



## ALPINE CITY COUNCIL PUBLIC HEARING and MEETING

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold a meeting on **Tuesday, April 12, 2016 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

**I. CALL MEETING TO ORDER\***

- A. Roll Call:** Mayor Sheldon Wimmer
- B. Prayer:** Roger Bennett
- 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. Minutes of the March 8, 2016 City Council Meeting**
- B. Bond Release - David's Court Plat F - \$44,963.50**

**IV. REPORTS AND PRESENTATIONS**

**V. ACTION/DISCUSSION ITEMS:**

- A. Oberee Annexation Proposed Development Agreement.** The City Council will consider the proposed development agreement for the proposed Oberee annexation.
- B. Oberee Annexation PUBLIC HEARING**
- C. Ordinance No. 2016-06 Oberee Annexation.** If the City Council has approved the Oberee annexation development agreement the Council will consider approving the Oberee annexation proposal.
- D. Consideration of the Sale of City Open Space to Doug Hall.** The City Council will decide if they are willing to consider the sale of City Open Space to Doug Hall.
- E. Approval of Lot #2 of Alpine Main Street Village.**
- F. Approval of Central Utah Project (CUP) and Alpine City Water Extension Agreement.** The City Council will consider approval of the CUP/Alpine City water extension agreement.
- G. Parks Building Architecture Bid Approval.** The City Council will consider approval of the bid to provide architecture services for the proposed new Parks building.
- H. Draft Tentative Budget.** Staff will present a draft of the tentative budget for discussion purposes.

**VI. STAFF REPORTS**

**VII. COUNCIL COMMUNICATION**

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

**ADJOURN**

\*Council Members may participate electronically by phone.

Sheldon Wimmer  
April 8, 2016

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.alpinecity.org](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmm/index.html](http://www.utah.gov/pmm/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 North Main, Alpine, UT**  
**March 8, 2016**

**I. CALL MEETING TO ORDER:** The meeting was called to order at 7:00 pm by Mayor Sheldon Wimmer. The following were present and constituted a quorum:

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

Mayor Sheldon Wimmer

Council Members: Ramon Beck, Roger Bennett, Lon Lott, Troy Stout participated by phone. Kimberly Bryant was not present.

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Alice Winberg

Others: Marianna Richardson, Melanie Ewing, Zach Kerr, Brian Kerr, Carla Merrill, Alex Broughton, Kedar Rugg, Terry Ferrell, Ethan Allen, Will Jones, Julie Peterson, Rob Schoen, Ryan Schoen, Linda Matheson, Richard Matheson, Robbie Swanson, Jess Jolley, Jim Higgins, Dawson Birchem

**B. Prayer:**

Ramon Beck

**C. Pledge of Allegiance:**

Jess Jolley

**II. PUBLIC HEARING**

Jim Higgins said he'd lived in Alpine for six months at 639 Alpine Boulevard. Since he'd been there, he'd noticed a problem with speeding on Alpine Boulevard, and had clocked an average speed of 45 mph. He said he would like to have a speed monitor sign on that road.

Shane Sorensen said the difficult thing was that they had speeding on most streets in Alpine. The City had four radar signs that they would be putting up, but Alpine Boulevard was not on the list. They were looking at school crossing areas. One of the difficulties in putting up the signs was that everyone wanted one on their street.

Sheldon Wimmer said usually the police were the best deterrent to speeding but they couldn't always be there.

Rich Nelson said he would let the chief of police know about speeding on Alpine Boulevard and put a speed trailer up there. He asked Mr. Higgins to email him with his phone number and address so he could contact the police chief.

**Eagle Scout Projects**

- Ryan Shoen said that for his Eagle Scout Project he wanted to repaint 35 fire hydrants and the curbs next to them. He'd already gotten approval from Ben Bailey, the fire marshal. He had a corporate sponsorship to pay for the paint. They would clean up any debris and paint the hydrants and curbs according to instructions and the city code. He provided a map showing where the hydrants were located
- Zach Kerr said he liked to ride bikes in Lambert Park with his father and had noticed that signs were missing or faded. For his Eagle project he would like to replace and redo some of the signs. He had met with the trail committee and had their approval. Troy Stout said he would like to see the signs uniform so when people put up new signs, they would look like they belonged there.
- Dawson Birchem said he had talked to Cal Christensen and Rich Nelson about improving the Bowery up by the rodeo grounds. He planned to sand the wood benches and repaint them and work on the fire pit. They would also be cleaning up some of the trails to make them easier to ride. Mayor Wimmer suggested they also spray for goat head stickers and vines while they were there.

Melanie Ewing said she lived on Watkins Lane. The City already had funds budgeted for an amphitheater but it was schedule for 2016 to 2017. She asked the Council to consider moving up the date so it was completed in time for

1 Alpine Days in 2016. Shane Sorensen said money was not the issue. It was a matter of time and when the public  
2 works employees could fit it into the schedule.

3  
4 Will Jones reminded the Council that they had planned to patrol Lambert Park to curtail illegal use of the trails by  
5 motorized vehicles. He said in the last two days, citizens had stopped a motorcycle and a truck that were on  
6 restricted trails. He said that if they could stop the illegal use now, it would save a lot of hassle in the summer.

7  
8 Sheldon Wimmer said he'd been up there on Saturday and was surprised to see the number of motorcycles. The park  
9 was getting hammered

10  
11 Troy Stout said that 6 to 8 months ago the Council had voted to observe the park see if people would adhere the  
12 regulations about where motorized vehicles could go. The City had committed funds to increase patrol in the park  
13 for a time so the police could pull people over and educate them about the proper use. It sounded like it was not  
14 getting better. They would be faced with the choice of banning motorized vehicle use on the trails altogether or  
15 losing the park.

16  
17 Jason Bond said there were also violations in other areas of public open space. In the Willow Canyon open space  
18 kids were building BMX ramps.

19  
20 Linda Matheson said she lived in Lindon City but she and her family enjoyed riding bikes in Lambert Park. She said  
21 she was interested in giving back to the community of Alpine and was experienced in fund raising. She offered to do  
22 some fund raising to help make improvement in Lambert Park. Rich Nelson asked her to email him with her contact  
23 information.

24  
25 Sheldon Wimmer said he had spoken with Ken Murdock from Draper City and they were very excited about  
26 connecting to the proposed trails in Three Falls.

### 27 28 **III. CONSENT CALENDAR**

#### 29 30 **A. Approve the minutes of February 23, 2016**

31  
32 **MOTION:** Ramon Beck moved to approve the minutes of February 23, 2016. Lon Lott seconded Ayes: 4 Nays: 0.  
33 Ramon Beck, Roger Bennett, Lon Lott, Troy Stout voted aye. Motion passed.

34  
35 **B. Purchase of a new service truck:** Shane Sorensen said the old truck was getting worn out and they  
36 were proposing to purchase a new truck for the public works department. The final cost would be \$50,043. 40. They  
had \$50,000 in the budget to put toward a new truck. The old truck would be sold as surplus.

37  
38 **MOTION:** Lon Lott moved to approve the purchase of a new service truck and put the old truck up for surplus  
39 sale. Roger Bennett seconded. Ayes: 4 Nays: 0. Lon Lott, Roger Bennett, Ramon Beck, Troy Stout voted aye.  
Motion passed.

### 40 **IV. REPORTS AND PRESENTATIONS**

41  
42 **A. Monthly Financial Report:** Finance officer Alice Winberg reviewed the financial report. She said the  
43 city was either on target with what the revenue they had budgeted or had surpassed it. Overall the City was in very  
good financial shape.

44  
45 Ramon Beck asked how the City handled unpaid utility bills. Alice Winberg said they went to Bonneville for  
collection, although if the bill was still open Bonneville wouldn't deal with those.

### 46 **V. ACTION/DISCUSSION ITEMS**

47  
48 **A. North Point View Plat B - Revised Preliminary and Final Plat:** Jason Bond said Plat B of North  
49 Point View was located in the area north of Heritage Hills Drive and consisted of 33 lots on approximately 30 acres  
50 in the CR-40,000 zone. It was a PRD with open space and trails. He said North Point View had received preliminary  
approval in 2004 and three lots in Plat A were given final approval and developed. Plat C would have ten lots when

1 it was developed. He said the developer proposed to revise the preliminary plat to reroute the road. The revised road  
 2 alignment would improve the design and would be beneficial to the City in terms of drainage, snow removal, and  
 3 installation of utilities in the road. The developer also wanted to run a five-foot trail along the north side of the  
 4 subdivision which would connect to the trail in Heritage Hills, Plat C. There would be trailhead parking with a view  
 5 of the valley. Mr. Bond said the Planning Commission had approved the revisions to the preliminary plat, and  
 6 recommended approval of the final plat.

7 Shane Sorensen said he supported the revisions on the plat. They were an improvement and made much more sense.

8 Roger Bennett asked if the road would still have 26 feet of asphalt. Shane Sorensen said it was originally approved  
 9 with 26 feet of asphalt in a 54 foot right-of-way, but that had been changed. Will Jones said they were going to have  
 10 30 feet of pavement with curb and gutter on both sides of the road and sidewalk on one side of the road. There were  
 11 no homes fronting on that section of road.

12 Troy Stout asked if the pressurized irrigation system could support the additional lots. Shane Sorensen said it could,  
 13 and added that the same number of lots was actually approved in 2004 but it was not recorded at the time because of  
 14 the road configuration. With approval of Heritage Hills Plat C, it made it possible to move forward. Regarding  
 15 pressurized irrigation, he said that should improve when construction was done on the Oberre annexation. Roger  
 16 Bennett noted that the developer would be bringing in water rights to serve his development.

17 Shane Sorensen said the Planning Commission had recommended that the streetlights be directed downward since  
 18 the hillside subdivision would be visible from other areas of Alpine, however the City standards didn't include  
 19 downward facing street lights. He said that would have to amend the standards or adjust the lights according to the  
 20 current standards to minimize light pollution.

21 Roger Bennett asked about increasing the size of the PI boxes. Shane Sorensen said they were going to be installing  
 22 larger boxes.

23 **MOTION:** Roger Bennett moved to approve the final plat for North Point View, Plat B with the following  
 24 conditions:

- 25 1. The developer correct redlines on the plat
- 26 2. The developer meet the water policy
- 27 3. The developer provide a cost estimate for a Bond Letter
- 28 4. The developer provide a geotechnical report addressing construction of the roads and utilities
- 29 5. A five foot trail easement go through the north side of Lots 10, 12, and 13
- 30 6. The developer work with Shane Sorensen on the street light to minimize how visible the lights  
 31 would be from other areas in Alpine.

32  
 33 Ramon Beck seconded. Ayes: 4 Nays: 0. Roger Bennett, Ramon Beck, Lon Lott, Troy Stout voted aye. Motion  
 34 passed.

35  
 36 **B. Ordinance No. 2016-05, Ban on Smoking and E-cigarettes in Alpine City Parks:** Rich Nelson said  
 37 the County Health Department had for some time wanted the cities to adopt an ordinance banning smoking and e-  
 38 cigarettes in city parks and public places.

39  
 40 Lon Lott said he had attended a meeting with the Utah County Health Department on clean air. He was impressed  
 41 with the large number of youth at the meeting who were concerned about the impact on e-cigarettes on the air.

42 Troy Stout said he had noticed a large increase in the use of e-cigarettes and supported the ordinance.

43 **MOTION:** Troy Stout moved to adopt Ordinance No. 2016-05 banning smoking and e-cigarettes in Alpine City  
 44 Park. Ramon Beck seconded. Ayes: 4 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Lon Lott voted aye.  
 45 Motion passed.

46 **C. Access to Property Agreement with Comcast.** Rich Nelson said that at the last meeting they had  
 47 talked about putting antennae on City Hall and City Shops so the staff at City Shops could access the records on the

1 computer system at City Hall. But the IT department from Executech said it wouldn't work because there were too  
 2 many trees in the way. Mr. Nelson said he had looked into running fiber with Centracom but it was too expensive.  
 3 He said the agreement with Comcast would allow them to explore some possibilities to allow communication  
 4 between the two buildings and put together a system. It would cost the City about \$150 a month.

5 **MOTION:** Ramon Beck moved to approve the agreement with Comcast. Roger Bennett seconded. Ayes: 4 Nays:  
 6 0. Ramon Beck, Roger, Bennett, Lon Lott, Troy Stout voted aye. Motion passed.

7 Troy Stout left the meeting.

## 8 VI. STAFF REPORTS

9 Jason Bond

- 10 • Jason Bond said the City was working with the Alpine Recovery Lodge about the sign they wanted to put up. It  
 11 was a unique situation since it wasn't a business and it was difficult to know how to apply the sign ordinance.  
 12 The Lodge wanted people to be able to find the place.
- 13 • He reported that he had talked to a salesman who called about signing the city up for an online city map service  
 14 which would be available on the website for citizens to use. It had the capability of layering different features  
 15 onto the map and zooming in on them throughout the city. The initial setup cost was \$1,500 and the monthly  
 16 maintenance fee was \$150. He said he could see some benefits to the service but it was not a necessity. Shane  
 17 Sorensen said the utilities would not be on the map because that could be a security issue. Sheldon Wimmer  
 18 said he'd seen about five or six other groups offering the same service and they might want to research what was  
 19 the most economical. Roger Bennett asked if the service provided anything they couldn't already access. Jason  
 20 Bond said it was more interactive and slicker. Mr. Bennett asked how many times people accessed the maps on  
 21 the webpage. If no one was using it, why have it? Ramon Beck asked if it was information that people actually  
 22 needed.

