual budget to be funded by direct payment. This funding formula shall not become effective until the fiscal year beginning July 1, 2012. Other funding alternatives or allocation methods may be adopted upon a unanimous vote of the Board entitled to vote on that budget fund.

Every five (5) years, the relative proportion of contribution of the Cities shall be evaluated and if a proportionate share of the annual budget for any City has increased by more than twenty percent (20%), the number of representatives on the Board for that City may also be changed based on consent of the Governing Board.

6. Scope of Services. The District may provide all public safety services including police, fire, ambulance, and emergency medical services, may enforce hazardous material rules and regulations, and may provide services within a geographical jurisdiction of the District as requested and agreed to by the Governing Body. The District may also provide services outside of its jurisdiction pursuant to mutual aid or reciprocal support agreements with other jurisdictions and to such other jurisdictions as may contract for the purchase of services from the District.

This Agreement is intended to constitute the provision of services required of cities and counties under Titles 10 and 17 of the Utah Code. This Agreement is intended to create a mechanism whereby general public safety protection, emergency medical services, fire prevention services, and hazardous material regulation enforcement may be provided to the citizens of the District generally and is not intended to create a specific benefit or obligation to provide services with respect to any one person or legal entity.

7. Buildings. No building shall be constructed, renovated, or leased for use by the District without prior approval of the Board. The Cities hereto understand and agree that they may not bind the District or encumber the District's budget by constructing new buildings, renovating existing buildings, or leasing buildings to be used by the District without providing terms and conditions to the Board for prior approval. The District shall not be obligated to make payments on a lease without prior approval by the Board and signature by its authorized representative.

8. Term of Agreement. This Agreement shall be in continuous force for fifty (50) years from the effective date. Any City may terminate its participation in this Agreement as of

July 1 of any year provided that notice of intent to withdraw has been given in writing to the other Cities at least twenty-four (24) months prior to the time of withdrawal. The obligation of the District to provide services to a withdrawing jurisdiction terminates at the time the withdrawal is effective.

9. Effective Date. This Agreement shall become effective when the Cities have approved and executed this Agreement.

10. Transition Provisions. The Interlocal Agreement, dated January 1, 1996 and all subsequent amendments thereto, are superseded by this Agreement and shall be of no further force and effect as of the time this Agreement takes effect.

11. Distribution on Termination or Withdrawal. The District's Executive Director shall upon any agreement of the Cities to terminate this Agreement and dissolve the District, prepare an inventory of all real and personal property of the District. Distribution on dissolution shall be made in kind or in cash as the Board may determine. The value of the distribution of assets and liabilities to each City upon dissolution of the District shall be determined by calculating the value of all contributions of each City, beginning with the year 1996 and continuing through the year of dissolution. A calculation shall then be made of the percentage of contribution each City has made to the sum of the contributions of the Cities for the period of calculation. The calculated percentages shall then be applied to the total value of the assets or liabilities to be distributed and each City shall take their corresponding percentage. Assets that may be directly traced and attributed to funds obtained from sources other than the Cities as of the time of dissolution shall also be distributed based on the percentage of contribution.

If a City withdraws from the District and the District is not dissolved, any distribution of assets to the withdrawing City shall only be as negotiated with the remaining Cities. The Cities agree to negotiate in good faith in determining fair and reasonable terms and conditions for the distribution of District assets to the withdrawing City. If the Cities cannot agree on a negotiated distribution of assets to the withdrawing City, the Cities hereto agree to mediate the matter. If the dispute is not resolved in mediation, then the Cities may take the matter to court.

12. District Expansion. Other municipalities may become a party to this Agreement only upon written application to and approval by the Governing Board, who may determine the terms and conditions of admission to the District.

This Agreement constitutes the entire understanding and agreement between the Cities and hereby represent that the undersigned are authorized to hereby bind each City to this Agreement.

Signed and dated this 26th day of March 2015

ATTEST:

Colleen Mulvey
Colleen Mulvey
CITY RECORDER

CITY OF CEDAR HILLS

By: Gary Gygi
Gary Gygi
MAYOR

Approved as to form:

City Attorney



Signed and dated this ____ day of _____ 2015

ATTEST:

ALPINE CITY

Charmayne Warnock
CITY RECORDER

By: _____
Don Watkins
MAYOR

Approved as to form:

City Attorney

Signed and dated this ____ day of _____ 2015

ATTEST:

CITY OF HIGHLAND

Jody Bates
CITY RECORDER

By: _____
Mark Thompson
MAYOR

Approved as to form:

City Attorney



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Amanda Smith
Executive Director

DIVISION OF WATER QUALITY
Walter L. Baker, P.E.
Director

MAR 16 2015

Mr. Jay Healey
Alpine
20 North Main
Alpine, Utah 84004

Subject: Municipal Wastewater Planning Program Annual Report for 2014

Dear Mr. Healey;

It's is that time of year again. The Annual Municipal Wastewater Planning Program Report is due May 1, 2015. As a reminder completing the MWPP meets the reporting requirements of the new Utah Sanitary Sewer Management Program. Additionally this survey allows The State of Utah to identify and solve potential problems before they become serious and costly. In order to do this, we need to know the current condition of your wastewater facilities.

There are three major benefits to returning these forms:

1. Meets the REQUIRED reporting under Utah Sanitary Sewer Management Program
2. Completing these forms give your community additional points on the Utah Wastewater Project Priority List/System. The Priority List is used to allocate funds under the wastewater grant and loan programs.
3. Operator(s) completing these forms will be given operational continuing educational units (CEUs) for each form returned.

If you need assistance on completing these forms, please email me at pkrauth@utah.gov,

Sincerely,

Paul Krauth, P.E.
Outreach Coordinator
Division of Water Quality

STATE OF UTAH

MUNICIPAL WASTEWATER PLANNING PROGRAM

SELF-ASSESSMENT REPORT

FOR

ALPINE

2014



Resolution Number R2015-05

MUNICIPAL WASTEWATER PLANNING PROGRAM RESOLUTION

RESOLVED that **ALPINE** informs the Water Quality Board the following actions were taken by the **CITY COUNCIL**

1. Reviewed the attached Municipal Wastewater Planning Program Report for 2014.
2. Have taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit (If Applicable).

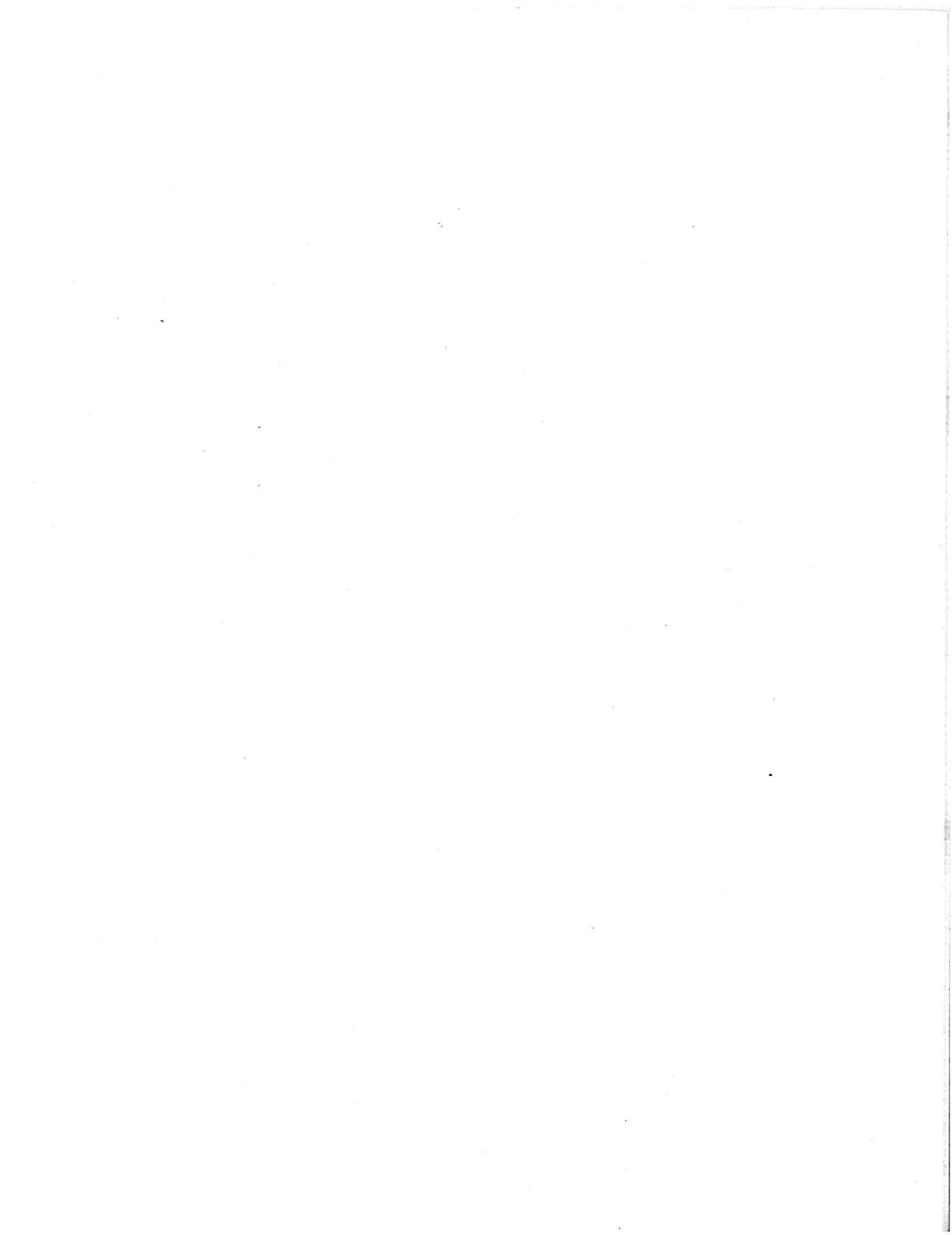
Passed by a (majority) (unanimous) vote on

