



## ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold a public hearing and meeting on **Tuesday, August 25, 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 July 28, 2015
- B. Bond Release - Heritage Hills #6 - Downing Akin - \$99,114.00
- C. Bond Release - Heritage Hills #7 - Downing Akin - \$106,807.20

### IV. REPORTS AND PRESENTATIONS

### V. ACTION/DISCUSSION ITEMS

- A. **Eagle Pointe PRD Final Plan – Mark Wells and Taylor Smith – Approximately 800 W 600 N.** The City Council will review a final plan for the proposed Eagle Pointe planned residential development.
- B. **Westfield Road Sidewalk.** The Council will discuss the proposed Westfield Road sidewalk.
- C. **Alpine Olde Town Centre Lot “B” Office Building – 363 South Main Street – Larry Hilton.** The City Council will review a site plan for an office building on lot “B” of the already approved Alpine Olde Towne Centre Planned Commercial Development.
- D. **Gateway Historic Guidelines.** The City Council will consider approval of design guidelines that would give direction on the appearance of Main Street and the Gateway Historic District.
- E. **Alpine Olde Town Centre Lot “D” Office Building – 363 South Main Street - April Cooper.** The City Council will review a site plan for an office building on lot “D” of the already approved Alpine Olde Towne Centre Planned Commercial Development.
- F. **Resolution No. 2015-09 Alpine City Council Rules of Procedure for Public Meeting of the City Amendment.** The City Council will continue its discussion on amending the Council Rules of Procedure for Public Meetings of the City.
- G. **Alpine City Cemetery.** The Council will consider the state of the cemetery and what next steps the City wants to take to prepare for the future needs of the City.
- H. **T-Mobile Cell Tower Modification (Lambert Park).** The City Council will approve a proposed modification to a wireless telecommunication tower located in Lambert Park.
- I. **Three Falls Ranch Secondary Access Road Operation.** The City Council will decide if they want a portion of the Three Falls Ranch Secondary Access Road to be open year round or to have a crash gate in operation to the winter months.
- J. **Creekside Park Pavilion Reservation Fees.** The Council will discuss modification of the reservation fees for Creekside Park and amending the Consolidated Fee Schedule to reflect such changes.

### VI. COUNCIL COMMUNICATIONS

### VII. STAFF REPORTS

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  
August 21, 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 on the bulletin board located inside City Hall at 20 North Main and 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.alpynecity.org](http://www.alpynecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://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**  
**Alpine City Hall, 20 N. Main, Alpine, UT**  
**July 28, 2015**

**I. CALL MEETING TO ORDER:** The meeting was called to order at 7:00 pm by Mayor pro tem Troy Stout.

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

Council Members: Troy Stout – Mayor pro tem, Will Jones, Roger Bennett, Lon Lott  
 Mayor Don Watkins and Councilwoman Kimberly Bryant were excused.

Staff: City Administrator Rich Nelson was excused. Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Chief Brian Gwilliam, Joe McCrae

Others: Michael Carver, Hayden Carver, Jane Griener, Joe McCrae, Carla Merrill, Ross Welch, Pam Welch, Jim Ireland, Asher Ireland, Erin Darlington, Marianna Richardson, Cammie Archibald, Steve Zolman, John Stansfield, April Cooper

**B. Prayer:** Roger Bennett

**C. Pledge of Allegiance:** Asher Ireland

**II. PUBLIC COMMENT** None

**III. CONSENT CALENDAR**

**A. Approve the minutes of July 14, 2015**

**MOTION:** Will Jones moved to approve the Consent Calendar with the minutes of July 14, 2015 approved as corrected. Lon Lott seconded. Ayes: 4 Nays: 0. Will Jones, Roger Bennett, Troy Stout, Lon Lott voted aye. Motion passed.

**IV. REPORTS AND PRESENTATIONS:** None

**V. ACTION/DISCUSSION ITEMS**

**A. Lambert Park Motorized Vehicle Park Usage Plan.** At the meeting of July 14, 2015, the City Council approved a motion by Councilman Troy Stout to continue allowing motorized vehicles in Lambert Park for a trial period of six months. The motion included a number of requirements, which were:

1. Speed limits and access will be strictly enforced by dedicating a police officer to Lambert Park. Staff will return with a recommendation at the next meeting with possible time for enforcement and will include penalties which will be enhanced and defined.
2. Road closures for routes deemed unnecessary such as the south end of the poppy loop.
3. Seasonal closures (rain and snow) subject to the judgment of city staff.
4. Signage to specify motorized vs non-motorized trails.
5. Continual assessment of compliance will drive the decision in January regarding future use and take into account the following:
  - a. citation counts
  - b. public input
  - c. condition of the park
6. City will evaluate the cost and feasibility of park cameras on trails, access and signage to enforce signage vandalism.

In response to the motion, City Staff met with Mayor Watkins, Chief Brian Gwilliam and Trail Committee member Evertt Williams to draft a Park Usage Plan for Lambert Park.

Shane Sorensen reviewed the plan which was organized into four parts.

1. Methods of informing the public about the rules in Lambert Park and the consequences if those rules are violated. They included handouts, information on the Alpine City webpage, and Facebook page and Joinin. The Friends of Lambert Park would also create a website about Lambert Park. The Youth Council would place informational door-hangers throughout the areas of Alpine most likely to have ATV users in the park. The state law regarding ATV usage and drivers would be followed.
2. Signage and trail markers in the park. The City had already purchased some Carsonite dual-sided trail markers and would hire someone to put them up.
3. Traffic reduction in key areas. The top and bottom of the emergency access road from Moyle Drive to Box Elder would be narrowed. The southern portions of the loops roads to the Lambert ruin and the Lambert tank would be taken out of service.
4. Police enforcement. Alpine City would budget \$12,000 for the Lone Peak police to enforce traffic rules in Lambert Park. They would provide enforcement on Saturdays and random times during the week year-round.

The Council discussed the Park Usage Plan and had several suggestions. Regarding the website, they suggested the rules be posted on the City website and made as obvious as possible. There could be a link to the website devoted to Lambert Park and possibly have a dropdown menu listing all the parks in Alpine with their particular rules. Troy Stout suggested they have a venue during Alpine Days to inform people about the rules.

Regarding the state law and ATV usage, Shane Sorensen said the City already had an ordinance defining what constituted street legal vehicles. David Church said that just because a vehicle was legal on the street, it didn't mean it was legal in the park. The City owned the park and had the right to say no to motorized vehicles in the park except on a designated road.

The Council discussed signs and trail markers. It was suggested that they wait until it rained and the ground was a little softer so the post could be adequately anchored. It was suggested that the trail marker signs for motorized trail be a different color than the signs for other trails.

The Council was in agreement with closing the southern loop roads. Troy Stout asked if they could revegetate the closed routes. They needed to disappear visually or people would try to use them. Shane Sorensen said it would take a couple of season to revegetate.

The Council asked if the police enforcement would be for six months only or if it would be ongoing? Chief Brian Gwilliam said he didn't remember it being done annually. He said that once enforcement went away, the behavior came back. He suggested that they take the next week or two to get the word out about enforcement in Lambert Park then they would begin ticketing. Troy Stout said he would like to have intense enforcement during the first few months so the word got out. They expected the \$12,000 would be used in the six month period.

Roger Bennett said he didn't have great faith in the motorized vehicle drivers obeying the rules. Troy Stout said that if enforcement didn't inspire the citizens to obey the rules, they would have to ban motorized vehicles.

Lon Lott commented that they would still need enforcement in the park even if they banned the vehicles. Roger Bennett agreed but felt it would be easier to enforce if they were completely banned.

**MOTION:** Will Jones moved to approve \$12,000 for enforcement in Lambert Park during the next 6 months. At the next meeting they would determine exactly where the funds were coming from. Troy Stout seconded. Ayes: 4 Nays: 0 Will Jones, Roger Bennett, Troy Stout, Lon Lott voted aye. Motion passed.

**MOTION:** Lon Lott moved to accept the Park Usage Plan for Lambert Park as written with the following clarifications:

1. Initial enforcement would be for six months and then they would evaluate.
2. The Alpine City website would be the primary website with a link to the other website.

- 1           3.       Installation of trail markers would be prioritized with the markers on the motorized trails installed  
2 first.  
3           4.       A new Lambert Park trail map would be adopted showing the elimination of the southern portion  
4 of the loop road to the Lambert ruin and the southern portion of the loop road to the Lambert tank.  
5

6 Troy Stout seconded Ayes: 4 Nays: 0. Lon Lott, Troy Stout, Will Jones, Roger Bennett voted aye. Motion passed.  
7

8           **B. National Forest Service/Patterson Construction Land Trade:** This item was for information only.  
9

10 John Stansfield introduced himself as the District Ranger in the Pleasant Grove Forest Service District. He informed  
11 the Council about a proposed land exchange by the Dry Creek trail head between the Forest Service and Patterson  
12 Construction. The land that would be exchanged was identified on the map. Mr. Stansfield said it would be  
13 advantageous to the Forest Service because they would be able to create a contiguous boundary and pick up some  
14 riparian area. He said land exchanges did take a lot time but if it went well, he anticipated it could be accomplished  
15 in under a year.  
16

17 Shane Sorensen said the land to be acquired by the Forest Service was in the county, but Alpine City and Alpine  
18 Irrigation Company had an interest in the land because they had a diversion point and pipeline in that area. They  
19 wanted to make sure the Irrigation Company and the City could maintain those facilities, and would like to see  
20 something written into the trade agreement regarding the maintenance.  
21

22 Mr. Stansfield said he was aware of that and they wanted to enjoy a good partnership with Alpine City since a lot of  
23 the citizens used the trailhead. He asked if the City currently had a right-of-way for the pipeline and diversion.  
24

25 David Church said they had not been able to find a recorded document for the easement or the diversion. Under state  
26 law, there wasn't a problem with maintaining an easement with a private property owner, but they would have a  
27 problem with the Forest Service if they didn't have an agreement in advance of the trade. They would prefer to have  
28 a recorded agreement with the landowners prior to the Forest Service getting it, but they didn't want it to get in the  
29 way of the trade. John Stansfield said he thought they would have time to address it.  
30

31 Shane Sorensen said the City currently had some agreements with the Forest Service and there was a cost to the  
32 City. He asked if it would be subject to a fee if it the ground was owned by the Forest Service. They didn't pay  
33 anything to the current property owner. John Stansfield said he believed it would be subject to a fee.  
34

35 Lon Lott asked if the exchange would result in a bigger trailhead. Mr. Stansfield said it would change the trajectory  
36 of the trail head. Since the flooding two years ago, they were trying to detour people from going the way they used  
37 to go, and move the trail to the south. The Forest Service had done work on the flow out of Phelps Canyon to take it  
38 back to its original channel so it would drain into Dry Creek.  
39

40 Troy Stout asked if this was a public process? Mr. Stansfield they had already noticed it in the local paper and sent it  
41 out to their mailing list, which was how Alpine City had been informed. He said they would need to establish an  
42 easement on the roadway to ensure access. He would like to engage Alpine residents and do more partnering on the  
43 trailhead. The Forest Service had plans to put in a restroom facility at the trail head and would like to have Alpine  
44 City help maintain it. Troy Stout suggested he bring the proposal to have the City maintain the restrooms back in  
45 March when they were working on the budget.  
46

47           **C. Box Elder South Annexation:** Jason Bond said that at their meeting of June 23, 2015, the Council  
48 made a motion to send the question of annexing Box Elder South to the Planning Commission. The Planning  
49 Commission reviewed the financial estimates, the geotech reports, and weighed the pros and cons of annexation.  
50 Only four of the seven Planning Commission members were present at the meeting but they had a good discussion  
51 and the vote was unanimous. The Planning Commission made a motion to recommend annexing Box Elder South  
52 and forwarded it to the City Council  
53

54 Troy Stout asked Steve Cosper, Planning Commission Chairman, to comment.  
55

1 Steve Cosper said he liked having the facts presented in order to make an informed decision, and a lot of good  
2 information was presented which he appreciated. He'd come to the Planning Commission without knowing which  
3 way he would go. They discussed the liability issues, financial issues, the geotech reports, and the Lambert Park  
4 road which was controversial. They discussed whether there would be pressure to pave the road if the subdivision  
5 was annexed into Alpine City. They discussed having a sense of community since the subdivision would be located  
6 right next to a subdivision in city limits. They felt there would be better control over the subdivision if it was in  
7 Alpine City. He felt the pros and cons were almost neutral with a few unknowns. A public hearing was held in  
8 which four people spoke about the topic. Three were in favor of annexing and one person was against it. He said he  
9 was more of a fact-based person and liked to make his decision based on facts rather than emotional issues. Others  
10 may not be so much that way. On the first vote there was one person on the Planning Commission who voted against  
11 it and three who voted in favor. A second motion was made and all four voted in favor of it. However, since that  
12 time that Planning Commission member had sent out an email to everyone saying she wished she hadn't voted the  
13 way she had. She may have felt some pressure to vote that way.

14  
15 Troy Stout asked if safety issues were addressed. Steve Cosper said they were. They talked about the emergency  
16 access road and the fire break. There was a letter from the Fire Marshal, and based on the presentation he gave, there  
17 didn't seem to be undue safety concerns.

18  
19 Troy Stout asked David Church if there would need to be more public hearings and further consideration by the  
20 Council before it could be annexed. He said he hoped no one was expecting a decision that evening. The emergency  
21 road was still a hot issue. He asked if they would be required to pave it.

22  
23 David Church said the emergency access road was a the result of a contract in 1992 in which the City agreed to  
24 development of the Box Elder subdivision. The obligation for the road was established at that time and that  
25 obligation would not change whether it was in the city or in the county. But when people lived in the subdivision,  
26 whether in the city or in the county, they would probably want that road paved, not for safety, but for convenience.  
27 The pressure would be there whether they were residents or not.

28  
29 Troy Stout said he didn't think the sense of community would be limited if they weren't annexed. People in Alpine  
30 Cove attended the City Council meetings and commented. Some of them were happy not to be annexed into the  
31 City.

32  
33 Will Jones said the fact was that Box Elder South was going to be there. It was approved. There were still a lot of  
34 things to be done before the plat was recorded. It was important to understand that the subdivision did not need to  
35 come into the city to be recorded. If it was within city limits, they could develop in phases and there was a slight  
36 benefit to that because they could take up to ten years to develop the 60 lots. In the county, they would have to  
37 develop the whole subdivision at once. If it was in city limits, the benefit would be that Alpine City received  
38 \$500,000 in impact fees. The physical impact on Alpine would be the same whether the subdivision was in the city  
39 or the county. They would still using Alpine roads and parks and water and sewer. The difference would be that the  
40 city would be getting the impact fees if they were annexed instead of them going to the county. He said Alpine City  
41 had been servicing Alpine Cove for years with fire and police and EMT services. It took two years for Alpine to  
42 finally get a payment from the county for those services, and what the Cove paid was less than what Alpine citizens  
43 paid for the same services.

44  
45 Troy Stout said the Cove paid a higher fee for sewer and water. Will Jones said Alpine Cove had their own water  
46 system but they did use Alpine's sewer system and paid a higher monthly fee. However, the City still had the general  
47 overhead costs whether the residents paid into it or not. If more people were paying into it, the costs would be spread  
48 among more people and the cost per Alpine resident would be less.

49  
50 Troy Stout said he was not saying he was opposed to it. He used Hurricane, Utah as an example where the town had  
51 annexed every piece of ground around them and were stretched to provide services to people who were far away.

52  
53 Will Jones said the City would already be serving Box Elder South. There was an agreement that they would  
54 provide water and sewer to the subdivision.

1 Lon Lott said he had attended the Planning Commission meeting where this issue was discussed. One of the reason  
2 he had proposed they send it on to the Planning Commission in the first place was because they were a body who  
3 would be unbiased and evaluate the facts. He said that at the meeting there was a counterpoint to every issue that  
4 was raised. As they discussed it, the answers seemed to be consistent. They discussed hazards and safety issues. As  
5 they went through the process, they came to the same conclusion Steve Cosper did. He said one thing that would  
6 make the issue easier to decide was if there was a very serious hazard that couldn't be mitigated. They had talked  
7 about putting crash gates on the emergency access road. David Church had talked about getting a lot of pressure  
8 from residents to pave the road, but they were already getting pressure, one way or another.  
9

10 Roger Bennett said that as he had studied the issue, no one had given him a good argument not to annex it. There  
11 was no compelling reason not to annex it, and he supported annexation.  
12

13 Troy Stout said the next step would be a planning phase if they wanted to annex it. The landowner was not  
14 petitioning for annexation. What would the next step be?  
15

16 David Church said annexations were typically initiated by the landowner, but there was a provision in the law that  
17 allowed for annexation without a petition if the property was less than 50 acres and was urban. If the city and the  
18 county came to an agreement to have the city annex it, then the landowner would receive a notice and could protest  
19 the annexation if he wanted to. It could not be annexed without the consent of the county and the landowner. If  
20 Alpine City wanted to consider annexing Box Elder South, they would want to inform the county and the landowner  
21 of their intent. He said he had heard that the county may not want Alpine to annex it.  
22

23 Troy Stout invited Ross Welch, who represented the landowners, Patterson Construction, to speak.  
24

25 Ross Welch said he would revisit the information he had given to the Planning Commission at their last meeting.  
26 Going back in history, there was a Settlement Agreement in 1992 and part of that agreement defined Box Elder  
27 South as part of the water service area. Subsequent to the Settlement Agreement, Alpine City designated Box Elder  
28 South as a park in Annexation Policy Plan.  
29

30 In 2006, the landowner of Box Elder South came to Alpine with a petition to annex the Box Elder South area in the  
31 city with a development plan that showed 27 lots. Alpine City turned it down because they wanted that area to be a  
32 park. The landowner had the property appraised and offered it to the City for 13 million dollars. The City turned it  
33 down and told the landowner that any development requests would need to go to the county. Patterson then  
34 approached Utah County about developing the land in the county.  
35

36 In 2011 there was another Settlement Agreement which included a confirmation that water services would be  
37 provided to the Box Elder South subdivision provided Patterson Construction built the tank and dedicated it to the  
38 city. A 400,000 gallon tank was constructed which would serve that area. In 1995, Alpine City passed an ordinance  
39 requiring anything on the north and east sides of Alpine to be sewerred. Patterson Construction said they would put  
40 in a sewer line. Regarding the secondary road access, he said it was just that - a secondary access.  
41

42 Mr. Welch said that they went to the County with a development proposal and had public involvement in the  
43 process. They wanted to make sure the proposed subdivision would be safe so they had more than one geotech  
44 review done. There were actually three studies done. All three said they needed to have a berm, which they built and  
45 made it even higher than recommended. They met with the fire chief and agreed to mitigate all his concerns. After  
46 those improvements were made, the fire chief said it would be the safest hillside development in Alpine for fire, and  
47 possibly in the county. The developer had gone overboard to make it safe.  
48

49 Regarding the liability issue, Mr. Welch said it had already been addressed.  
50

51 Mr. Welch said that at the Planning Commission meeting, some people asked why they wanted to annex into Alpine  
52 City. He said one advantage of being in Alpine City was that they could phase the development. On the other hand,  
53 the impact fees in the county were significantly less than the fees in Alpine City. He said that financially, it would be  
54 a wash for them whether they developed in the county or in Alpine City. A nonfinancial reason for them to annex  
55 was that it made more sense relative to creating a sense of community. It made more sense to be part of Alpine. The  
56 impact fees for parks would go to Alpine City instead of the county. They would be paying Alpine City for fire

1 service instead of paying the county. If they were in the county they would pay the county who would determine  
2 how much came back to the Lone Peak fire district. Mr. Welch suggested there would be some benefits to the City if  
3 the development was annexed. For the developers, it would be a wash.

4  
5 Troy Stout asked Mr. Welch if they would revise the number of lots if they chose to move forward with the  
6 annexation.

7  
8 Ross Welch said they started the process in 2009. It had been through several iterations and they had a lot invested  
9 in the plans. This was their business and they were trying to make a return on their investment, not a loss. It wouldn't  
10 make sense to go back and reengineer and redo. The smallest lots was 20,000 square feet. Some were 30,000 square  
11 feet.

12  
13 Troy Stout asked Mr. Welch if they desired to be annexed provided they could work out a mutually beneficial  
14 situation.

15  
16 Ross Welch said they did. As residents of Alpine, it made sense for the development to be in Alpine. That was why  
17 they designed it with roads that met Alpine City standards. At the end of the day, they felt it should be in the city. It  
18 didn't have to be done today, but he felt it should be annexed before they started selling lots. He expected that would  
19 be in the spring of 2016.

20  
21 Troy Stout recommended they continue the discussion on Box Elder South at the next meeting when they had more  
22 members present.

23  
24 Will Jones made a motion to extend formal notification to Utah County and to the landowner to find out if they were  
25 willing to allow Alpine City to annex Box Elder South. The motion was not acted on until later in the discussion.

26  
27 Troy Stout asked David Church to outline the steps that would take place if the motion passed.

28  
29 David Church said that if the City was annexing without a petition, the City would first make some kind of semi-  
30 formal contact with the County to see if they agreed to having the property annexed into Alpine. If the County was  
31 not opposed, the City Council would pass a resolution of intent to annex which started a public notification process  
32 and protest period and a public hearing. That's what they would do if they were annexing without a petition from the  
33 landowners. If they got a petition from the landowner, it was a different process. Notices were published and mailed  
34 out to affected entities. There would be a protest period. He said that process took longer than annexing without a  
35 petition. He said what he had heard Mr. Welch say was that they wouldn't want to annex until the plat was  
36 recorded. If they annexed before it was recorded, the County would want a plat approved by Alpine City. He said  
37 Mr. Jones' motion was appropriate. They needed to know the position of the County.

38  
39 Lon Lott clarified that the motion to notify the County and the landowner did not obligate the City to annex Box  
40 Elder South whether the County agreed to it or not. Mr. Church said that was correct. Until the Council held a public  
41 hearing and adopted an ordinance of annexation, it was not annexed.

42  
43 Troy Stout asked David Church if there was anything about the motion that would obligate the City to annex Box  
44 Elder South. David Church said no. It was only a notification which could begin a process if the County was  
45 amenable to annexation. At the end of the process, the City would decide whether or not to annex.

46  
47 Ron Madson said he was a resident of Alpine Cove and he had a business in Alpine. He said he was a codefendant  
48 with the mayor and Alpine City in a lawsuit. He asked if the motion was a legislative act or not. David Church said  
49 it was not. Mr. Madson said he wanted that to be in the record.

50  
51 Marianna Richardson asked if the lawsuit between Patterson and Alpine City was still going on and was told that is  
52 was. She asked if it had been discussed whether or not Patterson would be willing to drop the lawsuit if Box Elder  
53 South was annexed.

54  
55 David Church said they hadn't had any discussions about the annexation as part of the lawsuit.

1 Troy Stout questioned if it would be the in City's best interest to deal with someone they were in a lawsuit with. As a  
2 Councilman, he would like to be part of that discussion.

3  
4 Marianna Richardson clarified that the lawsuit had to do with Box Elder South and asked if Mr. Welch could  
5 address that issue.

6  
7 Ross Welch said he probably shouldn't address it but since he wasn't an attorney he could possibly speak. He said it  
8 was their feeling that the City did breach the contract. He said they had extended multiple requests to Alpine City to  
9 sit down and resolve the issue before the lawsuit was filed. They were told to speak to the attorneys and eventually a  
10 lawsuit was filed. He said they had been willing to talk about the lawsuit all along. He thought they would be willing  
11 to sit down and talk about settling the lawsuit.

12  
13 Ron Madson asked if the lawsuit against Alpine City and the Mayor was covered by insurance then said he was told  
14 that it did not. He suggested they should estimate the cost of attorney fees to see that case through. They had talked  
15 about being good citizens and yet the cost of the attorney fees could far exceed anything they were talking about.  
16 That needed to be part of the equation.

17  
18 Will Jones said those things would still be the case whether the development was in Alpine or not. There was still a  
19 question of whether or not the City breached the contract.

20  
21 Troy Stout said he would like to wrap up the discussion and asked for a vote on the motion which was restated.

22  
23 **MOTION:** Will Jones moved to extend formal notification to Utah County and to the landowner to find out if they  
24 were willing to allow Alpine City to annex Box Elder South. Roger Bennett seconded. Ayes: 4 Nays: 0. Will  
25 Jones, Roger Bennett, Troy Stout, Lon Lott vote aye. Motion passed.

26  
27 Troy Stout clarified that there was no commitment on the annexation made that night. They were merely opening it  
28 for further discussion.

29  
30 **D. Resolution No. R2011-04 - Amending the Rules of Procedures for Public Meetings.** David Church  
31 said that an earlier Council adopted Rules of Procedure for Public Meetings based on Roberts Rules of Order. Since  
32 that time, some members of the current Council proposed amending them, particularly Rule #9 which dealt with the  
33 ability of the Council to reconsider an issue that had already been acted on.

34  
35 The proposed amendment, which was drafted by David Church and based on state law, was discussed at the  
36 previous meeting of July 14, 2015. Action on the proposed amendment was postponed until all the Council members  
37 were present.

38  
39 The Council continued the discussion on the proposed amendment that evening and considered different scenarios  
40 and to what extent the current rule could bind a future council. The discussion came down to a definition of what it  
41 meant to "reconsider" an issue. Would the Council be restrained from reconsidering an identical issue on which a  
42 previous Council had acted and was there a time period that would come into play?

43  
44 David Church said the intention of the state code was to prevent a minority from hijacking the majority by holding a  
45 special meeting when it was known that certain members of the council would be absent.

46  
47 Troy Stout was hesitant to amend the Rules of Procedure as proposed, but thought a six-month period before a  
48 decision could be reconsidered would be reasonable. If something needed more urgent reconsideration, the Council  
49 could vote to suspend the rules.

50  
51 **MOTION:** Roger Bennett moved to adopt Resolution No.R2015-09 amending the Rules of Procedure for Public  
52 Meeting. Will Jones seconded. Ayes: 2 Nays: 2. Roger Bennett and Will Jones voted aye. Lon Lott and Troy Stout  
53 voted nay. Motion failed.

54  
55 **MOTION:** Lon Lott moved to direct David Church to bring the Council a definition of "reconsider" as it pertained  
56 to Rule # 9 in the currently adopted Rule of Procedure, and address a time limit for Rule #9, and create a new Rule

1 #11 giving the Council the option of voting to suspend the rules. Troy Stout seconded. Ayes: 4 Nays: 0. Lon Lott,  
2 Troy Stout, Roger Bennett, Will Jones vote aye. Motion passed.

3  
4 **E. Ordinance No. 2015-11 - Amending the Retaining Wall Process in the PRD Ordinance:** Jason  
5 Bond said the Council had already adopted Ordinance No. 2015- 07 regulating retaining walls. There was residual  
6 language in the PRD Ordinance pertaining to the process of approving retaining walls that would need to be updated  
7 to be consistent with the currently adopted ordinance on retaining walls.

8  
9 **MOTION:** Lon Lott moved to approve Ordinance No. 2015-11 amending the retaining wall process in the PRD  
10 Ordinance and verify the ordinance number. Will Jones seconded. Ayes: 4 Nays: 0. Lon Lott, Will Jones, Roger  
11 Bennett, Troy Stout voted aye. Motion passed.

12  
13 **F. Art Exhibit Agreement:** David Church said that he had put together an agreement to exhibit art in  
14 City Hall in response to an offer from a local artist, Mary Ann Judd Johnston, who had painted a number of  
15 paintings of historic homes and sites in Alpine. He felt the agreement protected the City and protected the artist. He  
16 said that when the issue first came to the Council, Will Jones had some concerns about the proposed agreement,  
17 which Mr. Jones would address.