23  
 24 Shane Sorensen

- 25 • He reported that he had received a new updated FEMA map in the mail that day. FEMA started updating  
 26 the map about ten years ago. The most current map the City was 1983. He said the updated map would be  
 27 beneficial to people in the city who had to have flood insurance because it had more detail. Elevation  
 28 certificates would be required when homes were built near the flood plains.
- 29 • Radar speed signs. He said that when they started the process, Don Watkins thought it would be good to  
 30 have the signs on the downhill roads. They planned to have a signs on north Main Street, Grove Drive, 600  
 31 East, and on the straight-way on Ridge Drive. The signs would run on solar power and be similar to the one  
 32 on 100 South. If the Council was okay with the proposed locations, they would get them installed.
- 33 • They were planning to charge the PI system beginning the week of April 11th which was the week after  
 34 spring break. In the past there had been some leaks in people's sprinkler lines and their basements were  
 35 flooded when the PI was turned on because people had been gone for spring break. To avoid damage, they  
 36 would delay starting up PI until after the break.
- 37 • In regard to watering restrictions, Shane Sorensen said he'd like to have the same schedule as previous  
 38 years because it was a good habit for people to get into. Roger Bennett said he didn't want to push the issue  
 39 if there was plenty of water in the creeks because he didn't want to lose their allotment

40  
 41 Rich Nelson

- 42 • March 22nd was the night for the state caucus but the they had a City Council meeting scheduled for that  
 43 night. David Church said the state had either passed a law or was strongly encouraging cities not to hold  
 44 meeting on caucus nights. Lara Yamoda said she had a son on the Youth Council and they were supposed  
 45 to attend a City Council meeting on March 22nd. Rich Nelson said he would work with the Youth Council  
 46 to arrange another night.
- 47 • Mr. Nelson said he was very pleased with the work Jason Bond had done on updating the City's webpage.

48  
 49 David Church said the Oberee Annexation needed to be brought to a close. He had been in negotiations on the  
 50 Development Agreement. When that was completed the Council would need to hold a public hearing and pass an

1 ordinance. He said there had been some negotiation about the improvements on Grove Drive. The attorney for the  
2 developer felt that Mr. Church had gone farther on the language in the Agreement than the City Council had  
3 indicated so he wanted to know if the Council concurred with the terms he had defined in the Agreement. He  
4 proposed that the Agreement state the developer would pay for the cost of condemning the right-of-way for the road.  
5 The City would carry out the condemnation. He said the developer didn't want the obligation but Mr. Church felt it  
6 was in the best interest of the City to clarify the right-of-way for Grove Drive at the time of annexation so the City  
7 didn't have to deal with it later on. That was how it as done in other annexations. The City didn't want to inherit the  
8 county's problem. The Council indicated they agreed with that position  
9

10 Mr. Church said the City would also be requiring a right-of-way on the Josh James property. When the road was  
11 actually improved, the developer would pay for their proportional share of the improvements. Shane Sorensen had  
12 come up with a cross section that wouldn't impact properties on either side of the road very much. It showed 30 feet  
13 of pavement with curb and gutter on both sides and a five-foot sidewalk along one side.  
14

15 David Church said another issue that came up in negotiating Development Agreement was when the connection to  
16 Elkridge Lane would be made. The Resolution said the connection would be made when 30 lots were developed.  
17 Their attorney said that didn't include the five existing lots. It meant 30 new lots, which meant there would be a total  
18 of 35 lots before they made the connection. David Church pointed out that the traffic from 35 lots would be the same  
19 whether it was 35 new lots or 30 new lots and 5 existing lots, and dispersal of traffic was the reason they wanted the  
20 road connection.  
21

22 Mr. Church said there was another thing the attorney wanted to change. He was trying to put the responsibility of  
23 acquiring the offsite easements onto the City but he didn't think that was the intent of the Council. Mr. Church  
24 recommended that they not commit the City to acquiring easements for the developers to do their development. The  
25 Council agreed  
26

27 Mr. Church said that with the Council's permission, he would plan to have the Oberee annexation on the agenda for  
28 the April 12th meeting. They needed to notice the public hearing 7 days prior to the meeting.  
29

30 Lon Lott asked if there was progress on the Josh James annexation. Will Jones said that both the other property  
31 owners were interested in annexing into the City. He said he'd told them the City charged franchise taxes so they  
32 knew about that.  
33

34 David Church said he'd talked to the James' attorney and he felt that obtaining the right-of-way was a good idea.  
35 Shane Sorensen had also talked to the Josh James' land representative.  
36

37 **MOTION:** Lon Lott moved to adjourn. Ramon Beck seconded. Ayes: 3 Nays: 0. Ramon Beck, Lon Lott, Roger  
38 Bennett voted aye. Motion passed. Troy Stout was not present at the time of the motion.  
39

40 **VII. EXECUTIVE SESSION:** None held.  
41

42 The meeting was adjourned at 8:55 pm.  
43

ALPINE CITY  
 ESCROW BOND RELEASE FORM  
 Final Bond Release

BOND HOLDER

Thru Period Ending: April 6, 2016

David's Court Plat F  
 Location: Healey Boulevard  
 Original Bond

Item	Quantity	Units	120%		Total Cost	% Completed	% Completed	Total
			Unit Cost	Unit Cost		This Period	To Date	
Mobilization	1	L.S.	\$ 4,500.00	\$ 5,400.00	\$5,400.00	40%	90%	\$4,860.00
8" PVC Sewer 10'-12' Deep	651	L.F.	\$ 25.10	\$ 30.12	\$19,608.12	10%	90%	\$17,647.31
48" Sewer Manhole	4	Each	\$ 2,422.00	\$ 2,906.40	\$11,625.60	10%	90%	\$10,463.04
4" Sewer Laterals (40')	6	Each	\$ 975.00	\$ 1,170.00	\$7,020.00	10%	90%	\$6,318.00
10" DIP Water Line	481	L.F.	\$ 30.00	\$ 36.00	\$17,316.00	10%	90%	\$15,584.40
10" GV w/ Hot Tap	1	Each	\$ 1,383.00	\$ 1,659.60	\$1,659.60	10%	90%	\$1,493.64
Fire Hydrant Complete	2	Each	\$ 4,155.00	\$ 4,986.00	\$9,972.00	10%	90%	\$8,974.80
3/4" Water Laterals	6	Each	\$ 465.00	\$ 558.00	\$3,348.00	23%	90%	\$3,013.20
6" C-900 PVC Irrigation Pipe	438	L.F.	\$ 28.00	\$ 33.60	\$14,716.80	10%	90%	\$13,245.12
1" Pressurized Irrigation Laterals	6	Each	\$ 430.00	\$ 516.00	\$3,096.00	10%	90%	\$2,786.40
6" GV w/ Hot Tap	1	Each	\$ 1,527.00	\$ 1,832.40	\$1,832.40	10%	90%	\$1,649.16
6" MJ Plug	1	Each	\$ 350.00	\$ 420.00	\$420.00	10%	90%	\$378.00
Curb Inlet 2'x3'x4'	3	Each	\$ 3,500.00	\$ 4,200.00	\$12,600.00	10%	90%	\$11,340.00
15" RCP Storm Drain Main	272	L.F.	\$ 31.26	\$ 37.51	\$10,203.26	10%	90%	\$9,182.94
4' Junction Box	1	Each	\$ 2,500.00	\$ 3,000.00	\$3,000.00	10%	90%	\$2,700.00
60" Dia. Storm Drain Manhole	1	Each	\$ 2,750.00	\$ 3,300.00	\$3,300.00	10%	90%	\$2,970.00
24" HB Curb and Gutter	1052	L.F.	\$ 10.25	\$ 12.30	\$12,939.60	40%	90%	\$11,645.64
5' Sidewalk, 4" thick	1260	S.F.	\$ 2.71	\$ 3.25	\$4,097.52	90%	90%	\$3,687.77
ADA Ramps	2	Each	\$ 487.00	\$ 584.40	\$1,168.80	90%	90%	\$1,051.92
3" Asphalt	18887	S.F.	\$ 1.17	\$ 1.40	\$26,517.35	10%	90%	\$23,865.61
9" Roadbase hauled, placed, compacted	22029	S.F.	\$ 0.48	\$ 0.58	\$12,688.70	10%	90%	\$11,419.83
Dry Utility Trenching & Power Conduit	1052	L.F.	\$ 4.61	\$ 5.53	\$5,819.66	90%	90%	\$5,237.70
Utility Sleeve Trenching	60	L.F.	\$ 3.80	\$ 4.56	\$273.60	10%	90%	\$246.24
Gas Sleeve	60	L.F.	\$ 2.40	\$ 2.88	\$172.80	10%	90%	\$155.52
Phone Sleeve	60	L.F.	\$ 2.40	\$ 2.88	\$172.80	10%	90%	\$155.52
Erosion Control - Silt Fence	1095	L.F.	\$ 0.85	\$ 1.02	\$1,116.90	40%	90%	\$1,005.21
Stabilized Construction Entrance/Washout Area	12	TON	\$ 24.60	\$ 29.52	\$354.24	10%	90%	\$318.82
Inlet Protection	4	Each	\$ 80.30	\$ 96.36	\$385.44	10%	90%	\$346.90
Street Lights	1	Each	\$ 2,500.00	\$ 3,000.00	\$3,000.00	90%	90%	\$2,700.00
Subdivision monuments	2	Each	\$ 450.00	\$ 540.00	\$1,080.00	90%	90%	\$972.00
Street sign / traffic signs	2	Each	\$ 225.00	\$ 270.00	\$540.00	90%	90%	\$486.00
Mail Box	1	Each	\$ 1,500.00	\$ 1,800.00	\$1,800.00	90%	90%	\$1,620.00
As-Built as per city standards	1	L.S.	\$ 1,500.00	\$ 1,800.00	\$1,800.00	90%	90%	\$1,620.00
Construction Staking	1	L.S.	\$ 2,150.00	\$ 2,580.00	\$2,580.00	10%	90%	\$2,322.00
Testing, Cleaning, Inspections	1	L.S.	\$ 800.00	\$ 960.00	\$960.00	40%	90%	\$864.00
Traffic Control for Sewer Installation	1	L.S.	\$ 2,500.00	\$ 3,000.00	\$3,000.00	90%	90%	\$2,700.00
<b>TOTAL BOND AMOUNT</b>					<b>\$ 205,585.20</b>	<b>Amount Released to Date:</b>		<b>\$185,026.68</b>

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

Previously Released: \$ 140,063.18

This Release: \$44,963.50

Requested by Developer:

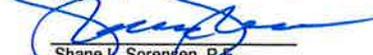
\_\_\_\_\_  
 Scott Dunn

\_\_\_\_\_  
 Date

Approved by Alpine City:

\_\_\_\_\_  
 Sheldon Wimmer  
 Mayor

\_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Shane L. Sorensen, P.E.  
 City Engineer

\_\_\_\_\_  
 4/6/2016  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 City Council  
 (by Charmayne Warnock - City Recorder)

\_\_\_\_\_  
 Date

## ALPINE CITY COUNCIL AGENDA

**SUBJECT: Oberee Annexation Proposed Development Agreement**

**FOR CONSIDERATION ON: April 12, 2016**

**PETITIONER: Paul Kroff**

**ACTION REQUESTED BY PETITIONER: That the City Council approved the suggested development agreement for the property included in the Oberee annexation request.**

**INFORMATION: The City Council has met with the developer, Paul Kroff, of the proposed Oberee annexation a number of times. A smart city always requires a development agreement between the developer of the proposed property to be annexed and the city to make sure the terms and conditions of the development are spelled out clearly in advance of the vote on whether the city should annex the property are not. David Church, city attorney, has acted as the lead negotiator with the principals of the proposed Oberee annexation on what terms and conditions were acceptable to the city based on the principles approved by the city council regarding this annexation and development. A copy of the redlined version of the agreement is attached. If a more refined version becomes available that version will be emailed to the Mayor and City Council members.**

***RECOMMENDED ACTION: That the City Council decide if the proposed development agreement is in the best interests of the city. If what the Council decides is acceptable to the petitioners then the City Council should approve the development agreement. If not, the Council should not approve the development agreement.***

## **ANNEXATION and DEVELOPMENT AGREEMENT**

THIS ANNEXATION AND DEVELOPMENT AGREEMENT (the "Agreement") is entered into effective as of the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2016 between ALPINE CITY, a Utah municipal corporation (the "City") and OBERRE ALPINE FARMS, LLC, a Utah limited liability company; STEVE ZOLMAN, an individual; and ZOLMAN HOLDINGS, LLC, a Utah limited liability company (collectively the "Applicants").

### **RECITALS OF FACT:**

- A. The City is a municipality and political subdivision of the State of Utah classified as a fifth class city under the provisions of Section 10-2-301, Utah Code Annotated. The City is located in Utah County, Utah.
- B. The Applicants are owners of approximately 179.579 acres consisting of property in Utah County. This property is more particularly described in Exhibit A hereto (the "Property"). The Property is contiguous to the northern boundary of the City and within an area proposed for municipal expansion under the Alpine City Master Annexation Policy Declaration.
- C. The Applicants have specifically requested that the Property, along with other property not owned by the Applicants, be annexed into the City, and the City Council, having considered the matter, is willing to annex the Property, only on certain conditions, as set forth herein.
- D. Unless otherwise specifically provided herein, future development of the Property is subject to and shall conform with this Agreement, as well as all of the ordinances, rules and regulations adopted by the City as of the date hereof, or which may be amended in the future, which do not conflict with this Agreement, including, but not limited to, the provisions of the Alpine City General Plan, the Alpine City Development Code (the "Development Code"), Alpine City adopted public infrastructure specifications and the Alpine City Municipal Code (collectively, the "Existing City Laws").
- E. The City is authorized to enter into annexation and development agreements in appropriate circumstances in order to promote orderly development of property within its boundaries, implement the Alpine City General Plan, and provide infrastructure and other benefits in connection with development.