(date)

Mayor/Chairman

Attest:

Recorder/Clerk



Municipal Wastewater Planning Program (MWPP) Collection System Section

Owner Name: ALPINE

Name and Title of Contact Person:

Shane L. Sorensen, P.E.

Public Works Director/City Engineer

Phone: 801-763-9862

E-mail: ssorensen@alpinecity.org

PLEASE SUBMIT TO STATE BY: May 1, 2015

Mail to: MWPP - Department of Environmental Quality
Division of Water Quality
195 North 1950 West
P.O. Box 144870
Salt Lake City, Utah 84114-4870
Phone : (801) 536-4300

Form completed by

Shane L. Sorensen

Part I: SYSTEM AGE

A. What year was your collection system first constructed (approximately)?

Year 1979

B. What is the oldest part of your present system?

Oldest part 36 years

Part II: BYPASSES

A. Please complete the following table:

Question	Number	Points Earned	Total Points
How many days last year was there a bypass, overflow or basement flooding by untreated wastewater in the system due to rain or snowmelt?	0	0 times = 0 points 1 time = 5 points 2 times = 10 points 3 times = 15 points 4 times = 20 points 5 or more = 25 points	0
How many days last year was there a bypass, overflow or basement flooding by untreated wastewater due to equipment failure? (except plugged laterals)	0	0 times = 0 points 1 time = 5 points 2 times = 10 points 3 times = 15 points 4 times = 20 points 5 or more = 25 points	0
TOTAL PART II =			0

B. The Utah Sewer Management Program defines sanitary sewer overflows into two classes. Below include the number of SSOs that occurred in 2014:

Number of Class 1 SSOs in Calendar year 2014 0

Number of Class 2 SSOs in Calendar year 2014 0

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

- (a) effects more than five private structures;
- (b) affects one or more public, commercial or industrial structure(s);
- (c) may result in a public health risk to the general public;
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the state.

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

Part II: BYPASSES (cont.)

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

N/A

Part III: NEW DEVELOPMENT

A. Please complete the following table:

Question	Points Earned	Total Points
Has an industry (or other development) moved into the community or expanded production in the past two years, such that either flow or wastewater loadings to the sewerage system were significantly increased (10-20%)?	No = 0 points Yes = 10 points	0
Are there any major new developments (industrial, commercial, or residential) anticipated in the next 2-3 years, such that either flow or BOD ₅ loadings to the sewerage system could significantly increase (25%)?	No = 0 points Yes = 10 points	0
TOTAL PART III =		0

B. Approximate number of new residential sewer connections in the last year

46 new residential connections

C. Approximate number of new commercial/industrial connections in the last year

3 new commercial/industrial connections

D. Approximate number of new population serviced in the last year

184 new people served

Part IV: OPERATOR CERTIFICATION

A. How many collection system operators are currently employed by your facility?

4 collection system operators employed

B. What is/are the name(s) of your DRC operator(s)?

Shane L. Sorensen
Greg Kmetzsch
Travis Austin

C. You are required to have the collection DRC operator(s) certified at **Grade II**

What is the current grade of the DRC operator(s)? Grade II

D. State of Utah Administrative Rules requires all operators considered to be in DRC to be appropriately certified. List all the operators in your system by their certification class.

Not Certified _____
 Small Lagoons _____
 Collection I _____
 Collection II ** _____
 Collection III _____
 Collection IV _____

E. Please complete the following table:

Question	Points Earned	Total Points
Is/are your DRC operator(s) currently certified at the appropriate grade for this facility? (see C)	Yes = 0 points No = 50 points	0
How many continuing education units has each of the DRC operator(s) completed over the last 3 years?	3 or more = 0 points less than 3 = 10 points	10
TOTAL PART IV =		10

** Shane L. Sorensen, Greg Kmetzsch, Travis Austin,
 Landon Wallace

Part V: FACILITY MAINTENANCE

A. Please complete the following table:

Question	Points Earned	Total Points
Do you follow an annual preventative maintenance program?	Yes = 0 points No = 30 points	0
Is it written?	Yes = 0 points No = 20 points	20
Do you have a written emergency response plan?	Yes = 0 points No = 20 points	20
Do you have an updated operations and maintenance manual	Yes = 0 points No = 20 points	20
Do you have a written safety plan?	Yes = 0 points No = 20 points	20
TOTAL PART V =		80

Part VI: SSMP EVALUATION

- A. Has your system completed its Sewer System Management Plan (SSMP)?
 Yes _____ NO X **
- B. If the SSMP has been completed then has the SSMP been public noticed?
 No N/A Yes, included date of public notice _____
- C. Has the SSMP been approved by the permittee's governing body at a public meeting?
 Yes _____ NO N/A
- D. During the annual assessment of the operation and maintenance plan were any adjustments needed based on the performance of the plan?
 No N/A If yes, what components of the plan were changed (i.e. line cleaning, CCTV inspections and manhole inspections and/or SSO events)
- _____
- _____

** The SSMP is being prepared and will be complete and adopted by the City Council by the September 30, 2015, deadline.

Part VI: SSMP EVALUATION (cont.)

E. During 2014 was any part of the SSMP audited as part of the five year audit?

No x

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

F. Has your system completed its *System Evaluation and Capacity Assurance Plan (SECAP)* as defined by the Utah Sewer Management Program?

Yes _____ NO x

The following are required completion dates that the SSMP and SECAP based on population. The SSMP and SECAP must be public noticed and approved by the permittee's governing body in order to be considered complete.

Program	Population				
	< 2,000	2,000 - 3,500	3,501 – 15,000	15,001 – 50,000	> 50,000
SSMP	3-31-16	3-31-16	9-30-15	3-31-15	9-30-14
SECAP	Optional	9-30-17	9-30-16	3-31-16	9-30-15

SSMP Signatory Requirement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature of Signatory Official

Don Watkins

Print Name of Signatory Official

Date

Mayor

Title

The signatory official is the person authorized to sign permit documents, per R317-8-3.4.

Part VII: SUBJECTIVE EVALUATION

This section should be with the system operators.

- A. Describe the physical condition of the sewer collection system: (lift stations, etc. included)

System is in excellent condition.

- B. What sewerage system improvements does the community have under consideration for the next 10 years?

1. Upsize 100 West sewer main from 10" to 14" (630 LF)

2. Construct 300 LF of 8" sewer main to serve future development

- C. Explain what problems, other than plugging have you experienced over the last year

No issues have been experienced besides normal maintenance

(i.e. cleaning lines, video inspection of line, etc.)