18  
19 Will Jones said he felt the opportunity to exhibit local art in City Hall should be extended to other artists under the  
20 same agreement, regardless of the art form. He was bringing the issue back for reconsideration to allow other artists  
21 to participate. It was noted that Mr. Jones was in the majority on the previous vote.

22  
23 Lon Lott said he wanted the City to have the ability to rotate the art if they had other artists who wanted to display  
24 their work. David Church said that the agreement allowed the artist to loan the City their art and it would be hung at  
25 the City's discretion.

26  
27 The Council discussed various art forms and what constituted acceptable art and agreed that they wanted to be able  
28 to approve any art that was exhibited in City Hall.

29  
30 **MOTION:** Will Jones moved to approve the Art Exhibit Agreement with Mary Ann Judd Johnson with the  
31 condition that the same type of agreement be open to other artists, and that it be Alpine art which was approved by  
32 the Council, and that the City be able to make a change in the art that was displayed as needed. Lon Lott seconded.  
33 Ayes: 4 Nays: 0. Will Jones, Lon Lott, Roger Bennett, Troy Stout voted aye. Motion passed.

34  
35 The following item was handled out of order after Staff Reports and Council Communication.

36  
37 **G. Ordinance No. 2015-10, Amending the Condominium Conversion Ordinance:** Jason Bond said  
38 amendment would take out language that required a 2-hour fire wall between units in a condominium project. It  
39 would make it consistent with the Uniform Building Code, which required a one-hour fire wall. The Fire Marshal  
40 from the Lone Peak PSD had submitted a letter supporting the amendment. The Building Inspector from Sunrise  
41 Engineering also approved the amendment. Will Jones asked Shane Sorensen if he approved the amendment who  
42 said he was fine with it.

43  
44 Roger Bennett said he would like the two hour fire wall just for added protection but no other city required it so it  
45 wasn't fair for Alpine City to require it.

46  
47 Troy Stout questioned if they should beef up the requirements for other construction and require a two-hour fire wall  
48 for all commercial buildings. There was a question if the two-hour fire wall would also apply to homes with an  
49 accessory apartment since they were also, in a sense, a commercial use.

50  
51 Jason Bond said that a two-hour fire was enough of an additional expense that it could discourage commercial  
52 construction in Alpine.

53  
54 Lone Lott clarified that the Uniform Building Code only required a one-hour fire wall and it was supported by the  
55 Building Inspector and the Fire Marshal.

1 **MOTION:** Lon Lott moved to adopted Ordinance No. 2015-10 amending the Condominium Conversion Ordinance  
 2 to require a one-hour fire wall between units. Will Jones seconded. Ayes: 3 Nays: 1. Lon Lott, Will Jones, Roger  
 3 Bennett vote aye. Troy Stout voted nay. Motion passed.

4  
 5 **Accessory Apartment Enforcement:** This item was postponed.

6  
 7 **STAFF REPORTS**

8  
 9 Jason Bond said the Planning Commission had held a work session prior to the City Council meeting to discuss  
 10 buildings that were proposed for the Gateway Historic zone and also discuss guidelines for the Gateway Historic  
 11 zone. The Planning Commission would also hold a special meeting on August 4, 2015 to discuss those same items.  
 12 Three new buildings were proposed belonging to Larry Hilton, April Cooper, and Ezra Lee.

13  
 14 Shane Sorensen reported on the following:

- 15  
 16 • There were projects in the budget that would need to be done before the Council met again so he would bring  
 17 them back for ratification.  
 18  
 19 • They would be repaving the roads in the cemetery.  
 20  
 21 • Water Report/Discussion. Shane Sorensen said they'd had to pump the small wells in April for PI since there  
 22 was no runoff. Fortunately May was very wet or they would have been pumping the big wells in May. They had  
 23 struggled to keep water in the high zone during June and July, and had to work out a deal with Lehi City to use  
 24 water for the high zone. Right now they were pumping the Healey, Ranch, Carlisle, Fort Creek and 300 North  
 25 wells. At night they were using all the water in the reservoirs. With all the demand, it pulled the pressure down  
 26 so some high zones had issues with sprinklers. He recommended getting another well to serve the high zone.  
 27

28 Lon Lott said he'd received a complaint from a resident about the restrictions on using the PI system while  
 29 residents in Box Elder used culinary water to water their yards as long and as often as they wanted. Shane  
 30 Sorensen said the water in Box Elder was metered but the City had to pump it up there so there was an  
 31 additional cost. They would have to review the rates. Roger Bennett said the residents in Box Elder were not  
 32 paying a fair rate compared to the rest of the residents.  
 33

34 David Church suggested they change the wording on the watering restriction to Outdoor Water Use instead of  
 35 Pressurized Irrigation Use so it would applied to residents who were not on the PI system.  
 36

37 Shane Sorensen said there were some residents who had PI but did not have a sprinkler system and had to drag  
 38 a hose so they allowed them to water during the day.  
 39

- 40 • Shane Sorensen said that Greg Kmetzch had been taking care of the water system fulltime for 15 months and  
 41 was doing a great job.  
 42  
 43 • In response to a question from Troy Stout, Shane Sorensen said the line in his street would be upsized but not as  
 44 soon as hoped.  
 45  
 46 • The lights were in on the tennis courts and they would be surfaced in August. The pickle ball courts would be  
 47 ready for Alpine Days. Will Jones said they would have someone giving instruction on pickle ball for Alpine  
 48 Days.  
 49  
 50 • The sewer project on 100 West was completed. It was the last major sewer project and almost completed the  
 51 sewer master plan. The street would get an overlay.  
 52  
 53 • Questar would be helping pave the roads in Alpine that were affected by their work. The area in Burgess Park  
 54 affected by the gas line was almost ready for sod.  
 55

1 **COUNCIL COMMUNICATION**  
2

3 Lon Lott asked about filling the potholes in the asphalt throughout town. Shane Sorensen said to let him know where  
4 they were. Mr. Lott also reported on the MAG meeting and open house on transportation. He said he didn't know  
5 how soon it would happen but they planned to make improvements to the intersection of the SR-92 and the road to  
6 Lone Peak high school. There would be a right-hand turn lane going east bound and traffic turning right wouldn't  
7 have to stop at all because of a concrete barrier. That would mean the green light for southbound traffic would be on  
8 longer. He said he would continue to be a presence at the MAG meetings to capitalize on projects the County might  
9 want to do. Shane Sorensen said the County had it in their budget to replace the culvert on Dry Creek but had taken  
10 it off so he might want to remind them about it.

11  
12 Roger Bennett said he been talking to Alice Winberg about the cemetery and was told they were about out of  
13 cemetery plots. He wondered if the City was planning to expand in the future. Shane Sorensen said they had some  
14 areas that they were looking at. Charmayne Warnock said that in the past when they were running low on lots they  
15 limited the sale of lots only to families that had an immediate need. It was suggested it be on a future agenda to  
16 address cemetery issues.

17  
18 Will Jones reported on the following:  
19

- 20 • He wanted to know who was taking the rocks out of the trails in Lambert Park. It was suggested they have  
21 groomed trails for those who wanted smooth trails and natural trails for the others. Troy Stout said they needed  
22 to get some signs that said alteration of trails was prohibited, including removal of rocks.  
23  
24 • GPS system for Lambert Park that Steve Richardson had brought up. It was thought that Mr. Richardson said he  
25 would do it. He said they also needed to look into how young riders were getting their vehicles to Lambert Park.  
26 Were they hauling them in a trailer or riding them on the streets? They needed to address that. David Church  
27 said the City had passed a street legal ATV ordinance but the driver had to be licensed.  
28  
29 • Bat houses in the open space to control mosquitoes. It could be an Eagle scout project.  
30  
31 • Accessory Apartment Enforcement. Jason Bond said Tucker Hanson, the attorney who handled enforcement,  
32 had a prior commitment. He would try to set up a meeting with him.  
33

34 Troy Stout asked when the ballots would be mailed out and what the regulations were on election signs. Charmayne  
35 Warnock said they would be mailed out the first part of October. Regarding signs, there was no restriction on when  
36 election sign could be put up.  
37

38 **MOTION:** Will Jones moved to adjourn. Troy Stout seconded. Ayes: 4 Nays: 0. will moved to adjourn. Troy  
39 seconded. Ayes: 4 Nays: 0. Will Jones, Troy Stout, Roger Bennett, Lon Lott voted aye. Motion passed.  
40

41 The meeting was adjourned at 10:40 pm.  
42  
43  
44

**ALPINE CITY**  
**ESCROW BOND RELEASE FORM**  
 Release No. 7

**BOND HOLDER**

Thru Period Ending: August 20, 2015

**Heritage Hills Plat C**

Location: Heritage Hills Boulevard  
 Original Bond

Description	Quantity	Units	Unit Price	120% Unit Cost	Total Cost	% Completed This	% Completed	Total
						Period**	To Date**	
SWPPP Installation and Maintenance	1	L.S.	@ \$ 6,775.00	\$ 8,130.00	\$ 8,130.00		68.0%	\$ 5,528.40
Clearing and Grubbing	1	L.S.	@ \$ 9,350.00	\$ 11,220.00	\$ 11,220.00		80.0%	\$ 8,976.00
Rough Grading	1	L.S.	@ \$ 284,700.00	\$ 341,640.00	\$ 341,640.00		80.0%	\$ 273,312.00
Retaining Wall	8.25	SF	@ \$ 14,780.00	\$ 17,736.00	\$ 146,322.00		80.0%	\$ 117,057.60
8" Sewer Main	745	L.F.	@ \$ 21.00	\$ 25.20	\$ 18,774.00		80.0%	\$ 15,019.20
8" Sewer Main -HDPE	212	L.F.	@ \$ 30.00	\$ 36.00	\$ 7,632.00		80.0%	\$ 6,105.60
8" Sewer Main -deep on culdesac	203	L.F.	@ \$ 32.00	\$ 38.40	\$ 7,795.20		80.0%	\$ 6,236.16
Sewer lateral -deep on culdesac	5	Each	@ \$ 1,500.00	\$ 1,800.00	\$ 9,000.00		80.0%	\$ 7,200.00
Sewer lateral	6	Each	@ \$ 1,000.00	\$ 1,200.00	\$ 7,200.00		80.0%	\$ 5,760.00
Sewer manhole 48" standard	8	Each	@ \$ 2,900.00	\$ 3,480.00	\$ 27,840.00		80.0%	\$ 22,272.00
Sewer manhole 48" -20' deep	1	Each	@ \$ 3,950.00	\$ 4,740.00	\$ 4,740.00		80.0%	\$ 3,792.00
Sewer bedding, backfill, compaction, & testing	1	Each	@ \$ 12,724.00	\$ 15,268.80	\$ 15,268.80		80.0%	\$ 12,215.04
<u>Sewer Connection -south</u>				\$ -	\$ -			
8" Sewer Main	486	L.F.	@ \$ 21.00	\$ 25.20	\$ 12,247.20		80.0%	\$ 9,797.76
8" Sewer Main	182	L.F.	@ \$ 21.00	\$ 25.20	\$ 4,586.40		80.0%	\$ 3,669.12
Sewer manhole 48" standard	2	Each	@ \$ 2,800.00	\$ 3,360.00	\$ 6,720.00		80.0%	\$ 5,376.00
Sewer Laterals- 312-316 (5)	1	ls	@ \$ 12,000.00	\$ 14,400.00	\$ 14,400.00		80.0%	\$ 11,520.00
Sewer bedding, backfill, compaction, & testing	1	ls	@ \$ 6,690.00	\$ 8,028.00	\$ 8,028.00		80.0%	\$ 6,422.40
Connect to Existing Water Line	1	Each	@ \$ 4,125.00	\$ 4,950.00	\$ 4,950.00		80.0%	\$ 3,960.00
8" DIP Water Line	1900	L.F.	@ \$ 31.80	\$ 38.16	\$ 72,504.00		80.0%	\$ 58,003.20
6" DIP Water Line	30	L.F.	@ \$ 25.00	\$ 30.00	\$ 900.00		80.0%	\$ 720.00
Fire Hydrant with Valve	3	Each	@ \$ 3,200.00	\$ 3,840.00	\$ 11,520.00		80.0%	\$ 9,216.00
3/4" Water Lateral	16	Each	@ \$ 950.00	\$ 1,140.00	\$ 18,240.00		80.0%	\$ 14,592.00
Misc-Tees, Valves, Blocks, Lugs, Testing, blow off, etc	1	L.F.	@ \$ 16,644.80	\$ 19,973.76	\$ 19,973.76		80.0%	\$ 15,979.01
Connect to Existing Pressurized Irrigation Line	1	Each	@ \$ 4,125.00	\$ 4,950.00	\$ 4,950.00		80.0%	\$ 3,960.00
6" Pressurized Irrigation Water Line	400	L.F.	@ \$ 15.50	\$ 18.60	\$ 7,440.00		80.0%	\$ 5,952.00
8" Pressurized Irrigation Water Line	1400	L.F.	@ \$ 20.00	\$ 24.00	\$ 33,600.00		80.0%	\$ 26,880.00
Pressurized Irrigation, Valves, Tee's, boxes, blocks, etc	1	L.S.	@ \$ 14,877.00	\$ 17,852.40	\$ 17,852.40		80.0%	\$ 14,281.92
1" Pressurized Irrigation Lateral	16	Each	@ \$ 800.00	\$ 960.00	\$ 15,360.00		80.0%	\$ 12,288.00
Water bedding, backfill, compaction, & testing	1	L.S.	@ \$ 9,475.00	\$ 11,370.00	\$ 11,370.00		80.0%	\$ 9,096.00
15" Storm Drain Pipe	830	L.F.	@ \$ 22.63	\$ 27.16	\$ 22,539.48		80.0%	\$ 18,031.58
12" Storm Drain Pipe	104	L.F.	@ \$ 20.88	\$ 25.06	\$ 2,605.82		80.0%	\$ 2,084.66
5' diameter manholes	5	Each	@ \$ 2,400.00	\$ 2,880.00	\$ 14,400.00		80.0%	\$ 11,520.00
4' diameter manholes	1	Each	@ \$ 2,000.00	\$ 2,400.00	\$ 2,400.00		80.0%	\$ 1,920.00
Bedding Material	500	Each	@ \$ 10.00	\$ 12.00	\$ 6,000.00		80.0%	\$ 4,800.00
Curb Inlet boxes	4	Each	@ \$ 2,500.00	\$ 3,000.00	\$ 12,000.00		80.0%	\$ 9,600.00
Detention basins, Rip Rap, etc.	1	L.S.	@ \$ 36,500.00	\$ 43,800.00	\$ 43,800.00	40.0%	40.0%	\$ 17,520.00
Misc. storm drain material, flared ends, & etc	1	L.S.	@ \$ 1,957.00	\$ 2,348.40	\$ 2,348.40		80.0%	\$ 1,878.72
24" Curb and Gutter	3,600	L.F.	@ \$ 14.75	\$ 17.70	\$ 63,720.00		80.0%	\$ 50,976.00
5' Sidewalk with 6" Roadbase	2,000	L.F.	@ \$ 15.50	\$ 18.60	\$ 37,200.00	76.0%	76.0%	\$ 28,272.00
4' Sidewalk with 6" Roadbase	1,100	L.F.	@ \$ 18.75	\$ 22.50	\$ 24,750.00	80.0%	80.0%	\$ 19,800.00
Curb Inlets	4	Each	@ \$ 450.00	\$ 540.00	\$ 2,160.00		80.0%	\$ 1,728.00
Handi-cap ramps	2	Each	@ \$ 875.00	\$ 1,050.00	\$ 2,100.00	80.0%	80.0%	\$ 1,680.00
Manhole Collars; adjust to grade	16	Each	@ \$ 525.00	\$ 630.00	\$ 10,080.00		0.0%	\$ -
Valve Collars; adjust to grade	10	Each	@ \$ 375.00	\$ 450.00	\$ 4,500.00		0.0%	\$ -
12" Subbase	70,000	S.F.	@ \$ 0.85	\$ 1.02	\$ 71,400.00		80.0%	\$ 57,120.00
3" Asphalt, 8" Roadbase	64,600	S.F.	@ \$ 2.00	\$ 2.40	\$ 155,040.00	25.5%	25.5%	\$ 39,535.20
Clean-up	1	L.S.	@ \$ 4,000.00	\$ 4,800.00	\$ 4,800.00		0.0%	\$ -
Street Lights	4	Each	@ \$ 2,500.00	\$ 3,000.00	\$ 12,000.00		0.0%	\$ -
Trails	1	L.S.	@ \$ 14,100.00	\$ 16,920.00	\$ 16,920.00		0.0%	\$ -
<b>TOTAL BOND AMOUNT</b>					\$ 1,380,967.46		<b>Amount Released to date</b>	\$ 961,653.57
Release No. 1 (paper release)					\$ 261,741.36			
<b>TOTAL BOND REQUIRED</b>					\$ 1,119,226.10		Previously Released:	\$ 854,846.37

This Release: \$ 106,807.20

\*\* At the discretions of the city, up to 80% of the total bond amount may be released as parial payments and 90% of the total will be released at final. The remainder will be held for the two year warranty period.

Requested by Developer:

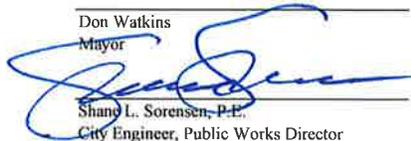
Downing Akin

Date

Approved by Alpine City:

Don Watkins  
 Mayor

Date



Shano L. Sorensen, P.E.  
 City Engineer, Public Works Director

8/20/15  
 Date

City Council  
 (by Charmayne Warnock - City Recorder)

Date

**ALPINE CITY**  
**ESCROW BOND RELEASE FORM**  
 Release No. 6

**BOND HOLDER**

Thru Period Ending: July 23, 2015

**Heritage Hills Plat C**  
 Location: Heritage Hills Boulevard  
 Original Bond

Description	Quantity	Units	Unit Price	120% Unit Cost	Total Cost	% Completed		Total
						Period**	To Date**	
SWPPP Installation and Maintenance	1	L.S.	@ \$ 6,775.00	\$ 8,130.00	\$ 8,130.00		68.0%	\$ 5,528.40
Clearing and Grubbing	1	L.S.	@ \$ 9,350.00	\$ 11,220.00	\$ 11,220.00		80.0%	\$ 8,976.00
Rough Grading	1	L.S.	@ \$ 284,700.00	\$ 341,640.00	\$ 341,640.00		80.0%	\$ 273,312.00
Retaining Wall	8.25	SF	@ \$ 14,780.00	\$ 17,736.00	\$ 146,322.00		80.0%	\$ 117,057.60
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Sewer lateral	6	Each	@ \$ 1,000.00	\$ 1,200.00	\$ 7,200.00		80.0%	\$ 5,760.00
Sewer manhole 48" standard	8	Each	@ \$ 2,900.00	\$ 3,480.00	\$ 27,840.00		80.0%	\$ 22,272.00
Sewer manhole 48" -20' deep	1	Each	@ \$ 3,950.00	\$ 4,740.00	\$ 4,740.00		80.0%	\$ 3,792.00
Sewer bedding, backfill, compaction, & testing	1	Each	@ \$ 12,724.00	\$ 15,268.80	\$ 15,268.80		80.0%	\$ 12,215.04
<u>Sewer Connection -south</u>				\$ -	\$ -			
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8" DIP Water Line	1900	L.F.	@ \$ 31.80	\$ 38.16	\$ 72,504.00		80.0%	\$ 58,003.20
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Fire Hydrant with Valve	3	Each	@ \$ 3,200.00	\$ 3,840.00	\$ 11,520.00		80.0%	\$ 9,216.00
3/4" Water Lateral	16	Each	@ \$ 950.00	\$ 1,140.00	\$ 18,240.00		80.0%	\$ 14,592.00
Misc-Tees, Valves, Blocks, Lugs, Testing, blow off, etc	1	L.F.	@ \$ 16,644.80	\$ 19,973.76	\$ 19,973.76		80.0%	\$ 15,979.01
Connect to Existing Pressurized Irrigation Line	1	Each	@ \$ 4,125.00	\$ 4,950.00	\$ 4,950.00		80.0%	\$ 3,960.00
6" Pressurized Irrigation Water Line	400	L.F.	@ \$ 15.50	\$ 18.60	\$ 7,440.00		80.0%	\$ 5,952.00
8" Pressurized Irrigation Water Line	1400	L.F.	@ \$ 20.00	\$ 24.00	\$ 33,600.00		80.0%	\$ 26,880.00
Pressurized Irrigation, Valves, Tee's. boxes, blocks, etc	1	L.S.	@ \$ 14,877.00	\$ 17,852.40	\$ 17,852.40		80.0%	\$ 14,281.92
1" Pressurized Irrigation Lateral	16	Each	@ \$ 800.00	\$ 960.00	\$ 15,360.00		80.0%	\$ 12,288.00
Water bedding, backfill, compaction, & testing	1	L.S.	@ \$ 9,475.00	\$ 11,370.00	\$ 11,370.00		80.0%	\$ 9,096.00
15" Storm Drain Pipe	830	L.F.	@ \$ 22.63	\$ 27.16	\$ 22,539.48		80.0%	\$ 18,031.58
12" Storm Drain Pipe	104	L.F.	@ \$ 20.88	\$ 25.06	\$ 2,605.82		80.0%	\$ 2,084.66
5' diameter manholes	5	Each	@ \$ 2,400.00	\$ 2,880.00	\$ 14,400.00		80.0%	\$ 11,520.00
4' diameter manholes	1	Each	@ \$ 2,000.00	\$ 2,400.00	\$ 2,400.00		80.0%	\$ 1,920.00
Bedding Material	500	Each	@ \$ 10.00	\$ 12.00	\$ 6,000.00		80.0%	\$ 4,800.00
Curb Inlet boxes	4	Each	@ \$ 2,500.00	\$ 3,000.00	\$ 12,000.00		80.0%	\$ 9,600.00
Detention basins, Rip Rap, etc.	1	L.S.	@ \$ 36,500.00	\$ 43,800.00	\$ 43,800.00		0.0%	\$ -
Misc. storm drain material, flared ends, & etc	1	L.S.	@ \$ 1,957.00	\$ 2,348.40	\$ 2,348.40		80.0%	\$ 1,878.72
24" Curb and Gutter	3,600	L.F.	@ \$ 14.75	\$ 17.70	\$ 63,720.00	80.0%	80.0%	\$ 50,976.00
5' Sidewalk with 6" Roadbase	2,000	L.F.	@ \$ 15.50	\$ 18.60	\$ 37,200.00		0.0%	\$ -
4' Sidewalk with 6" Roadbase	1,100	L.F.	@ \$ 18.75	\$ 22.50	\$ 24,750.00		0.0%	\$ -
Curb Inlets	4	Each	@ \$ 450.00	\$ 540.00	\$ 2,160.00	80.0%	80.0%	\$ 1,728.00
Handi-cap ramps	2	Each	@ \$ 875.00	\$ 1,050.00	\$ 2,100.00		0.0%	\$ -
Manhole Collars; adjust to grade	16	Each	@ \$ 525.00	\$ 630.00	\$ 10,080.00		0.0%	\$ -
Valve Collars; adjust to grade	10	Each	@ \$ 375.00	\$ 450.00	\$ 4,500.00		0.0%	\$ -
12" Subbase	70,000	S.F.	@ \$ 0.85	\$ 1.02	\$ 71,400.00	65.0%	80.0%	\$ 57,120.00
3" Asphalt, 8" Roadbase	64,600	S.F.	@ \$ 2.00	\$ 2.40	\$ 155,040.00		0.0%	\$ -
Clean-up	1	L.S.	@ \$ 4,000.00	\$ 4,800.00	\$ 4,800.00		0.0%	\$ -
Street Lights	4	Each	@ \$ 2,500.00	\$ 3,000.00	\$ 12,000.00		0.0%	\$ -
Trails	1	L.S.	@ \$ 14,100.00	\$ 16,920.00	\$ 16,920.00		0.0%	\$ -
<b>TOTAL BOND AMOUNT</b>					\$ 1,380,967.46			
Release No. 1 (paper release)					\$ 261,741.36			
<b>TOTAL BOND REQUIRED</b>					\$ 1,119,226.10			
						<b>Amount Released to date</b>		<b>\$ 854,846.37</b>
						Previously Released:	\$	755,732.37
						This Release:	\$	99,114.00

\*\* At the discretions of the city, up to 80% of the total bond amount may be released as parial payments and 90% of the total will be released at final. The remainder will be held for the two year warranty period.

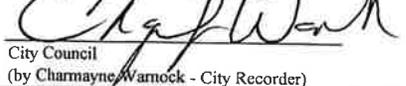
Requested by Developer:

  
 Downing Akin  
 Date: 8/11/15

Approved by Alpine City:

  
 Don Watkins  
 Mayor  
 Date: 8-10-15

  
 Shane L. Sorensen, P.E.  
 City Engineer, Public Works Director  
 Date: 7/23/15

  
 City Council  
 (by Charmayne Warnock - City Recorder)  
 Date: 8-10-15

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Eagle Pointe PRD Road Alternative**

**FOR CONSIDERATION ON: 25 August 2015**

**PETITIONER: Taylor Smith and Mark Wells**

**ACTION REQUESTED BY PETITIONER: Consider Alternate Road that would Reduce the Size of the Retaining Walls.**

**APPLICABLE STATUTE OR ORDINANCE: See Engineer Review**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

This development was formerly known as the Vista Meadows PRD subdivision. The proposed Eagle Pointe PRD Subdivision consists of 14 lots on 32.929 acres. Technically there are only 13 new lots as Lot 14 is an amended Lot 3 of Falcon Ridge Plat A. The lots range in size from 23,190 to 71,766 square feet which meets the minimum lot size requirements as set forth in the PRD section of the Development Code, section 3.9.6 The Development is located west of the Falcon Ridge Development. The proposed development includes approximately 17.54 acres (53.5%) of open space. The proposed development is in the CR-40,000 zone.

The Planning Commission reviewed the final plan and was not ready to recommend approval. However, they made a recommendation regarding the alternate road that was presented to them and are looking for guidance from the City Council before moving forward with the review of the final plan. This will also allow the Developer to understand what changes need to be made to the final plans as they continue to work with the Planning Commission.

### **PLANNING COMMISSION RECOMMENDATION:**

Jason Thelin moved to recommend to the City Council that the secondary access road in the Eagle Pointe PRD stay at 26 feet wide as previously approved.

Judi Pickell seconded the motion. The motion passed but was not unanimous with 5 Ayes and 1 Nay. Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener and Judi Pickell all voted Aye. Steve Swanson voted Nay.

July 21, 2015

Mark Wells  
992 W Pfeifferhorn Dr  
Alpine, UT 84004

RECEIVED JUL 21 2015

Taylor Smith  
359 N Pfeifferhorn Dr  
Alpine, UT 84004

RECEIVED JUL 22 2015

Alpine Planning Commission  
20 North Main  
Alpine, UT 84004

### Proposal Summary Statement

Dear Alpine City Planning Commission Members,

Thank you for your review of our final plat submission for the Eagle Pointe Subdivision.

Per city ordinance 4.6.3.2(2) we have divided the subdivision into two phases: Phase 1, and Phase 2. Phase 1 includes 8 lots, and Phase 2 includes 6 lots. (Please refer to the "Eagle Point Phase 1 Plat" and "Eagle Point Phase 2 Plat".)