### **AGREEMENT:**

NOW, THEREFORE, in consideration of the foregoing goals and objectives, the annexation of the Property to the City, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Applicants and the City, intending to be legally bound, agree as follows:

- 1. Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.
- 2. Conditions to Obligations.** The obligations of Applicants and the City hereunder are contingent upon and subject to the satisfaction of each of the following conditions.
  - 2.1. Annexation.** The Property shall have been annexed into Alpine City. The City acknowledges that Applicants have filed an annexation petition with the City and the City has accepted the petition and has held all public hearings required for consideration of the annexation. Should the annexation not occur because of a referendum or legal challenge, this Agreement and the annexation contemplated herein, shall be null and void.
  - 2.2 Zoning Designation.** When the Property is annexed into the City it shall be annexed into the CR-40,000 zone designation as described in the Alpine City zoning ordinances, subject only to the specific limitations on development of the Property contained in this Agreement.

**3. Limitations on Development.** Applicants agree in exchange for annexation into the City that the Property, which is specifically identified in Exhibit A hereto, shall be subject to the following limitations on development.

**3.1 Limitations on use of the Property.** The Applicants specifically agree that the Property shall be developed in the City only as a planned residential development (PRD) as defined and regulated by the Existing Laws of Alpine City.

**3.2 Limitation on number of lots to be developed on the Property.** The Applicants hereby specifically agree that the maximum total number of residential lots to be developed on the Property shall be calculated using the base density, as calculated in Exhibit E, for the CR-40 zone with no bonus density awarded for any public or private open space. In addition the Applicants agree that the existing Conservation Easement area on the Property shall not be included in calculating the base density for development.

**3.3 Limitation on the size of lots to be developed on the Property.** The Applicants further agree that no more than 20% of the lots to be developed shall be less than 30,000 sq. ft. in area, with no lot being smaller than 20,000 sq. ft. in area.

**4. City's Obligations.** Subject to Applicant's performance of its obligations hereunder, the City agrees as follows:

**4.1 Annexation.** The City agrees that it shall expeditiously proceed to adopt an ordinance annexing the Property into the City in accordance with the Annexation Petition and applicable law. The City further agrees that it will complete the annexation of the Property unless it is determined by a court of competent jurisdiction that the annexation fails to comply with the provisions of Utah's annexation statute, *Utah Code Ann 10-2-401 through 436*.

**4.2 Municipal Services.** The Property will receive the standard municipal services as part of this development including garbage, culinary water, pressurized irrigation, sewer, snow removal, police and fire protection subject to the payment of all use fees and charges of general application charged or levied therefore by the City. Any extension of utilities to the Property will be the responsibility of the Applicants. If the City elects to upsize any utilities and infrastructure above what is needed to serve the Property, City shall pay for the upsizing costs at the time of construction. ~~If actual construction costs for the offsite water line, Grove Drive and T intersection, and variable speed pump exceed the fees shown on Exhibit B, City shall execute reimbursement agreements with Applicants, or one of them, up to but not greater than the pressurized irrigation, street, and water fees that would be required for the project to be developed on the Property, at the rates described on Exhibit B.~~

**4.3 Use of Eminent Domain.** The City agrees that if the Applicants cannot, after reasonable efforts, acquire the rights of way for off-site road improvements, off-site water infrastructure or off-site sewer infrastructure that the City will be willing to use its power of eminent domain to acquire such rights of way subject only to the Applicants reimbursing to the City the full costs incurred, including land acquisition costs. If the City chooses not to use its powers of eminent domain then the Applicants shall be relieved of and released from any obligation created by this Agreement for those off-site improvements. For purposes of this provision the term off-site means off of the Property. Neither this Section 4.3 nor Section 5.4 shall obligate Applicants to obtain or acquire any right of way for purposes of the expansion of Grove Drive from third parties.

**5. Applicant's Obligations.** Subject to the performance by the City of its obligations hereunder, Applicant agrees as follows:

- 5.1 Annexation Fee.** Applicants have previously paid the annexation application fees in the amount of \$\_\_\_\_\_ to the City. As additional consideration for the annexation of the property, and to reimburse the City for the City's existing infrastructure capacity that will be used for the future development, and to pay for the annexed property's proportionate share of the future cost of new City infrastructure that will be necessary to provide services to the future development on the Property, the Applicants agree that they shall pay to the City an amount equal to the existing Alpine City impact fees even though these impact fees were calculated prior to the Property being annexed into the City. Applicants specifically agree that these fees are being paid as a bargained for contractual obligation in consideration of the annexation of the Property and not as an impact fee and that such fees are not subject to the appeal, accounting, or other provisions of the Utah Impact Fee Act. The amount of fees shall be in the amounts as set out in Exhibit B hereto.
- 5.2 Timing of Payment of Annexation Fees.** The annexation fees paid in lieu of impact fees shall be due and payable at the same time and contingent on the same event as if they were an impact fee.
- 5.3 Future Impact Fees.** The City agrees that the payment of the annexation fees paid in lieu of impact fees provided for in this agreement shall relieve the Applicants of any obligation to pay any of the City's impact fees existing at the date of this Agreement. However Applicant agrees that if the City should raise its impact fees or create a new impact fee in the future that is applicable to the City as a whole, that Applicants shall be responsible to pay the net increase in the impact fee or the new fee in the same manner that any other new development in the City would pay the fee.
- 5.4 Grove Drive Improvements.** Applicants hereby agree that they shall acquire and dedicate to the City the right of way necessary for the improvement of Grove Drive from \_\_\_\_\_ to \_\_\_\_\_ on land adjacent to the Property to allow the construction of the cross section for Grove Drive shown in Exhibit C hereto. This dedication shall be provided to the City prior to the City approving any new development on the Property. Applicants shall pay into the City the sum of \$\_\_\_\_\_ which shall be held by the City for use by the City to improve Grove Drive to the cross section shown in Exhibit C hereto. This sum represents the costs for half street improvements for the parcels 11:045:0137 and 11:045:0025 (both adjacent to Grove Drive but not owned by Applicants) and shall be paid prior to and as a condition of annexation any development. Applicants shall as a condition of any development on the Property improve the current 90-degree bend in Grove Drive to conform to the cross section shown in Exhibit D hereto.
- 5.5 Elk Ridge Lane.** The Applicants agree to connect any development on the Property to Elk Ridge Lane. This connection shall be completed prior to the development on the Property exceeding 30 platted lots. ~~excluding any existing platted lots on the Property as of the date of this Agreement.~~
- 5.6 Water Policy.** ~~The Applicants shall dedicate to the City \_\_\_\_\_ shares of Alpine Irrigation Company shares, to meet the City's water policy. The water shall be provided for the Property at the time of annexation and as a condition of annexation. The applicants shall not be required to dedicate any additional water shares at the time of development of the Property. At the time that the Applicants, or one of them, seek to record each subdivision plat for lots within the Property, Applicants shall dedicate water to the City, in accordance with the current section 4.7.23 of the Alpine City Code to meet the City's water policy. Any future changes in the City's water policy which might require a greater dedication of water for development of residential lots shall not apply to the development of lots within the Property.~~
- 5.7 Off-site Water Infrastructure.** Applicants shall be responsible to build and dedicate to the City any culinary and secondary water infrastructure necessary to extend the services to the Property. The necessary infrastructure shall be as determined by the Alpine City Culinary and

~~Secondary Water master plans and as required by the Alpine City Engineer. Applicants shall dedicate such infrastructure, rights of way and easements to the City at no cost to the City or rights of reimbursement from the City. Applicants shall be responsible to build and dedicate to the City any culinary and secondary water infrastructure necessary to extend the services to the Property. The necessary infrastructure shall be as determined by the Alpine City Culinary and Secondary Water master plans and as required by the Alpine City Engineer. Applicants shall dedicate such infrastructure to the City, which infrastructure shall be located within rights of way and easements owned by the City.~~

~~5.7~~

~~5.8~~ **Sewer.** The Applicants shall be responsible to build all off-site sewer mains and facilities necessary to provide service to the Property ~~and to but the City shall~~ acquire any rights of way and easements necessary for such facilities. Applicants shall dedicate such facilities ~~constructed and rights of way and easements constructed~~ to the City at no cost to the City or rights of reimbursement from the City.

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**6. Construction Standards and Requirements.** All construction shall be conducted and completed by a licensed contractor in accordance with the Existing City Laws and the terms of this Agreement. All required public improvements within the Property shall be constructed in accordance with the City's construction standards in effect at the time of construction and shall be dedicated to the City to the extent provided in the Existing City Laws. Prior to commencing any construction or development of any structures or other work of improvements to the Property, Applicants shall secure any and all permits to the extent required by the City under the Existing City Laws or by any other governmental entity having jurisdiction over the work. Applicants shall construct, or cause to be constructed, all improvements in conformity with all applicable federal, state and/or local laws, rules and regulations.

**7. Miscellaneous.**

**7.1. Interpretation.** The fact that one party or the other may have drafted the provisions of this Agreement shall not affect the interpretation of its provisions.

**7.2. Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

**7.3. Merger; Amendment.** This Agreement (together with all Exhibits hereto, which exhibits are hereby incorporated herein by reference) constitutes the entire agreement between the City and Applicants concerning the Property and supersedes all prior understandings, agreements or representations, verbal or written, concerning the Property. Except as expressly provided herein, this Agreement shall not be amended except in a writing signed by an officer of Applicant and by the Mayor of the City.

**7.4. Severability.** If any part or provision of this Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such adjudgement shall not affect any other part or provision of this Agreement except that part or provision so adjudged to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provisions shall be deemed valid to the extent of the scope or breadth permitted by law.

**7.5. Force Majeure.** Neither party hereto shall be liable for any delay or failure in the keeping or performance of its obligations under this Agreement during the time, and to the extent that any such failure is due to causes beyond the control and without the fault or negligence of the party affected, including, acts of God, acts of the United States Government or the State of Utah, fires, floods, strikes, embargoes or unusually adverse weather conditions. Upon the occurrence of any such cause, the party affected thereby shall promptly give written notice (setting forth full particulars) to the other party and shall promptly resume the keeping and performance of the affected obligations after such cause has come to an end. During the existence of such an event, each party shall bear its own cost resulting there from and the Term or any extension of

the Term shall be extended on a day-for-day basis. Each party shall make every reasonable effort to keep delay in performance as a result of such cause to a minimum.

- 7.6. **Agreement to Run with Land; Binding Effect.** This Agreement shall be recorded against the property and shall deem to run with the Property. This Agreement shall be binding upon and inure to the benefit of the City and Applicants, and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.
- 7.7. **Attorney's Fees.** In the event either party shall default in the performance of its obligations hereunder or litigation is commenced, the no breaching party, in addition to its other rights and remedies at law or in equity, shall have the right to recover all costs and expenses incurring by such no breaching party in connection with such proceeding, including reasonable attorney's fees.
- 7.8. **Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for who intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To: Oberre Alpine Farms LLC  
Zolman Holdings LLC  
Steve Zolman  
c/o Paul Kroff  
185 N. Pfeifferhorn Dr.  
Alpine, UT 84004

With a copy to: John Barlow, Esq.  
Mitchell, Barlow & Mansfield  
Boston Building  
9 Exchange Place  
Suite 600  
Salt Lake City, UT 84111

To the City: Alpine City  
20 North Main Street  
Alpine, Utah 84004

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions with this section.

- 7.9. **Headings.** The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.
- 7.10. **No Third Party Rights.** The obligations of Applicants set forth herein shall not create any fights in and/or obligations to any person or parties other than Applicant and the City unless otherwise specifically set forth herein.
- 7.11. **Further Documentation.** This Agreement is entered into by all parties with the recognition and anticipation that subsequent agreements implementing and carrying out the provisions of this Agreement may be necessary. The parties agree to negotiate in good faith with respect to all such future agreements.
- 7.12. **Enforcement.** The Applicants specifically agree that the City may enforce the terms of this agreement by denying the Applicants, or their successors or assigns, development approval for the Property. City agrees that Applicants may enforce the benefits and other provisions of this Agreement through seeking an injunction, writ of mandamus or specific performance.

**IN WITNESS WHEREOF**, the parties have executed this Agreement by their authorized representatives effective as of the date first above written.

“City”

Alpine City, a Utah municipal corporation

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Charmayne G. Warnock, City Recorder

State of Utah  
County of Utah

This instrument was acknowledged before me on \_\_\_\_\_ (date of acknowledgment) by Sheldon Wimmer as Mayor, of Alpine City, a Utah Municipal Corporation, and by Charmayne G. Warnock, City Recorder, on behalf of said corporation.