- D. Is your community presently involved in formal planning for system expansion/upgrading? If so explain.

Yes. We updated our Sanitary Sewer System Master Plan

in 2014,

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

ALWAYS x SOMETIMES NO

If they do, what percentage is paid?

approximately 100 %

Municipal Wastewater Planning Program (MWPP) Financial Evaluation Section

Owner Name: *ALPINE*

Name and Title of Financial Contact Person:

Alice Winberg, CPA

Finance Director

Phone: 801-756-6347

E-mail: awinberg@alpinecity.org

PLEASE SUBMIT TO STATE BY: May 1, 2015

Mail to: MWPP - Department of Environmental Quality
Division of Water Quality
195 North 1950 West
P.O. Box 144870
Salt Lake City, Utah 84114-4870
Phone : (801) 536-4300

NOTE: This questionnaire has been compiled for your benefit by a state sponsored task force comprised of representatives of local government and service districts. It is designed to assist you in making an evaluation of your wastewater system and financial planning. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please call, Emily Cantón. Utah Division of Water Quality: (801) 536-4342.

I. Definitions: The following terms and definitions may help you complete the worksheets and questionnaire:

User Charge (UC) - A fee established for one or more class(es) of users of the wastewater treatment facilities that generate revenues to pay for costs of the system.

Operation and Maintenance Expense - Expenditures incurred for materials, labor, utilities, and other items necessary for managing and maintaining the facility to achieve or maintain the capacity and performance for which it was designed and constructed.

Repair and Replacement Cost - Expenditures incurred during the useful life of the treatment works for obtaining and installing equipment, accessories, and/or appurtenances necessary to maintain the existing capacity and the performance for which the facility was designed and constructed.

Capital Needs - Cost to construct, upgrade or improve the facility.

Capital Improvement Reserve Account - A reserve established to accumulate funds for construction and/or replacement of treatment facilities, collection lines or other capital improvement needs.

Reserve for Debt Service - A reserve for bond repayment as may be defined in accordance with terms of a bond indenture.

Current Debt Service - Interest and principal costs for debt payable this year.

Repair and Replacement Sinking Fund - A fund to accumulate funds for repairs and maintenance to fixed assets not normally included in operation expenses and for replacement costs (defined above).

Part I: OPERATION AND MAINTENANCE

Complete the following table:

Question	Points Earned	Total
Are revenues sufficient to cover operation, maintenance, and repair & replacement (OM&R) costs <u>at this time?</u>	YES = 0 points NO = 25 points	0
Are the projected revenues sufficient to cover operation, maintenance, and repair & replacement (OM&R) costs for the <u>next five years?</u>	YES = 0 points NO = 25 points	0
Does the facility have sufficient staff to ensure proper O&M?	YES = 0 points NO = 25 points	0
Has a dedicated sinking fund been established to provide for repair & replacement costs?	YES = 0 points NO = 25 points	0
Is the repair & replacement sinking fund adequate to meet anticipated needs?	YES = 0 points NO = 25 points	0
TOTAL PART I =		0

Part II: CAPITAL IMPROVEMENTS

Complete the following table:

Question	Points Earned	Total
Are present revenues collected sufficient to cover all costs and provide funding for capital improvements?	YES = 0 points NO = 25 points	0
Are projected funding sources sufficient to cover all projected capital improvement costs for the <u>next five years?</u>	YES = 0 points NO = 25 points	0
Are projected funding sources sufficient to cover all projected capital improvement costs for the <u>next ten years?</u>	YES = 0 points NO = 25 points	0
Are projected funding sources sufficient to cover all projected capital improvement costs for the <u>next twenty years?</u>	YES = 0 points NO = 25 points	0
Has a dedicated sinking fund been established to provide for future capital improvements?	YES = 0 points NO = 25 points	0
TOTAL PART II =		0

Part III: GENERAL QUESTIONS

Complete the following table:

Question	Points Earned	Total
Is the wastewater treatment fund a separate enterprise fund/account or district?	YES = 0 points NO = 25 points	0
Are you collecting 95% or more of your sewer billings?	YES = 0 points NO = 25 points	0
Is there a review, at least annually, of user fees?	YES = 0 points NO = 25 points	0
Are bond reserve requirements being met if applicable?	YES = 0 points NO = 25 points	0
TOTAL PART III =		0

Part IV: PROJECTED NEEDS

Estimate as best you can the following:

Cost of projected capital improvements (in thousands)	2015	2016	2017	2018	2019
	\$ 265				

Point Summation

Fill in the values from Parts I through III in the blanks provided in column 1. Add the numbers to determine the MWPP point total that reflects your present financial position for meeting your wastewater needs.

Part	Points
I	0
II	0
III	0
Total	0

ALPINE CITY COUNCIL AGENDA

SUBJECT: Planning Commissioner Appointment

FOR CONSIDERATION ON: 14 April 2015

PETITIONER: Mayor

**ACTION REQUESTED BY PETITIONER: Appoint new member to the
Planning Commission**

APPLICABLE STATUTE OR ORDINANCE: Article 2.2 (Planning Commission)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

Chuck Castleton will be moving out of Alpine and will not be able to continue to serve on the Planning Commission. A new member needs to be appointed. Planning Commission members are appointed by the Mayor with the advice and consent of the City Council. The Mayor will have a candidate(s) for consideration at the meeting.

RECOMMENDED ACTION:

Appoint a new member to the Planning Commission.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Street Tree Guidelines

FOR CONSIDERATION ON: 14 April 2015

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Consider Contract to Develop
Street Tree Guidelines

APPLICABLE STATUTE OR ORDINANCE:

PETITION IN COMPLIANCE WITH ORDINANCE:

BACKGROUND INFORMATION:

Attached are some example documents of street tree guidelines. Staff asks that the City Council consider a contract to have some guidelines be put together specifically for Alpine which would help alleviate some issues that come from certain types of trees that are planted close to the public streets and sidewalks.

RECOMMENDED ACTION:

Discuss the incorporation of street tree guidelines into the development code and a contract to have this done.

HOW TO USE THIS GUIDE

This guide is divided into sections determined by the width, height and spacing requirements that trees will need at maturity. Broadleaf trees (trees that normally shed their leaves annually) have been arranged into classes, I, II, and III for easy reference. Conifers (mostly evergreen trees), are listed next in alphabetical order.

Class I Are small trees which normally do not reach a large height or trunk diameter. They can be planted beneath power lines and in smaller planting areas. Typical spacing 20-30 feet.

Class II Are usually considered medium sized trees and predominately planted for their shade and general landscape uses. Typical spacing 30-40 feet.

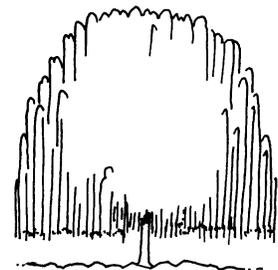
Class III Many are long-lived and attain large height and trunk diameter. When selecting a tree from this class, be sure you have ample room to accommodate it at maturity. Typical spacing 40-60 feet.

Conifers Provide year round greenery, screening, and serve as excellent wildlife sanctuaries. They generally should not be pruned and therefore need large growing areas away from buildings, sidewalks and driveways. Spacing varies with species.

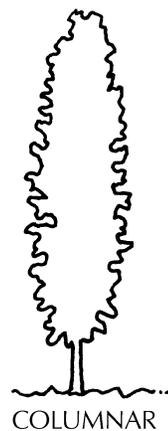
Specific heights, crown spreads and other tree characteristics are found under the description of each tree.

TREE FORMS

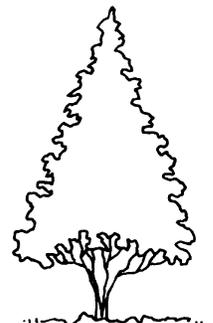
The tree forms pictured here are examples of tree shapes at maturity. It should give you a good idea of how the tree will look and help you plan its inclusion in your landscape. These forms are referred to under the tree characteristics in this guide.