There is one significant improvement to the final plat from the preliminary plat. That is the almost complete REMOVAL of retaining walls for the lower road. This is accomplished with a secondary access road that is very similar in design to the one approved by the city this year. (Please see ordinance 3.12.7.4.3). Brad Freeman, Fire Chief, has reviewed the secondary access road design and given his approval.

Please refer to the drawing "Wall Comparison Profile" which illustrates the drastic reduction in retaining walls. The entire upper retaining wall portion is eliminated and the lower retaining wall portion is reduced to a maximum of seven feet in height along a much shorter length.

Per ordinance 4.6.3.2(1) we believe that this lower road design reflects a great improvement in design and ask for your review and approval. The final plat requires no exceptions beyond which has already been granted for the preliminary plat.

Sincerely,

Mark Wells

  
S. Taylor Smith

S. Taylor Smith

August 20, 2015

Mark Wells  
992 W Pfeifferhorn Dr  
Alpine, UT 84004

Taylor Smith  
359 N Pfeifferhorn Dr  
Alpine, UT 84004

Alpine City Council  
20 North Main  
Alpine, UT 84004

Dear Alpine City Council,

As part of our Eagle Pointe Subdivision Final Plat application we are incorporating a secondary access road into our design. A secondary access road for this subdivision will **almost completely eliminate the retaining walls** for the roadway facing Hog Hollow Drive. In fact if we can grade onto city owned property for approximately 30 feet **ALL retaining walls on the Hog Hollow Road face will be eliminated.**

Per city ordinance 3.12.7.4.3, secondary access roads are permitted.

**Earlier this year the city granted the fifty-seven lot Three Falls Subdivision a secondary access road.**

It is unlawful for a city to act in an arbitrary or capricious manner. A city must treat all petitioners in a consistent manner. In other words if a city grants approval for one petitioner to have a secondary access road, it must grant approval for all other petitioners, to operate in a fair and consistent manner with the public.

The argument that our secondary access road does not create “equal traffic flow” for thirteen homes does not withstand scrutiny. Traffic will not flow through the Three Falls Subdivision. All traffic from the residents of **fifty-seven homes** will go in and out on one city street, Three Falls Way. Also, the sixteen lot Heritage Hills Subdivision, which is being constructed this year in the city, also has all its traffic flow in and out on one city street, Deer Crest Lane, which dead ends. How is it that the daily single street traffic from fifty-seven homes ( $57 * 4 = 228$  daily trips) and sixteen homes (64 daily trips) is somehow less intrusive than our thirteen homes? (52 daily trips)

In our final plat application we are asking for two phases. The first phase of eight homes would not include the construction of the secondary access road. However we are told by the city that this is not acceptable. Strikingly, however, the city is allowing sixteen homes of the Heritage Hills subdivision to be built without a secondary access road. Deer Crest Lane is currently a dead end and it is not clear when it will be connected to another street if ever. Also the city is allowing thirty-five homes of the Three Falls Subdivision to be

August 20, 2015

built without building its secondary access road. We ask for eight homes which is apparently too many, but sixteen and thirty-five is ok?

We do not dispute that putting in the secondary access road from the beginning increases safety, however it is a matter of public trust and lawfulness that the city treat us in the same manner as Heritage Hills and Three Falls. They can delay the secondary access road but we cannot?

We ask the city council to act in a consistent manner and approve a twenty foot secondary access road for the Eagle Pointe Subdivision. For the reasons stated above if you deny the secondary access road you will be treating us in a wholly different way than other applicants, applying arguments and reasoning inconsistently, and operating in an arbitrary and capricious manner.

Please review attached exhibits "A" - "F". Also please note that we are increasing the width of the paved surface of the secondary access road to 20 feet. (Ex. "E")

Both the Fire Chief and the Fire Marshall have reviewed our secondary access road design and approved it for safety.

Sincerely,



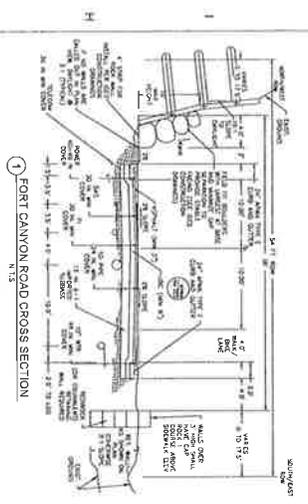
Mark Wells



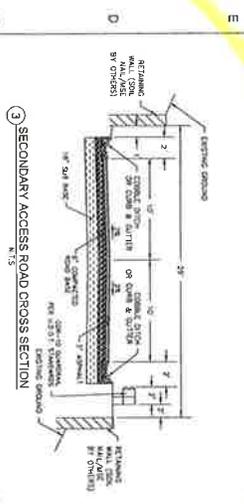
S. Taylor Smith

# THREE FALLS EX. A

ROADWAY CROSS SECTIONS



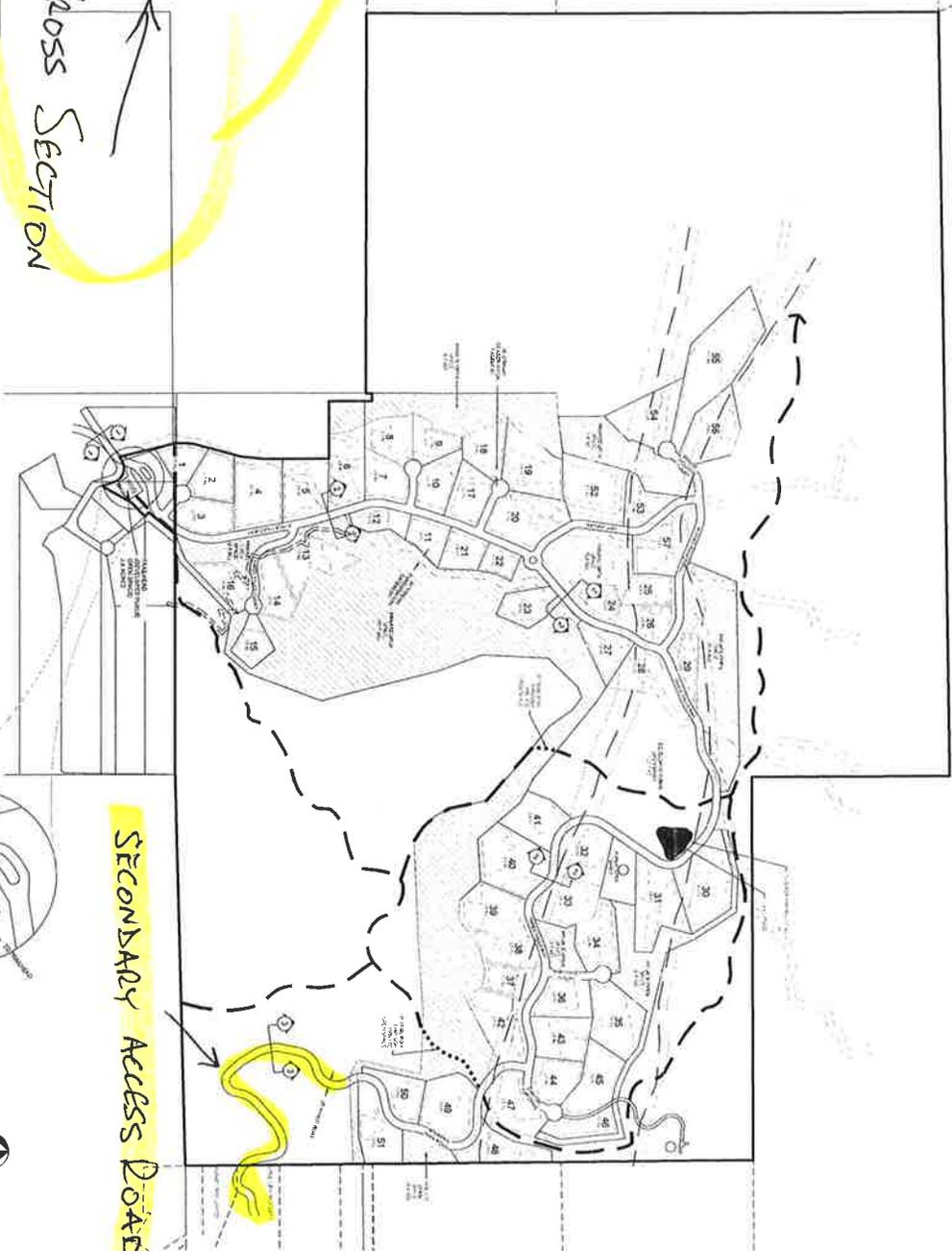
2 TYPICAL ROAD CROSS SECTION  
N.T.S.



SECONDARY Access Road Cross Section

LOT/OPEN SPACE TABLE

PHASE	AREA	AREA	AREA	TOTAL AREA
1	5.8 AC	48.8 AC	11.1 AC	65.7 AC
2	2.6 AC	12.0 AC	76.5 AC	91.1 AC
3	5.1 AC	26.6 AC	1.4 AC	48.8 AC
4	3.8 AC	28.8 AC	3.0 AC	35.6 AC
5	2.7 AC	23.4 AC	5.8 AC	31.9 AC
6	19.9 AC	144.4 AC	100.7 AC	265.0 AC
TOTAL				607.8 AC



DESIGNED BY	KWM
CHECKED BY	ALN
DATE	LFM
1 OF 1	

**PSOMAS**  
4178 South Riverbend Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

THREE FALLS RANCH  
PRELIMINARY PLAT  
(AMENDED AND EXTENDED ILANGENI ESTATES)  
PREFERRED

DATE	06 25 2014
SCALE	1"=100'
PROJECT NO.	88FV210300



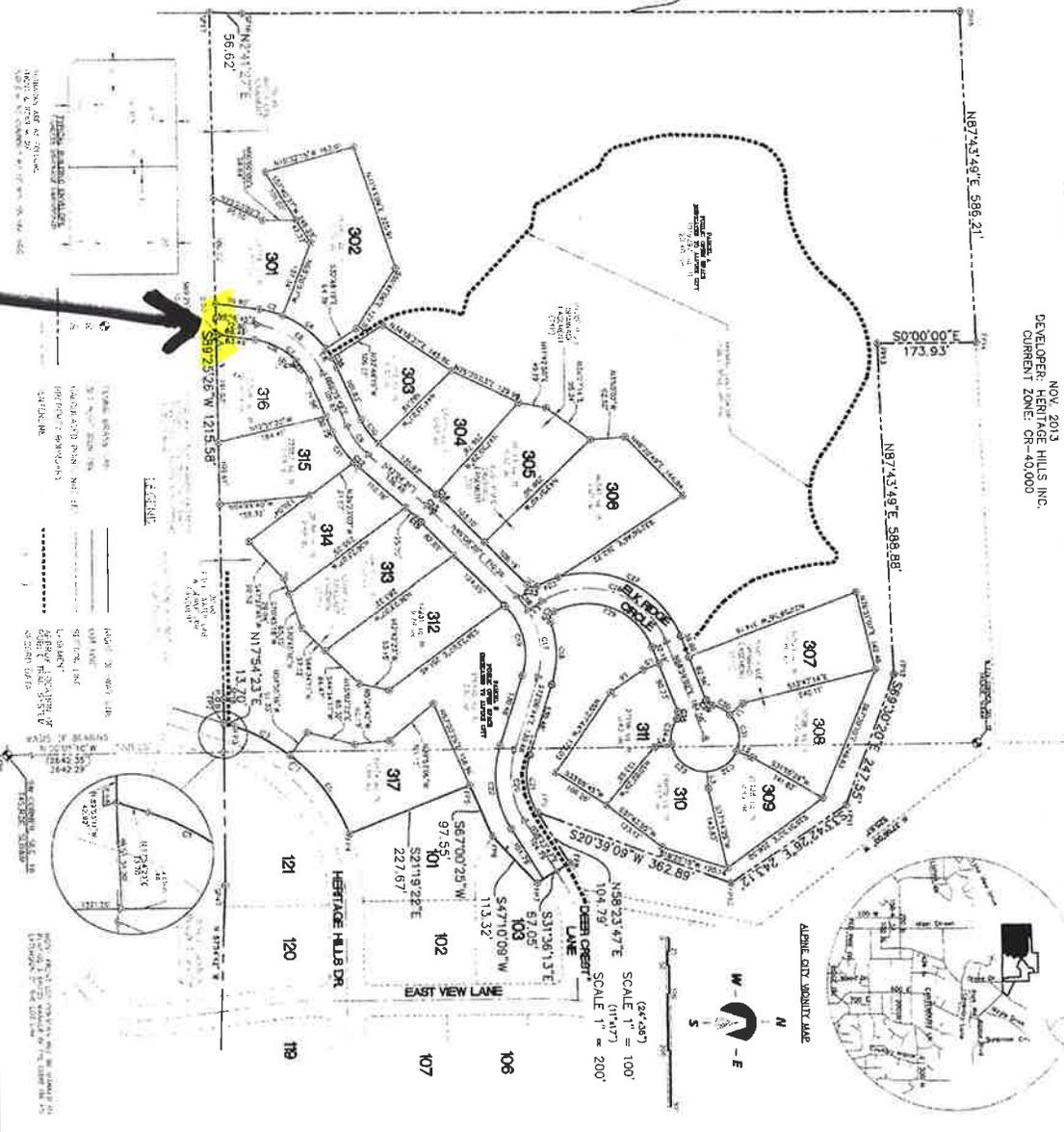


# HERITAGE HILLS ALPINE UT Ex.C

HERITAGE HILLS ALPINE PLAT "C"

NOV. 2013  
 DEVELOPER: HERITAGE HILLS INC.  
 CURRENT ZONE: CR-40,000

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APPROVAL AS TO FORM: \_\_\_\_\_

BOARD OF HEALTH: \_\_\_\_\_

ROCKY MOUNTAIN POWER: \_\_\_\_\_

PLANNING COMMISSION APPROVAL: \_\_\_\_\_

**PLAT "C"**  
**HERITAGE HILLS ALPINE**  
 LOCATED IN THE SE 1/4 OF SECTION 13, T4S, R1E, S18W &  
 THE SW 1/4 OF SECTION 18, T4S, R2E, S18W

**OWNER'S DECLARATION**

**ACKNOWLEDGMENT**

**ACCEPTANCE BY LEGISLATIVE BODY**

**ACKNOWLEDGMENT**

**BOUNDARY DESCRIPTION**

**SURVEYOR'S CERTIFICATE**

# DEAD END

**Northern Engineering Inc**  
 ENGINEERING AND ARCHITECTURE  
 1000 W. 1000 N. SUITE 1000  
 SALT LAKE CITY, UT 84119  
 (801) 467-9727

**Class B.** These roof coverings are effective against moderate fire exposures. Under such exposures, roof coverings of this class are not readily flammable, afford a moderate degree of fire protection to the roof deck, do not slip from position and pose no flying brand hazard.

**Construction.** For use in this section, "Construction" means the erection, building, enlargement, alteration, repairing or moving of a structure. This term also applies to the wiring, piping, heating, cooling, ventilation, refrigeration, sanitation or transportation of fixtures and equipment therein, as well as to the excavation, filling or paving of land.

**Defensible Space.** Whenever the term Defensible Space is used it will refer to an area denoted by a thinning of native vegetation, removal of dead plant material and/or the replacing of highly flammable vegetation with fire resistant plants and/or irrigated areas as indicated in this ordinance.

### 3.12.7.3 PERMITS

**3.12.7.3.1 Requirement.** Consistent with Section 68-27-109(5)(a) of the Utah Code Annotated 1953 as amended, which provides for the issuance of permits, no new building or structure shall commence construction nor be occupied until a Fire Safety Permit therefore has been issued by the Fire Chief stating the conditions under which the building has been approved in accordance with the provisions of this ordinance. This requirement shall not apply to dwellings outside of the Urban/Wildland Interface area identified in Alpine City Hazard Maps.

**3.12.7.3.2 Fire Safety Permit.** All requests or applications for a building permit within the Urban/Wildland Interface area shall be deemed to be a concurrent request for a Fire Safety Permit providing certification by the Fire Chief that the provisions of this ordinance are being met.

**3.12.7.3.3 Conditions.** No building permit for sites within the Urban/Wildland Interface area shall be issued until a Fire Safety Permit is approved and issued by the Fire Chief. All construction and use of the premises shall be in accord with such conditions as may be attached to the Fire Safety Permit.

### 3.12.7.4 ROADS

**3.12.7.4.1 Access.** All developments in the Urban/Wildland Interface area shall have more than one access route which provides simultaneous access for emergency equipment and civilian evacuation. The design of access routes shall take into consideration traffic circulation and provide for looping of roads as required to ensure at least two access points. Looped roads with a single access are not allowed.

**3.12.7.4.2 Exceptions.** Where terrain features or other physical obstacles make provision of a second access impractical, a single access may be approved by the City Council after obtaining the recommendation of the Fire Chief and the Planning Commission.

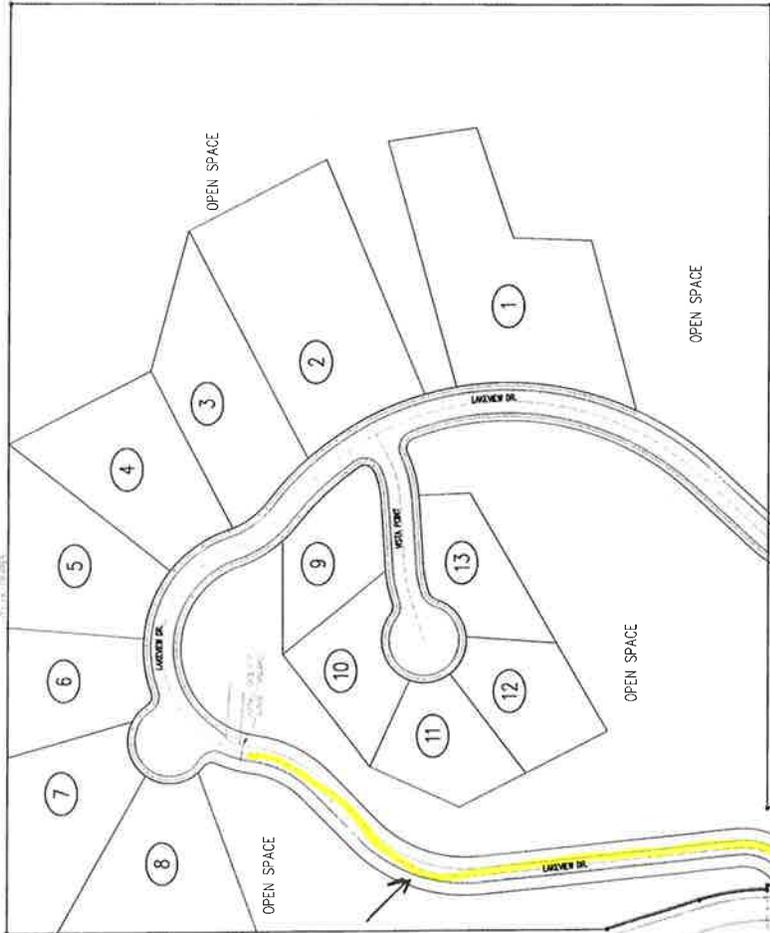
**3.12.7.4.3 Specifications.** All secondary access roads shall have a minimum paved width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches to permit two-way traffic. These provisions will apply in lieu of those provided in Article 9.02-2-1 of the Uniform Fire Code.

# SECONDARY ACCESS ROAD ORDINANCE

# EAGLE Pointe Secondary Access RD Ex. E

## EAGLE POINTE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



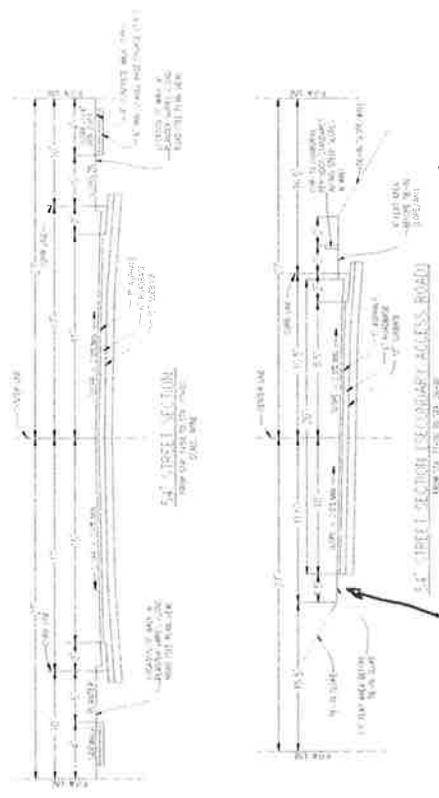
SECONDARY Access ROAD

**SHEET INDEX**

01	COVER SHEET
02	GENERAL LAYOUT PLAN
03	GRAVING & DRAINAGE PLAN
04	GRAVING & DRAINAGE PLAN
05	LANDSCAPE PLAN PROFILE
06	LAKEVIEW DR. PLAN PROFILE
07	LAKEVIEW DR. PLAN PROFILE
08	VEGETATION & PLANTING
09	VEGETATION & PLANTING
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VICINITY SKETCH



INCREASE TO 20' PAVED SURFACE

**TABULATIONS**

ZONE	24-0000 (1:400)
TOTAL ACRES	25.879 ACRES
NET ACRES	17.946 ACRES
ROADS	3.96 ACRES
OPEN SPACE	17.986 ACRES (83.14%)
OPEN SPACE	17.986 ACRES (83.14%)
DEVELOP.	2.43 LOTS/ACRE



<p>City of Eagle Pointe                  1200 N. 1000 E. Suite 200                  Eagle Pointe, UT 84003                  (435) 335-5577</p>		<p>UTAH                  1" = 80'                  COVER SHEET                  CV1</p>
<p>PROJECT: Eagle Pointe Secondary Access Road                  PREPARED BY: Eagle Pointe Engineering                  DATE: 10/20/2023                  DRAWN BY: [Name]                  CHECKED BY: [Name]</p>		<p>AGLINE CITY                  1" = 80'                  COVER SHEET                  CV1</p>
<p>AGLINE CITY                  1" = 80'                  COVER SHEET                  CV1</p>		

Ex. F



*Lone Peak Fire District*

Date: Aug. 4<sup>th</sup>, 2015

To Whom it May Concern,

I have reviewed the Eagle Pointe Subdivision and the exit and find it acceptable for safety reasons. I fully approve this planned development as designed which includes a secondary access road.

Thank You,

A handwritten signature in black ink, appearing to read "Brad Freeman", is written over a horizontal line.

Chief Brad Freeman, Lone Peak Fire District



Date: August 12, 2015

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

**Subject: Eagle Point PRD Subdivision – Final Review  
14 lots on 32.929 acres**

### **Background**

This development was formerly known as the Vista Meadows PRD subdivision. The proposed Eagle Point PRD Subdivision consists of 14 lots on 32.929 acres. Technically there are only 13 new lots as Lot 14 is an amended Lot 3 of Falcon Ridge Plat A. The lots range in size from 23,190 to 71,766 square feet which meets the minimum lot size requirements as set forth in the PRD section of the Development Code, section 3.9.6. The development is located west of the Falcon Ridge development. The proposed development includes approximately 17.54 acres (53.3%) of open space. The proposed development is in the CR-40,000 zone.

From Preliminary Approval the Developer has modified and is proposing an altered secondary access which reduces the need for retaining walls greatly. Also, if permission is granted to grade onto city open space, walls can be completely eliminated. This will be discussed in more detail in the streets section.

The developer is also proposing to phase the development, developing the first 8 lots (re-numbered to lots 1-8, see attached) and associated roadway. Again, this will be discussed in more detail in the streets section.

### **PRD Requirements**

The development has previously been approved to be developed as PRD.

The developer did not submit a slope analysis for the property as per the PRD, however we completed our own slope analysis in 2010 and again with this submittal. Based on our analysis, we have determined that the allowable base density is 14 units. As currently drawn, the development would provide approximately 17.54 acres of open space, or 53.3 percent of the total

development area. This would provide sufficient open space to receive the maximum density bonus of 25 percent. Assuming the maximum density bonus, up to 17.52 lots (rounded to 18 lots) is possible if topography allows it. Because of the topographic challenges of the area, and the Development Code which protects the city from lots being developed on a hillside, the developer is proposing a plan with only 13 new lots. As mentioned earlier, Lot 14 is an existing lot (Lot 3 Falcon Ridge Plat A) which is proposed to be amended to accommodate the secondary access required by code. This existing lot is owned by an LLC which the developer is a part of.

The slope analysis has three main purposes; (1) is used to calculate base density, (2) helps evaluate building pads and (3) shows the percentage of land with slopes greater than 25% within a lot. The Developer has shown the building pads on the proposed Final Plat. The pads appear to meet section 3.1.11.7 which requires no areas of ground greater than 20% slope to be within the buildable area. Section 3.9.4 details how much slope above 25% that can be contained within a lot. All the new lots contain minor amounts of ground that is steeper than 25%. The Developer has been granted an exception for those slopes.

### **Street System**

The proposed development shows access from Lakeview Drive and Hog Hollow (600 North). The general layout of the development meets code in regards of frontage, road alignments, and road design.

The proposed plans show an approximate line where fill material would extend beyond the 50-foot clear zone as identified in the Cut/Fill Ordinance (Section 4.17). The original plan showed three minor retaining walls at the extension of Lakeview Drive so as to not require an exception to the ordinance regarding cut/fill slopes. The Engineering department recommended that the Developer eliminate these minor walls and request an exception for the 50-foot clear zone in this area. We are in support of an exception at this location as it is not wise to have a small retaining wall at the end of a long fill/cut slope, when the better design is to simply run the cut/fill slope another 10-20 feet to existing ground. An exception to the 50-foot clear zone (4.17) to eliminate three minor retaining walls has previously been recommended by the City Engineer, Planning Commission, and approved by the City Council as outlined in section 4.1.2 of the Development Code.