\_\_\_\_\_  
Notary Public in and for the State of Utah

(Notary's stamp here)

Approved as to form:

\_\_\_\_\_  
David L. Church, City Attorney

Applicant:

By: \_\_\_\_\_

State of Utah  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Utah

(Notary's stamp here)

“Applicants”

Oberre Alpine Farms, a Utah limited liability company

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Steve Zolman

Zolman Holdings LLC, a Utah limited liability company

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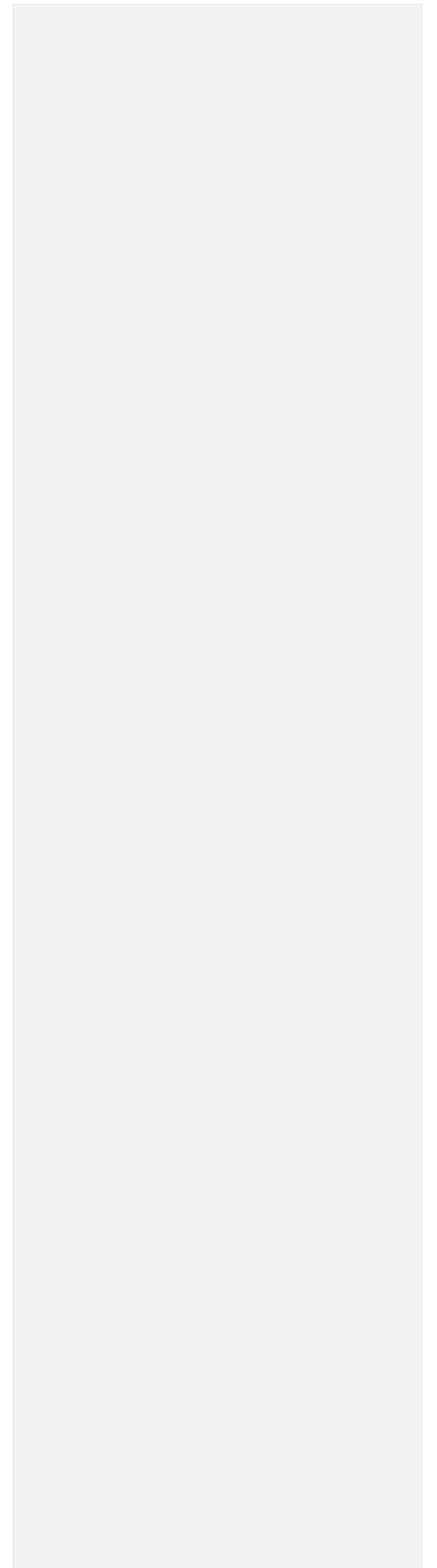


EXHIBIT A  
DESCRIPTION OF THE PROPERTY

<u>Parcel #</u>	<u>Acres</u>
11:006:0001	29.75
11:045:0044	29.42
11:045:0243	103.71
11:045:0182	2.858
11:045:0136	6.671
11:045:0057	1
11:045:0242	4.997
11:045:0138	1.11
<u>11:045:0181</u>	<u>0.063</u>
	179.579

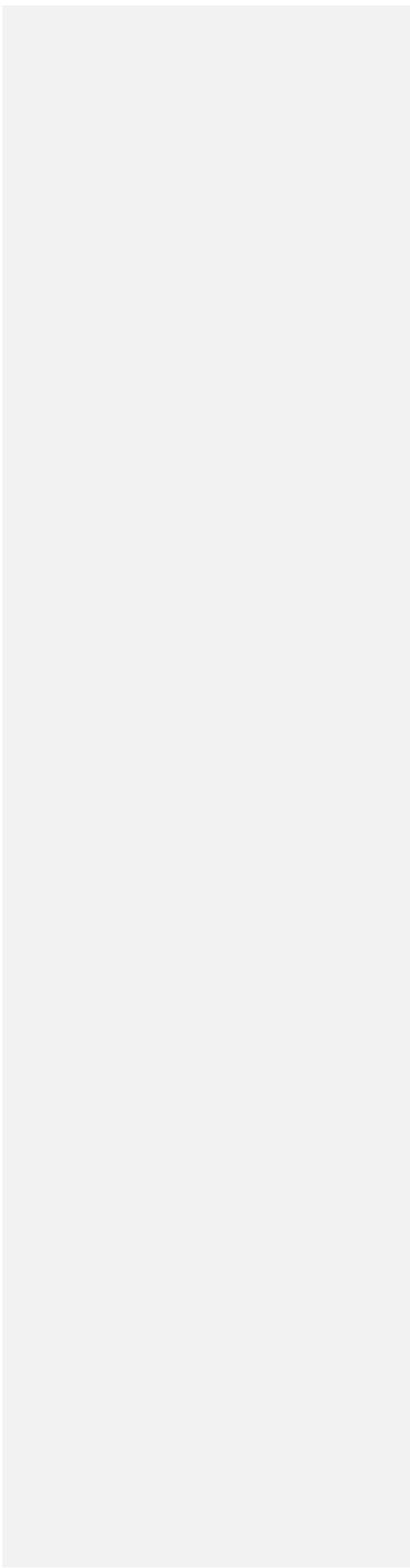


EXHIBIT B

LIST OF FEES DUE

**Impact Fees**

	Per Unit	Per SF	
Pressurized Irrigation		\$ 0.095	paid at building permit
Storm	\$ 800		paid prior to recordation
Street	\$ 1,183		paid prior to recordation
Park/Trail	\$ 2,688		paid prior to recordation
TSSD	\$ 2,475		paid at building permit
Water	\$ 1,123		paid at building permit
Sewer	\$ 493		paid at building permit
Sewer Fee	\$ 125		paid at building permit
Water Fee (3/4")	\$ 150		paid at building permit
PI Fee	\$ 550		paid at building permit

EXHIBIT C –GROVE DRIVE CROSS SECTION

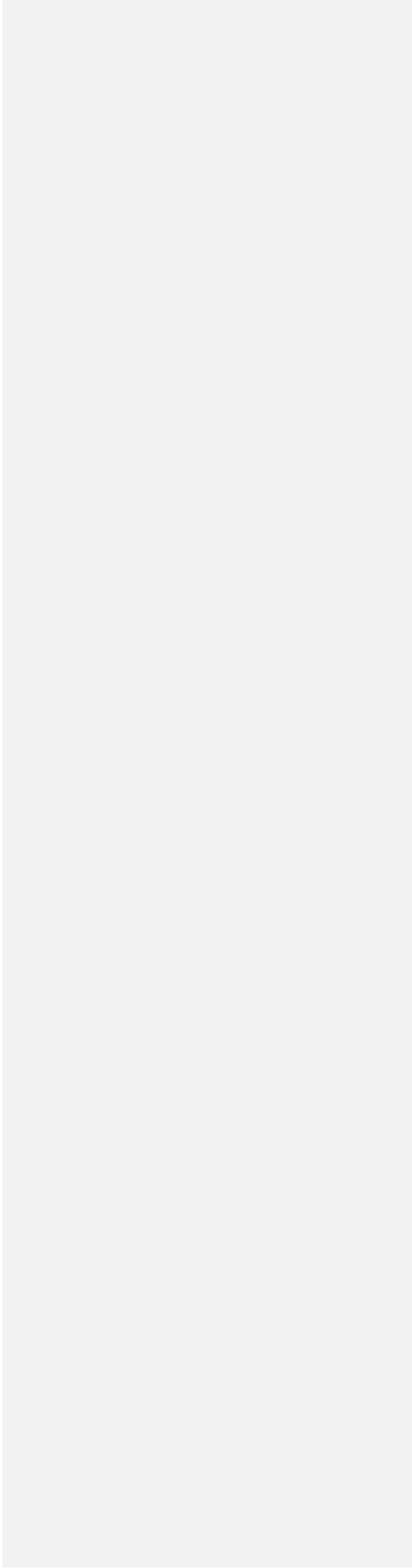


EXHIBIT D-90-DECREE BEND CROSS SECTION

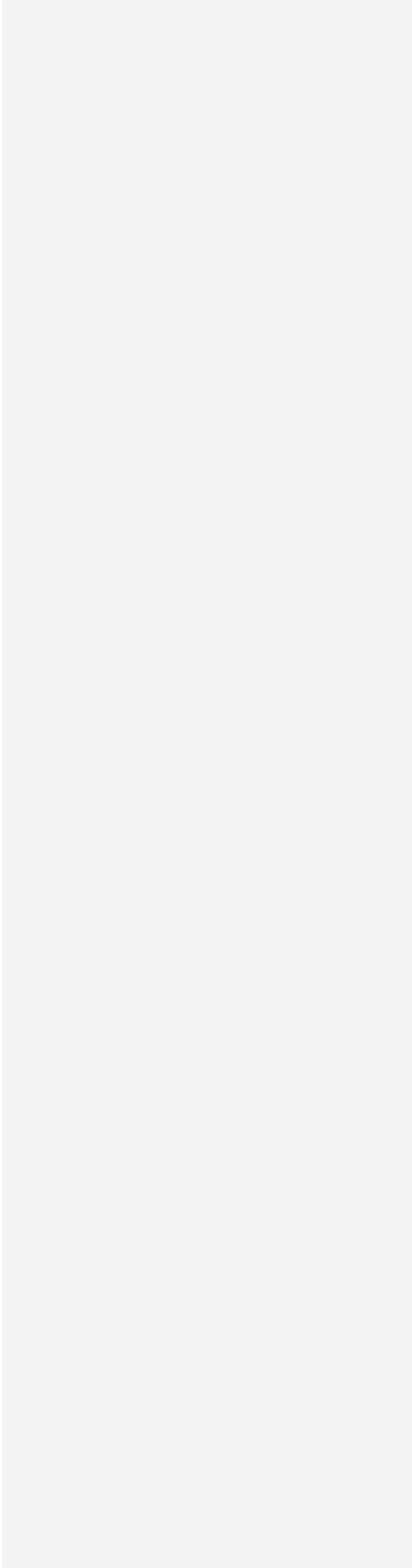


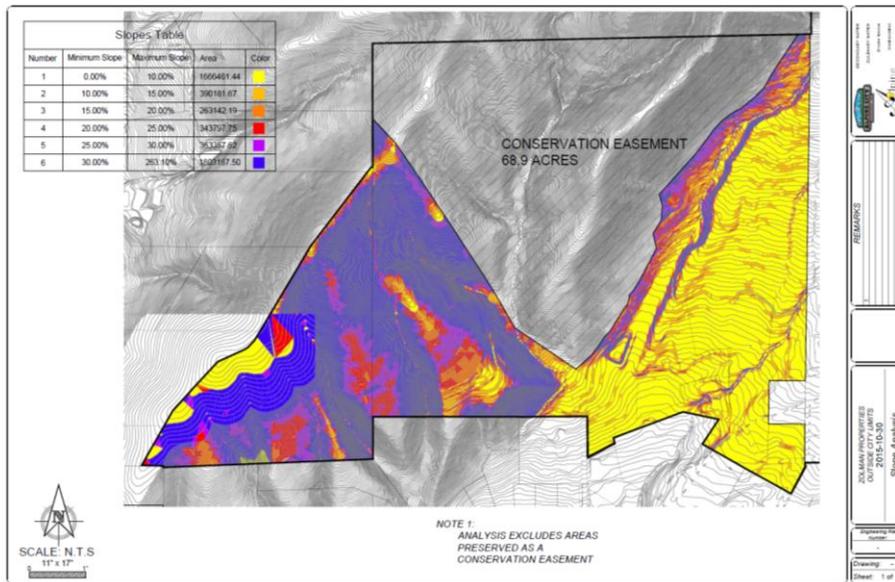
EXHIBIT E-SLOPE ANALYSIS

SLOPE ANALYSIS (BASED ON PRD FORMULA 3.9.5)



Name: Zolman Annexable Properties (Conservation Easement Area Excluded)  
 Date: October 30, 2015  
 Contours Used: 1999 Aerial flown contours

CR-40,000 Zone					
Acres	Acres	Total Square Feet			
Property	110.88	4,830,128.17			
<b>Zone Total Acreage</b>	<b>110.88</b>				
Slope Percentages	Percent Acres Within that range	SF within slope range	Acres within slope range	Required Acres per Lot	Allowed Lots for this range
0-9.99%	34.5%	1,666,461.44	38.26	1.00	38.26
10-14.99%	8.1%	390,181.67	8.96	1.50	5.97
15-19.99%	5.4%	263,142.19	6.04	2.00	3.02
20-24.99%	7.1%	343,797.75	7.89	3.00	2.63
25-29.99%	7.5%	363,357.62	8.34	4.00	2.09
30%+	37.3%	1,803,187.50	41.40	5.00	8.28
<b>Totals</b>	<b>100.0%</b>		<b>110.88</b>		
				<b>Base Density, Non-PRD</b>	<b>60</b>
				<b>Private Open Space (10% Max Bonus), PRD</b>	<b>66</b>
				<b>Public Open Space (25% Max Bonus), PRD</b>	<b>75</b>



## ALPINE CITY COUNCIL AGENDA

**SUBJECT: Ordinance No. 2016-06 Oberee Annexation**

**FOR CONSIDERATION ON: April 12, 2016**

**PETITIONER: David Church, City Attorney**

**ACTION REQUESTED BY PETITIONER: Approval of Oberee Annexation Petition**

**INFORMATION:** The City Council is reviewing the proposed Oberee Annexation Development Agreement. If they approve the development agreement then the Council will vote on whether they approve the Oberee Annexation Petition. If the Council does not approve the development agreement, then this a mute issue and will not be considered by the Council.

***RECOMMENDED ACTION:*** That if the Oberee Annexation Development Agreement is approved by the City Council then the Council should also vote to approve the Oberee Annexation Petition. If the City Council does not approve the development agreement then the issue is mute and no action needs to be taken on the Oberee Annexation Petition.

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Doug Hall Proposal to Acquire Alpine City Property**

**FOR CONSIDERATION ON: 12 April 2016**

**PETITIONER: Doug Hall**

**ACTION REQUESTED BY PETITIONER: Approve the Proposal**

**APPLICABLE STATUTE OR ORDINANCE: Section 3.16.4.2 (Open Space)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

Mr. Hall is interested in acquiring some Alpine City open space (Petersen Park) that is next to property located at 235 Paradise Lane. Staff has advised him to discuss this proposal with the City Council before public hearing is set for a Planning Commission meeting. See attached proposal from Mr. Hall.

TO: City of Alpine, Utah

FROM: Doug and Phyllis Hall

SUBJECT: Acquisition of Real Property  
Vicinity of 235 Paradise Lane, Alpine

## PROPOSAL

1. Setting. 235 East Paradise Lane, in Alpine, Utah, consists of a lot that is generally circular. It is surrounded by a field fence on three sides, the north, east and south up to the lane that leads into the lot; with an irrigation ditch running along the south side.

2. History/Background: Doug and Phyllis Hall purchased the home and lot at 235 Paradise Lane in July of 1993. At that time the field fence and ditch were in the same place as they are now. Also, at the time of the purchase of the Lot, there were but a few trees and only a small piece of lawn on the south side of the home. Over the next few years trees and grass were planted until, with maintenance and growth, the lot finally took on the landscape appearance it now has.

In 1993, on the north, where the homes along \*\* have now been built, was an old orchard. To the east a grove of trees, pasture and open fields stretched almost to the mountains. There was no development to the south except for a few older homes along Canyon Crest.