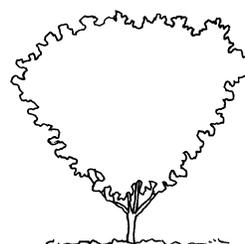
WEeping



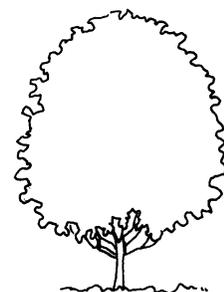
COLUMNAR



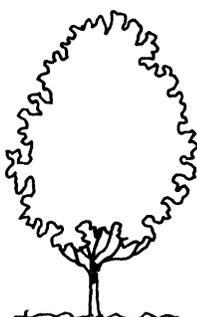
PYRAMIDAL



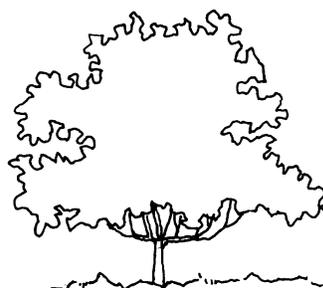
VASE



ROUNDED



OVAL



IRREGULAR

MAINTAINING HEALTHY TREES

Once a tree is planted there are several things that must be done to help ensure its survival. Most of the threats to the health and life of young trees can be avoided or reduced with a few simple precautions. Please read the following post-planting care tips carefully.

WATERING

Watering the tree regularly during the first year is critical to its establishment. Apply about 1½" of water per week at one time, rather than watering daily. Place a shallow pie pan under the tree canopy and water the area until 1½" accumulates in the pan. Depending on your sprinkler system, it may take ½ hour to 3-4 hours. Begin watering in the Spring when soils start drying out and continue until Fall. Deduct rainfall received during the week from the 1½" total. Water more often in periods of drought and above normal temperatures.

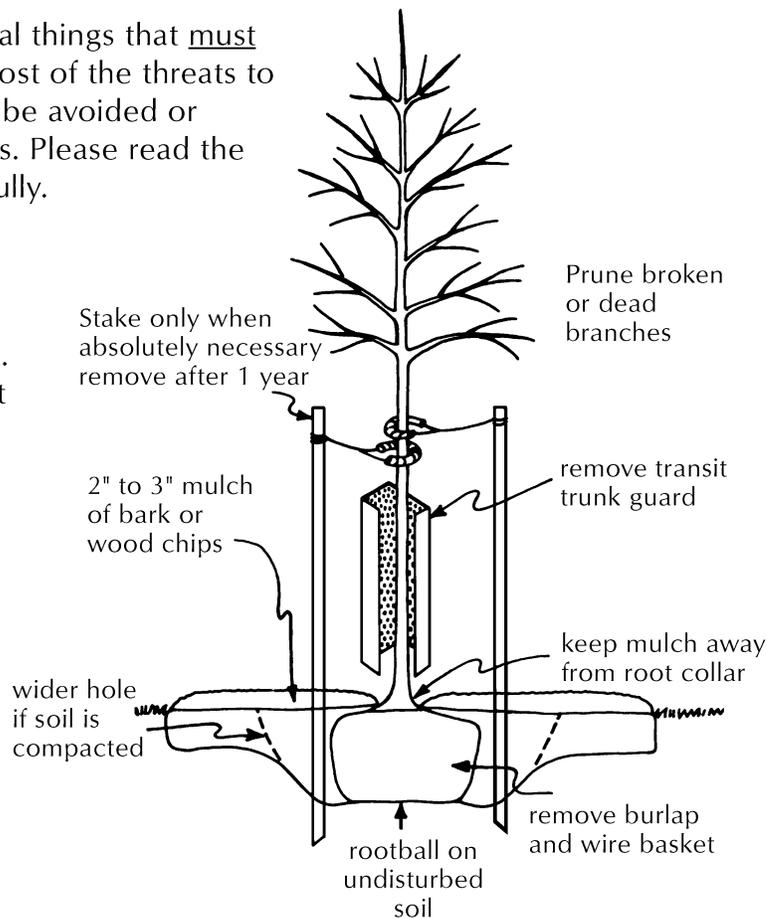
MULCHING

Mulching is a must! Mulch with wood chips to help retain soil moisture and reduce weeds. It also protects the tree from lawn mowers and weed whippers. Mulch with 2"-3" of material at a 6' diameter. Keep mulch away from the tree trunk a few inches to avoid trunk rot. As mulch decomposes, it enriches the soil and provides organic matter and beneficial micro-organisms.

FERTILIZING

Fertilizers are natural or synthetically produced elements applied to the soil or foliage of plants to supply nutrients necessary for normal or accelerated growth. With the exception of nitrogen, fertilizing with other nutrients is usually not required unless a known deficiency exists. As long as your trees have normal leaf size and color and appear to be growing well, the nutrients in the soil are probably adequate.

If a deficiency is suspected, a soil analysis should be done to determine what nutrient or mineral is deficient. Testing can usually be performed by an agricultural soils laboratory or by your local county extension service. After testing, a report is prepared for you identifying what nutrients need to be applied to correct any deficiencies. Only those nutrients which are known to be deficient should be applied since over application of certain elements over time can be harmful to your trees.



Over fertilization can contribute to ground water contamination or pollution of adjacent bodies of water. If nitrogen is to be applied, slow release formulas are recommended as they will limit the chances of root 'burning', which can be caused by some of the quick release, high concentrate, nitrogen fertilizers. Natural organic forms of nitrogen are your best choices for fertilizing.

PRUNING



Pruning is the most common tree maintenance procedure. Pruning to improve structure or enhance vigor is associated with mature or aging trees. When planting young trees, prune to remove the dead, broken or crossing branches. Cut the branches to just outside the branch collar. Avoid flush cuts or stubs. Do not apply wound dressings to the cut area after pruning. It is not necessary and may impede the tree's natural healing process. For more information or for a list of licensed tree pruners please call 384-4085.



PESTS

Some of the more common forms of pests include insects, mites, bacteria, fungi and viruses. There are many organisms in the landscape that are considered pests because of the amount of damage they cause the host plant or because they may be present in such large numbers that they become undesirable. However, some of these organisms **do not** harm plants but are truly beneficial to the host plant and are a valuable component of the ecosystem.

Many pest problems occur as a result of improper watering, poor plant stock, or an inferior planting site. Trees that are poorly adapted to a particular site are usually the ones most affected by pests. Choosing the appropriate tree and planting it in an environment capable of sustaining good growth will significantly reduce many pest problems.

In selecting the trees for the illustrated section of this guide, we have chosen species that have adapted well to our local environment. Although we have listed certain pests associated with these trees, with the proper attention to correct planting procedures, growing conditions and maintenance, you will promote a tree's best protection against pests...**good health.**

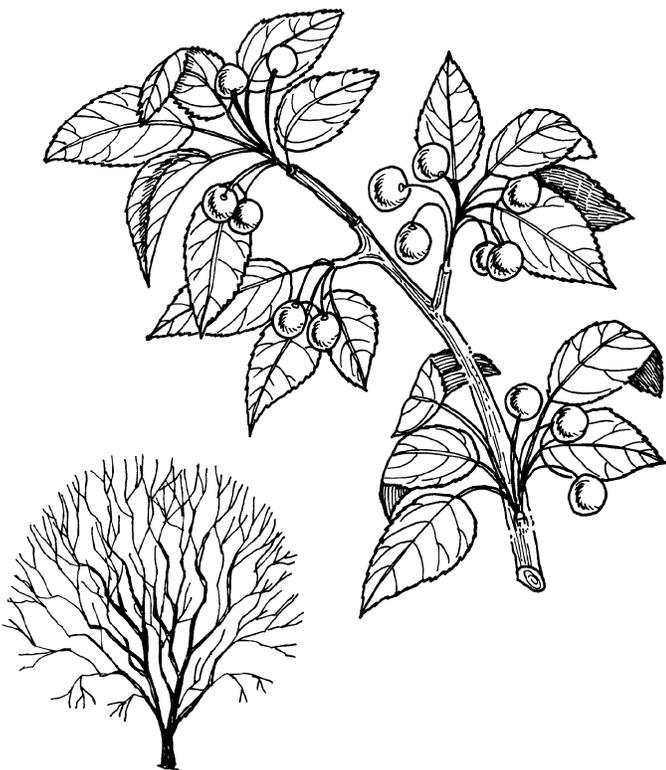
WEEDS AND THE USE OF HERBICIDES



Keep the area around your tree free of weeds and other competing plants. Use wood chip mulch to suppress the weeds or remove them by hand when possible. Avoid the use of herbicides near the tree as certain formulations may seriously injure or kill the tree. If you do decide to use herbicides, avoid getting any on the leaves, branches, trunk or near the root area of any plant you wish to keep. Beware of fertilizers containing weed killers. These types of 'weed and feed' fertilizers **should not** be used over areas where tree roots are growing, as they can seriously injure or even kill trees. Remember that tree roots extend well beyond the perimeter of the outermost branches.