Secondary Access. Since Preliminary Approval the Developer has modified the secondary access road design to eliminate retaining walls. It is proposed with 18.5' of paved surface with curb and gutter on one side of road and crash gates on each end. With crash gates, the secondary access road would not be maintained/plowed through the winter months. The previously approved design was 26' of pavement with no crash gates, yet had significant retaining walls. There are four issues to discuss with the proposed design; crash gates, street width, curb and gutter, and timing of construction. The applicable section of code is included herewith for reference:

### **“3.12.7.4 ROADS**

- 3.12.7.4.1 Access.** *All developments in the Urban/Wildland Interface area shall have more than one access route which provides simultaneous access for emergency equipment and civilian evacuation. The design of access routes shall take into consideration traffic circulation and provide for looping of roads as required to ensure at least two access points. Looped roads with a single access are not allowed.*
- 3.12.7.4.2 Exceptions.** *Where terrain features or other physical obstacles make provision of a second access impractical, a single access may be approved by the City Council after obtaining the recommendation of the Fire Chief and the Planning Commission.*
- 3.12.7.4.3 Specifications.** *All secondary access roads shall have a minimum paved width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches to permit two-way traffic. These provisions will apply in lieu of those provided in Article 9.02-2-1 of the Uniform Fire Code.”*

1. Crash Gates. The Preliminary Approval was for a secondary access road that was to be maintained year around for vehicular travel. The proposed option is to have crash gates to only allow access during an emergency. **The Planning Commission and City Council need to make a recommendation and decision as to whether or not crash gates will be accepted.**
2. Street Width. Section 3.12.7.4.3 requires a minimum of 20’ of paved width. Where only 18.5’ is proposed due to “terrain features or other physical obstacles” as mentioned in section 3.12.7.4.2, an exception would be required for this design. From an engineering stand point, the lesser width is not a cause for concern where the proposed road use is for secondary access only and gated off to ensure that use. If the crash gates are not installed as proposed, we would rather the road be 26’ as previously approved. The reason for the reduced width was strictly to eliminate retaining walls. An exhibit was submitted by the Developer to show the differences in wall design from Preliminary (approved) to this proposal. See attached. **The Fire Chief and Fire Marshall have both signed off on the proposed design width and crash gates, though an exception will still need to be recommended and granted for it.**
3. Curb and Gutter. The City standard road cross sections show curb and gutter on both sides. Having curb and gutter on both sides helps maintain and preserve the road integrity as well as facilitates drainage. **It would be recommended from Staff that curb be installed on both sides of the road per the standard road cross-sections. An exception to the design standards (4.1.2) for curb and gutter on just one side of the secondary access road is being requested by the Developer.**
4. Timing of Construction. The Developer has proposed to phase the development. It appears that the timing of construction of the secondary access wouldn’t occur until Phase 2 of the development. Section 3.12.7.4.1 requires all developments within the Urban/Wildland Interface area to have more than one access. **The Fire Marshal has written a letter requiring the secondary access road to be built during phase 1 of construction. This would be Staff’s recommendation as well.**

An exception has been granted for 2:1 cut/fill slopes shown on the plans which are steeper than

shown in the Cut/Fill Ordinance (4.17). This was granted based on the geotechnical report for the development which was backed up by a letter from Earthec Engineering ensuring that the report is still valid for the development. That report specifies the methods, material, and erosion control standards used to build 2:1 slopes. The City Engineer accepts and recommends the methods described in the report. **The plans need to specify a revegetation plan.** Revegetation of the slopes will be critical for stabilization of the cut/full slopes.

The use of retaining walls in a PRD (3.9.7.4) has been granted for this development. Previous designs showed walls upwards of 28 feet tall. Though preliminary approval for the design was granted, the developer has found alternate ways to eliminate or greatly reduce the height of the walls. This can be accomplished via the previously mentioned more narrow secondary access road. Vertical alignment of the road was also altered to follow the natural terrain more closely, which in turn helps reduce the need for retaining walls. The current plan shows one remaining retaining wall which is 325 feet long with a maximum height of 7 feet. The developer has mentioned that even this wall could potentially be eliminated if allowed to grade onto the city open space property by approximately 30 feet. The open space in question is a non-developable piece of property granted to the city as part of the Alpine Valley View Estates Plat A. That development was not a Planned Residential Development (PRD) with open space requirements. **Grading onto city open space property would require a recommendation from the Planning Commission and City Council approval.** If not allowed to grade onto city open space property, a final recommendation for retaining wall approval from the City Engineer's office would be subject to review of a final design, bearing in mind that the Planning Commission and City Council have already recommended and approved the Redi-Rock style and colors as proposed at Preliminary (see attached Exhibit A). Because of this approval, the engineering specifications for a retaining wall could come after Final Approval but before recordation or prior to construction, whichever comes first.

Due to some roadway cuts/fills that extend well into some of the lots, the developer was asked to and has submitted driveway alignments for lots 1-3 & 14 to show driveways can be built for the lots that would comply with ordinance (Dev. Code 3.1.11.7).

The improvements for this development cannot take place without an amendment to Lot 3 of Falcon Ridge Plat A. Lot 3 is proposed to be included in this plat, with a note on the final Eagle Point plat vacating Lot 3 of Falcon Ridge Plat A.

Currently Falcon Ridge Plat A shows an easement alignment for the road dedication of Lakeview Drive through the open space on the northerly road connection. For the southerly road connection there is a small piece of open space (931 SF) proposed to be dedicated to road right-of-way for the new road alignment. The Developer has previously received approval from the City Council for 931 SF of dedicated open space to be changed to road right of way in exchange for 7,280 SF of new open space taken from the existing Lot 3 of Falcon Ridge.

### **Sewer System**

The proposed plans show a new sewer system connecting to the existing line in 600 North which has been modeled and built to handle the flow. In the proposed Vista Point cul-de-sac, a portion of the new sewer line is shown to be constructed outside of the street. As the City has increased its efforts to flush sewer lines our awareness of the issues associated with lines being constructed outside of the street has also increased. One of these issues is access for maintenance. The plans do show an access road to the manhole being constructed outside the roadway which is acceptable. A commercial grade driveway approach for the access shown. Besides lot 14, which is an existing developed lot, new sewer laterals are shown for each new lot.

### **Culinary Water System**

Due to its elevation, this development will need to be served by the Grove pressure zone. Each lot has an area below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by the ordinance. The only connection available to this zone is an existing 8-inch water line at the end of Lake View Drive. Based on current water modeling (see attached letter), 150' of that 8-inch line would need to be upsized to 12-inch, and that 12-inch line would need to be extended to the intersection of Vista Point and Lakeview Drive. The remaining portions of the development would require 10-inch and 8-inch lines as shown.

As proposed the system would provide minimum fire flows to the development. But on a larger scale, because this development would have service lines which are higher than any other service in the water pressure zone, if developed this development would lower the fire flow level of service to the entire pressure zone to which it is connected (affecting one third of the city). Please see memorandum letter dated October 2, 2014 "Development Hydraulic Modeling Results and Recommendations" from Horrocks Engineers. In order to maintain the existing fire flow level of service to the entire water pressure zone offsite improvements would be required. There are several options available for offsite improvements; the most likely solution is the construction of a new water tank just above the development. There are also culinary water improvements in the City's master plan that would improve fire flows in this area. However, the timing of construction of these improvements is unknown. Since Preliminary Approval the Developer has proposed the idea of constructing a booster station that would connect to the low zone water tank main line. This connection point would be made somewhere along the access road to the low zone water tank, located just north of Lake View Drive. The concept of the booster station is that during a fire flow emergency when fire flow would drop below acceptable levels, the booster station would be able to pull water from the low zone main line and boost it into the high zone line. Staff has discussed this with Horrocks Engineers and found the idea to be acceptable. **The timing of engineering approvals for the design of a booster station could be before recordation of the plat or prior to construction, whichever comes first.**

Lots 1 – 3 currently show areas within the lot above the 5350 elevation. The Public Works department frequently gets low water pressure complaints from home owners who have

landscaped above this elevation. The Developer has proposed to put a landscaping restriction on the plat for the portions of these lots which are above the 5350 elevation, which is has been discussed at the DRC and is acceptable to the City Engineer's office.

The Fire Chief has approved the locations of the proposed fire hydrants. 1-inch water laterals will need to be constructed for each new lot and are shown on the plan.

### **Pressurized Irrigation System**

With the previous development plan for this property we reviewed in detail and discussed many options of how best to provide outdoor water for this development. We have concluded that since this development is towards the upper end of the pressure zone and since we have experienced some pressure issues in the Grove pressure zone on the west side of the City, that the best option would be to require dry pressurized irrigation lines and services to be installed throughout this development that could be used at some point in the future when improvements increase the operating pressure in the irrigation system for this area. In this case, we would provide outdoor water for this development through the culinary system with adjusted culinary water rates (just like Box Elder). Since there is a relatively low demand on this water system as opposed to that of the irrigation system, more consistent pressure can be provided for outdoor use. A minimum 6-inch pressurized irrigation main would be required as shown on the plans, with 1-inch laterals to each lot.

### **Storm Water Drainage System**

Storm drain plans and calculations have been submitted and approved. The existing storm drain line in the Falcon Ridge subdivision and 600 North is shown to be extended to serve the development. As with the sewer system, some storm drain lines are shown to be constructed outside of the City streets. An access road is provided at station 18+00 for maintenance.

All storm water is collected and detained in four local detention ponds then released at pre-development run-off rates into the existing storm water system in 600 North. Storm drain calculations and a detailed design have been provided for what is shown and are accepted.

A storm water pollution prevention plan has been submitted for the site addressing best management practices that will be implemented to control erosion on the site during construction. Before construction this will be evaluated and any minor corrections would be made at that time. A Land Disturbance Permit and UPDES permit would be required prior to construction. As mentioned in the streets review section, **details pertaining to post construction revegetation need to be addressed per the geotechnical report and incorporated into the plans. A preliminary SWPPP (storm water pollution prevention plan) added to the plans could satisfy this requirement.**

### **General Subdivision Remarks**

The developer indicated on the application that a request will be made to meet the water policy with cash in lieu of water rights. This will be a condition of final approval.

Section 3.12 of the City's development codes outlines the requirements for areas considered as sensitive land. The applicability of this ordinance to lands is based on hazard maps that have been adopted by the City showing the location and extent of potential hazards with the City and other factors. Upon reviewing the hazard maps, it appears that Geologic Hazards and the Urban/Wildland Interface Overlay areas need to be addressed. The entire property falls within the Geologic Hazards Overlay Zone. The potential hazards identified on this property are debris flow, rockfall and slide hazards. The developer has previously submitted environmental studies for the Vista Meadows development. In addition, a geologic hazards assessment was also submitted. A letter has been submitted by Earthtec Engineering assuring that the previously submitted studies are valid for what is currently being proposed. We recommend that the documents be kept on file and disclosed to potential lot buyers.

The current plan does not show any trail easements within the development. It appears that there are one or more trails shown through this property on the trail master plan. **This should be discussed to provide direction for the Developer.**

**We recommend that final approval of the proposed development be postponed until the following items are addressed:**

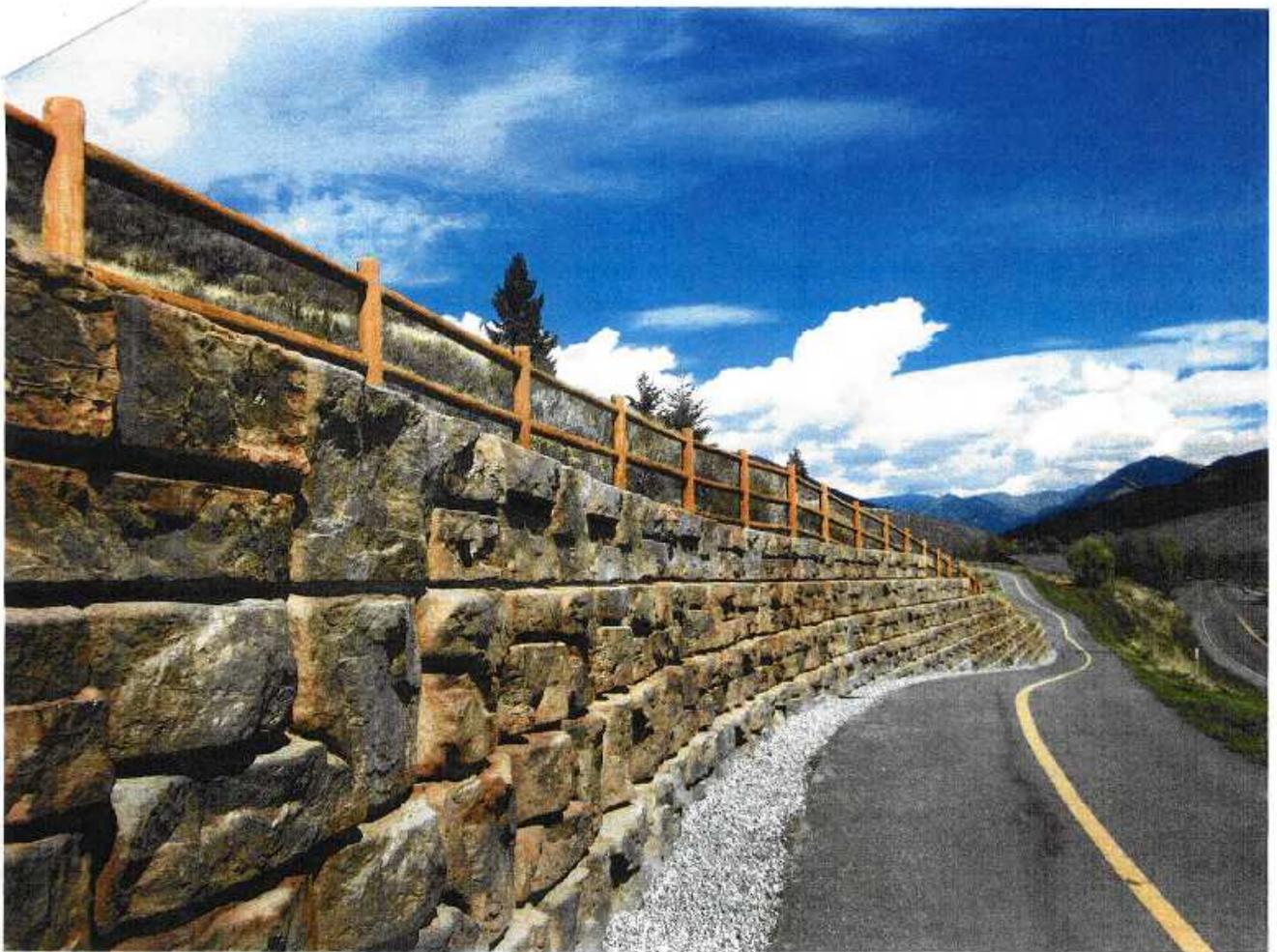
- **The Planning Commission and City Council make a decision as to the secondary access width, curb, crash gates, and timing of construction.**
- **The Planning Commission and City Council make a decision as to whether or not grading onto city open space by 30 feet will be allowed.**
  - **If needed, the Developer provide a retaining wall design prior to construction or recordation of the plat, whichever comes first.**
- **The Developer submit a revegetation plan based on the recommendations of the geotechnical report.**
- **The Developer provide a booster station design prior to construction or recordation of the plat, whichever comes first**
- **The Developer provide an engineer's cost estimate**
- **The Developer meets the water policy**
- **The Planning Commission discuss and provide direction to the Developer in regards to the Trail Master Plan (Section 3.17)**
- **The Developer address redlines on the plans**

**Attached:**

- **Exhibit A - Redi-Rock Retaining Wall Aesthetics**
- **Preliminary Approved to Proposed Retaining Wall Comparison (submitted by Developer)**

- **John E. Schiess, PE. Horrocks Engineers, “Development Hydraulic Modeling Results and Recommendations” October 2, 2014**
- **Timothy A. Mitchell, PE. Earthtec Engineering, “Update of Geotechnical Report (Revised)” December 5, 2014 (Includes all geotechnical files submitted)**
- **Fire Chief Letter of Approval**
- **Fire Marshal Letter of Approval**

## EXHIBIT A - Redi-Rock Retaining Wall Aesthetics



**The above photo was submitted as an example of a Redi-Rock retaining wall, with proposed colors to match existing terrain. This was the style proposed for the walls within Eagle Point on March 10, 2015 to the City Council. The use of retaining walls was approved based on the looks and style. Following is the motion that was made:**

*“**MOTION:** Will Jones moved to approve the use of retaining walls with Ready Rock and the darker coloration shown to match the hillside. Lon Lott seconded. Ayes: 4 Nays: 1. Will Jones, Lon Lott, Troy Stout, Roger Bennett voted aye. Kimberly Bryant voted nay. Motion passed”*



To: Shane Sorensen, P.E.  
Jed Muhlestein, P.E.  
Alpine City

From: John E. Schiess, P.E.

Date: October 2, 2014

Memorandum

Subject: Development Hydraulic Modeling Results and Recommendations

---

The proposed Eagle Point development consist of 15 lots at the end of Lakeview Drive in the Northwest part of the City. The proposed culinary water improvements are to connect to the existing 8 inch line in Lakeview Drive and extend 10 inch lines throughout the development. The pressure zone is the Grove Zone. This analysis has been completed in the latest updated water model which includes the latest connections and latest State drinking water supply standards.

Currently the highest service lateral in the Grove Zone is at the east end of Lakeview Drive which is an elevation of 5275 feet. Pressures during the peak day are approximately 67 psi and available fire flow is approximately 1,707 gpm at this location. The proposed Eagle point development as designed will have a high service lateral location of approximately 5314 which is 39 feet higher than the previous high point in the zone. The pressure would be approximately 51 psi with a fire flow available of 950 gpm.

As designed the improvements will meet minimum standards for pressure but will not meet the minimum standards for fire flow (1000 gpm for 3,600 sf home). It is assumed that the proposed homes in the area will be larger than 3,600 sf. In addition the proposed improvements actually decrease the amount of fire flow available in the rest of the pressure zone. At the current high point in the zone the available fire flow decreases from approximately 1,707 gpm to 1,080 gpm. The reason for this decrease is because the definition of available fire flow is the amount of flow available at any one location without dropping the pressure below 20 psi at any point in the pressure zone. This development will have a higher service lateral than anywhere else in the zone and effectively lowers the fire flow available everywhere in the zone.

In order to bring the fire flows up to the minimum standards of 1,000 gpm I recommend replacing the existing 150 feet of 8 inch waterline in Lakeview Drive with 12 inch and extending the 12 inch line to the intersection of Vista Point and Lakeview. This will allow for the construction of 3,600 sf homes in the proposed subdivision. If fire sprinklers are installed the size of home allowed goes up to 6,200 sf. These changes to the proposed water system will not address the reduction in fire flows for the rest of the zone. Significant offsite improvements are required to address the reduction in fire flows and to increase the available fire flows in the subdivision itself.

One possible solution to both the development needs for additional fire flow and the loss of available fire flow in the overall Grove Zone would be the construction of a tank in the northwest portion of the City on the Grove pressure zone. The required elevation of the tank is above the proposed subdivision boundary. In addition the elevation should match the existing Willow Canyon Tank as the master plan calls for the reconstruction of the Grove Tank to match Willow Canyon elevation. The size of the tank should be based on the fire flow needs of the proposed homes to be constructed (a 10,000 sf home would need 330,000 gallons). Another tank location would be up Fort Canyon which would be better for the overall zone but may not provide the fire flow necessary for the Eagle Point without additional pipeline improvements. It would provide up to 2,250 gpm which would be adequate for a 7,700 sf home.

When and if the development moves forward with a tank I should review proposed sizes and locations to fine tune the model and any recommendations. Please let me know if you have any questions.



1497 West 40 South  
Lindon, Utah - 84042  
Phone (801) 225-5711

3662 West 2100 South  
Salt Lake City, Utah - 84120  
Phone (801) 808-9310

1596 W. 2650 S. #108  
Ogden, Utah - 84401  
Phone (801) 399-9516

December 5, 2014

Mr. Taylor Smith  
c/o Excel Engineering  
12 West 100 North, Suite 201  
American Fork, UT 84003

**Re: Update of Geotechnical Report (Revised)  
Eagle Pointe Subdivision  
Lakeview Drive Extension  
Alpine, Utah  
Project No. 141303**

Mr. Smith:

A geotechnical study<sup>1</sup> and geological hazards assessment<sup>2</sup> for the subject site was performed by Earthtec Testing & Engineering, P.C. in 2005 at the time of the original report the subdivision was Summit Hills Development. Since then the name of the subdivision has change to Vista Meadow in 2006, and now is known as Eagle Pointe Subdivision. Multiple design<sup>3,4</sup>, additional explorations<sup>5</sup> and multiple response<sup>6,7,8,9</sup> letters have been written between 2005 and 2007 Since completion of the studies and letters construction activities on the subdivision has not been started. We understand that the plans of Lakeview Drive and Eagle Pointe Subdivision have been slightly modified but have not changed the validity of the work completed. It is our opinion that the referenced geotechnical report and letters remain valid for developing the remainder of the project.

The geotechnical report, responses to UGS and TGE, and the Supplemental Wall design have all included 2H:1V or steeper slopes with multiple slope stability analysis performed for this

<sup>1</sup> Geotechnical Study, Summit Hills Development & Lakeview Drive Extension, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, August, 18, 2005.

<sup>2</sup> Geological Hazards Assessment, Study, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, September 20, 2005

<sup>3</sup> Retaining Wall Recommendations Proposed Lakeview Drive, Summit Hill (Vista Meadows), Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, April 19, 2006

<sup>4</sup> Supplemental Wall Recommendations, Proposed Lakeview Drive, Vista Meadows, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, February 5, 2007

<sup>5</sup> Additional Field Exploration, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, November 29, 2005

<sup>6</sup> Response to UGS Review, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, October 17, 2005

<sup>7</sup> Additional Information, Stability of Slope Below Lot 16, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, January 26, 2006

<sup>8</sup> Response to Review, Proposed Lakeview Drive, Summit Hills (Vista Meadows), Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, October 3, 2006

<sup>9</sup> Response to 2<sup>nd</sup> TGE Review, Proposed Lakeview Drive, Summit Hills (Vista Meadows), Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, November 3, 2006

project. A 2H:1V slope is acceptable provided all of the recommendations are completely followed.

The information presented in this letter applies only to the information that is included in the referenced reports and letters. The update presented in this letter was conducted within the limits prescribed by our client, with the usual thoroughness and competence of the engineering profession in the area. No warranty or representation is intended in our proposals, contracts, reports, or letters.

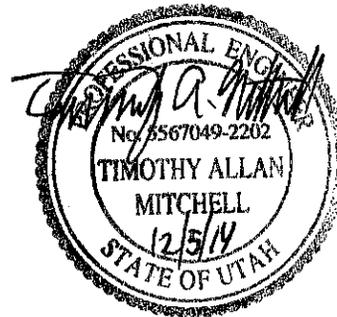
We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please contact us at (801) 225-5711.

Respectfully;  
**EARTHTEC ENGINEERING**



Caleb R. Allred, E.I.T.  
Staff Engineer

CA/tm



Timothy A. Mitchell, P.E.  
Geotechnical Engineer



*Lone Peak Fire District*

Date: Aug. 4<sup>th</sup>, 2015

To Whom it May Concern,

I have reviewed the Eagle Pointe Subdivision and the exit and find it acceptable for safety reasons. I fully approve this planned development as designed which includes a secondary access road.

Thank You,

A handwritten signature in blue ink, which appears to read "Brad Freeman", is written over a horizontal line. The signature is fluid and cursive.

Chief Brad Freeman, Lone Peak Fire District



**Lone Peak Fire District  
5582 Parkway West  
Highland, UT 84003  
801-420-2529**

**Benjamin D. Bailey, BS, EMTP  
Fire Marshal / Battalion Chief**

August 5, 2015

Jed Muhlestein  
Assistant City Engineer  
Alpine City

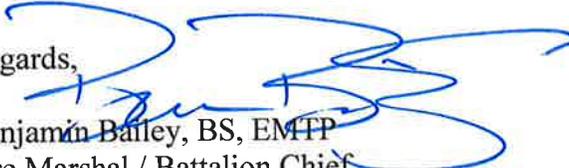
RE: Eagle Pointe Subdivision Secondary Access

Jed,

I spoke with Chief Freeman today and it was decided that both the primary and secondary access road, to the Eagle Pointe Subdivision, must be completed during Phase 1 construction.

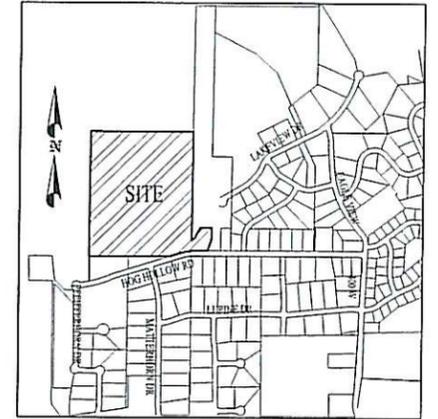
Please contact me with any questions you have.

Regards,

  
Benjamin Bailey, BS, EMTP  
Fire Marshal / Battalion Chief  
Lone Peak Public Safety District

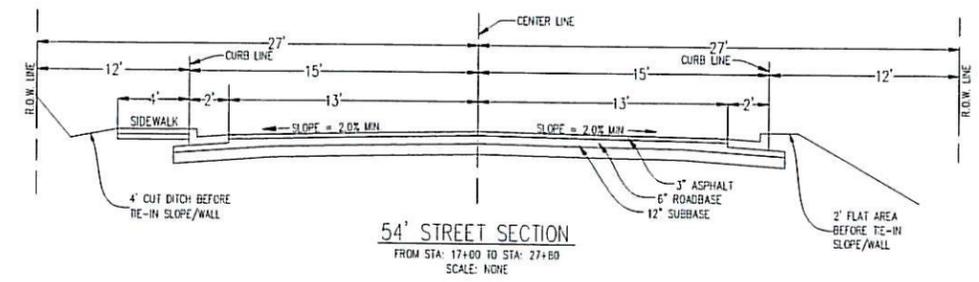
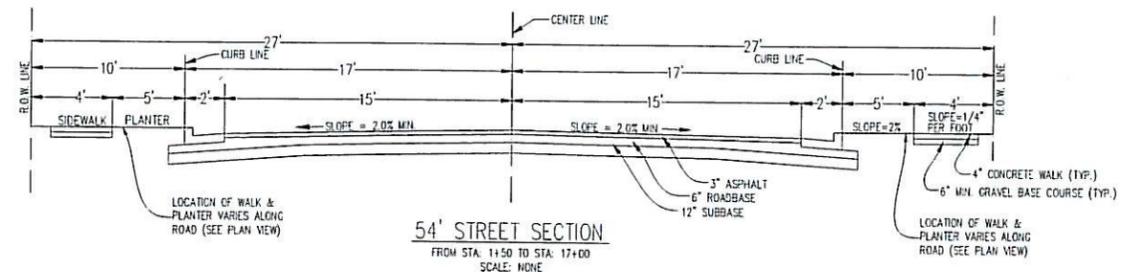
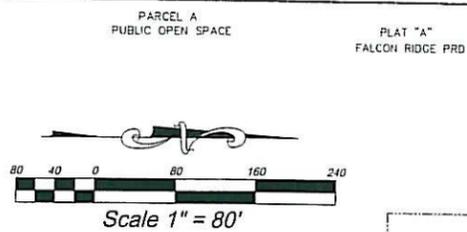
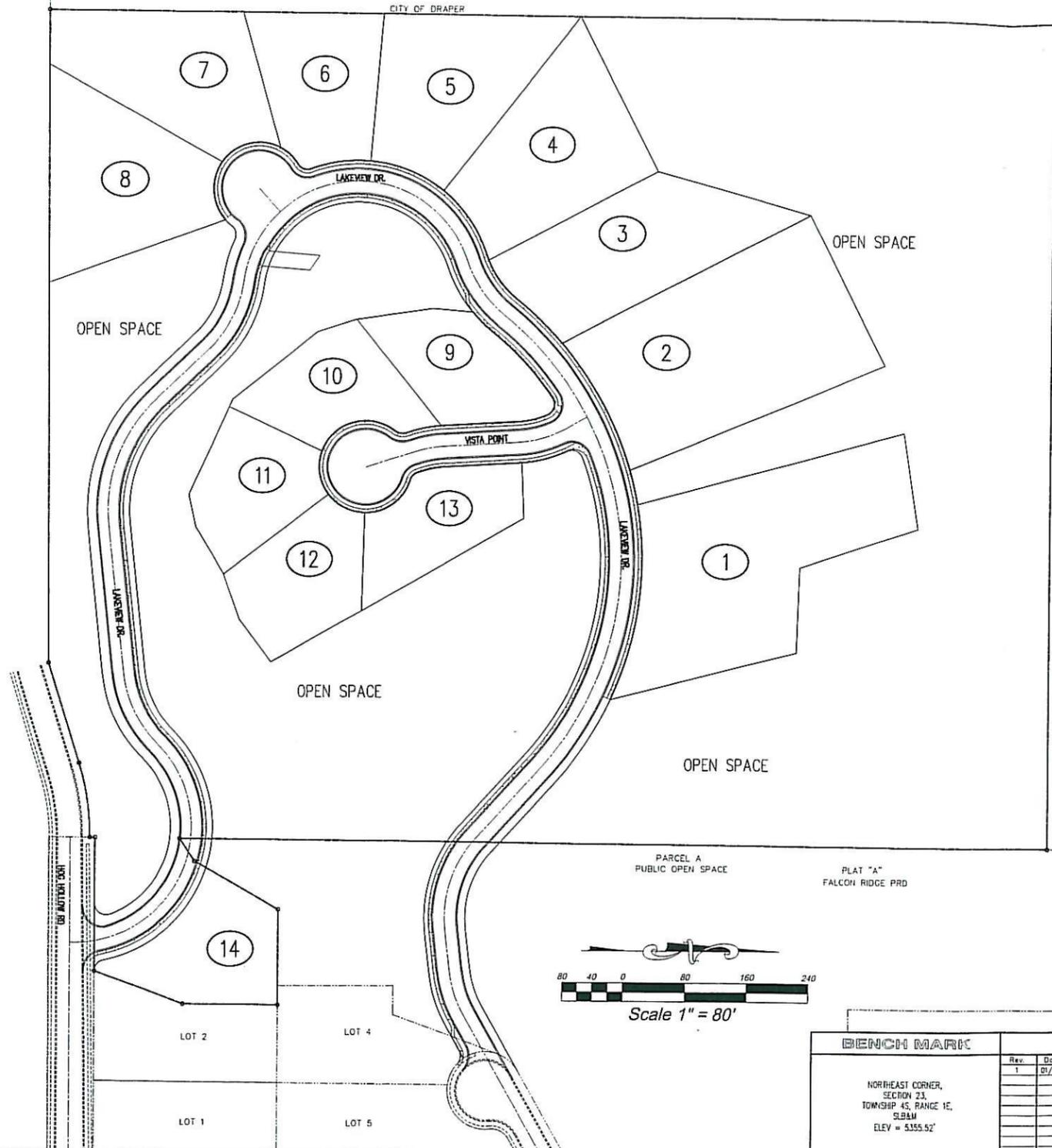
# EAGLE POINTE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