Beginning around 1996 the area began to be developed. First on the east side, then the north and then the southeast. This development caused a greater threat of flooding when runoff exceeded the ability of the irrigation ditch to handle the flow. Sometime in 1995 the City acquired the surrounding area and what has become known as the Peterson Park. This park surrounds the Lot on three sides – north, east and south. The City also caused a holding pond to be placed on the south to handle excess water runoff. North of the holding pond and south of the Lot is a berm with a control structure that limits, as needed, the flow of water into the irrigation ditch.

Running through the Park is a walking path that extends from the east end of Paradise Lane, around the south side of the park, north across the bridge in the Park, and then east to \*\*.

After pressurized irrigation came to Alpine, the Lot's access to this water comes from the hose bib set on the southwest side of the Lot where the lane enters the Lot.

3. The Subject Piece. Harvey and Vero Hutchinson own the home and lot just to the west of the 235 Paradise Lane on the south side of the lane. Recently, they entered into an agreement with the City to exchange frontage along Canyon Crest for a portion of Peterson Park to the east of their home. While this process was going on the Halls first discovered that a piece of ground on the southwest side of the lot, between the field fence that separates it from the Park and the irrigation ditch, was within the legal description of the Park and not within the legal description of the property acquired by the Halls. (Attached as an Exhibit is a copy of the Plat for the Silverleaf Subdivision showing the Lot outlined in blue and the subject piece in yellow.)

For all of these years the Halls thought this little piece was part of the Lot. They maintained this piece, planted a tree there among the other, older trees and kept the grass mowed. They also trimmed the long grass that grows along the fence line on the Lot side of the fence. (A cursory reading of the legal description for 235 Paradise Lane, which makes regular references to the line of the fence and line of the ditch, doesn't clearly define the actual property line.)

On the other hand, due to the geography of the area, being on the other side of the holding pond berm and the fence, it is practically impossible for the City to maintain the area; and it hasn't. The pressurized irrigation fixture for the Lot was placed on the Park's side of the boundary line. (The City, too, likely wasn't aware of the where the boundary line between the Park and Lot actually was.)

4. The bottom line is that this little piece of property, within the legal description that defines Peterson Park, is more a part of the Lot, by usage, by access, by view and by geography, than it is a part of the Park. The Halls now request that the City consider allowing the Halls to acquire this small piece of property from the City and making it, legally, a part of 235 Paradise Lane with the continuing responsibility of the Lot's owners to care for and maintain it.

Respectfully submitted this 30<sup>th</sup> day of November, 2015





SCALE: 1" = 100'

STATE PLANE COORDINATES

STA.	NORTHING	EASTING
1	768,514.488	1,924,801.800
2	768,504.400	1,924,852.739
3	768,274.756	1,924,182.739
4	768,274.872	1,924,287.889
5	768,311.887	1,924,759.221
6	768,285.488	1,924,689.584
7	768,068.979	1,924,244.258
8	768,023.818	1,924,358.631
9	768,012.193	1,924,434.768
10	768,072.489	1,924,434.588
11	768,080.812	1,924,884.887
12	768,092.959	1,924,884.194
13	768,204.608	1,924,884.889
14	768,197.854	1,924,884.709
15	768,197.941	1,924,757.241
16	768,249.154	1,924,757.201
17	768,194.482	1,924,621.872
18	768,187.759	1,924,571.889
19	768,142.319	1,924,429.818
20	768,248.818	1,924,429.818
21	768,201.558	1,924,384.292
22	768,302.828	1,924,438.317
23	768,441.189	1,924,429.188
24	768,488.293	1,924,372.811
25	768,488.293	1,924,889.549
26	768,411.889	1,924,889.549
27	768,381.889	1,924,889.549
28	768,208.276	1,924,889.549
29	768,258.628	1,924,889.549
30	768,182.828	1,924,119.337
31	768,192.787	1,924,125.888
32	768,159.834	1,924,133.211
33	768,152.187	1,924,142.897
34	768,088.828	1,924,141.218
35	768,844.754	1,924,118.878
36	768,828.282	1,924,889.744
37	768,889.717	1,924,878.858
38	768,889.559	1,924,852.745
39	768,889.184	1,924,841.328
40	768,889.847	1,924,825.519
41	768,889.559	1,924,809.787
42	768,844.979	1,924,809.136
43	768,877.889	1,924,852.556
44	768,877.889	1,924,838.182
45	768,818.889	1,924,848.768
46	768,818.662	1,924,838.884
47	768,877.889	1,924,809.498
48	768,744.889	1,924,148.839
49	182,844.282	1,924,211.546
50	768,889.879	1,924,871.289
51	768,427.992	1,924,871.289
52	768,427.992	1,924,871.289
53	768,427.992	1,924,871.289
54	768,427.992	1,924,871.289
55	768,427.992	1,924,871.289
56	768,427.992	1,924,871.289
57	768,427.992	1,924,871.289
58	768,427.992	1,924,871.289
59	768,427.992	1,924,871.289
60	768,427.992	1,924,871.289
61	768,427.992	1,924,871.289
62	768,427.992	1,924,871.289
63	768,427.992	1,924,871.289
64	768,427.992	1,924,871.289
65	768,427.992	1,924,871.289
66	768,427.992	1,924,871.289
67	768,427.992	1,924,871.289
68	768,427.992	1,924,871.289
69	768,427.992	1,924,871.289
70	768,427.992	1,924,871.289
71	768,427.992	1,924,871.289
72	768,427.992	1,924,871.289
73	768,427.992	1,924,871.289
74	768,427.992	1,924,871.289
75	768,427.992	1,924,871.289
76	768,427.992	1,924,871.289
77	768,427.992	1,924,871.289
78	768,427.992	1,924,871.289
79	768,427.992	1,924,871.289
80	768,427.992	1,924,871.289
81	768,427.992	1,924,871.289
82	768,427.992	1,924,871.289
83	768,427.992	1,924,871.289
84	768,427.992	1,924,871.289
85	768,427.992	1,924,871.289
86	768,427.992	1,924,871.289
87	768,427.992	1,924,871.289
88	768,427.992	1,924,871.289
89	768,427.992	1,924,871.289
90	768,427.992	1,924,871.289
91	768,427.992	1,924,871.289
92	768,427.992	1,924,871.289
93	768,427.992	1,924,871.289
94	768,427.992	1,924,871.289
95	768,427.992	1,924,871.289
96	768,427.992	1,924,871.289
97	768,427.992	1,924,871.289
98	768,427.992	1,924,871.289
99	768,427.992	1,924,871.289
100	768,427.992	1,924,871.289

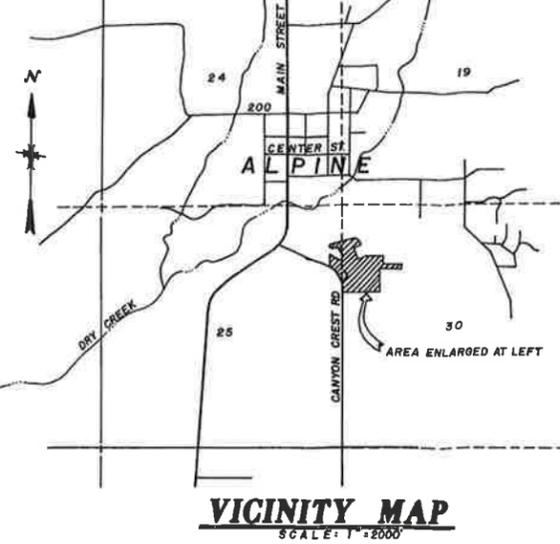


T TABLE

STA.	BEARING	DISTANCE	GRID DIST.
T1	S 74°58'08" E	119.14'	(119.11')
T2	S 68°58'36" E	117.19'	(117.18')
T3	S 37°39'51" E	23.87'	(23.86')
T4	S 22°59'14" E	25.94'	(25.93')
T5	S 15°38'23" E	28.72'	(28.71')
T6	S 8°49'56" N	52.28'	(52.18')
T7	S 39°05'52" N	39.02'	(39.81')
T8	S 41°48'43" N	31.48'	(31.39')
T9	S 48°25'39" N	29.53'	(29.52')
T10	S 52°18'43" N	26.44'	(26.43')
T11	S 87°42'53" N	11.43'	(11.43')
T12	N 78°23'41" N	16.89'	(16.88')
T13	N 89°12'26" N	38.18'	(38.15')
T14	N 47°38'21" N	185.91'	(185.88')
T15	N 77°34'23" N	57.95'	(57.93')
T16	S 72°14'08" W	13.44'	(13.44')
T17	N 89°57'45" N	1.98'	(1.98')

CURVE TABLE

STA.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	520.00'	12°42'57"	124.80'	N 87°12'27" E	124.80'
C2	95.00'	21°52'18"	19.47'	N 62°03'12" E	19.22'
C3	39.00'	40°00'00"	86.80'	S 29°34'28" W	86.78'
C4	15.00'	90°00'00"	23.56'	S 33°18'11" E	21.21'
C5	154.00'	8°04'18"	13.63'	S 31°22'48" E	13.63'
C6	154.00'	33°38'22"	88.65'	N 38°38'00" E	88.64'
C7	154.00'	25°41'05"	71.72'	N 61°08'30" E	71.68'
C8	108.00'	04°24'57"	38.38'	N 87°35'13" E	38.38'
C9	108.00'	81°00'25"	21.23'	N 89°48'00" E	21.23'
C10	15.00'	89°33'07"	23.44'	N 44°28'00" E	21.15'
C11	15.00'	30°26'53"	23.88'	N 49°31'48" E	21.38'
C12	1154.00'	81°01'42"	28.74'	N 88°45'28" E	28.74'
C13	1154.00'	84°09'39"	85.78'	N 87°38'27" E	85.78'
C14	186.00'	32°12'21"	57.34'	N 76°00'30" E	56.58'
C15	186.00'	32°14'59"	57.18'	N 87°12'42" E	56.38'
C16	15.00'	89°30'22"	21.88'	S 11°24'48" E	19.38'
C17	308.00'	12°59'51"	74.57'	S 43°12'24" E	74.41'
C18	308.00'	16°01'37"	89.38'	S 88°41'11" E	82.28'
C19	308.00'	11°09'08"	84.23'	S 17°04'48" E	84.13'
C20	208.00'	88°58'43"	42.38'	S 18°08'00" E	42.35'
C21	208.00'	38°20'00"	143.64'	S 25°35'30" E	141.28'
C22	278.00'	38°14'59"	142.34'	N 89°00'00" E	141.28'
C23	278.00'	18°15'00"	48.28'	S 88°17'31" E	48.24'
C24	15.00'	88°33'05"	23.21'	N 44°08'00" E	21.81'
C25	15.00'	81°01'42"	23.85'	N 45°51'31" E	21.42'
C26	15.00'	88°33'05"	23.28'	N 44°18'28" E	28.68'
C27	15.00'	81°22'52"	23.02'	N 45°43'33" E	21.47'
C28	15.00'	89°00'28"	21.73'	S 51°18'22" E	18.88'
C29	308.00'	04°11'38"	24.15'	N 89°18'11" E	24.15'
C30	15.00'	89°00'28"	21.73'	N 31°44'00" E	18.88'
C31	308.00'	25°28'38"	146.50'	N 69°38'50" E	145.35'
C32	308.00'	35°17'29"	289.01'	N 78°18'58" E	285.54'
C33	278.00'	49°29'12"	228.38'	N 38°19'58" E	228.73'
C34	225.00'	19°13'08"	75.48'	N 34°38'38" E	75.11'
C35	286.00'	82°38'25"	48.81'	N 38°44'15" E	45.81'
C36	308.00'	48°42'08"	245.81'	N 34°54'20" E	238.22'
C37	308.00'	89°17'37"	382.85'	N 48°00'15" E	341.13'
C38	308.00'	18°28'48"	55.57'	N 88°08'38" E	55.40'
C39	127.00'	85°38'45"	145.48'	N 81°38'23" E	137.59'
C40	127.00'	85°11'22"	180.88'	N 88°08'25" E	182.44'
C41	438.00'	28°18'24"	212.41'	S 49°23'13" E	218.38'
C42	438.00'	18°24'18"	148.12'	S 11°43'18" E	147.38'



VICINITY MAP  
SCALE: 1" = 2000'

SUBDIVISION ADDRESSES TABLE

LOT NO.	ADDRESS
1	521 S. RIDGE DRIVE OR
2	288 E. MAPLE DRIVE
3	213 E. MAPLE DRIVE
4	312 E. MAPLE DRIVE
5	352 E. MAPLE DRIVE
6	374 E. MAPLE DRIVE
7	395 E. MAPLE DRIVE OR
8	566 S. PONDEROSA DRIVE
9	528 S. PONDEROSA DRIVE OR
10	395 E. MAPLE DRIVE
11	335 E. MAPLE DRIVE
12	299 E. MAPLE DRIVE OR
13	511 S. RIDGE DRIVE
14	495 S. RIDGE DRIVE
15	455 S. RIDGE DRIVE
16	346 E. RIDGE DRIVE
17	378 E. RIDGE DRIVE
18	395 E. RIDGE DRIVE OR
19	448 S. PONDEROSA DRIVE
20	488 S. PONDEROSA DRIVE
21	415 S. PONDEROSA DRIVE OR
22	435 E. RIDGE DRIVE
23	395 E. RIDGE DRIVE OR
24	415 S. PONDEROSA DRIVE
25	385 E. RIDGE DRIVE OR
26	363 E. RED PINE DRIVE
27	352 E. RED PINE DRIVE OR
28	340 E. RIDGE DRIVE
29	502 S. PONDEROSA DRIVE (CITY PARK)
30	588 S. CANYON CREST ROAD (CITY PARK)
31	470 S. RIDGE DRIVE (CITY PARK)