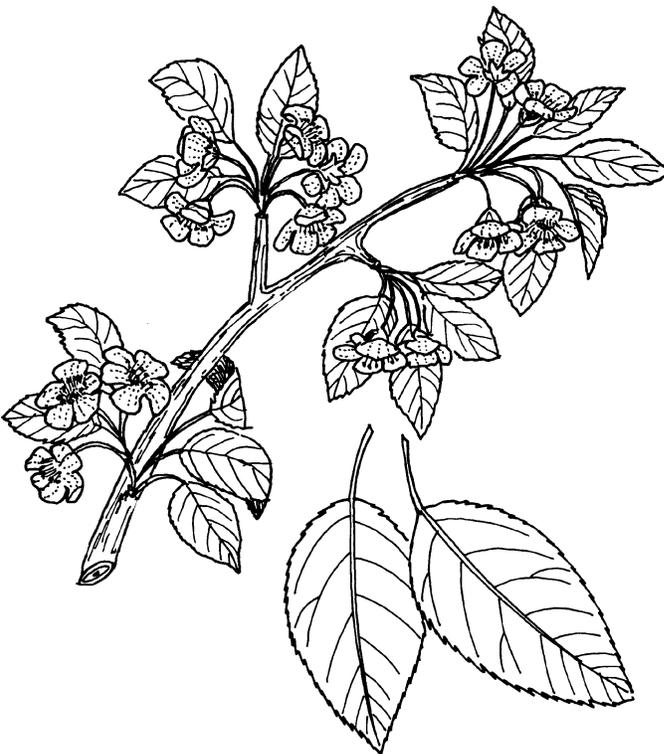
Crabapple, Red Flowering

Botanical Name: *Malus* spp.



Crabapple, White Flowering

Botanical Name: *Malus* spp.



Family	Rosaceae	Fall Color	Yellow/brown
Form	Varies w/ variety	Seed	Small apple
Size	15-25 ft. high 15-25 ft. spread	Flower	Light pink to rosy red

Family	Rosaceae	Fall Color	Yellow/brown
Form	Varies w/ variety	Seed	Small apple
Size	15-25 ft. high 15-25 ft. spread	Flower	White fragrant spring bloom

● Characteristics

Selection of the variety of this popular small tree is usually based on flower color (varies from light pink to rosy-pink to deeper shades of red) and fruit color (red or orange) and persistence (clinging or falling in winter). Apples can be a favorite of birds. Can be very beautiful.

● Growing Conditions (Hardy in Zones 3-6)

Water: Quite drought tolerant in maturity.
Light: Full sun.
Soil: Well-drained, acidic soil is best. Quite adaptable however.

● Growth Rate

Medium/fast, depending on variety. Short-lived to at most 50 years.

● Disease and Insect Pests

Fireblight can be a serious disease as can cedar-apple rust and apple scab. Borers, scale and aphids are among the common insect pests.

● Commonly Available Varieties

'Prairiefire' - pink/red flowers with red persisting fruit.
'Robinson' - deep pink flowers with red persisting fruit.
'Indian Summer' - rose red flowers with bright red persisting fruit.
'Strawberry Parf.' - pink flowers; yellow fruit not persisting.
'Purple Prince' - purple-leaf form; maroon fruit not persisting.
'Coralburst' - rose-pink flowers; bronze, non-persisting fruit.

● Where to See

- West side of Capitol Blvd. - across from BSU

● Characteristics

Same characteristics as those under Red Flowering Crabapple, except flower color is pure white. Fruit color among the varieties are red, orange or gold and winter persistence of the fruit on the tree also differs, some remaining until spring. Again, apples edible to birds.

● Growing Conditions (Hardy in Zones 3-6)

Water: Quite drought tolerant in maturity.
Light: Full sun.
Soil: Well-drained, acidic soil is best. Quite adaptable however.

● Growth Rate

Medium/fast, depending on variety. Short-lived to at most 50 years.

● Disease and Insect Pests

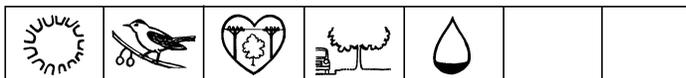
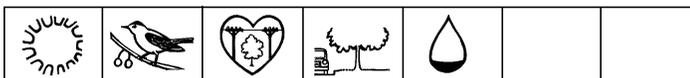
See under Red Flowering Crabapple.

● Commonly Available Varieties

'Donald Wyman' - excellent selection, bright red persisting fruit.
sargentii - dwarf spreader, 8-10 ft. high, red persisting fruit.
'Spring Snow' - carries almost no fruit; good patio tree.
'Red Jewel' - heavy flower and fruit producer; bright red fruit.
'Adirondack' - heavy flowering, compact form; bright red fruit.
'Harvest Gold' - somewhat columnar form; gold, persisting fruit.
transitoria - 'Schmidtcutleaf' has tiny golden fruit & is cut-leaf.

● Where to See

- In front of BSU Student Union Building





ACHD TREE PLANTING POLICY

License Agreement: New Subdivision and Commercial Developments

ACHD allows landscaping within the public right-of-way through a license agreement pursuant to Section 4003.2. of the ACHD Policy Manual. An applicant desiring to place landscaping, including the planting of trees, within the public right-of-way shall submit an application for a license agreement to the Right-of-Way & Development Services Department for review and approval. Any variance from these policies must be requested in writing and submitted with the license agreement application for approval. Exceptions for City adopted streetscape plans that conflict with these standards will be evaluated on a case-by-case basis.

Approved Tree Species

The Boise Tree Selection Guide is adopted as ACHD's list of approved and prohibited plant materials. For information about the tree selection guide, contact Boise City Parks & Recreation.

Placement of Trees

Offset:

1. Class I,II, and III trees shall be placed to provide a minimum five (5) foot offset from the edge of curb (when no sidewalk exists) and/or sidewalk when the sidewalk is attached (See figures 1 & 3).
2. For detached sidewalk, center trees within planter strip

Planter Widths:

1. Tree planting shall be allowed in minimum eight (8) feet wide planters. The District will consider, on a case by case basis, six (6) foot planters with root barrier installed per the guideline described in item "b".
 - a. Class II trees shall be allowed within planters with a minimum width of eight (8) feet (See Figure 1).

- b. Class II trees may be considered for installation in minimum planter width of six (6) feet with the installation of root barriers installed on both the curb side and the sidewalk side (See Figure 2). Root barriers are required to extend a minimum of eighteen (18) inches below the sub grade on the sidewalk side and a minimum of twenty-four (24) inches below the sub grade on the curb side. Root barriers shall extend two (2) inches above the ground and key into the road feature. Barrier shall be constructed with the street and sidewalk. When trees are planted at minimum spacing, barrier shall run continuously along both curb and sidewalk features which it is designed to protect.
- c. Class I and III trees shall be allowed in planters with a minimum width of ten (10) feet (See Figure 3).

Tree Spacing (see figure 4)

1. Class I recommended spacing is 20-feet to 30-feet
2. Class II recommended spacing is 30-feet to 40-feet
3. Class III recommended spacing is 40-feet to 60-feet
4. Longitudinal and Circular Islands shall conform to Tree Spacing Requirements

Sight Distance / Sight triangle: (see figure 4).