VICINITY SKETCH

SHEET INDEX	
CV1	COVER SHEET
CV2	PRELIMINARY PLAT
OU1	OVERALL UTILITY PLAN
GP1	GRADING & DRAINAGE PLAN
GP2	GRADING & DRAINAGE PLAN
PP1	LAKEVIEW DR. PLAN/PROFILE
PP2	LAKEVIEW DR. PLAN/PROFILE
PP3	LAKEVIEW DR. PLAN/PROFILE
PP4	VISTA POINT & SEWER/STORM DRAIN PLAN/PROFILE
PP5	STORM DRAIN PONDS PLAN/PROFILE
SWPPI	EROSION CONTROL PLAN
D1	STORM DRAIN CALCULATIONS



TABULATIONS	
ZONE:	CR-40,000 (1 ACRE)
TOTAL ACRES:	32.929 ACRES
LOT AREA:	12.595 ACRES
ROADS:	3.520 ACRES
OPEN SPACE:	16.813 ACRES (51.1%)
LOTS:	14
DENSITY:	0.43 LOTS/ACRE

*Richard Harnvissen*  
FIRE MARSHAL  
L.P.F.D.  
2/2/15

RECEIVED JAN 07 2015

BENCHMARK		REVISIONS		Developer:		EAGLE POINTE SUBDIVISION	
NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, S.L.B.M. ELEV = 5355.52'		Rev.	Date	Capital Property Management Series Eagle Pointe P.O. Box 1212 American Fork, UT 84003 (801) 367-1636		ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH	
		1	01/08/15	REVISED AS PER CITY COMMENTS DATED 9/26/14		Scale: 1"=80'	
						Date: 09/03/14	
						Checked by: D.W.P.	
						Designed by: G.J.Y.	
						Drawn by: G.J.Y.	
						COVER SHEET	
						CV1	

**ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Westfield Road Sidewalk**

**FOR CONSIDERATION ON: August 25, 2015**

**PETITIONER: Council Members Will Jones and Roger Bennett**

**ACTION REQUESTED BY PETITIONER: That the City move ahead on a plan to make a walk way or sidewalk on Westfield Road.**

**INFORMATION: Residents have appeared before the City Council asking for the City to construct a sidewalk on a section of Westfield road where school age children walk to school where there is no sidewalk. A meeting was held with Highland City, Alpine City, Alpine School District and the residents about this issue. An email from Council Member Will Jones regarding this issue is attached.**

***RECOMMENDED ACTION: That the Council decide how they wish to address this issue.***

## Michelle Draper

---

**From:** Michelle Draper <michelle@pinevalley.net>  
**Sent:** Thursday, July 16, 2015 2:42 PM  
**To:** jasonb@alpinecity.org  
**Subject:** Rich; Members of Council and Mayor

Last Fall and Winter we had discussion about the improvement on Westfield to make it safer. All parties (Highland City, Alpine, Property Owners, Neighbors, and School District) met and looked at solutions. There were different reasons, but the project was shelved. As school approaches again the safety of the children is a major concern. In recent days I have contacted all parties. We have a small window in which to do the work. Highland has a situation which makes it important for them to go ahead now. I recommend we join with the others and commit \$10,000 to move this project forward. Time is of the upmost importance. Waiting doesn't make it cheaper or solve the problem. Let Rich or Shane know immediately.

Will

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Alpine Olde Towne Centre Lot “B” Revised Site Plan**

**FOR CONSIDERATION ON: 25 August 2015**

**PETITIONER: Larry Hilton**

**ACTION REQUESTED BY PETITIONER: Approve the Revised Site Plan**

### **BACKGROUND INFORMATION:**

The City Council previously approved this site plan in April. However, since that approval, the applicant has decided to change some things and was directed to go back to the Planning Commission and City Council to have those changes addressed.

The proposed 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 B/C zone. This plan shows 2 levels at a total square footage of 6,533 sf.

See attached review letter and plans for more information concerning the revised site plan and building design.

### **PLANNING COMMISSION RECOMMENDATION:**

Jason Thelin moved to recommend approval of the Alpine Olde Towne Centre Lot B Office Building Revised Site Plan.

David Fotheringham seconded the motion. The motion was unanimous and passed with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.



Date: July 31, 2015

By: Jason Bond  
City Planner

**Subject: Planning and Zoning Review - Revised  
Alpine Olde Towne Centre Lot B Building Site Plan  
341 South Main Street**

### **Background**

The proposed 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 2 levels at a total square footage of 6,533 sf.

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).

### **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.

### **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 an office is as follows:

*Office - Four (4) spaces per 1,000 sf*

*Dining - One (1) space for every four (4) seats*

The parking to the south of the lot has been redesigned and six (6) parking stalls have been added to the east side of the building within the drive-thru. The revised parking layout shows twenty-six (26) parking stalls. The total office square footage requires twenty-six (26) stalls. The proposed office building meets the off-street parking requirement.

**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. The plan specifies that 2,797 square feet needs to be landscaped to meet the 20% requirement. 2,999 square feet of area will be landscaped.
- 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 be approved with the following conditions:**

- **The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.**

1

2

3

4

5

MARK	REVISION	DATE

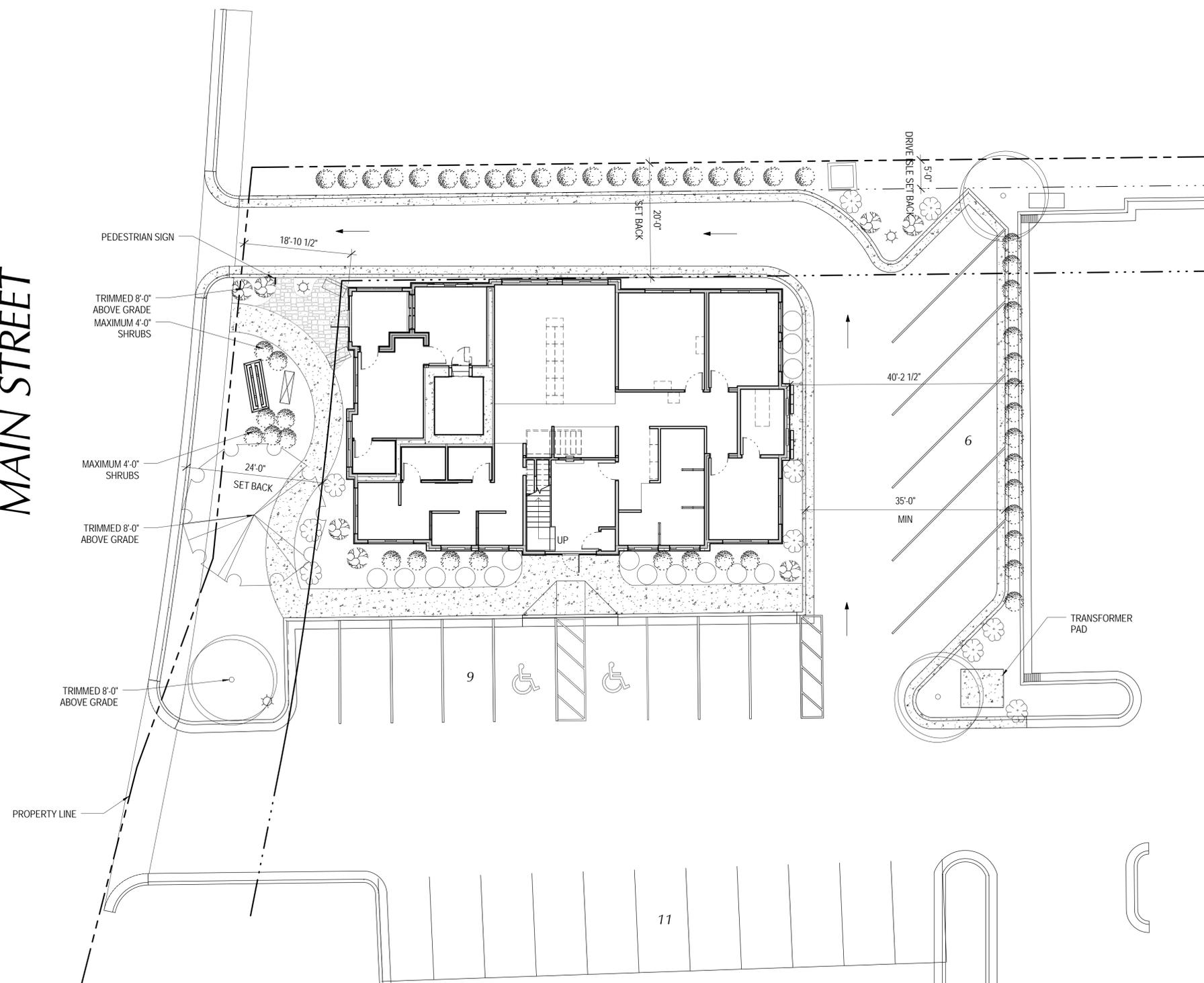
A

B

C

D

MAIN STREET



LANDSCAPE CALCULATIONS

SITE AREA = 13,984 S.F.

LANDSCAPE 20% REQUIRED = 2,797 S.F.  
PROVIDED LANDSCAPE AREA = 2,999 S.F.

PARKING

20 STALLS EXISTING  
6 STALLS ADDED  
26 STALLS TOTAL

CURTIS MINER ARCHITECTURE, LLC

APPROVAL

Date Submitted 08 JULY 2015

This Information has been reviewed and approved for further development with the modification noted. By Alpine Old Towne Centre PUD Owners Association, LLC

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

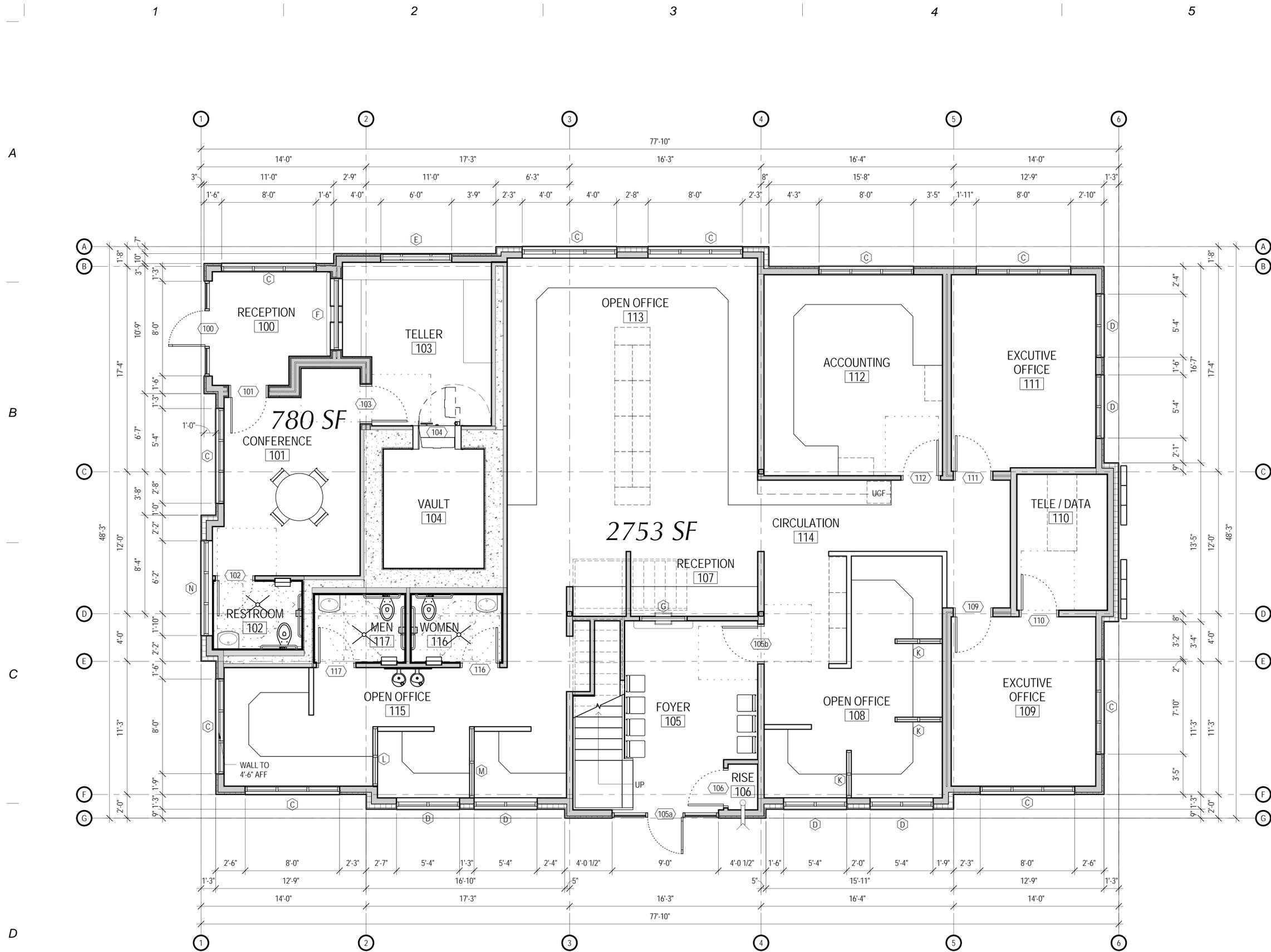
<p>233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 FAX: (801) 769-3001 cma@cmautah.com</p>	<p>DATE: 08 JULY 2015 PROJECT #: CMA 15-009 PROJ. MAN.: JWS CHECKED BY: CNM</p>
	<p>PROJECT: DOMINION INSURANCE OFFICE BUILDING</p> <p>341 SOUTH MAIN STREET ALPINE, UTAH 84004</p>
<p>SHEET DESCRIPTION: ARCHITECTURAL SITE PLAN</p>	<p>SHEET: AS101</p>

D2 ARCHITECTURAL SITE PLAN  
AS101 SCALE: 1" = 10'-0"



NOT FOR CONSTRUCTION

MARK	REVISION	DATE



**CURTIS MINER ARCHITECTURE, LLC**

**APPROVAL**

Date Submitted 08 JULY 2015

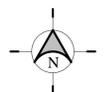
This Information has been reviewed and approved for further development with the modification noted. By Alpine Old Towne Centre PUD Owners Association, LLC

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

<p><b>CURTIS MINER ARCHITECTURE</b></p>	<p>233 SOUTH PLEASANT GROVE BLVD. SUITE #105          PLEASANT GROVE, UTAH 84062          PHONE: (801) 769-3000          FAX: (801) 769-3001          cma@cminarch.com</p>	<p>DATE: 08 JULY 2015          PROJECT #: CMA 15-009          PROJ. MAN.: JWS          CHECKED BY: CNM</p>
	<p>THE INFORMATION HEREIN IS THE PROPERTY OF CURTIS MINER ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2015 CURTIS MINER ARCHITECTURE, LLC.</p>	
<p>PROJECT:  <b>DOMINION INSURANCE OFFICE BUILDING</b></p> <p>341 SOUTH MAIN STREET          ALPINE, UTAH 84004</p>		<p>SHEET DESCRIPTION:  <b>MAIN LEVEL FLOOR PLAN</b></p>
<p>SHEET: <b>A101</b></p>		<p>SHEET: <b>A101</b></p>

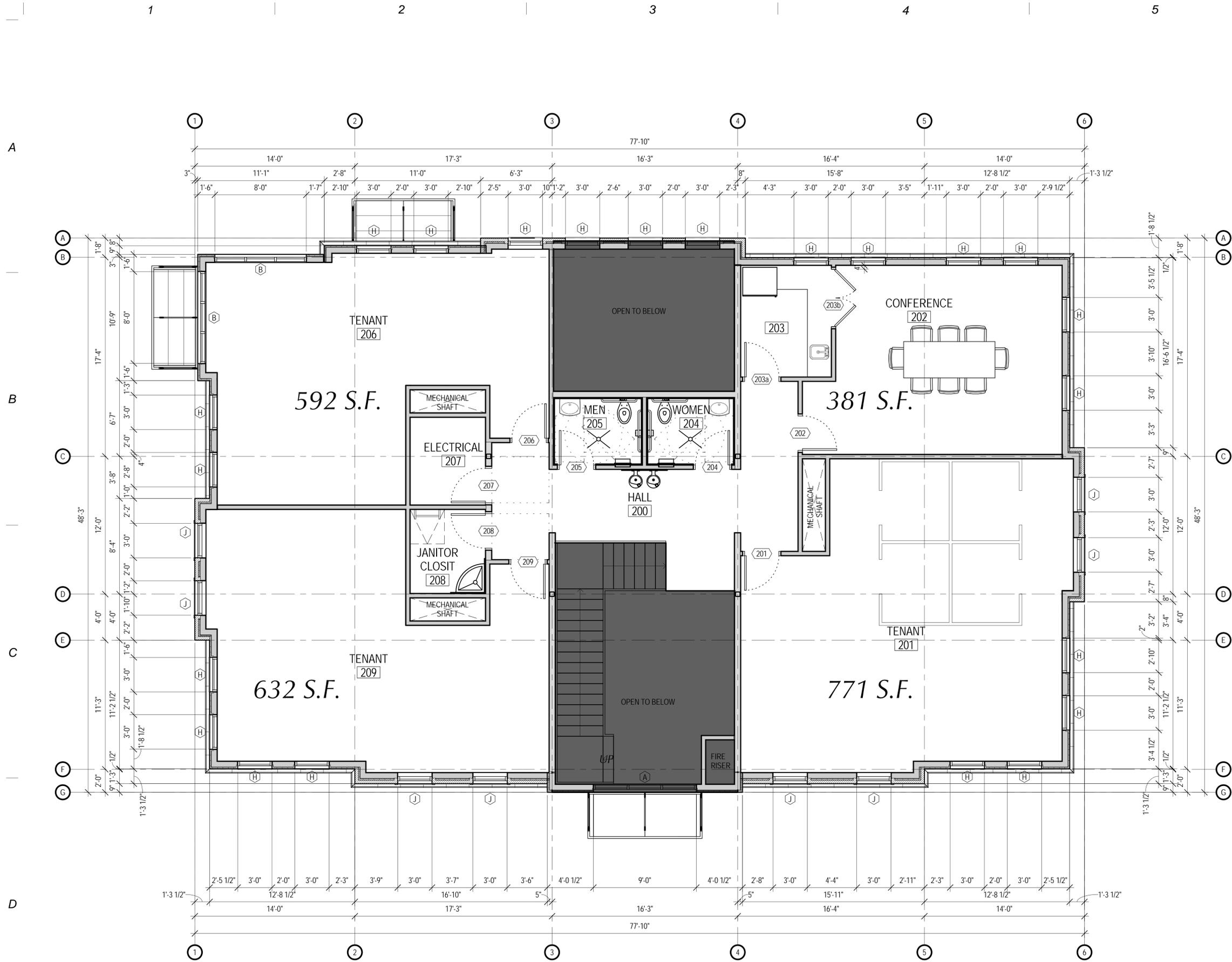
S:\CMA-Jobs\201515-009-Dominion Insurance Office Building\11-Rev\105-Local\Merrill15-009-2-Dominion Insurance Office Building\_Local\Merrill.rvt 7/8/2015 11:19:14 AM

D1 LEVEL 1 FLOOR PLAN - 3,533 SF  
 A101 SCALE: 1/4" = 1'-0"



**NOT FOR CONSTRUCTION**

MARK	REVISION	DATE



CURTIS MINER ARCHITECTURE, LLC

APPROVAL

Date Submitted 08 JULY 2015

This Information has been reviewed and approved for further development with the modification noted. By Alpine Old Towne Centre PUD Owners Association, LLC

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

<p>233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 FAX: (801) 769-3001 cma@cmautah.com</p>	<p>DATE: 08 JULY 2015</p> <p>PROJECT #: CMA 15-009</p> <p>PROJ. MAN.: JWS</p> <p>CHECKED BY: CNM</p>
	<p>PROJECT: <b>DOMINION INSURANCE OFFICE BUILDING</b></p> <p>341 SOUTH MAIN STREET ALPINE, UTAH 84004</p>
<p>SHEET DESCRIPTION: SECOND LEVEL FLOOR PLAN</p>	<p>SHEET: <b>A102</b></p>

S:\CMA Jobs\201515-009 Dominion Insurance Office Building\11 Rev\105 Local\Merrill15-009 2 Dominion Insurance Office Building\_Local Merrill.rvt 7/8/2015 11:19:15 AM

D1 LEVEL 2 FLOOR PLAN - 3,000 S.F.  
A102 SCALE: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

1

2

3

4

5

MARK	REVISION	DATE



B3 NORTH ELEVATION  
A201 SCALE: 3/16" = 1'-0"



D3 SOUTH ELEVATION  
A201 SCALE: 3/16" = 1'-0"

**CURTIS MINER ARCHITECTURE, LLC**

**APPROVAL**

Date Submitted 08 JULY 2015

This Information has been reviewed and approved for further development with the modification noted. By  
Alpine Old Towne Centre PUD Owners Association, LLC

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

 <p>233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 FAX: (801) 769-3001 cma@cmautah.com</p>	<p>DATE: 08 JULY 2015 PROJECT #: CMA 15-009 PROJ. MAN.: JWS CHECKED BY: CNM</p>
	<p>PROJECT: <b>DOMINION INSURANCE OFFICE BUILDING</b></p> <p>341 SOUTH MAIN STREET ALPINE, UTAH 84004</p>
<p>SHEET DESCRIPTION: EXTERIOR ELEVATIONS</p>	<p>SHEET: <b>A201</b></p>

NOT FOR CONSTRUCTION

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MARK	REVISION	DATE



B4 EAST ELEVATION  
A202 SCALE: 3/16" = 1'-0"



D4 WEST ELEVATION  
A202 SCALE: 3/16" = 1'-0"

CURTIS MINER ARCHITECTURE, LLC

APPROVAL

Date Submitted 08 JULY 2015

This Information has been reviewed and approved for further development with the modification noted. By Alpine Old Towne Centre PUD Owners Association, LLC

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

 <p>233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 FAX: (801) 769-3001 cma@cmautah.com</p>	<p>DATE: 08 JULY 2015</p> <p>PROJECT #: CMA 15-009</p> <p>PROJ. MAN.: JWS</p> <p>CHECKED BY: CNM</p>
	<p>PROJECT: <b>DOMINION INSURANCE OFFICE BUILDING</b></p> <p>341 SOUTH MAIN STREET ALPINE, UTAH 84004</p>
<p>SHEET DESCRIPTION: EXTERIOR ELEVATIONS</p>	<p>SHEET: <b>A202</b></p>

NOT FOR CONSTRUCTION

# ALPINE CITY COUNCIL AGENDA

**SUBJECT: Gateway Historic Design Guidelines**

**FOR CONSIDERATION ON: 25 August 2015**

**PETITIONER: Planning Commission**

**ACTION REQUESTED BY PETITIONER: Adopt Resolution 2015-11**

## **BACKGROUND INFORMATION:**

The Planning Commission has discussed the creation of some Gateway Historic Design Guidelines for several months. The design of buildings in the Gateway Historic District is key to that identity of Alpine City. The Planning and Zoning Department highly recommends that the Planning Commission and City Council carefully consider what the residents of this City want the identity of this community to be then adopt guidelines that will portray that desired look. Good guidelines will ultimately provide much needed direction to both the Developer and the Planning Commission in considering the design of buildings located within the Gateway Historic District.

This draft has been created for the consideration to be adopted. This is a more concise version of the draft design standards that were created in 2002.

## **PLANNING COMMISSION MOTION:**

Judi Pickell moved to recommend approval of the Gateway Historic District Design Guidelines with the following conditions:

1. A statement be included that in the event that these guidelines conflict with the ordinance, the ordinance will be followed
2. Section 7: traditional rooflines are preferred
3. Section 7: mechanical equipment shall not be visible from the street
4. Flat roofs may be considered for use on structures

Steve Swanson seconded the motion. The motion passed but was not unanimous with 6 Ayes and 1 Nay. Bryce Higbee, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye. Jason Thelin voted Nay.



# **Gateway Historic District Design Guidelines**

Adopted by Resolution 2015-11

## **Purpose and Intent**

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

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

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

## **Guidelines**

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

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

## **Gateway Historic District Design Criteria**

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

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

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

### **Design Standards**

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



## 2

### Height

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

#### **Design Standards**

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



### 3

## Setbacks

The location of new construction on a lot contributes greatly to the perception of accessibility by the pedestrian. Buildings that are located too far from the street generally do not have a positive effect on the streetscape.

### Design Standards

- A minimum front setback of 10 feet is recommended.
- Setbacks should not be more than 30 feet from the street for the primary façade. Exceptions may be considered for buildings proposing a public park area in front of the primary façade of the building.
- Setbacks from the street should not include off-street parking. Exceptions may be considered for access by the physically disabled.
- Setbacks from the street should include usable public space – incorporating landscaping, plazas, seating, or public art.
- Side setbacks for structures abutting commercial uses shall not be required.
- Side setbacks for structures abutting residential uses should be 10 - 15 feet.
- Rear setbacks for structures abutting commercial uses should be at least 30 feet and parking is encouraged in rear setback.
- Sight buffering for rear parking is required for commercial uses abutting residential lots.



## **Exterior Walls and Surfaces**

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

### **Design Standards**

- The use of stone, brick, wood, or stucco is encouraged for use as the primary exterior material.
- Plastics, vinyl and CMU (concrete masonry unit) are prohibited.
- Innovative use of other materials may be considered.