BOUNDARY DESCRIPTION - CONTINUED -

COURSE	DISTANCE	REMARKS
S78°14'14" W	289.47'	
N00°02'35" W	2.60'	
S77°15'00" W	201.24'	
S00°12'00" W	77.14'	
S74°58'08" E	119.14'	
S65°58'36" E	117.19'	
S37°39'51" E	23.87'	
S22°59'14" E	25.94'	
S15°38'23" E	28.72'	
S08°49'56" N	52.28'	
S39°05'52" N	39.02'	
S41°48'43" N	31.48'	
S48°25'39" N	29.53'	
S52°18'43" N	26.44'	
S87°42'53" N	11.43'	
N78°23'41" N	16.89'	
N89°12'26" N	38.18'	
N47°38'21" N	185.91'	
N77°34'23" N	57.95'	
S00°12'22" E	262.71'	
N89°07'45" W	1.98'	
SOUTHEASTERLY	212.46'	ALONG THE ARC OF A 430.00' RADIUS CURVE RIGHT, CHORD BEARS S49°25'13" E - 210.30', Δ = 28°18'34"
N64°20'38" E	163.52'	
S33°11'47" E	120.03'	
S61°09'29" W	160.07'	
S00°33'16" E	148.11'	
		AREA = 22.403 ACRES

BOUNDARY DESCRIPTION  
COMMENCING EAST 174 FEET 8 NORTH 760.51 FEET FROM THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N89°57'22" E	185.00'	
N85°33'44" E	467.08'	
S89°14'54" E	187.42'	
N00°18'12" E	700.64'	
NORTHEASTERLY	23.85'	ALONG THE ARC OF A 150.00' RADIUS CURVE RIGHT, CHD. BEARS N45°51'37" E - 21.42', Δ = 91°06'49"
S88°34'58" E	475.41'	
N00°24'26" W	60.03'	
N88°34'58" W	350.46'	
N00°02'05" E	123.18'	
N89°57'55" W	136.50'	
S83°28'22" W	54.36'	
N89°57'55" W	136.50'	
N00°02'05" E	51.23'	
S68°00'19" W	146.07'	
S61°58'43" W	56.86'	
S60°13'52" W	150.00'	
N09°46'08" W	100.00'	
N24°04'17" W	55.81'	
N45°00'00" E	150.00'	
NORTHWESTERLY	75.46'	ALONG THE ARC OF A 225.00' RADIUS CURVE LEFT, CHORD BEARS N54°36'30" W - 75.11', Δ = 19°13'00"
N64°13'00" W	62.48'	- CONTINUED BELOW LEFT -

DATE: AUG. 03, 1995  
DATE: \_\_\_\_\_  
OWNER: Amy L. Patten

OWNERS' DEDICATION  
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.  
IN WITNESS WHEREOF WE HAVE HERETOFORE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 19\_\_\_\_.

Don C. [Signature] Taylor Homes  
Don C. [Signature] Taylor/Turner Properties L.C.

ACKNOWLEDGEMENT  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 19\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE SIGNED OFFICER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES \_\_\_\_\_

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Alpine Main Street Village Lot 2 Building Site Plan**

**FOR CONSIDERATION ON: 12 April 2016**

**PETITIONER: John Johnson**

**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 2 within the approved Planned Commercial Development known as Alpine Main Street Village. The designated building footprint is 3,536 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 2 stories with 3,463 square feet on the main floor and 3,114 square feet on the second floor.

### **PLANNING COMMISSION RECOMMENDATION:**

**MOTION:** Jason Thelin moved to recommend approval of the proposed Alpine Main Street Village Lot 2 Building Site Plan.

David Fotheringham seconded the motion. The motion passed unanimously 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: March 9, 2016

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

**Subject: Engineering Review**  
**Alpine Main Street Village Lot 2 Building Site Plan (John Johnson)**  
**45 West Main Street Court**

### **Background**

An office building is proposed to be located on lot 2 within the approved Planned Commercial Development known as Alpine Main Street Village. The designated building footprint is 3,536 square feet and is located in the Business Commercial zone.

A separate planning review will be provided which covers parking, zoning, location, landscaping, etc. All infrastructure for Lot 3 exists. All parking and lighting also exists. The water policy for this development was met at the time of recordation.

From an Engineering stand point, there are no concerns with this site plan.

### **RECOMMENDATION**

**The Engineering Department recommends approval of the proposed site plan**



Date: March 9, 2016

By: Jason Bond  
City Planner

**Subject: Planning and Zoning Review  
Alpine Main Street Village Lot 2 Building Site Plan (John Johnson)  
45 West Main Street Court**

### **Background**

The proposed office building is proposed to be located on lot 2 within the approved Planned Commercial Development known as Alpine Main Street Village. The designated building footprint is 3,536 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 2 stories with 3,463 square feet on the main floor and 3,114 square feet on the second floor.

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. 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 29 parking stalls for Lot 2. The off-street parking requirements for an office are as follows:

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

With the total square footage of the building (6,577 square feet), 26 parking stalls are required. The applicant would meet the parking requirement.

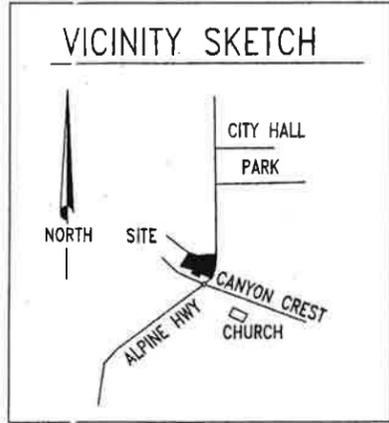
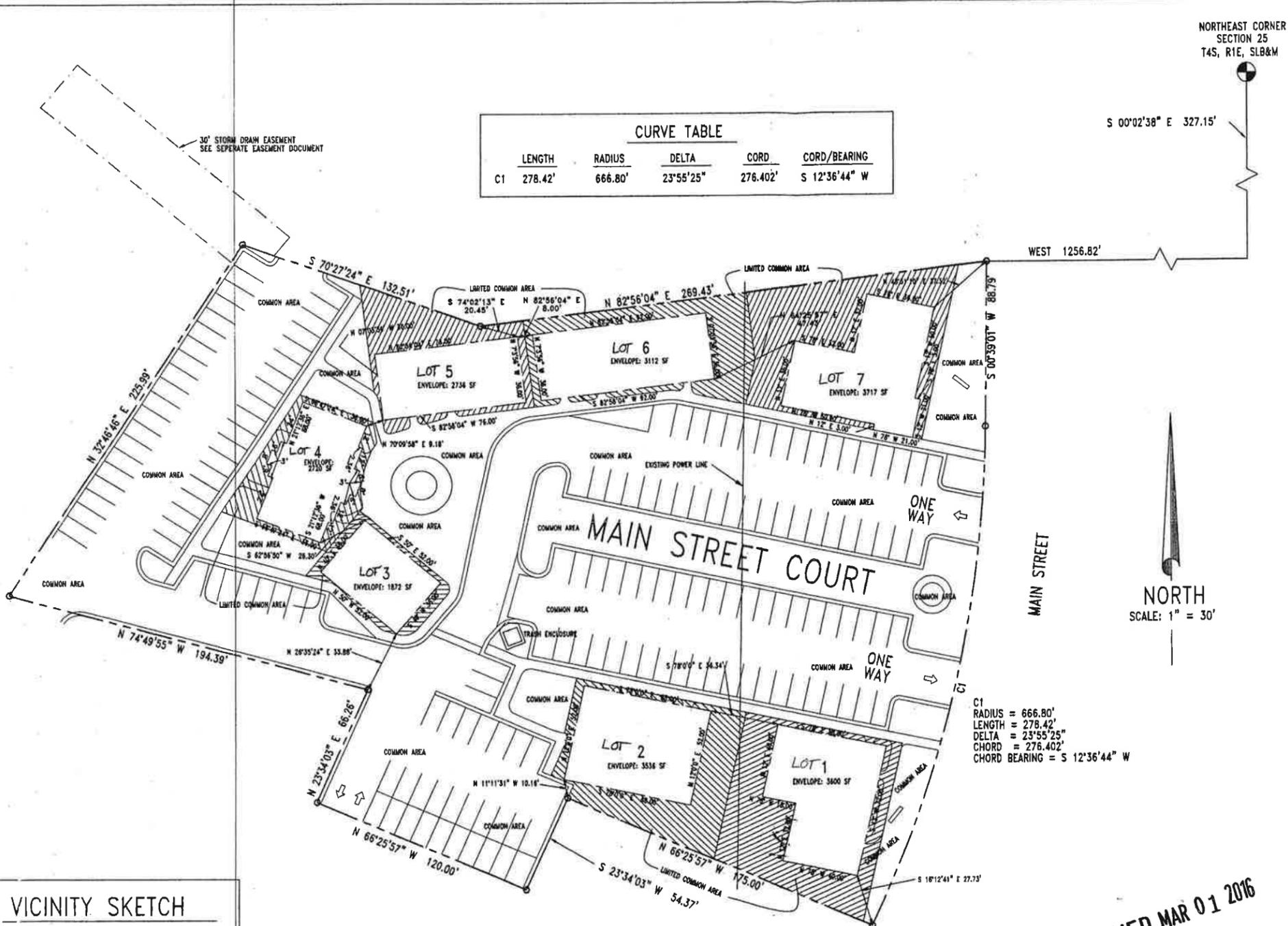
**Special Provisions  
(Section 3.7.8)**

- Trash Storage – A trash enclosure just northwest of Lot 2 is designated on the plat.
- Height of Building - The maximum height requirement of the building is no more than thirty four (34) feet. The height of the building from the finished grade to the highest point would be 30 feet 1 ½ inches.
- Landscaping - A landscaping plan was provided and approved with the original plat.
- Design - Preliminary architectural design drawings will be presented and reviewed by the Planning Commission at the meeting.

**RECOMMENDATION**

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

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



**ADDRESS TABLE**

BUILDING #	ADDRESS
1	25 WEST MAIN ST. COURT
2	45 WEST MAIN ST. COURT
3	65 WEST MAIN ST. COURT
4	75 WEST MAIN ST. COURT
5	60 WEST MAIN ST. COURT
6	40 WEST MAIN ST. COURT
7	20 WEST MAIN ST. COURT

**BLDG. ENVELOPE**

BUILDING 1 = 3600
BUILDING 2 = 3536
BUILDING 3 = 1872
BUILDING 4 = 2720
BUILDING 5 = 2736
BUILDING 6 = 3112
BUILDING 7 = 3717

TOTAL PARKING = 157

**PARKING TABULATIONS**

NUMBER OF PARKING SPACES ASSIGNED TO:
BUILDING 1 = 29
BUILDING 2 = 29
BUILDING 3 = 12
BUILDING 4 = 16
BUILDING 5 = 20
BUILDING 6 = 22
BUILDING 7 = 29

TOTAL PARKING = 157

RECEIVED MAR 01 2006

11310

ALL COMMON AND LIMITED COMMON AREA (DRIVES, WALKS, LANDSCAPED, ETC.) ARE PUBLIC UTILITY EASEMENTS

APPROVAL AS TO FORM  
 APPROVED AS TO FORM THIS 13<sup>th</sup> DAY OF APRIL A.D., 2005  
 [Signature]  
 CITY ATTORNEY

**SURVEYOR'S CERTIFICATE**

I, David V. Thomas, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 123212 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PRIVATE BUILDINGS AND COMMON AREA AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE: 12 MAY 13 2005  
 SURVEYOR: [Signature] (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS S 00°02'38" E 327.15 FEET AND WEST 1256.82 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M; THENCE

S 00°39'01" W 88.79'; THENCE  
 ALONG THE ARC OF A 666.80' RADIUS CURVE TO THE RIGHT 278.42'  
 (CURVE HAS A CENTRAL ANGLE OF 23°55'25" AND A CHORD BEARING OF S 12°36'44" W 276.40'); THENCE  
 S 12°36'44" W 276.40'; THENCE  
 N 66°25'57" W 175.00'; THENCE  
 S 23°34'03" W 54.37'; THENCE  
 N 66°25'57" W 120.00'; THENCE  
 N 23°34'03" E 66.26'; THENCE  
 N 74°49'55" W 194.39'; THENCE  
 N 32°46'46" E 225.99'; THENCE  
 S 70°27'24" E 132.51'; THENCE  
 N 82°56'04" E 269.43' TO THE POINT OF BEGINNING.

CONTAINING: 2.87 ACRES

**OWNER'S DEDICATION**

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE BUILDINGS, COMMON AREAS, TO BE HEREAFTER KNOWN AS MAIN STREET VILLAGE, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF UTILITY AGENCIES ALL COMMON AREAS AND EASEMENTS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS 27<sup>th</sup> DAY OF June, 2005.

SIGNED: [Signatures]  
 SIGNED: [Signatures]  
 SIGNED: [Signatures]

**ACKNOWLEDGEMENT**

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

ON THE 27<sup>th</sup> DAY OF June, A.D. 2005, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 10/27/2007 [Signature]  
 NOTARY PUBLIC

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF ALPINE CITY COUNTY OF UTAH, APPROVES THIS PLANNED UNIT DEVELOPMENT AND HEREBY ACCEPTS THE DEDICATION OF PARKING, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 27<sup>th</sup> DAY OF June, A.D. 2005.