1. No trees within 40-foot sight triangle. The District may consider, on a case by case basis, written variance to this restriction with condition that the Licensee shall provide an acceptable pruning management plan.
2. No vegetation or obstructions (ie: signs, berms, structures, fencing) taller than 3-feet at maturity within sight triangle.
3. No trees within fifty (50) feet on the approach side of any control stop intersection

Clearance Requirements

1. Only class I trees may be planted under or within 10-lateral feet of any overhead power line.
2. Minimum 14-foot vertical clearance from gutter pan to tree canopy
3. Minimum of 8-foot vertical clearance from sidewalk to tree canopy
4. Coniferous trees are not allowed within ACHD Right-of-Way or within Islands.

Storm Drain Facility Requirements

1. Tree planting of any type shall be prohibited within 10-feet of any storm drain facility, structures, piping systems, fire hydrants or utility boxes.
2. Trunk of tree must be offset a minimum of 10-feet from edge of seepage beds.

Figure 1: Class II Tree Planting Detail

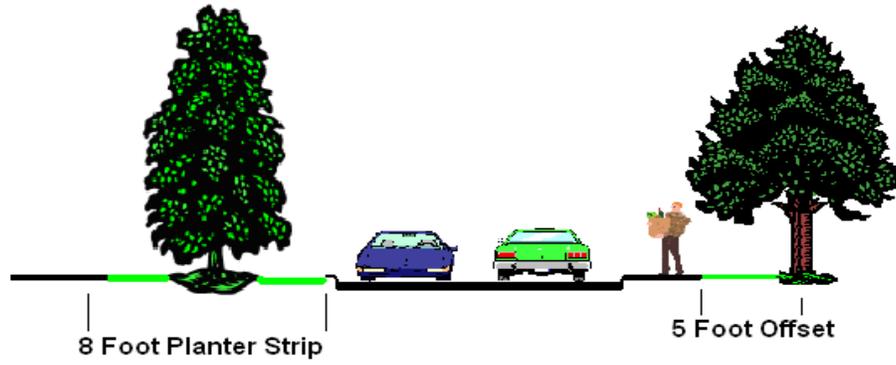


Figure 2: Class II Trees Only 6-Foot Planter Strip with Root Barrier Installation

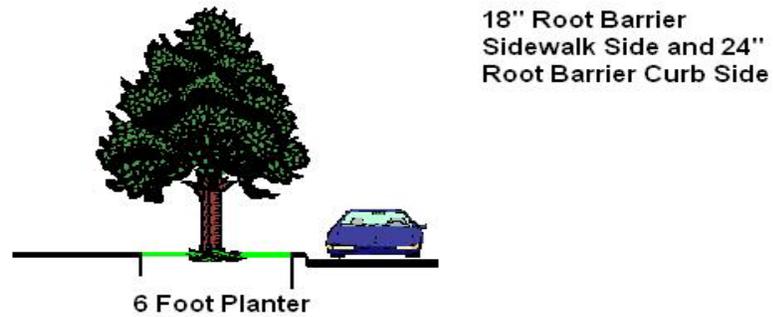


Figure 3: Class I and III Tree Planting Detail

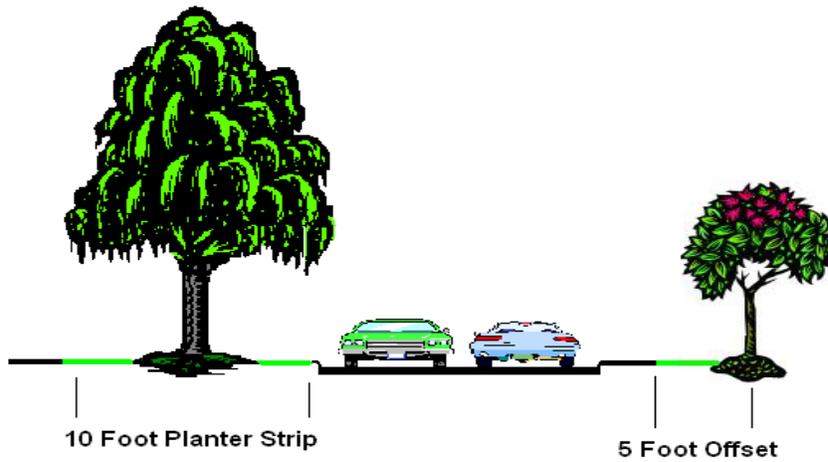
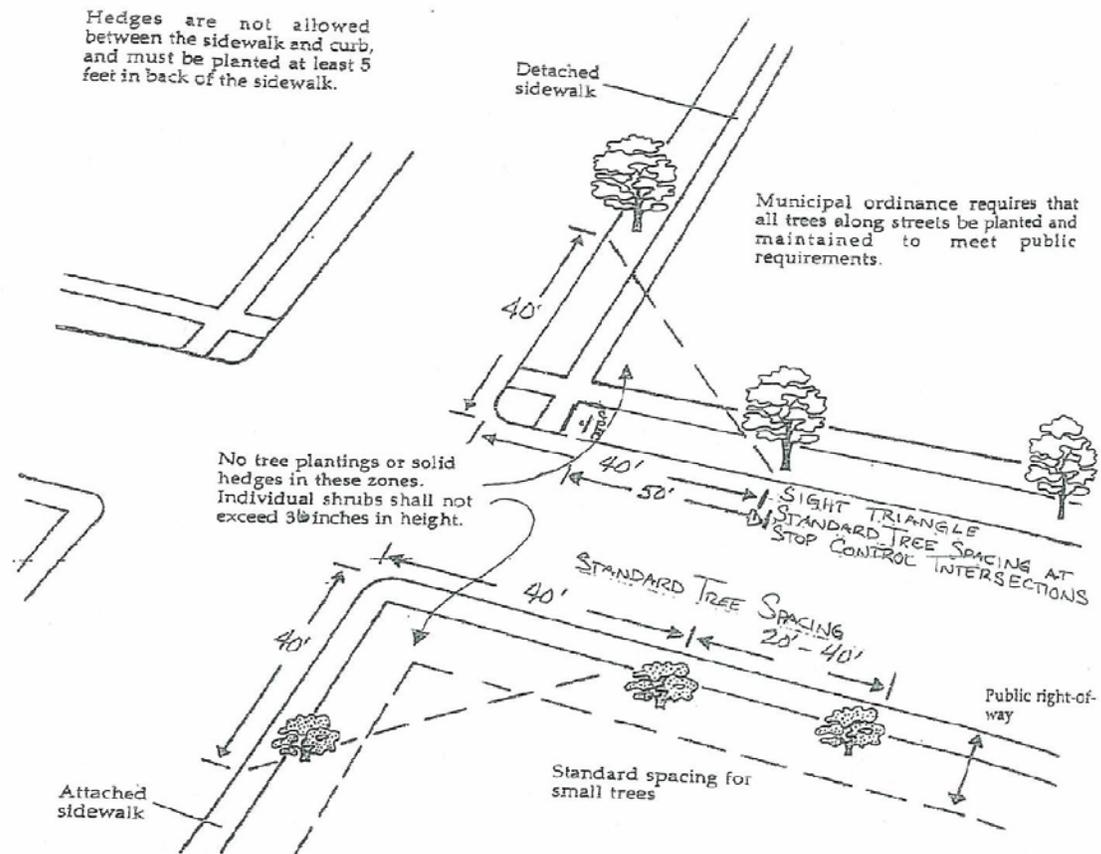


Figure 4: Sight Triangle, Standard Tree Spacing



Almost all streets within the city have rights-of-way that extend back of the curb line. This area is public property and is generally used for utilities, walks and landscaping. The width of this right-of-way area varies considerably in different sections of town.

Tree Classifications

- ◆ Class I Small trees that can be planted beneath power lines. Recommended minimum spacing is 20-30 feet.
- ◆ Class II Medium size trees planted for shade. Recommended minimum spacing is 30-40 feet.
- ◆ Class III Large height and trunk size trees. Recommended minimum spacing is 40-60 feet.
- ◆ Conifers These trees should not be pruned. They require large growing areas and are not recommended for right-of-way planting.