## 5

### Windows and Doors

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

#### **Design Standards**

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



## **Exterior Trim and Decorative Detailing**

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

### **Design Standards**

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



## 7

### Roofing

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

#### **Design Standards**

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



## **Materials – Texture, Color, Finishes**

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

### **Design Standards**

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



## 9

### Streetscaping

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

#### **Design Standards**

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



**RESOLUTION NO. R2015-11**

**A RESOLUTION OF THE  
ALPINE CITY COUNCIL  
Adopting the Gateway Historic District Design Guidelines**

**WHEREAS**, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to create design guidelines for the Gateway Historic District; and

**WHEREAS**, the Alpine City Planning Commission has reviewed the proposed design guidelines for the Gateway Historic District, held a public hearing, and has forwarded a recommendation to the City Council; and

**WHEREAS**, the Alpine City Council has reviewed and approved the proposed Gateway Historic District Design Guidelines:

**PASSED** and **APPROVED** this 25th day of August.

ALPINE CITY

---

Don Watkins, Mayor

ATTEST:

---

Charmayne G. Warnock, City Recorder

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Alpine Olde Towne Centre Lot “D” Building Site Plan**

**FOR CONSIDERATION ON: 25 August 2015**

**PETITIONER: April and Gary Cooper**

**ACTION REQUESTED BY PETITIONER: Approve the Site Plan**

**APPLICABLE STATUTE OR ORDINANCE: Article 3.7 (B/C Zone)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The proposed office building is proposed to be located on lot D within the approved Planned Commercial Development known as Alpine Olde Towne Centre. The designated building footprint is 6,188 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed building will be 3 stories with 5,719 square feet on the main floor, 3,522 square feet on the second floor and 2,169 square feet for the third floor. There is a basement planned for the building that would be a total of 3,100 square feet.

The parking Lot, sidewalk and lighting for the lot have already been approved as part of the development. The lighting exists: the parking and sidewalk will need to be built. All utilities (sewer, water, pressurized irrigation, storm drain) exist and are stubbed to the property. The water policy has been met for this development.

### **PLANNING COMMISSION RECOMMENDATION:**

Judi Pickell moved to recommend approval of the proposed Alpine Olde Towne Centre Lot D Office Building with the following conditions:

1. A deed restriction be required for the basement level listing it as uninhabitable
2. The height of the building shall not exceed thirty four (34) feet
3. A landscape plan be provided in one week at City Council Meeting
4. A bond provided for parking improvements associated with Lot D

Steve Swanson seconded the motion. The motion passed with 6 Ayes and 0 Nays. Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.



Date: August 14, 2015

By: Jason Bond  
City Planner

**Subject: Planning and Zoning Review - Revised  
Alpine Olde Towne Centre Lot "D" Building Site Plan (April Cooper)  
363 South Main Street**

### **Background**

The proposed office building is proposed to be located on lot D within the approved Planned Commercial Development known as Alpine Olde Towne Centre. The designated building footprint is 6,188 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed building will be 3 stories with 5,719 square feet on the main floor, 3,522 square feet on the second floor and 2,169 square feet for the third floor. There is a basement planned for the building that would be a total of 3,100 square feet.

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).

### **Location (Section 3.7.5)**

The setbacks have already been approved and recorded for the Planned Commercial Development. The plat shows a 10' setback from the property to the east. It is understood that the entire building will be within the lot.

### **Street System/Parking (Sections 3.7.8.3 and 3.24.3)**

The recorded plat designates 39 parking stalls for Lot D. The off-street parking requirements for an office are as follows:

*Office - Four (4) spaces per 1,000 sf  
Residential Single-unit Dwelling - Four (2) spaces per unit*

The third floor (2,169 square feet) is proposed to be used as an apartment. This dwelling unit has 2 parking spaces designated for it and would comply with the parking requirement.

With the total office square footage of the building (12,452 square feet), 50 parking stalls are required. The applicant proposes to use the basement square footage (3,211 square feet) as storage and requests that the basement square footage not be included in the calculation and a deed restriction be put on the building that would make the basement uninhabitable.

If the basement square footage were not counted towards the requirement for parking stalls, the building would need 37 stalls and would comply with the parking requirement.

### **Special Provisions (Section 3.7.8)**

- Trash Storage - The applicant has not designated a spot for trash storage. A location was discussed at the last meeting but a spot has not been officially designated.
- Height of Building - The maximum height requirement of the building is no more than thirty four (34) feet from the average elevation of the finished grade to the roofline. The “roofline” of the building has different definitions depending on the style of roof. This type of roof is not designated in the ordinance (Section 3.21.8). The plans show a measurement from the “first floor bearing” to the “upper roof bearing” of just under thirty three (33) feet. The Planning Commission and City Council need to offer clarification on the designated style of this roof and how the height of it should be determined.
- Landscaping - A landscaping plan has not been provided. Landscaping was shown and discussed briefly at a previous meeting but no plan has been submitted in relation to the proposed new design of the building.
- Design - Preliminary architectural design drawings were submitted and need to be reviewed by the Planning Commission.

### **RECOMMENDATION**

**The Planning and Zoning Department recommends approval of the proposed site plan provided the following items are addressed:**

- **The parking requirement is met or the deed restriction proposal for the basement level be approved.**
- **Trash storage be designated.**
- **The height of the building shall not exceed thirty four (34) feet from the average elevation of the finished grade to the roofline of the structure as best defined in Section 3.21.8 of the Alpine City Development Code.**

- **A landscaping plan be provided.**
- **The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.**



Date: July 13, 2015

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

**Subject: Cooper Building - Site Plan Review  
1 Building, Lot D of Alpine Olde Towne Center**

### **ENGINEERING REVIEW**

This is the engineering review for the proposed Cooper Building Site Plan. A separate Planning Review will also be completed. The building is proposed to be built on Lot D of the Alpine Olde Towne Center Planned Commercial Development. The parking lot, sidewalk, and lighting for the lot have already been approved as part of the development. The lighting exists; the parking and sidewalk will need to be built. All utilities (sewer, water, pressurized irrigation, storm drain) exist and are stubbed to the property.

The water policy has been met for this development.

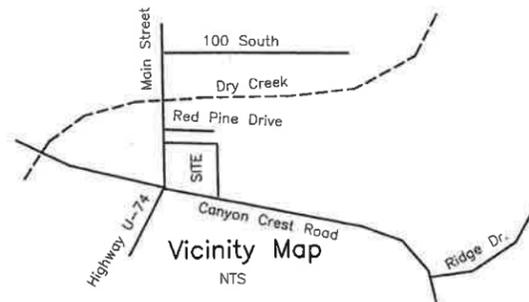
### **ENGINEERING RECOMMENDATION**

**We recommend that approval of the proposed site plan be recommended provided the following items are addressed:**

- **A bond be provided for the parking improvements associated with Lot D**



Northeast Corner  
Section 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

11933

- 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

Pt	North	East
A	771,168.57	1,924,088.96
B	770,575.86	1,923,210.78
C	770,116.17	1,923,185.75
D	770,228.04	1,922,929.18
E	770,244.01	1,922,910.85
F	770,284.39	1,922,818.65
G	770,340.54	1,922,806.14
H	770,355.75	1,922,812.58
I	770,370.40	1,922,819.59
J	770,379.77	1,922,825.25
K	770,414.73	1,922,842.22
L	770,536.48	1,922,886.94
M	770,603.82	1,922,900.63
N	770,428.78	1,922,854.86
O	770,493.34	1,922,883.12
P	770,553.18	1,922,905.38
Q	770,603.34	1,922,905.97

Lot Corners

AA	770,156.09	1,923,160.09
BB	770,192.85	1,923,075.79
CC	770,284.82	1,922,921.34
DD	770,374.43	1,922,929.42
EE	770,538.59	1,922,920.74
FF	770,530.96	1,923,005.37
GG	770,562.19	1,923,195.31
HH	770,572.07	1,923,085.79
II	770,421.44	1,923,192.91
JJ	770,315.90	1,923,183.40

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'

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°58'48" 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 23°34'42" E 18.25 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 565.388 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°22'22" W 63.88 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 THESE 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 HERETO 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.

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ACKNOWLEDGEMENT

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

*John H. ... Mayor*  
Approved \_\_\_\_\_  
Engineer  
(See Seal Below)

*Janis N. Williams*  
Attest \_\_\_\_\_  
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 11th Day of Oct, A.D. 2006  
City Attorney *Deecee ...*

PLAT "A"

ALPINE OLDE TOWNE CENTRE

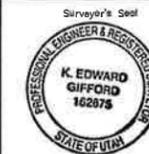
PLANNED COMMERCIAL DEVELOPMENT

SCALE 1" = 40'

ALPINE, UTAH COUNTY, UTAH

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.



138806 2006 05 11 03  
RECORDED IN UTAH COUNTY RECORDER  
2006 Oct 18 11:21 AM FEE 35.00 BY TL  
RECORDED FOR ALPINE CITY

SEC 25 T4S R1E T040 P4

# Cooper Building

363 South Main St.  
Alpine, Utah

Code Compliance	
2012 IRC	
2012 IECC	
2011 NEC	

Area Schedule	
Name	Area
First Floor	5719 SF
Second Floor	3522 SF
	9240 SF
Third Floor Residential Apartment	2169 SF
	2169 SF
Basement (Non-Inhabited)	3211 SF
	3211 SF

**NOTE:**  
 Commercial Parking Stalls: 37  
 Main Floor Square Footage: 6,188 sq. ft. Max  
 Commercial Sq. Ft. Allowed By Parking Stalls: 9,250 sq. ft. Max  
  
 Residential Parking Stalls: 2  
  
 Total Parking Stalls: 39



Owner Information	
Alpine Companies	
Gary Cooper	
1136 Birch Circle	
Alpine, Utah 84004	
801-836-2667	

**EZRA  
LEE  
DESIGN  
+BUILD**

EZRA LEE DESIGN + BUILD  
801.448.6676

Send bids to [bids@ezralee.com](mailto:bids@ezralee.com)  
Send invoices to [invoices@ezralee.com](mailto:invoices@ezralee.com)

[ezralee.com](http://ezralee.com)

All designs, drawings and written material appearing herein constitute the original and unpublished work of Ezra Lee Design + Build (ELDB) and may not be duplicated, used or disclosed without the written consent of ELDB.

**Cooper Building**  
363 South Main St.  
Alpine, Utah

# Revisions

Cover Sheet

Date  
11 AUG 2015

Sheet

**A000**

PRELIMINARY

**Cooper Building**  
363 South Main St.  
Alpine, Utah

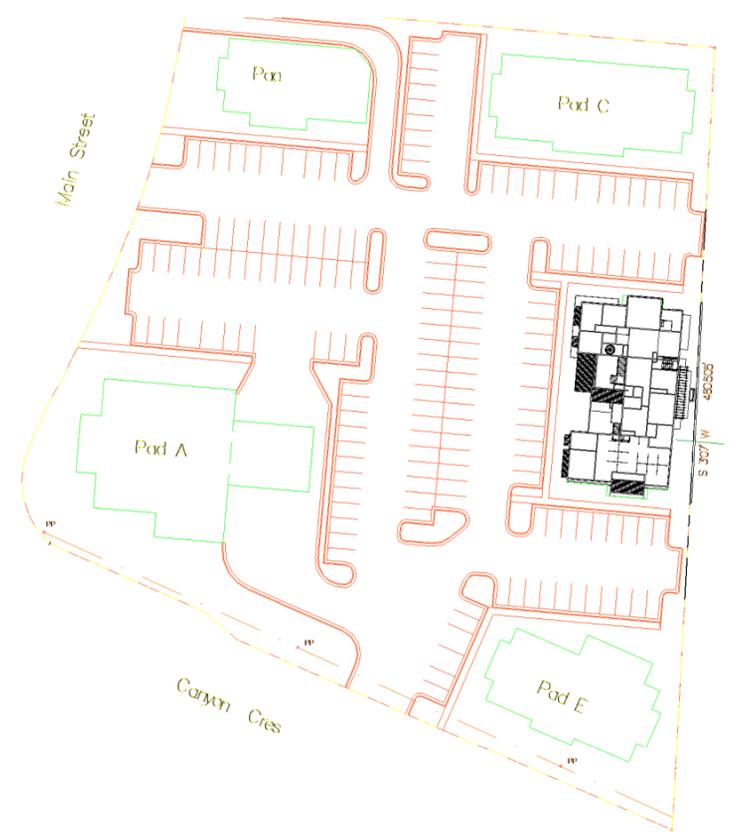
Revisions

Overall Site Plan

Date  
11 AUG 2015

Sheet  
**A002**

PRELIMINARY



Vicinity Map  
1" = 50'-0"



Site  
1" = 10'-0"

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**Cooper Building**  
363 South Main St.  
Alpine, Utah

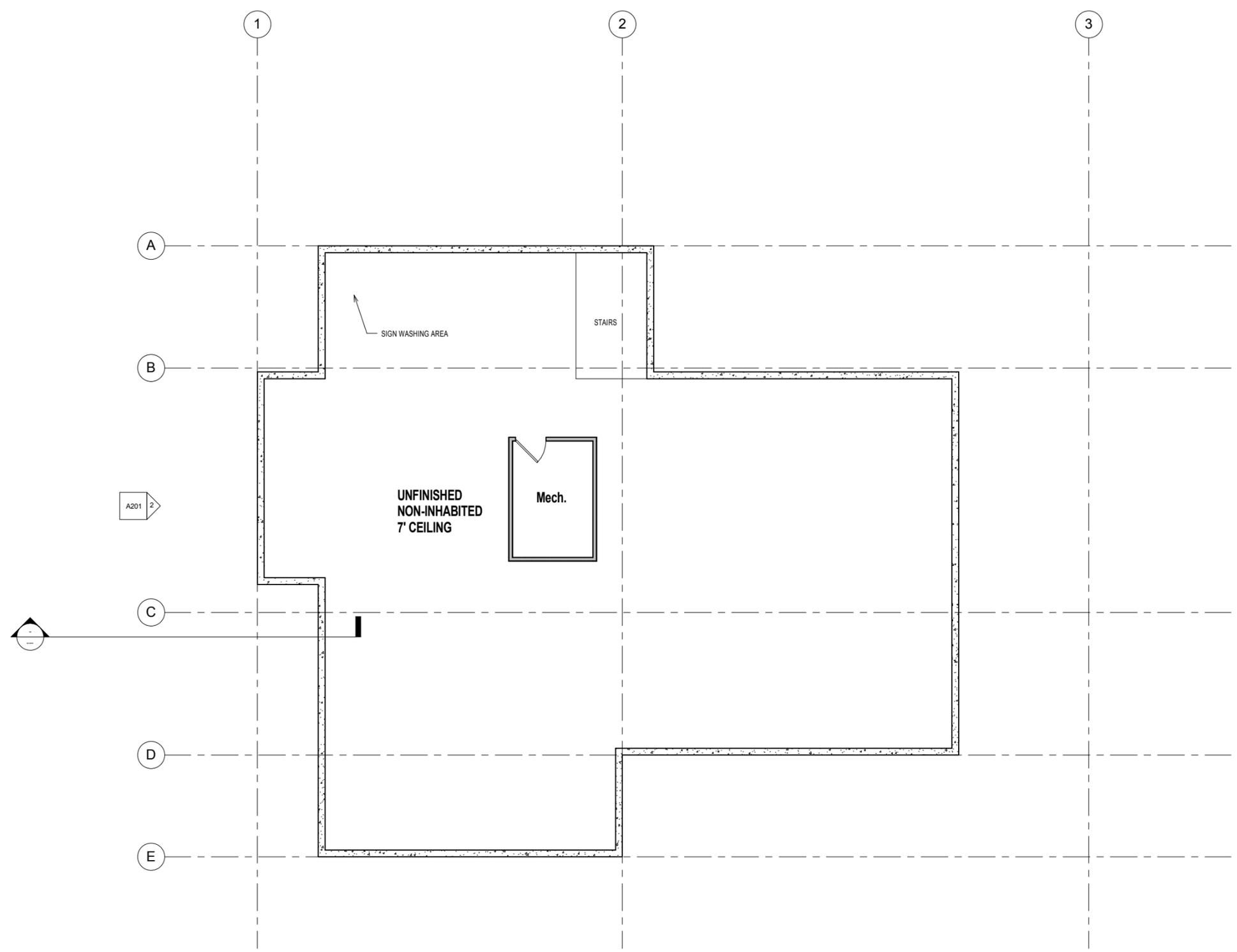
# Revisions

Basement Plan

Date  
11 AUG 2015

Sheet  
**A100**

PRELIMINARY



**Basement**  
3/16" = 1'-0"

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**Cooper Building**

363 South Main St.  
Alpine, Utah

# Revisions

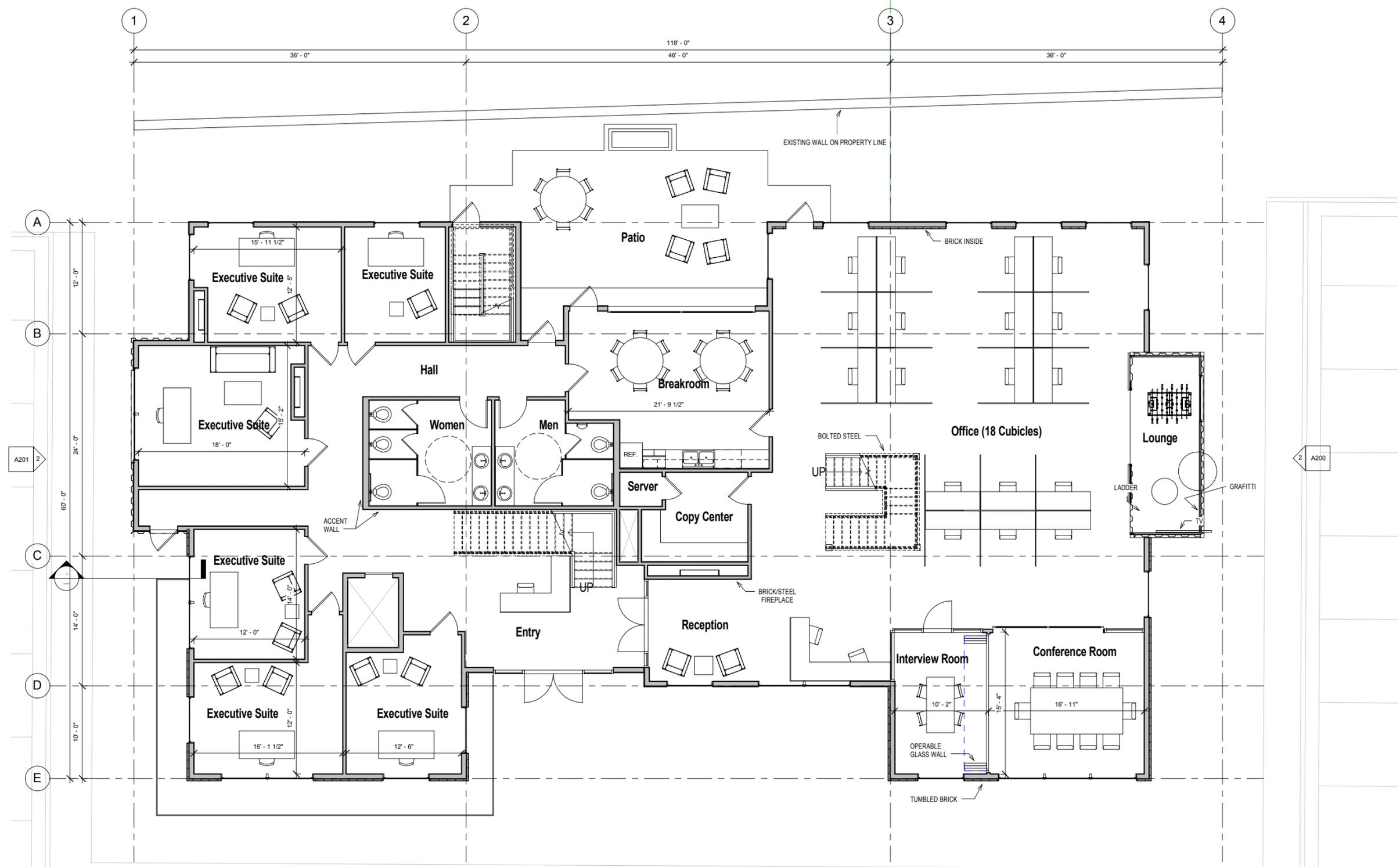
First Floor Plan

Date  
11 AUG 2015

Sheet

**A101**

PRELIMINARY



**Wall Legend**

	Non-Bearing Wall
	Bearing Wall
	Future Wall
	Wall Below Level

L:\Projects\2015\15010 Cooper Building\REV\15010 Cooper Building V1.rvt  
8/11/2015 4:29:52 PM

First Floor  
3/16" = 1'-0"

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**Cooper Building**

363 South Main St.  
Alpine, Utah

# Revisions

Second Floor  
Plan

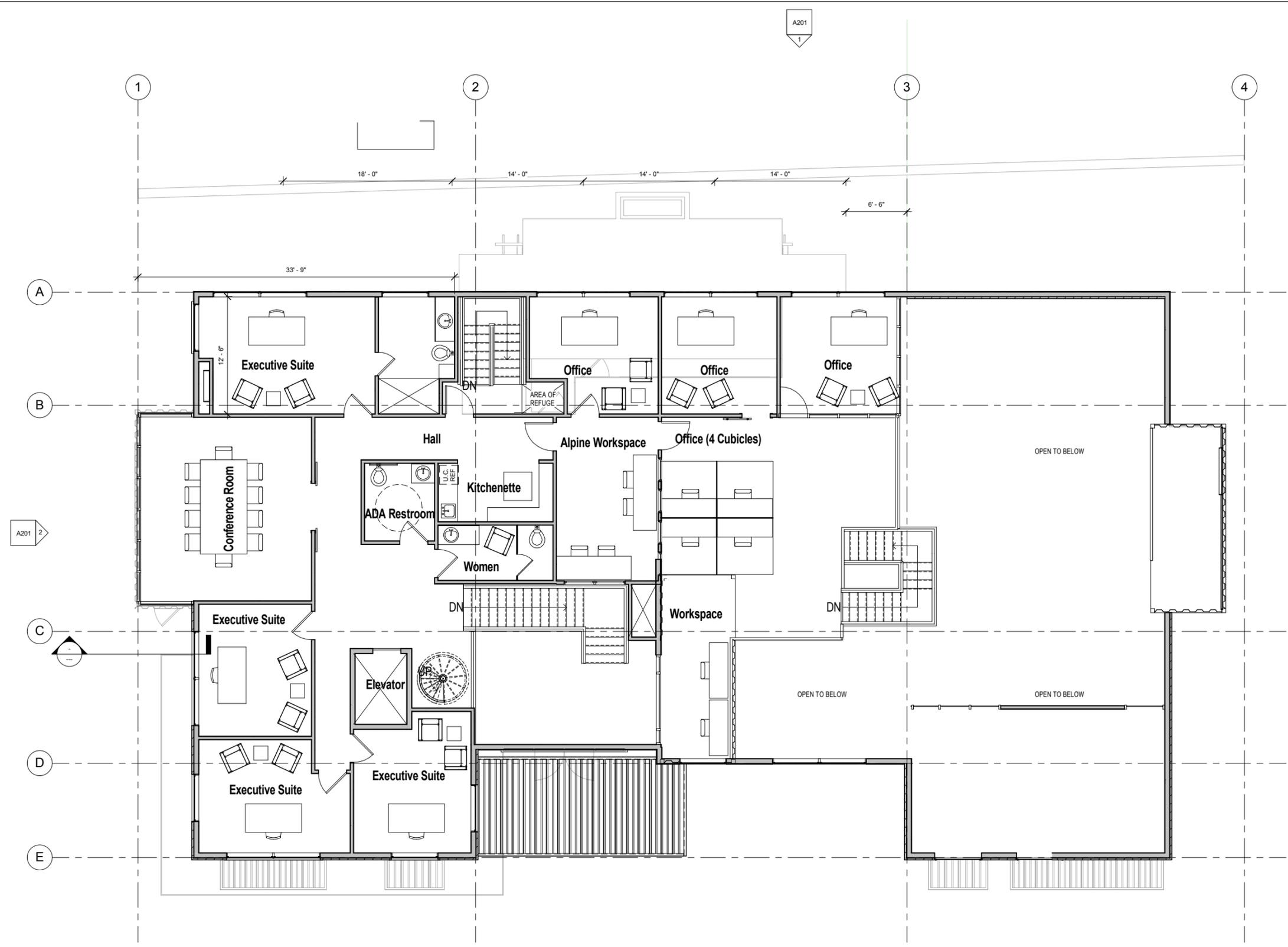
Date  
11 AUG 2015

Sheet  
**A102**

PRELIMINARY

Wall Legend

-  Non-Bearing Wall
-  Bearing Wall
-  Future Wall
-  Wall Below Level

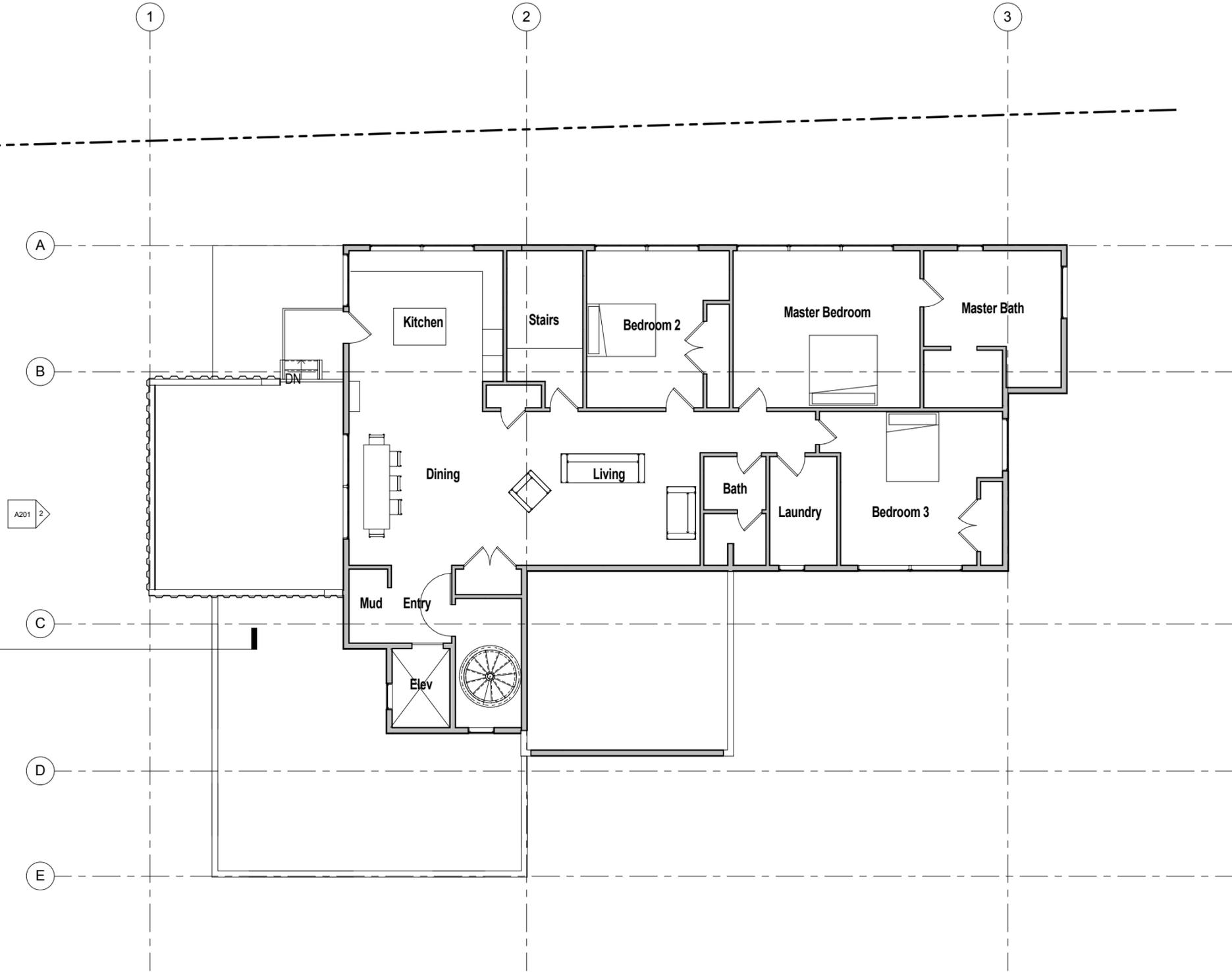


Second Floor  
3/16" = 1'-0"