[Signatures]  
 APPROVED: [Signature] CITY ENGINEER (SEE SEAL BELOW) ATTEST: [Signature] CLERK-RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 19<sup>th</sup> DAY OF April, A.D. 2005, BY THE ALPINE CITY CITY PLANNING COMMISSION

DIRECTOR - SECRETARY: [Signature] CHAIRMAN, PLANNING COMMISSION

**PLAT "A" 3RD AMENDMENT ALPINE MAIN STREET VILLAGE PLANNED COMMERCIAL DEVELOPMENT**

LOCATED IN THE NE 1/4 OF SECTION 25, T4S, R1E, SLB&M

SUBDIVISION ALPINE CITY, UTAH COUNTY, STATE OF UTAH

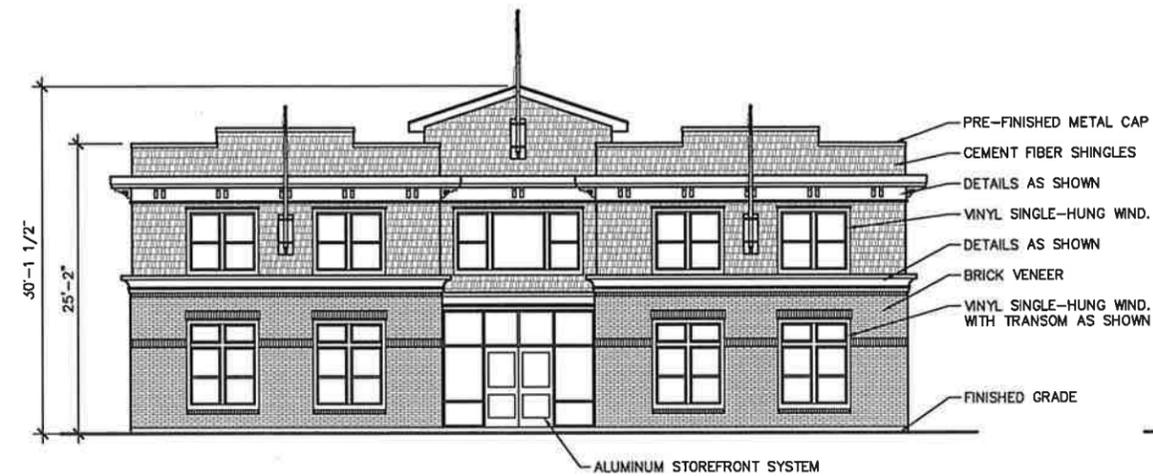
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL: [Seal]

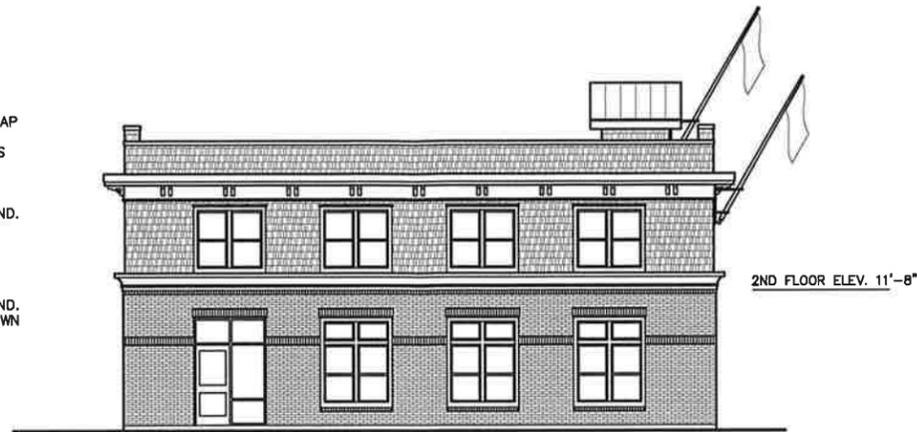
NOTARY PUBLIC SEAL: [Seal]

CITY ENGINEER SEAL: [Seal]

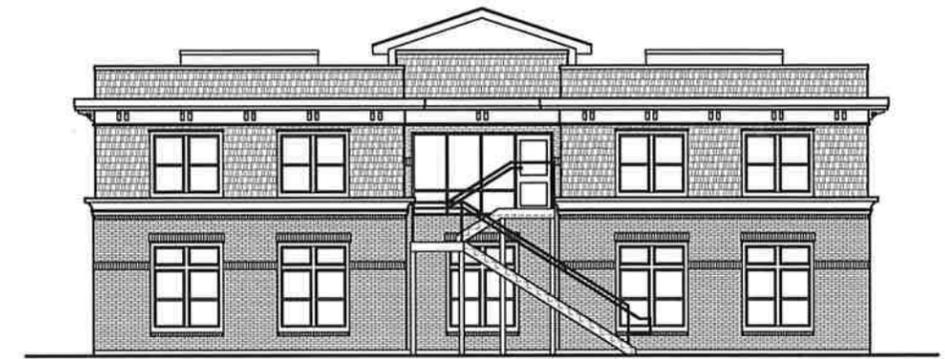
CLERK-RECORDER SEAL: [Seal]



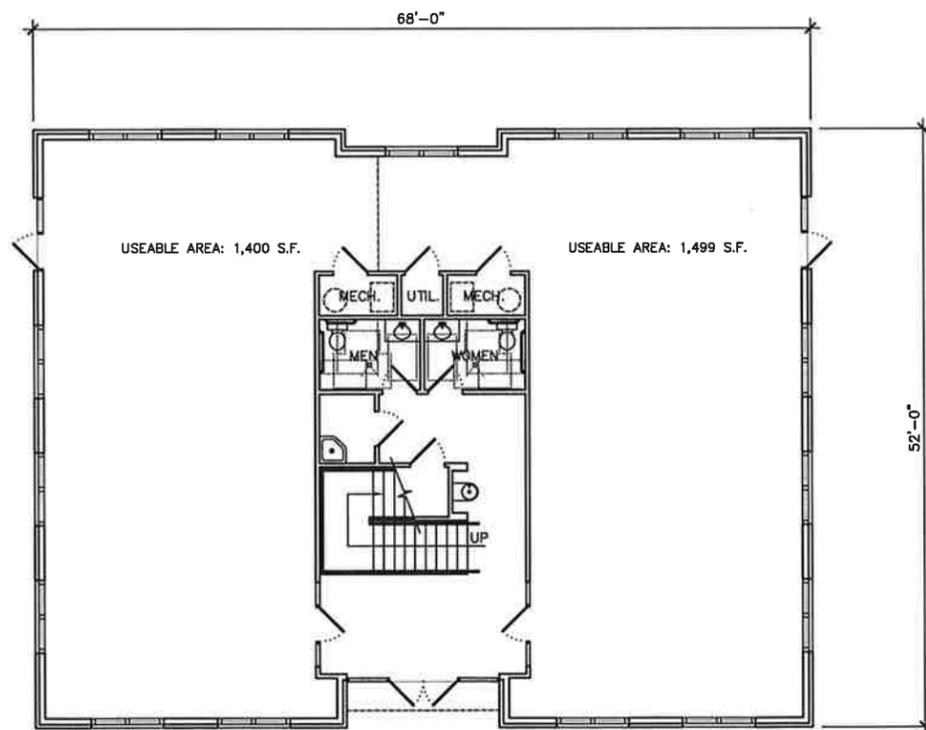
**FRONT ELEVATION 'A'**  
SCALE: 1/8" = 1'-0"



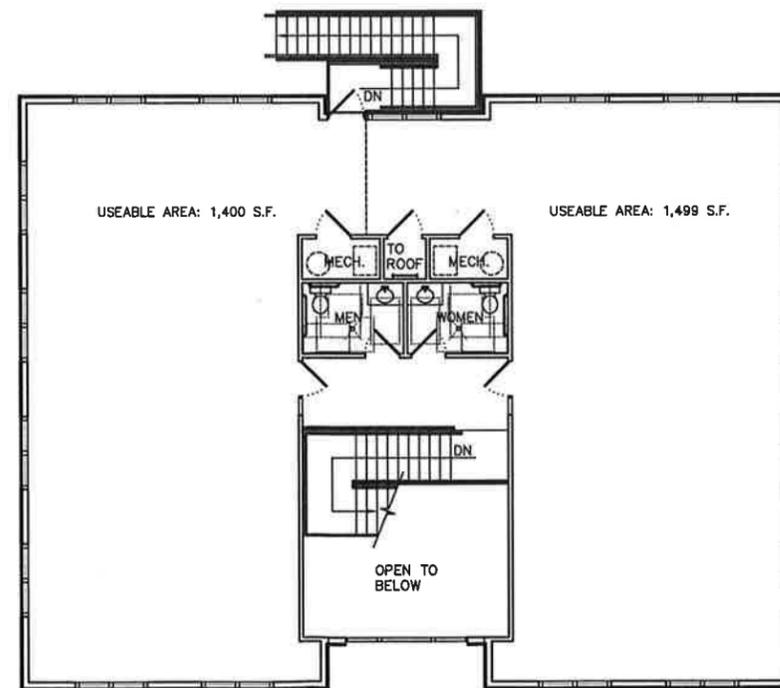
**LEFT SIDE ELEVATION 'A'**  
SCALE: 1/8" = 1'-0"  
OPPOSITE SIDE SIMILAR



**REAR ELEVATION 'A'**  
SCALE: 1/8" = 1'-0"



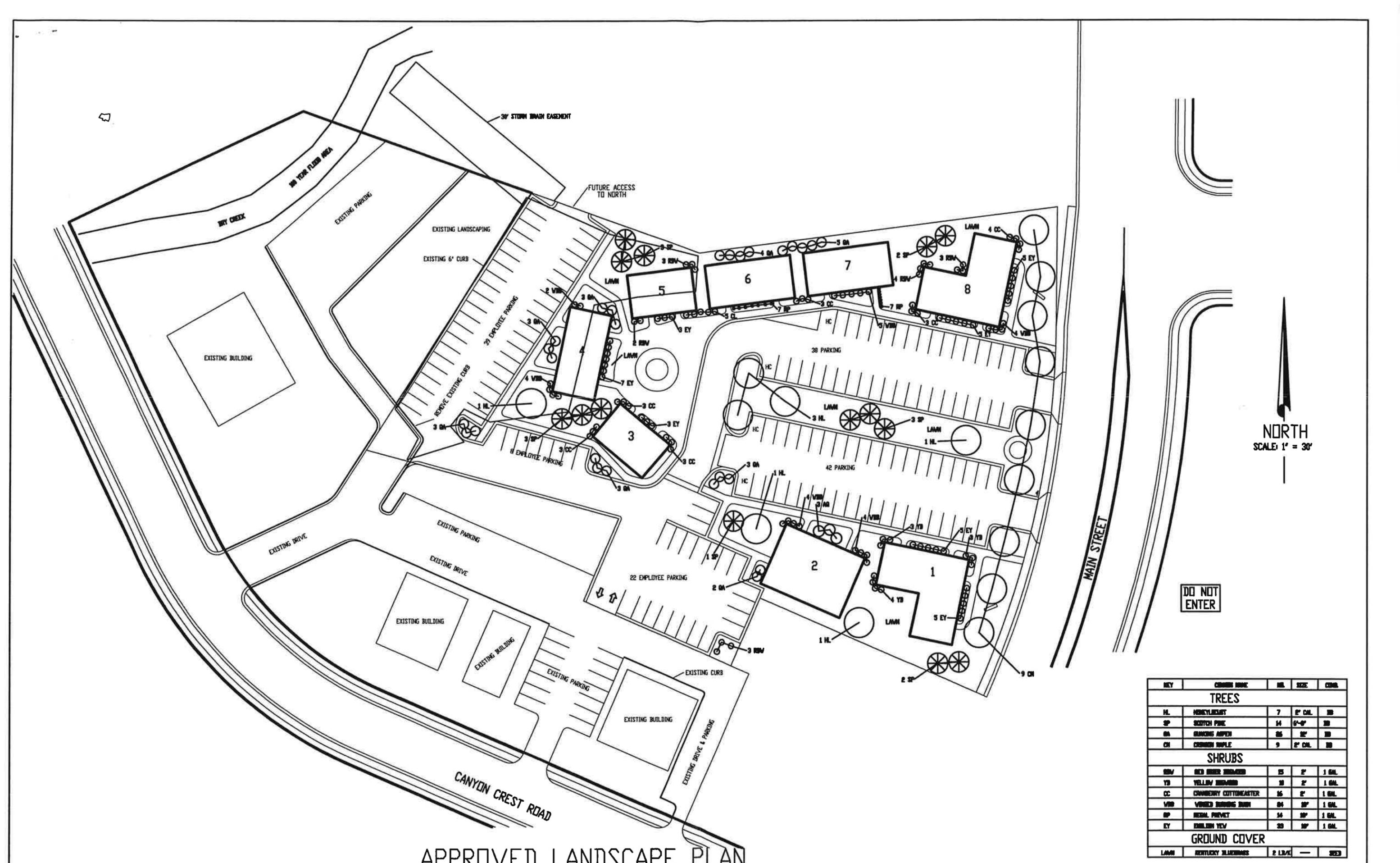
**MAIN LEVEL FLOOR PLAN 'A'**  
SCALE: 1/16" = 1'-0"  
GROSS FLOOR AREA: 3,463 S.F.  
GROSS FLOOR AREA (IBC): 3,259 S.F.



**UPPER LEVEL FLOOR PLAN 'A'**  
SCALE: 1/16" = 1'-0"  
GROSS FLOOR AREA: 3,114 S.F.  
GROSS FLOOR AREA (IBC): 2,945 S.F.