Class I	Class II	Class III
Cherry, Flowering	Ash, Green	Beech
Crabapple, Flowering	Ash, White	Coffeetree, Kentucky
Hawthorn	Ash, Raywood	Oak, English
Pear, Callery	Filbert	Oak, Red
Maple, Amar	Ginkgo	Oak, Swamp White
White Magnolia	Honey Locust, thornless	Plane tree, London
Redbud, Eastern	Horsechestnut 2023	Tulip Tree
	Linden, American	
	Linden, Little Leaf	
	Linden, Silver	
	Maple, Norway	
	Pagoda Tree, Japanese	
	Sweetgum	

Trees not permitted for right-of-way planting in Ada County:

Ash, European (Kimberly Blue)	Honey Locust, thorned
Birch, Paper	Locust, Black
Birch, Weeping	Maple, Red
Boxelder	Walnut, Black
Cottonwood, Aspen and Poplars	Willows
Elm	Conifers and shrubs over 3 ft. high at maturity

ALPINE CITY COUNCIL AGENDA

SUBJECT: 2015 Municipal Recreation Grant

FOR CONSIDERATION ON: 14 April 2015

PETITIONER: Alpine City

ACTION REQUESTED BY PETITIONER: Approve application for the 2015 Utah County Municipal Recreation Grant

APPLICABLE STATUTE OR ORDINANCE:

PETITION IN COMPLIANCE WITH ORDINANCE:

BACKGROUND INFORMATION:

Attached is the application prepared for submittal to the Utah County Commission for the 2015 Municipal Recreation Grant. Alpine City is proposing that this money be used to help build new public restrooms in Moyle Park.

The 2015 funds allocated to Alpine City is \$5,527.00. Alpine City has the option to carry forward, up to two years, its funding allocation. The 2013 and 2014 allocated funds were carried forward. The plan is to use the allocated funds from the past two years in conjunction with this year's allocated funds to help with the expense of the new public restrooms in Moyle Park. The total from those three years that will help pay for the restrooms is \$16,777.43. These funds are payable on a reimbursement basis only.

RECOMMENDED ACTION:

We approve the application created for submission to the Utah County Commission requesting the Municipal Recreation Grant money (\$5,527.00) that has been allocated to Alpine City. The grant money will be used for new public restrooms at Moyle Park.



Utah County Commission

Larry Ellertson
Greg Graves
Bill Lee

100 East Center
Suite 2300
Provo, Ut 84606

801-851-8136
Fax 801-851-8146
Utahcountyonline.com

March 23, 2015

Jason Bond
20 North main
Alpine, Ut 84004

Re: 2015 Municipal Recreation Grant Program

Dear Grant Administrator,

The Utah County Commission has determined that the total funding available for the 2015 Municipal Recreation Grant Program is over \$300,000. Available funds have been divided among municipalities based on the State of Utah 2013 Official Census Data population estimates, with a minimum grant amount of \$1,000. These funds are payable on a reimbursement basis only. The 2015 grant amount available to your city is: **\$5,527.00**. You have carried over your grant amount for 2 years, so your total available is **\$16,777.43**. This total must be spent this year.

Program guidelines are enclosed, along with an application form. Applications are due by 5:00 p.m. on Friday, May 1, 2015, and may be delivered in person or via post, fax, or e-mail to:

Utah County Commission
Attn: Casey Allen
100 E. Center St. #2300
Provo, UT 84606
Fax: (801) 851-8146
caseya@utahcounty.gov

If you would like more time to complete your project, it is suggested that you send in your grant request as soon as possible. Upon approval of grant requests, the County will prepare contracts and encumber funds that will be available through October 30, 2015. The County will disperse funds to municipalities upon receipt of payment verification and supporting documentation.

Your city may elect to carry forward its funding allocation for the next year by notifying the County Commission in writing of your desire to do so by the application deadline.

Please contact me with any questions at 801-851-8136 or caseya@utahcounty.gov.

Sincerely,

Casey Allen
Utah County Commission Office

Encl.: Application, Guidelines

Utah County

2015 Municipal Recreation Grants

Policies and Guidelines

Available Funds

For the current program year, the Utah County Commission has determined that the total available funding for the 2015 Municipal Recreation Grant program will be over \$300,000. As usual, funding allocations will be determined by population (2013 State of Utah Official Census Data) with a \$1,000.00 minimum grant award. Cities wishing to carry forward funds to the next grant year must make a written request to the County Commission prior to the application deadline. A city may carry forward up to two years' worth of grant funds with a cap of \$30,000.00 total funds carried forward.

Funding Source

Funds for this grant program come from the Tourism, Recreation, Culture and Convention Tax (TRCC or "restaurant tax"). This tax is imposed pursuant to Section 59-12-601 et seq., *Utah Code Annotated*, 1953 as amended, and Section 21-4-1 et seq., Utah County Code.

Project Eligibility

In order to be eligible for funding, a project must involve the development or construction of tourism, recreation, cultural, or convention facilities. All project applications must be for publicly owned or operated facilities and must be sponsored by a municipality of Utah County. Individuals and private organizations are not eligible to apply, nor may any municipality apply on their behalf. Per state statute, the County may not "appropriate money in the aid of any private enterprise" (Section 17-50-303, *Utah Code Annotated*, 1953 as amended).

Application Procedure

The Utah County Commission will provide to each city an application form. Each city must complete this application and attach a detailed project description. **The application and project description must be delivered to the Utah County Commission Office by 5:00 p.m. on Friday, May 1, 2015.**

Approval of Projects

Each application, upon receipt by the County Commission Office, will be subject to review by the Utah County Attorney's Office for compliance with state statute. Final approval of each application will be determined by the Utah County Commission.

Agreement

Upon approval of each project, the Utah County Attorney will draft an agreement between Utah County and the municipality. The agreement must be approved and signed by both parties before any reimbursements will be made.

Utah County Commission 2015 Municipal Recreation Grant

Alpine City (Moyle Park Restrooms)

BACKGROUND

Moyle Park is a historic site located at 770 North 600 East in Alpine. It is the site of John R. Moyle's home and other historical artifacts. John R. Moyle was a pioneer and early resident of Alpine who is better known as the man who walked every week on a hand-made wooden leg to help build the Salt Lake LDS Temple.



The site is a public park and is used for historical tours, events, education, recreation, and many other types of activities. The site is approximately 3.35 acres (right). A master plan (attached) for the park was adopted by the Alpine City Council on January 27, 2015. This plan will promote the historical significance of the site while providing the ability to better host events.

PROPOSAL

Moyle Park has several other historical structures, other necessary facilities and a home for the caretaker of the park. However, the public restroom facility (left in the background) for the park is very old and would require some significant work. It is proposed that the old restroom be used for storage and the requested grant money be used to help purchase a new public restroom facility which will be installed south of the previous location in the coming months.