L:\Projects\2015\15010 Cooper Building\REV\15010 Cooper Building V1.rvt 8/11/2015 4:29:54 PM

L:\Projects\2015\15010 Cooper Building\REV\T1\15010 Cooper Building V1.rvt  
8/11/2015 4:29:54 PM

Third Floor  
3/16" = 1'-0"



**EZRA  
LEE  
DESIGN  
+BUILD**

EZRA LEE DESIGN + BUILD

801.448.6676

Send bids to [bids@ezralee.com](mailto:bids@ezralee.com)  
Send invoices to [invoices@ezralee.com](mailto:invoices@ezralee.com)

[ezralee.com](http://ezralee.com)

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### Cooper Building

363 South Main St.  
Alpine, Utah

# Revisions

Third Floor  
Plan

Date  
11 AUG 2015

Sheet

# A103

PRELIMINARY

**Cooper Building**  
363 South Main St.  
Alpine, Utah

Revisions

Elevations

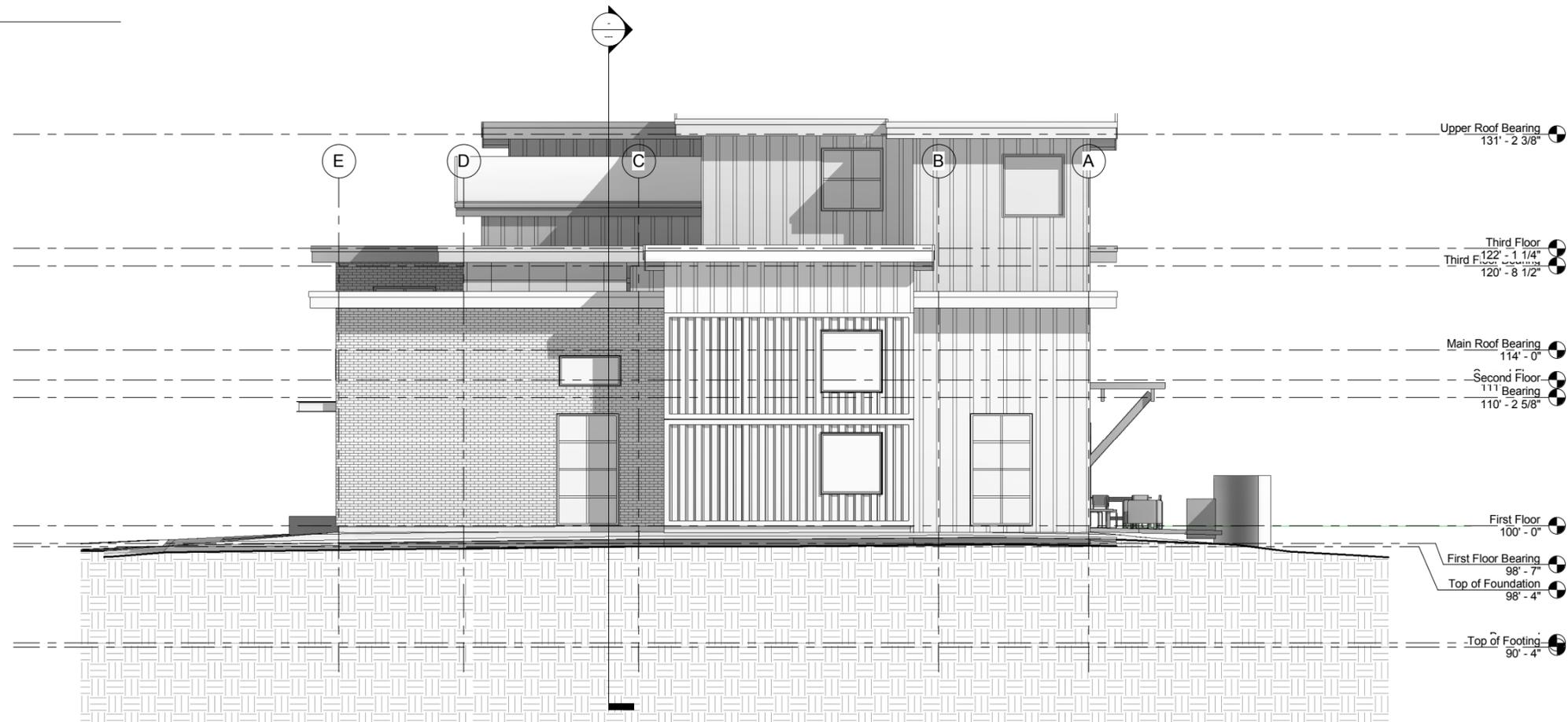
Date  
11 AUG 2015

Sheet  
**A200**

PRELIMINARY



Front Elevation  
3/16" = 1'-0"



Right Elevation  
3/16" = 1'-0"

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**Cooper Building**

363 South Main St.  
Alpine, Utah

# Revisions

Elevations

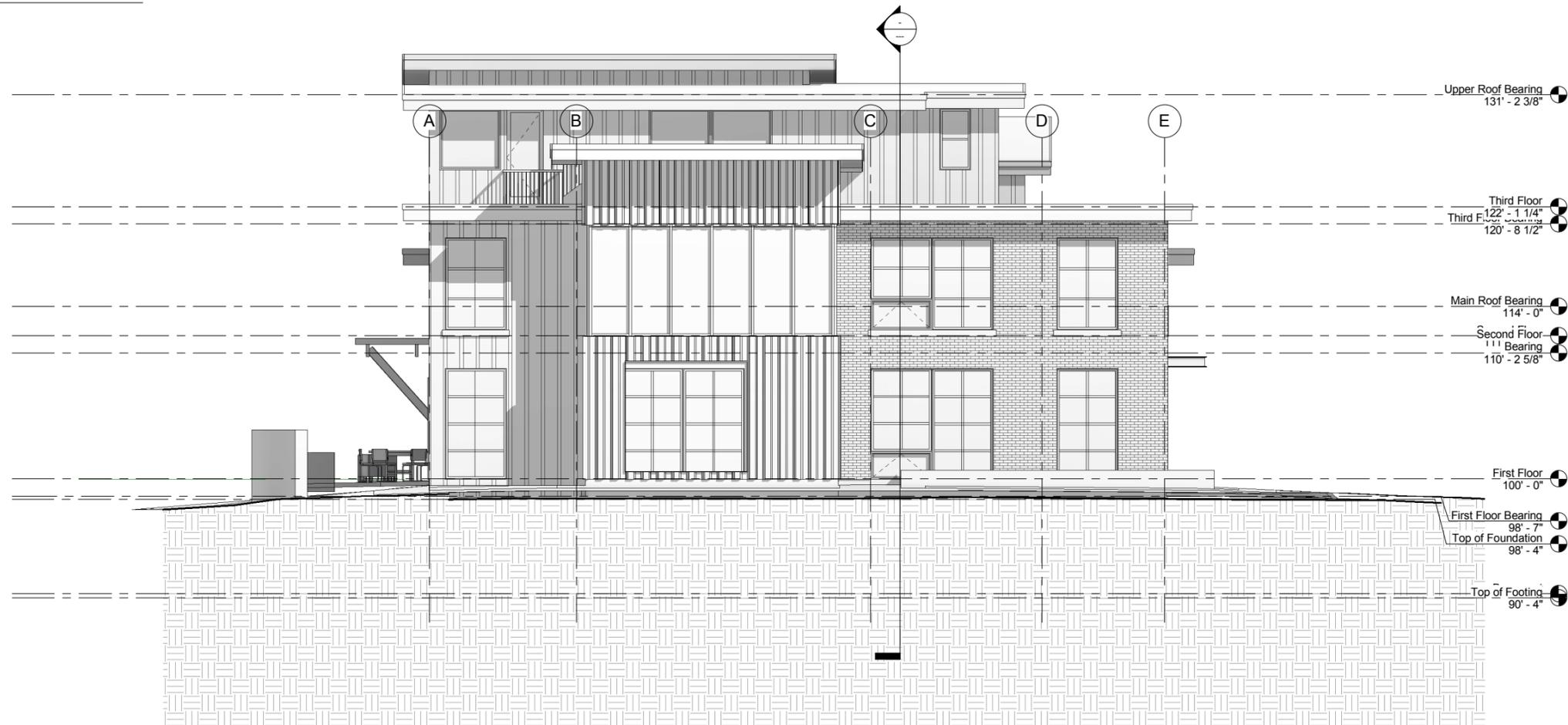
Date  
11 AUG 2015

Sheet  
**A201**

PRELIMINARY



Rear Elevation  
3/16" = 1'-0"



Left Elevation  
3/16" = 1'-0"

**ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Alpine City Council Rules of Procedure for the Public Meetings of the City Amendment.**

**FOR CONSIDERATION ON: August 25, 2015**

**PETITIONER: Council Members Will Jones and Roger Bennett**

**ACTION REQUESTED BY PETITIONER: That the Council amend RULE NO 9 by eliminating that rule and it replacing it with the language in the State code and by creating a new RULE No 11 dealing with when the Council can suspend the rules.**

**INFORMATION: Resolution No. R-2011-04 “A Resolution of the Governing Body of Alpine City Adopting Rules of Procedure for the Public Meetings of the City” was approved on February 8, 2011. It was drafted by David Church and sponsored by Council Member Kent Hastings. It is attached. The Council asked David to develop a rule #11 to deal with the Council’s ability to suspend the rules. That will be emailed to the Council on Monday.**

***RECOMMENDED ACTION: That the Council decide if they want to replace Rule No. 9 or keep it the same or change it.***

## ALPINE CITY COUNCIL AGENDA

**SUBJECT: Cemetery**

**FOR CONSIDERATION ON: August 25, 2015**

**PETITIONER: City Council**

**ACTION REQUESTED BY PETITIONER: Review of the status of the Alpine City cemetery.**

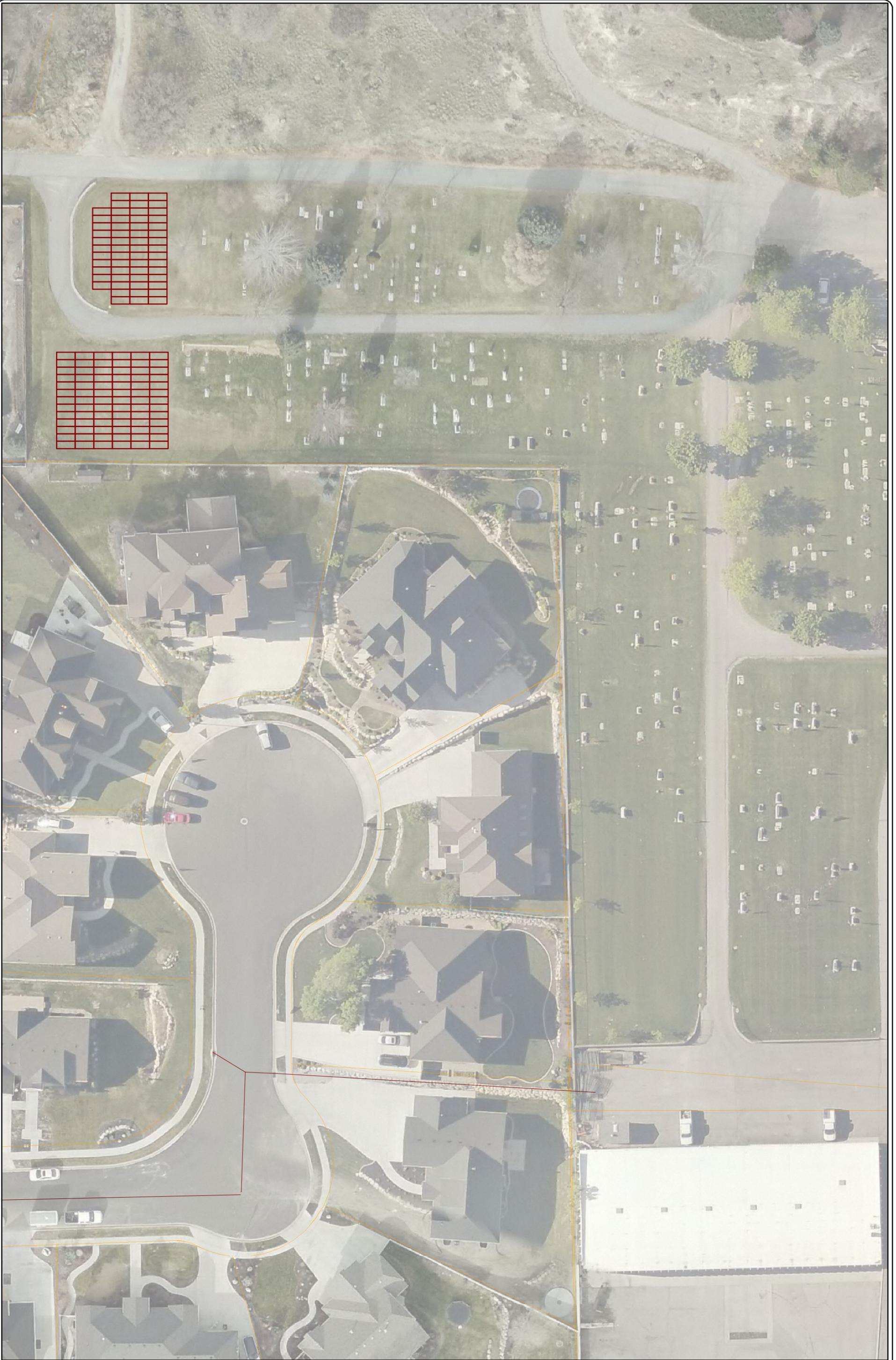
**INFORMATION: Information on the cemetery address four parts:**

- 1. How many plots are left? See attached open plots left handout.**
- 2. How does the cost of our cemetery plots, interments and holiday burials compare with other cemeteries? See attached Comparison of Cemetery Pricing spreadsheet.**
- 3. How are we going to handle future growth? See attached Plat H Proposal and attached Cemetery North Expansion Concept.**
- 4. What happens when the cemetery runs out of space? Open discussion.**

***RECOMMENDED ACTION:*** *That the Council consider eliminating the ex-resident category for plots, that the Council consider raising the non-resident plot cost, that the Council raise the interment/disinterment fees, the deed work fees and consider not allowing holiday burials.*

<b>Comparison of Cemetery Pricing</b>										
<b>City</b>	<b>Plots</b>	<b>Interment Weekday</b>	<b>Interment Wknd/Hlday</b>	<b>Infant Burial Weekday</b>	<b>Infant Wknd/Hlday</b>	<b>Cremation Burial</b>	<b>Disinterment</b>	<b>Deed Work</b>	<b>Monumt. Fees</b>	<b>Holiday Burials?</b>
<b>Alpine City</b>							\$400	\$10	\$75	Yes
Resident	\$800	\$150	\$375	\$125	\$350	\$125				
Ex-resident	\$1,000	\$200	\$400			\$150				
Non-resident	\$1,300	\$250	\$450	\$350	\$400	\$175				
<b>Lindon</b>							\$1,400	\$20	N/A	No
Resident	\$550	\$200	\$475	\$100	\$375	\$200				
Non-resident	\$1,000	\$300	\$575	\$250	\$625	\$300				
<b>Orem</b>							\$1,500	\$15	\$35	No
Resident	\$1,200	\$600	\$1,000	\$400	\$800	\$300				
Non-resident	\$1,500	\$750	\$1,250	\$500	\$1,000	\$400				
<b>American Fork</b>							\$1000/\$1500	\$50	N/A	No
Resident	\$1,200	\$350	\$650	\$200	\$400	\$200				
Non-resident	\$1,200	\$350	\$650	\$200	\$400	\$200				
<b>Highland</b>							\$650/\$980	\$25	N/A	Yes
Resident	\$985	\$600	\$850	\$500	\$750	\$500				
Non-resident	\$1,375	\$600	\$850	\$500	\$750	\$500				
<b>Pleasant Grove</b>							\$1,200	\$50	N/A	Yes
Resident	\$700	\$600	\$900	\$225	\$525	\$200				
Non-resident	\$1,300	\$1,000	\$1,300	\$300	\$600	\$350				
<b>Lehi</b>							\$800/\$1200	\$50	\$35	Some
Resident	\$550	\$350	\$600	\$200	\$450	\$200				
Non-resident	\$1,100	\$700	\$950	\$300	\$550	\$300				







## ALPINE CITY COUNCIL AGENDA

**SUBJECT: T-Mobile Cell Tower Modification (Lambert Park)**

**FOR CONSIDERATION ON: 25 August 2015**

**PETITIONER: T-Mobile (Daren Johnson)**

**ACTION REQUESTED BY PETITIONER: Approve Modification and Additional Antennas**

**APPLICABLE STATUTE OR ORDINANCE: Article 3.27  
(Wireless Telecommunications)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

A wireless telecommunication tower sits at the south end of Lambert Park. There are three levels of the tower with T-mobile being on the top level. See the submitted documents from T-mobile regarding the proposed replacement of existing antennas. T-mobile recently expressed plans to also add a few more antennas to some existing vacant mounts on the same level.

Section 3.27.3.1 of the Development Code says:

*State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. For purposes of this subsection, the term “eligible facilities request” means any request for modification of an existing wireless tower or base station that involves:*

- (A) collocation of new transmission equipment;*
- (B) removal of transmission equipment; or*
- (C) replacement of transmission equipment.*

### **PLANNING COMMISSION RECOMMENDATION:**

Steve Swanson moved to recommend to the City Council approval of the T-Mobile cell tower modifications in Lambert Park with the following condition.

1. The additional antennas should match the color of what is currently on the tower

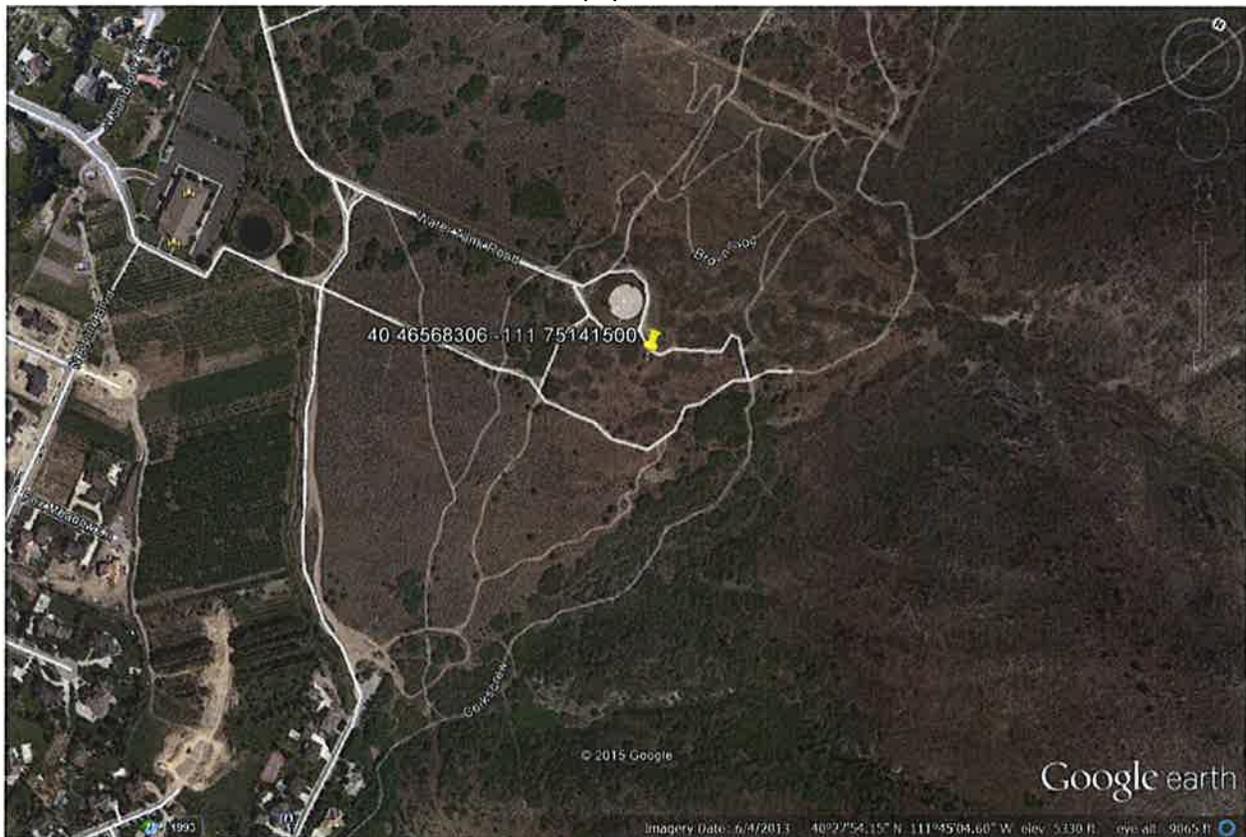
David Fotheringham seconded the motion. The motion passed with 6 Ayes and 0 Nays. Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.



T-Mobile is proposing to replace Antennas and add Tower Mounted Amplifiers to the existing structure located at:

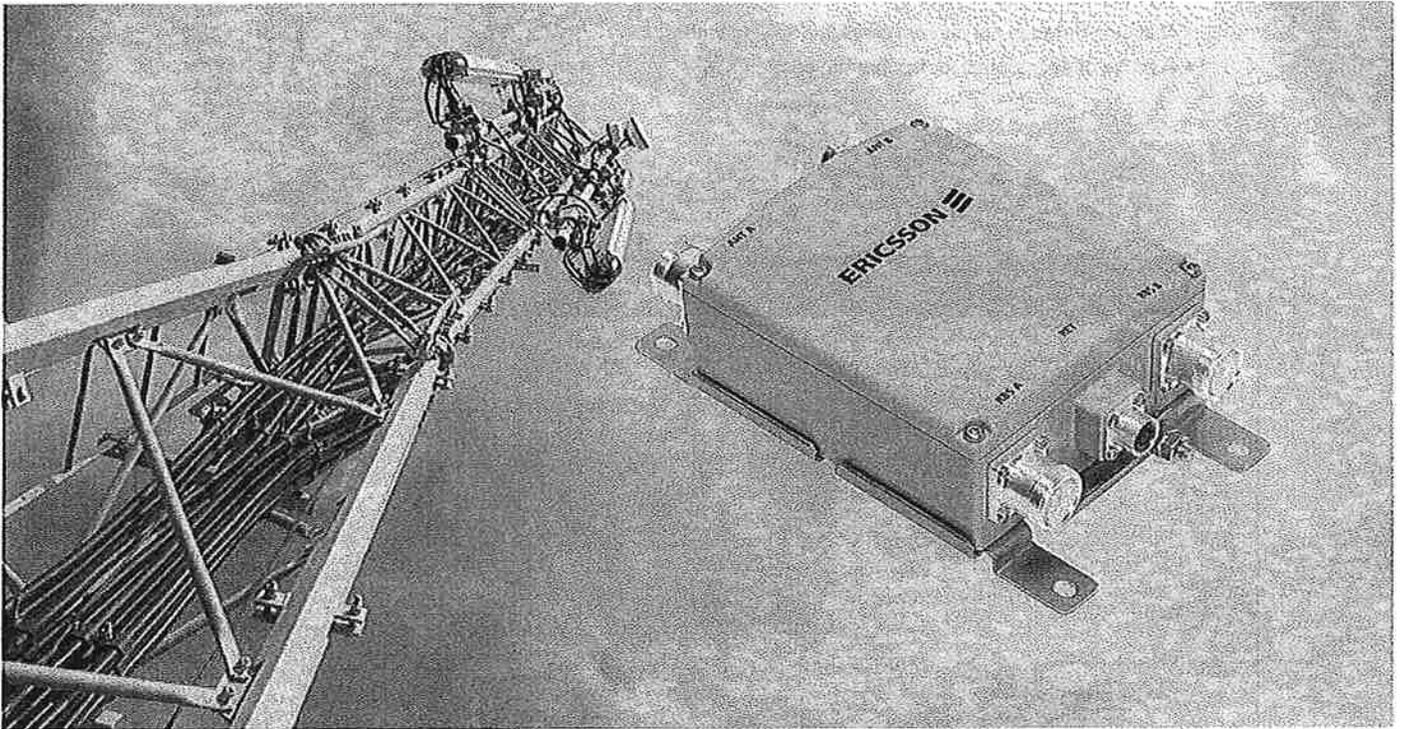
975 N 1450 East  
Alpine UT 84004

This will not change the height of the structure or expand the lease footprint. Purpose for the project is to increase capacity and reliability of the site. Attached to this proposal are the spec sheets for the new equipment.



# DOUBLE TMA 17/21, PREMIUM

3GPP/AISG compatible with RET interface



Improving a radio uplink by using tower mounted amplifiers is perceived as a key method of optimizing radio networks. By ensuring maximum coverage including in-door penetration, a TMA supports the design of cost-efficient networks and extended talk-time handsets, low dropped call rates and high traffic billing.

#### **TMA design**

This Double Premium TMA for 17/2100 MHz has 12dB gain and is 3GPP/AISG 2.0 compatible, with a RET interface. It has superior RF performance, small size and low weight. There is a corresponding TMA version called ASC that has a higher gain and a VSWR measuring coupler.

#### **System integration**

The Double TMA 17/2100 is a part of Ericsson's TMA family. Power, control and supervision are provided by the RBS 3000. If sold to other RBS brand installations,

it can be controlled and supervised from the "Antenna System & TMA Control Module", AST-CM, via the RF feeder.

#### **3GPP/AISG**

TMA communication is based on the 3GPP/AISG protocol standard and has a RET port for controlling antenna RET units. The communication port allows multiple RETs or Antenna Line Devices to be supervised and controlled via the TMA.

#### **Future-proof**

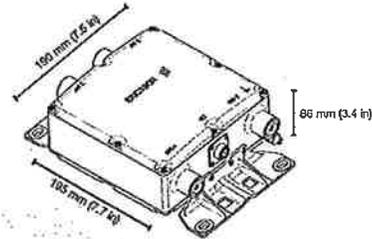
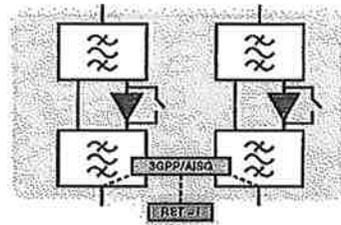
The Double TMA 17/21 Premium is designed for co-existence with future complementary, mast-mounted devices.

#### **Excellent reliability**

As the world's largest supplier of TMAs, Ericsson has a well-proven track record of reliable TMA designs. Reliability enhancing features include dual LNAs, weatherproof design, integrated alarm and lightning protection.

### Features

- Specified and verified as an integrated system solution for Ericsson RBSs
- Possible to power both TMAs from one feeder, or from both feeders
- High power capacity
- Automatic LNA by-pass function
- Built in lightning protection
- Excellent RF performance
- Connectors "in line"
- Distance between connectors simplifies sealing work
- A range of accessories for flexible site configurations

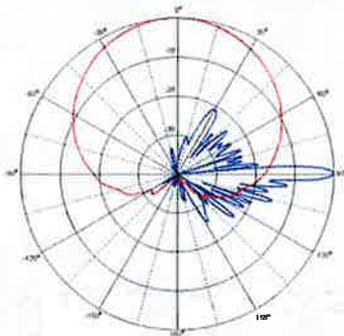


Technical Specifications for Double TMA 1700/2100, MHz Premium	
<b>Product name</b> Double TMA 17/21, Premium 3GPP/ASIG compatible with RET Interface	<b>Product number</b> KRY 112 144/1
<b>Radio performance</b>	
Bandwidth:	45 MHz
Receiving pass band:	1710 - 1755 MHz
Transmitting pass band:	2110 - 2155 MHz
RX Gain:	12± 1 dB
Input IP3:	16 dBm*
IM3 at antenna port (2x43dBm):	-128 dBm
Noise figure midband:	1.0 dB*
TX max input power (Max Peak):	57 dBm
TX insertion loss:	0.25 dB*
RX return loss:	22 dB*
TX return loss:	22 dB*
<b>Electrical specifications</b>	
Input power:	+12 - 32 VDC
Power consumption:	< 4.5 W
<b>Mechanical specifications</b>	
Dimensions (W x H x D):	155 x 176 x 71 mm
Weight:	5 kg
RF connectors:	7-16 DIN female
Ground connectors:	M8
DC/Alarm:	Superimposed on the RF signal
Mounting:	Pole or wall mounting
RET connectors:	Din con. IEC 60130-9 - Ed. 3.0 female
<b>Environmental specifications</b>	
Temperature range, full performance:	-40°C - +55°C
MTBF:	80 years
Sealing:	IP67
Lightning protection:	IEC 62305-1, IEC 61000-6
Safety approval:	International: CB certified, IEC 60 529 Europe: EN 60 529 North America: NRTL, NEMA 3R
<b>Safety standard:</b>	UL 60950-1, IEC 60950-1

\* Typical values

# CMA-B/6521/E0-6

**GSM / CDMA: 1800, 1900 & 2100**



## Electrical specification:

Frequency range	1800:	1710-1880 MHz
	1900:	1850-1990 MHz
	2100:	1920-2170 MHz
Polarization		Dual linear $\pm 45^\circ$
Gain	1800:	2 x 20.4 dBi
	1900:	2 x 20.7 dBi
	2100:	2 x 21.0 dBi
Horizontal = 3 dB beamwidth		65° $\pm 3^\circ$
Vertical = 3 dB beamwidth	1800:	4.6° $\pm 0.3^\circ$
	1900:	4.2° $\pm 0.2^\circ$
	2100:	3.9° $\pm 0.3^\circ$
Adjustable electrical downtilt		0° - 6°
VSWR		<1.5:1
Isolation between inputs		>30 dB
Front to back ratio		>25 dB
First upper sidelobe suppression		>16 dB
First nullfill below horizon		<20 dB
Cross-polar discrimination		>20 dB
Inter modulation, IM3 (GSM)		>153 dBc@2x43 dBm
Inter modulation, IM7 (UMTS)		>163 dBc@2x43 dBm
Antenna Efficiency*		92 %
Nominal impedance		50 $\Omega$
Max power per input		500 W

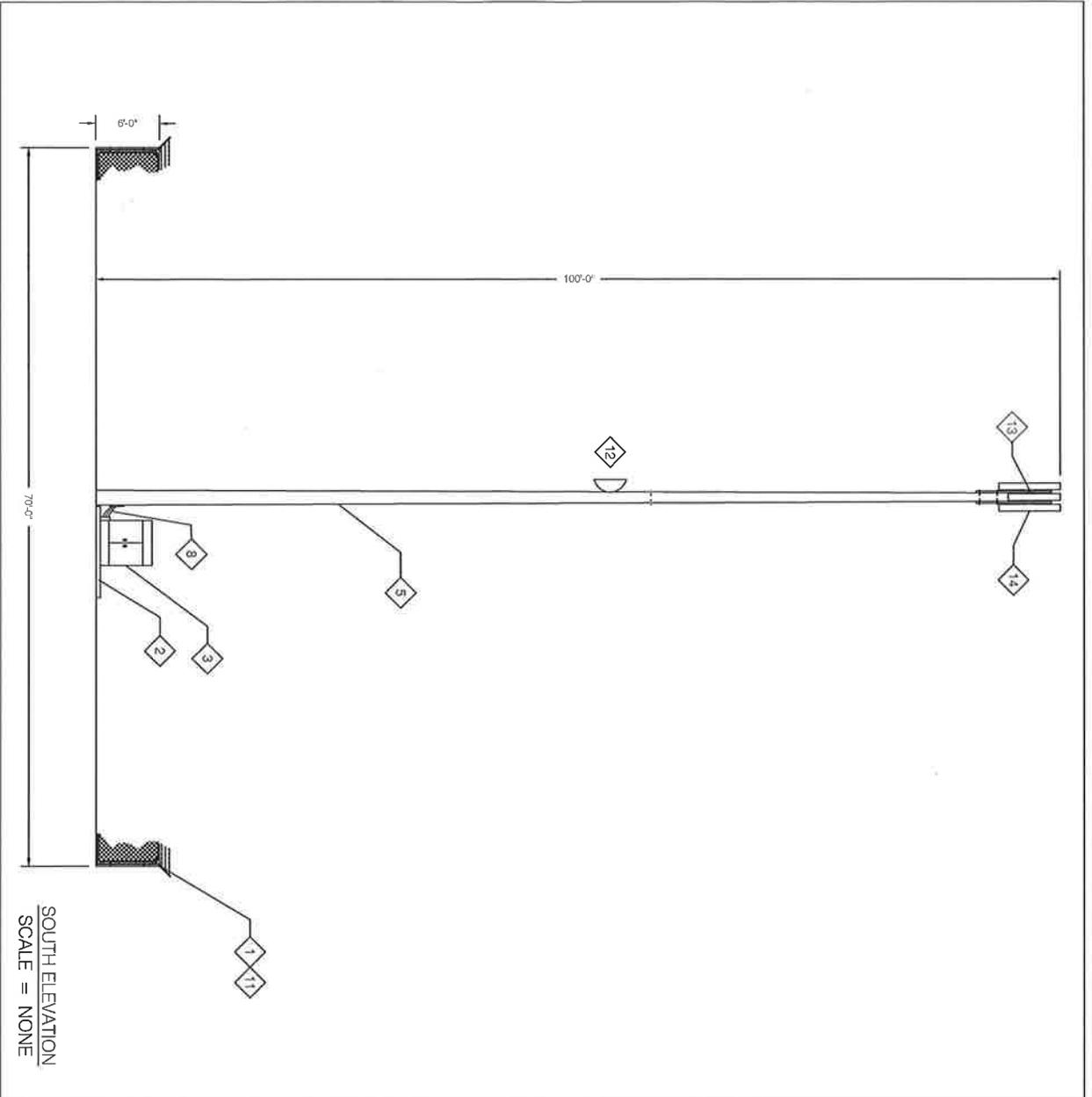
## Mechanical specification:

Connectors		2 x 7/16 female
Connector position		Bottom
Lightning protection		DC grounded
Height/Width/Depth mm (in)		2060 (81.1)/196 (7.7)/122 (4.8)
Antenna weight		16 kg (35 lb)
Wind load at 42 m/s (94 mph) :	Frontal	533 N (120 lbf)
	Lateral:	246 N (55 lbf)
	Rear:	464 N (104 lbf)
Survival wind speed		60 m/s (134 mph)
Colour radome		Light Grey, RAL 7035
Radome material		ASA

## Mounting hardware:

Mounting bracket		2
Bracket weight (complete)		4.5 kg (10 lb)
Pole diameter		45-120 mm (1.8-4.7 in)
Tilt bracket		0°-5° mechanical

T-MOBILE / WATER TANK LAMBERT Park



CONSTRUCTION PLAN KEYED NOTES

- 1 LEASE AREA LINE REFER TO SHEET 6-1 FOR ADDITIONAL INFORMATION (7'x11')
- 2 CONCRETE PAD (8'x12) SEE SHEET 6-4 FOR DETAILS
- 3 PRIMARY BASE TRANSMITTER STATION (BT3) LOCATION (PROVIDED BY T-MOBILE)
- 4 FUTURE PRIMARY BASE TRANSMITTER STATION (BT3) LOCATION (PROVIDED BY T-MOBILE)
- 5 100' STEEL ANTENNA SUPPORT STRUCTURE
- 6 20' SPOTLIGHTS W/ 2 HR. TIMERS MOUNTED ON 6' METAL POLES SEE SHEET 6-2 FOR LIGHT LOCATIONS
- 7 3 - PCS ANTENNAS (PROVIDED BY T-MOBILE)
- 8 COAXIAL CABLEING TO ANTENNAS (PROVIDED BY T-MOBILE) SEE RF DATA SHEET SEE DETAIL 6-6-5
- 9 12' WIDE CHAIN LINK GATE
- 10 DEBARICATION CABINET
- 11 8' HIGH CHAIN LINK FENCE
- 12 2 MICROWAVE DISH
- 13 PROPOSED TANKS
- 14 REMOVE EXISTING - REPLACE WITH LIKE ANTENNAS

02/26/2015

DRAWN BY: DJ (JEG)  
DAREN JOHNSON

FILE: T-MOBILE/ALPINE

REVISIONS

DATE	DESCRIPTION	INITIALS

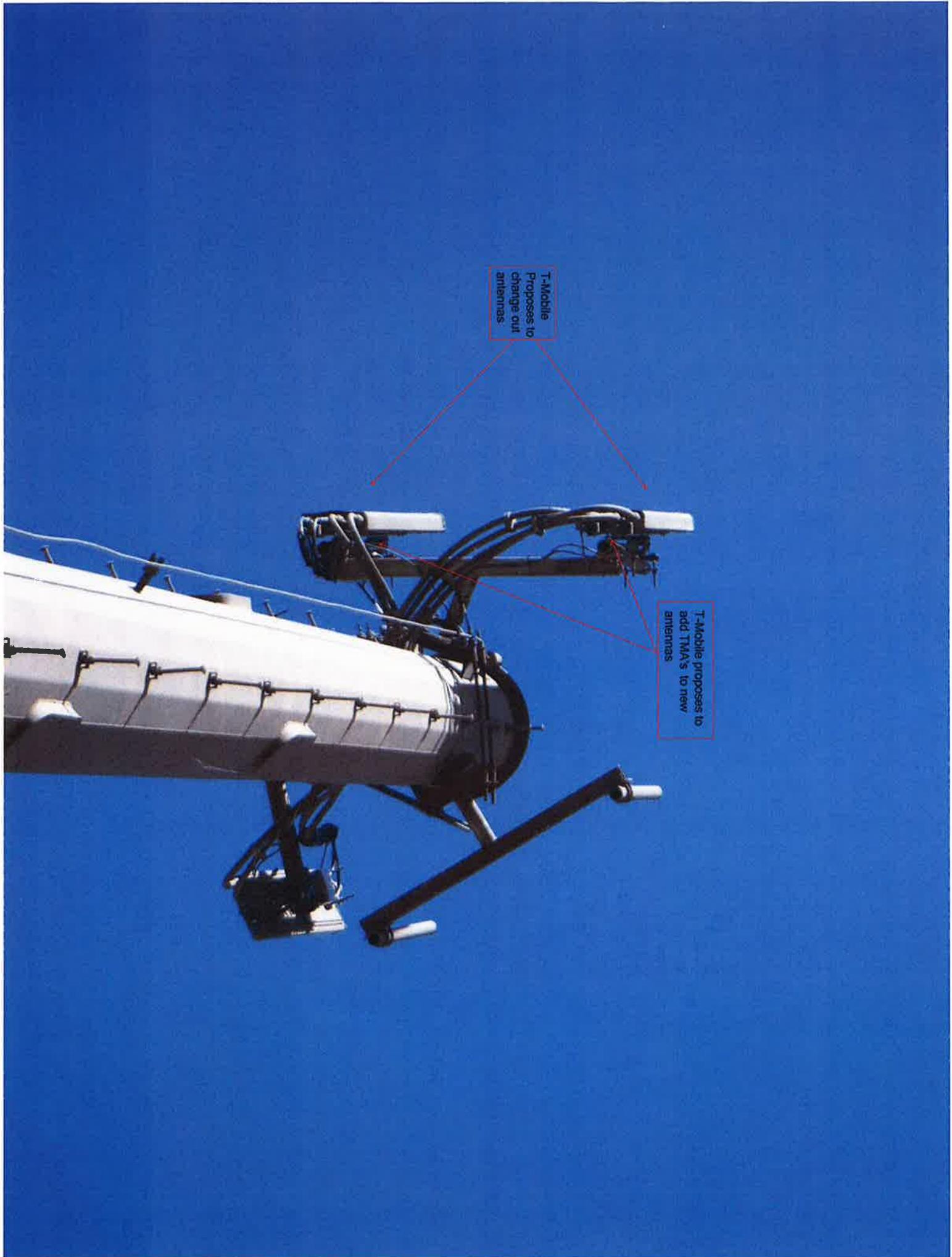
NOT VALID UNLESS SIGNED

T-Mobile

121 WEST ELECTION ROAD  
SUITE 390  
DRAPER, UT 84020

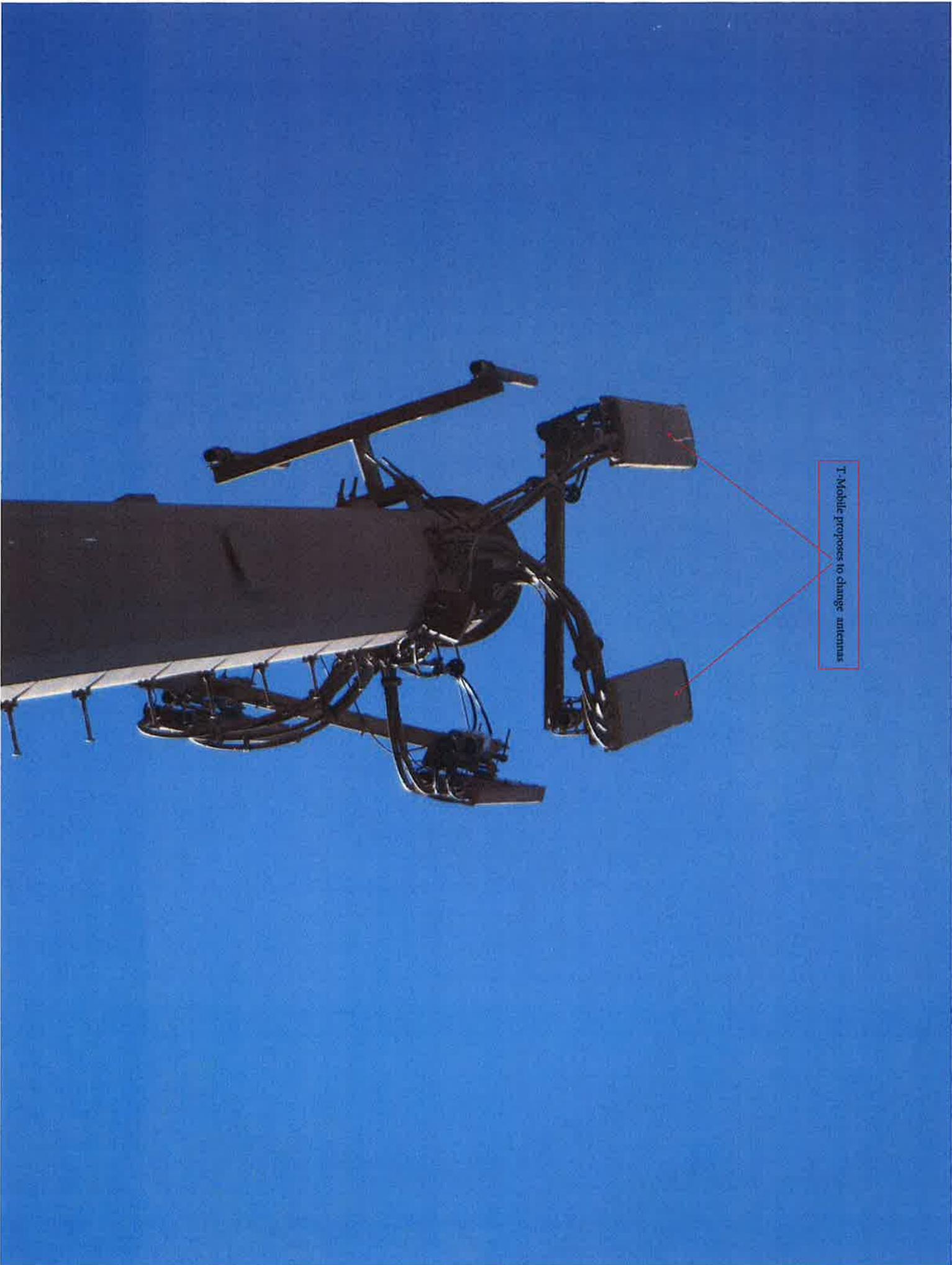
SITE NUMBER:  
SL01621D  
ALPINE WATER TANK  
EAST BENCH  
ALPINE, UT 84004

a-3

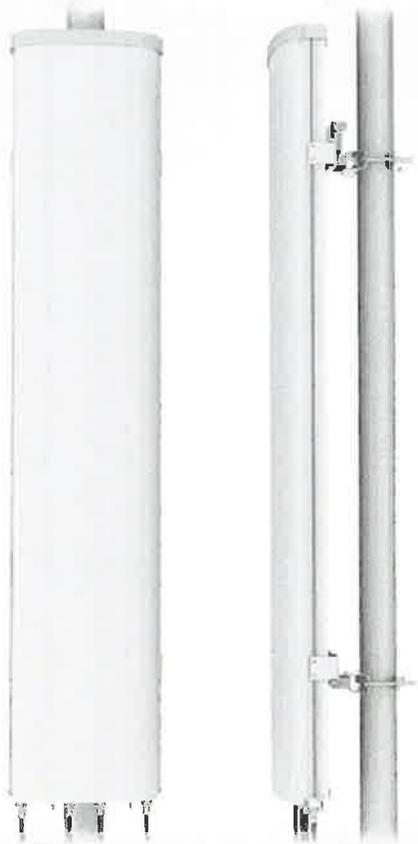


T-Mobile  
Proposes to  
change out  
antennas.

T-Mobile proposes to  
add TMA's to new  
antennas



T-Mobile proposes to change antennas



# CMA-BDHH/6521/E0-6

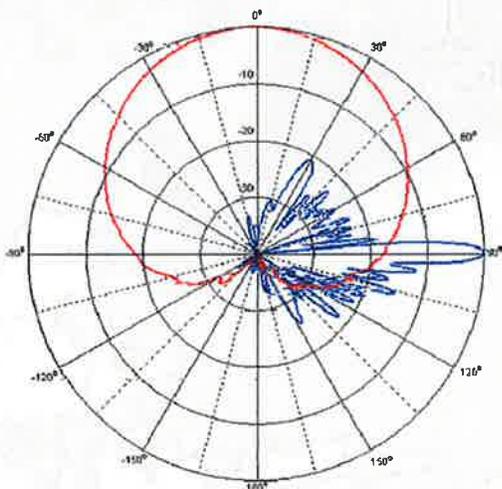
## GSM / CDMA: 1800, 1900 & 2100

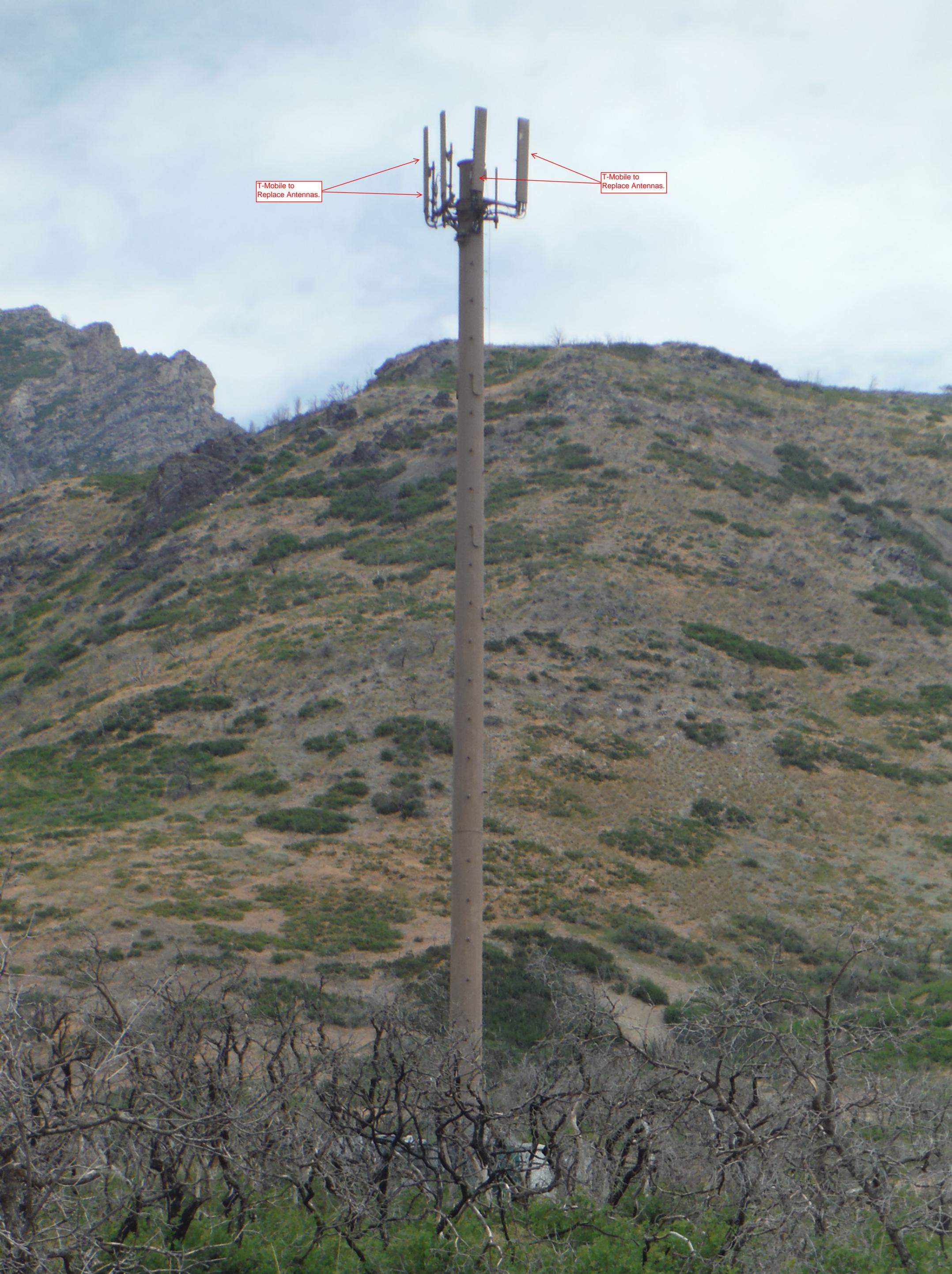
### Electrical specification:

Frequency range	1800:	1710-1880 MHz
	1900:	1850-1990 MHz
	2100:	1920-2170 MHz
Polarization		2 x Dual linear 45°
Gain	1800:	4 x 20.4 dBi
	1900:	4 x 20.8 dBi
	2100:	4 x 21.3 dBi
Horizontal = 3 dB beamwidth		65° 3°
Vertical = 3 dB beamwidth	1800:	4,6° 0,3°
	1900:	4,2° 0,2°
	2100:	3,9° 0,3°
Adjustable electrical downtilt		0° -6°
VSWR		<1,5:1
Horizontal beam peak		0° 3°
Horizontal tracking within 60°		< 2 dB
Isolation between inputs		>30 dB
Front to back ratio		>25 dB
First upper sidelobe suppression		>18 dB
First nullfill below horizon		<20 dB
Cross-polar discrimination		>20 dB
Inter modulation, IM3 (GSM)		>153 dBc@2x43 dBm
Inter modulation, IM7 (UMTS)		>163 dBc@2x43 dBm
Antenna Efficiency*		92 %
Nominal impedance		50 Ω
Max power per input		500 W

### Mechanical specification:

Connectors		4 x 7/16 female
Connector position		Bottom
Lightning protection		DC grounded
Height/Width/Depth mm (in)		2060 (81) / <403 (15) / <133 (5,2)
Antenna weight		28 kg (62 lb)
Wind load at 42 m/s (94 mph) :	Frontal	1098 N (246 lbf)
	Lateral	274 N (61 lbf)
	Rear:	1280 N (287 lbf)
Survival wind speed		60 m/s (134 mph)
Colour radome		Light Grey, RAL 7035
Radome material		ASA
<b>Mounting hardware:</b>		
Mounting bracket		2
Bracket weight (complete)		5,6 kg (12 lb)
Pole diameter		45-120 mm (1.8-4.7 in)
Tilt bracket		0°-5° mechanical





T-Mobile to  
Replace Antennas.

T-Mobile to  
Replace Antennas.

T-MOBILE  
PROPOSES TO  
ADD ANTENNAS  
ON EXISTING  
MOUNTS



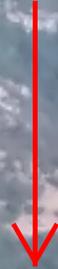
T-MOBILE  
PROPOSES TO  
ADD ANTENNAS  
ON EXISTING  
MOUNTS







**NEW COVERAGE AREA**



## ALPINE CITY COUNCIL AGENDA

**SUBJECT: Three Falls Ranch Secondary Access Road Operation**

**FOR CONSIDERATION ON: August 25, 2015**

**PETITIONER: Council Member Will Jones**

**ACTION REQUESTED BY PETITIONER: That the Council make a decision on the Three Falls Ranch secondary access road operation.**

**INFORMATION: The Council has two options regarding the Three Falls Ranch secondary access road. The first is to leave it open year around. The second is to have the developer put in crash gates on the section of road where the drop off is. Staff has asked the developer to make their recommendation to the Council. As soon as that recommendation is received it will be emailed to you.**

***RECOMMENDED ACTION: That the City Council decide if they want the Three Falls Ranch secondary access road be open year round or have crash gates installed on the southern section of the secondary access road where the drop off is.***

## ALPINE CITY COUNCIL AGENDA

**SUBJECT: Creekside Park Pavilion Reservation Fees**

**FOR CONSIDERATION ON: August 25, 2015**

**PETITIONER: Rich Nelson, City Administrator**

**ACTION REQUESTED BY PETITIONER: That the Creekside Park pavilion reservation fee be raised from \$75 dollars to \$100 dollars for non-residents and that the Consolidated Fee Schedule be amended to reflect this increase.**

**INFORMATION: Creekside Park is very popular park with residents and non-residents. The two pavilions on the south side of the park are popular. It is recommended that because of the number of non-residents who rent the pavilions that the price for the rental be increased.**

***RECOMMENDED ACTION: That the City Council increase the non-resident fee for Creekside Park pavilions to \$100 each and the Consolidated Fee Schedule be amended to reflect this change.***