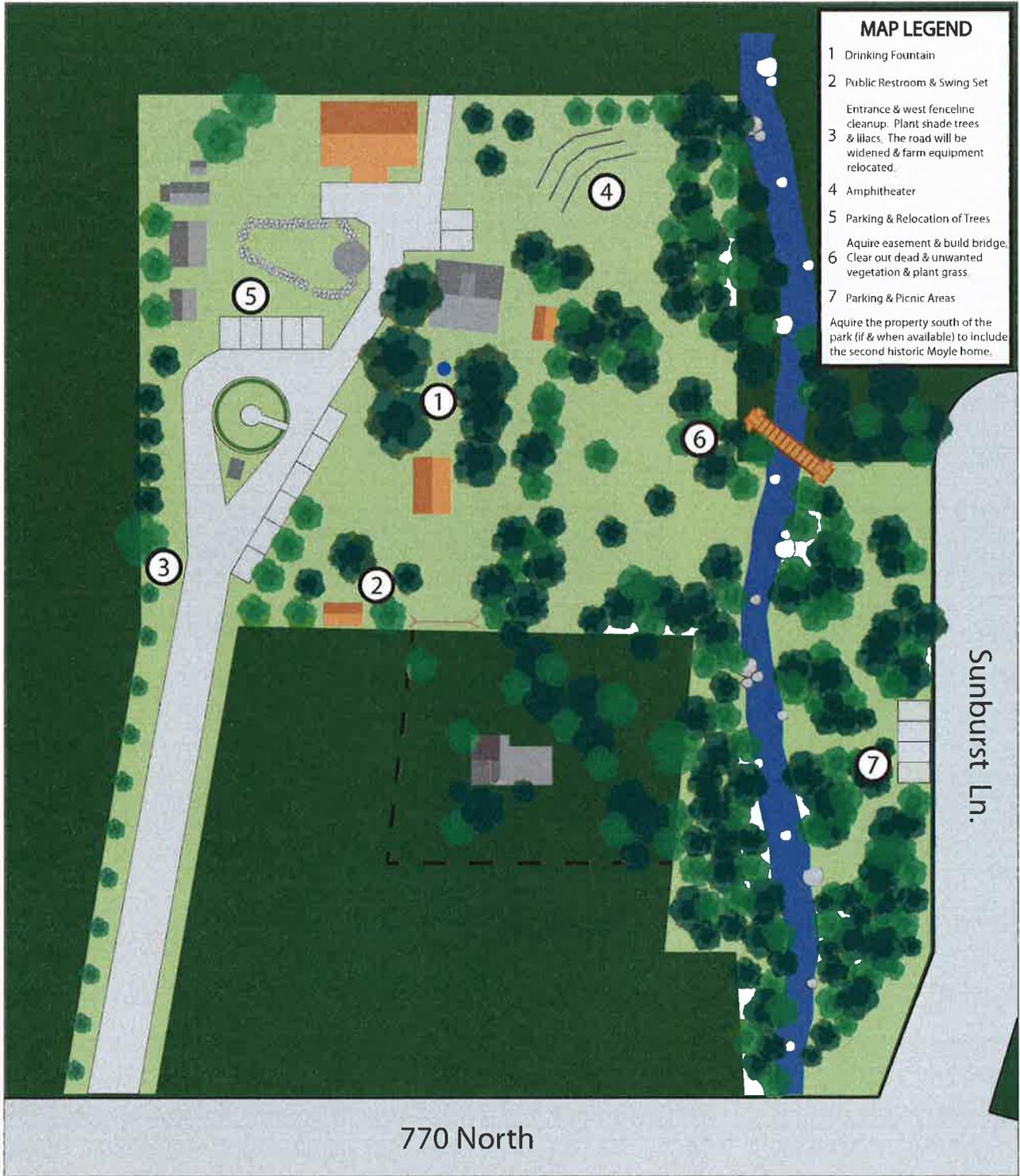
COST

Alpine City requests that the \$5,527.00 allocated to the city for 2015 be used for new public restrooms in Moyle Park. **Alpine City will spend this amount along with the funding allocations that have been carried over the past 2 years before October 30, 2015. The total from these three years is \$16,777.43.**

Sincerely,

A handwritten signature in cursive script that reads "Jason Bond".

Jason Bond
Alpine City Planner



Moyle Park Master Plan

Adopted January 27, 2015



ALPINE CITY COUNCIL AGENDA

SUBJECT: PRD Open Space Amendment

FOR CONSIDERATION ON: 14 April 2015

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve Ord. No. 2015-05

APPLICABLE STATUTE OR ORDINANCE: Section 3.9.4 (PRD Open Space)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

This ordinance (Section 3.9.4.3A) was recently amended. However, the language did not reflect what was intended. The ordinance states:

- A. An exception may be made by the Planning Commission that up to 5% of an individual lot may contain ground having a slope of more than 25% in the CR-20 and CR-40 zones as long as the lot can meet current ordinance without the exception.
- B. An exception may be made that an individual lot may contain up to 15% of the lot having a slope of more than 25% in the CE-5 and CE-50 zone as long as the lot can meet current ordinance without the exception. The exception shall be recommended by the Development Review Committee (DRC) to the Planning Commission, and a recommendation by the Planning Commission to the Alpine City Council with the final determination to be made by the City Council. (Ord. 2005-02, 2/8/05)
- C. An exception may be made by the Planning Commission that an individual lot may contain up to another 5% of the lot (on top of the percentage as mentioned in Sections 3.9.4.3.A or 3.9.4.3.B) having a slope of more than 25% if it can be shown that the extra percentage of area acquired is being used to straighten and eliminate multiple segmented property lines as long as the lot can meet current ordinance without the exception.

It is proposed to amend the ordinance as follows:

- A. An exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that up to 5% of an individual lot may contain ground having a slope of more than 25% in the CR-20,000 and CR-40,000 zones as long as the lot can meet current ordinance ~~without the exception.~~
- B. An exception may be made that an individual lot may contain up to 15% of the lot having a slope of more than 25% in the CE-5 and CE-50 zone as long as the lot can meet current ordinance without the exception. The exception shall be recommended by the Development Review Committee (DRC) to the Planning Commission, and a recommendation by the Planning Commission to the Alpine City Council with the final determination to be made by the City Council. (Ord. 2005-02, 2/8/05)
- C. An exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that an individual lot may contain up to another 5% of the lot (on top of the percentage as mentioned in Sections 3.9.4.3.A or 3.9.4.3.B) having a slope of more than 25% if it can be shown that the extra percentage of area acquired is being used to straighten and eliminate multiple segmented property lines as long as the lot can meet current ordinance ~~without the exception.~~

PLANNING COMMISSION RECOMMENDATION:

That the proposed changes be approved by the City Council.

ORDINANCE NO. 2015-05

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.9.4 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO OPEN SPACE IN A PLANNED RESIDENTIAL DEVELOPMENT

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to clarify the purpose of this ordinance; and

WHEREAS, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

WHEREAS, the Alpine City Council has reviewed the proposed Amendments to the Development Code:

NOW, THEREFORE, BE IT ORDAINED BY THE ALPINE CITY COUNCIL THAT:

The amendments to Article 3.9.4 contained in the attached document will supersede Article 3.9.4 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 14th day of April 2015.

Don Watkins, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

(Section 3.9.4.3)

3. Notwithstanding the minimum open space requirements set forth under Section 3.9.4 #1, the designated open space area shall include and contain ll 100 year flood plain areas, difined floodways, all avalanche and rock fall hazard areas, all areas having a slope of twenty five (25) percent or greater, or any other area of known significant physical hazard for development.

A. An exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that up to 5% of an individual lot may contain ground having a slope of more than 25% in the CR-20,000 and CR-40,000 zones as long as the lot can meet current ordinance.

B. An exception may be made that an individual lot may contain up to 15% of the lot having a slope of more than 25% in the CE-5 and CE-50 zone as long as the lot can meet current ordinance without the exception. The exception shall be recommended by the Development Review Committee (DRC) to the Planning Commission, and a recommendation by the Planning Commission to the Alpine City Council with the final determination to be made by the City Council. (Ord. 2005-02, 2/8/05)

C. An exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that an individual lot may contain up to another 5% of the lot (on top of the percentage as mentioned in Sections 3.9.4.3.A or 3.9.4.3.B) having a slope of more than 25% if it can be shown that the extra percentage of area acquired is being used to straighten and eliminate multiple segmented property lines as long as the lot can meet current ordinance.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Prohibition of Parking Low Profile Objects on a City Street at Night

FOR CONSIDERATION ON: April 21, 2015

PETITIONER: Council Member Troy Stout

ACTION REQUESTED BY PETITIONER: To have the City amend its parking ordinance to prohibit the parking of low profile objects on city streets at night.

INFORMATION: Presently the City does not prohibit the parking of low profile objects on city streets at night.

RECOMMENDED ACTION: That the City Council discuss this idea and come up with a strategy on how they want to address the issue.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Reconsideration of Voting by Mail

FOR CONSIDERATION ON: April 14, 2015

PETITIONER: Charmayne Warnock, City Recorder, and Rich Nelson, City Administrator

INFORMATION: Changes have been made at the State and County level that would decrease the costs of this option from when it was last discussed by the Council.

- **Cities may use the county's postal rate for mailing ballots, which is significantly lower than the usual rate.**
- **The state legislature passed a bill that no postage is required on the return envelopes.**
- **Going to a vote-by-mail system does NOT take away the option for people to come to the polls on Election Day. There will still be a voting center in City Hall on election day.**
- **Voting by mail will eliminate Early Voting. Early Voting requires hiring 3 poll workers for 2 weeks before both the primary and general elections. Payment for three poll workers at \$12/hour for four weeks of early voting would be \$2,592. If no primary election is held, the cost will be \$1,296.00.**
- **It has become increasingly difficult to find qualified poll workers willing to work for one day let alone two weeks or four weeks.**

RECOMMENDED ACTION: That the Council approve the vote by mail option and approve operation of the polls on Election Day.