MAIN STREET VILLAGE  
SCHEMATIC PLAN 'A' - LOT 2  
ALPINE, UTAH  
22 SEPTEMBER 2015

**OMA**  
CURTIS MINER  
ARCHITECTURE  
357 EAST 1200 SOUTH  
OREM, UTAH 84058  
PHONE: (801) 229-7907  
FAX: (801) 229-0040  
EMAIL: cma@curtisminerarchitecture.com



NORTH  
SCALE: 1" = 30'

DO NOT ENTER

KEY	COMMON NAME	NO.	SIZE	COM.
<b>TREES</b>				
HL	HONEYLOCUST	7	8" CAL.	DB
SP	SCOTCH PINE	14	6"-8"	DB
BA	BALCONY ASPEN	26	2"	DB
CH	CROWN MAPLE	9	8" CAL.	DB
<b>SHRUBS</b>				
RDV	RED BERRY DOGWOOD	25	2"	1 GAL.
YB	YELLOW DOGWOOD	10	2"	1 GAL.
CC	CHERRY COTONEASTER	26	2"	1 GAL.
VBB	VIBURNUM BURNING BUSH	04	2"	1 GAL.
BP	BEGAL PRIVET	34	2"	1 GAL.
EY	EARLY YEW	20	2"	1 GAL.
<b>GROUND COVER</b>				
LAWN	KENTUCKY BLUEGRASS	2 L.B./A.	---	SEED

APPROVED LANDSCAPE PLAN

**ALPINE CITY COUNCIL AGENDA**

**SUBJECT:** Approval of Central Utah Project (CUP) and Alpine City Water Extension Agreement

**FOR CONSIDERATION ON:** April 12, 2016

**PETITIONEER:** City Staff

**ACTION REQUESTED BY PETITIONER:** Approve extension agreement

**APPLICABLE STATUTE OR ORDINANCE:** N/A

**PETITION IN COMPLIANCE WITH ORDINANCE:** N/A

**INFORMATION:** The City has worked with the Central Utah Water Conservancy District (CUWCD) on an extension of our agreement to temporarily “turn over” our 770 acre-feet of CUP water to the CUWCD for the next five years. In return, the City will be credited by the CUWCD \$112,621 per year towards our contractual repayment obligation for that five year period. If the City does not approve this agreement, the \$112,621 annual payment will be the obligation of the City. Currently, we do not have a pipeline in place to make use of the CUP water.

**RECOMMENDATION:** Approve the 5 year extension agreement with the CUWCD.



**CENTRAL UTAH WATER**  
CONSERVANCY DISTRICT

355 W. University Parkway  
Orem, Utah 84058-7303  
801.226.7100  
www.cuwcd.com

OFFICERS  
N. Gawain Snow, President  
Tom Dolan, Vice President  
Gene Shawcroft, General Manager/CEO

TRUSTEES  
G. Wayne Anderson  
Roddie I. Bird  
E. James Bradley  
Randy A. Brailsford  
Shelley Brennan  
Kirk L. Christensen  
Michael K. Davis  
Tom Dolan  
Larry A. Ellertson  
Steve Frischknecht  
Michael H. Jensen  
Al Mansell  
Michael J. McKee  
Greg McPhie  
Aimee Winder Newton  
Gawain Snow  
Byron Woodland  
Boyd Workman

March 23, 2016

Mr. Shane Sorensen, P.E.  
Alpine City  
20 North Main  
Alpine, UT 84004

Subject: Extension No. 3 of Temporary Water Conveyance Alpine City Secondary Water Project

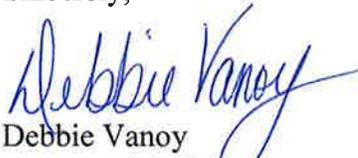
Dear Mr. Sorensen:

Enclosed are two originals of the subject amendment agreement for your execution.

Please sign the agreements where indicated and return to me. Once the agreement has been fully executed, an original of the agreement will be returned to you. I have enclosed a self-addressed envelope for your convenience.

If you have any questions, please contact me at (801) 226-7119.

Sincerely,

  
Debbie Vanoy  
Contract Administrator

Enclosures

**EXTENSION No. 3 OF TEMPORARY WATER CONVEYANCE  
ALPINE CITY SECONDARY WATER PROJECT**

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and among the Central Utah Water Conservancy District, a water conservancy district organized and existing pursuant to Utah Code Ann. Section 17A-2-1401 *et. seq.*, of the State of Utah, herein referred to as (“DISTRICT”), and Alpine City, a political subdivision of the State of Utah, herein referred to as (“ALPINE”).

**WITNESSETH**

**WHEREAS**, DISTRICT and ALPINE entered into an agreement in October of 1999 entitled “AGREEMENT BETWEEN THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, AND ALPINE CITY TO PROVIDE FUNDING FOR THE ALPINE CITY SECONDARY IRRIGATION PROJECT – Agreement No. 802,” herein referred to as (“AGREEMENT”); and

**WHEREAS**, Section 3 of the AGREEMENT allows for the extension of the original five-year period ending 2006, during which 770 acre-feet of water would be “turned over” to DISTRICT “...under mutual agreement of the parties” but for only successive on-year periods; and

**WHEREAS**, ALPINE and DISTRICT both desire to extend the period of temporary water “turn over” for an additional 5-year period during which 770 acre-feet of water would be “turned over” to District as provided therein.

**NOW, THEREFORE**, in consideration of the covenants and conditions contained herein, the parties agree as follows:

1. **DEDICATION OF TEMPORARY WATER:** The parties agree to extend the period of temporary water “turn over” as provisioned in AGREEMENT for a period beginning February 8, 2016, and ending December 31, 2020.
  - a. **VOLUME OF WATER:** The volume of temporary water agreed to under this contract shall be 770 acre-feet per year.
  - b. **REPAYMENT CREDIT:** DISTRICT shall credit ALPINE \$112,621.00 per year towards their contractual repayment obligation during the five (5) year period outlined above.

2. INTEGRATION: Except to the extent amended hereby, the terms and conditions of the Agreement remain in full force and effect and are expressly ratified and confirmed by the parties. The amendment contained herein and the terms and conditions of the Agreement constitute the entire Agreement. Any further Amendments or modifications shall be in writing and signed by both parties to be effective. No other oral or written statements shall be construed as part of the Agreement.

**IN WITNESS WHEREOF**, this Agreement has been executed as of the day and year first above written by officers of the DISTRICT.

**CENTRAL UTAH WATER  
CONSERVANCY DISTRICT**

**ALPINE CITY**

By: \_\_\_\_\_  
Its: General Manager

By: \_\_\_\_\_  
Its: Mayor

Attest: \_\_\_\_\_

Attest: \_\_\_\_\_

**ALPINE CITY COUNCIL AGENDA**

**SUBJECT:** Parks Building Architectural Bid Approval

**FOR CONSIDERATION ON:** April 12, 2016

**PETITIONEER:** City Staff

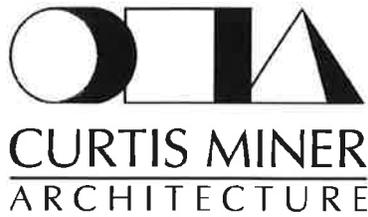
**ACTION REQUESTED BY PETITIONER:** Approve bid

**APPLICABLE STATUTE OR ORDINANCE:** N/A

**PETITION IN COMPLIANCE WITH ORDINANCE:** N/A

**INFORMATION:** City Staff has worked with a couple of architectural firms on a design proposal for the proposed Parks Maintenance Building. Included in this packet is a draft proposal from Curtis Miner Architecture. We are working with them on a couple of details and plan to have the final proposal prior to the City Council meeting.

**RECOMMENDATION:** Approve the contract with Curtis Miner Architecture for the design of the proposed Parks Maintenance Building.



March 21, 2016

Updated: March 30, 2016

Jed Muhlestein and Shane Sorensen  
Alpine Public Works

Re: Design Proposal – New Public Works Building

Jed and Shane,

I appreciate the opportunity to provide this design proposal for your new Public Works Building. As you requested, I have prepared the following information for your review.

***Proposed Project Description***

The new Alpine Public Works building will be located in Alpine, Utah on at approximately 550 East 300 North. The building will be approximately 5,000 s.f. and have three garage bays, some office, conference room, break room, restrooms, and storage rooms.

The work included under this proposal is the schematic design with complete construction drawings. No adjustments or refinements may be made after the design has been approved and it moves from a design development phase to a construction document phase.

The general contractor for the project has not been selected at this time. The plans developed after the schematic phase of the design, under this agreement, are intended for permitting and bidding to multiple general contractors.

***Proposed Project Budget***

The total construction budget has not yet been disclosed to the architect and will be developed during the course of design. If provided by the architect or the architect's consultants, general construction cost estimates are based on historical data and should not be taken as final or precise construction cost data. Ultimate responsibility for construction costs rests with the owner and / or the owner's general contractor.

## ***Proposed Services***

Curtis Miner Architecture proposes to provide the following items and services.

### **Engineers and Design Consultants**

- Civil Engineering
- Structural Design
- Mechanical engineering services.
- Electrical engineering services.

### **Schematic Design**

Develop floor plan layouts of the main level, possible mezzanine level, and code research. Place the building on a schematic site plan to illustrate general building configuration and adjacencies to neighboring buildings and residential homes. Develop elevations of the building.

### **Design Development**

Involves finalizing architectural design elements and coordinating of structural, HVAC, plumbing, electrical, and other building systems.

### **Construction Documentation / Building Permit Coordination**

Preparation of construction drawings and documents suitable for building permit application and for construction by a licensed and qualified general contractor. Also includes coordination of all permit submittal applications (owner pays submittal fee) and printing of drawings and reports required for submittals. Drawings will be distributed digitally to the owner and general contractor. (Owner and general contractor copies of the drawings may be printed at standard office rates.)

### **Construction Administration**

Construction administration coordination provides timely responses to contractor's requests for clarification, construction site visits if requested by the owner and/or contractor, shop drawing review of architectural elements and elements designed or specified by consultants under the architect's contract, and certificate of substantial completion. The architect will provide 2 site visits per month during construction.

### ***Notes:***

1. *The owner shall provide, and the architect shall rely on, all information necessary for project design, entitlement, and permitting.*
2. *Services will continue and drawings, reports, and other instruments of service will be made available in digital format as long as the owner's account is current and in good standing. Payment of architectural fees is not dependant on project financing.*
3. *Design modifications after approval of the design development phase will result in out-of-scope charges.*
4. *Services not specifically listed above are the responsibility of the owner as is the*

liability associated with those services. These typically include (but are not limited to):

- a. Printing of owner and contractor copies of drawings, documents, contracts, and reports
- b. Soils, geotechnical, environmental, and title investigations and reports
- c. or other design consultants or engineers

### ***Proposed Project Schedule***

It is proposed that the project be completed under the following schedule:

Schematic Design:	2 Week (Dependent on owner approval, Starting April 13, 2016)
-------------------	---

### **City site plan approval process and community resolutions April - July**

Design Development:	2.5 Weeks ( Starting July 5, 2016)
Construction Documentation:	5 Weeks
City Building Permit:	4-6 Weeks Estimated (City Dependent)

If unforeseen complications are encountered during development of the project, the above project schedule will be equitably adjusted.

If changes to the project are required due to city conditions of approval, the owner will pay the cost to make such changes incurred by the architect and his consultants.

### ***Proposed Project Fee***

It is proposed that the above outlined work be completed for the following fees:

Architect:	\$26,200
Civil: (Engineering)	\$8,780
Civil: Alta Survey	\$2,130 (Optional but recommended)
Civil: Landscaping	\$1,500 (Estimated)
Structural Engineer:	\$5,950
Mechanical Engineer:	\$6,750
<u>Electrical Engineer:</u>	<u>\$4,000</u>
Total:	\$55,310

*All construction administration coordination shall be billed on an hourly rate per our standard hourly rates.*

A \$1,500 retainer will be required before the commencement of work and applied to the final invoice for work under this agreement.

Billing for design services and reimbursable expenses (if any) will occur monthly and be based on the percentage of total work completed by the architect and/or his consultants prior to the billing date. Work by the architect and his consultants will continue and drawings will be delivered only as the owner's account is kept current. Prior to commencement of the work, a standard AIA contract will be signed by both the owner and architect and the original returned to the office of the architect with the required retainer.

If services not included in this design proposal are required, reimbursable expenses (including services of consulting engineers) will be billed at direct cost plus 10%, and time spent by the architect and/or his staff will be billed as follows:

Principal Architect:	\$140 per hour
Associate Architect:	\$125 per hour
Project Architect:	\$110 per hour
Project Manager:	\$95 per hour
Senior Drafter:	\$70 per hour
Junior Drafter:	\$60 per hour
Secretarial:	\$55 per hour
Mileage:	\$0.56 per mile
Printing / Copying Costs:	Standard Rates

For a more complete explanation of the operating terms and conditions of Curtis Miner Architecture as well as additional information on the work proposed, see the attached document *Curtis Miner Architecture: Terms, Conditions, and Supplemental Information* which is hereby made part of this design proposal.

I appreciate the opportunity to submit this proposal and look forward to a successful project. If you have any questions or concerns about the services proposed, or the terms and conditions of this proposal, please contact me at my office. Upon your approval of this proposal, I will prepare the Design Agreement in anticipation of beginning work on your project. I look forward to hearing from you soon.

Sincerely,

Jason Sandburg, AIA, NCARB  
Architect

Attachments:

Curtis Miner Architecture: Terms, Conditions, and Supplemental Information



**For Office Use Only:**  
 Client Name: Curtis Miner Architecture  
 Tracking Number: M-7100  
 Client Number: TBD  
 Prepared by: CB

**SCOPE OF WORK AGREEMENT / FEE PROPOSAL**

This "**SCOPE OF WORK**" is entered into this 17<sup>th</sup> day of March, 2016 by and between Curtis Miner Architecture c/o Jason Sandburg. ("**CLIENT**") and Reeve & Associates, Inc. ("**CONSULTANT**") pursuant to the Master Contract for Professional Services (the "**Master Contract**") that was entered into between CLIENT and CONSULTANT, and is currently on file. As provided for in the Master Contract, this Scope of Work supplements the Master Contract, and is subject to the terms and conditions of the Master Contract. Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Master Contract.

**CLIENT and CONSULTANT agree as follows:**

1. **Project Name and Location.** The work to be performed pursuant to this SCOPE OF WORK is performed in connection with the project located in Alpine City, Utah County, State of Utah (hereinafter referred to as the "**Project**"). The approximate address of the Project is 550 East 300 North, and consists of the following tax identification number(s):11-047-0054.
  
2. **Scope of Work.** Below is an itemized breakdown of the work to be performed by CONSULTANT and the corresponding fee to be charged for that work. The tasks and associated fees listed herein comprise the SCOPE OF WORK that is anticipated for the project. If certain of these tasks are not required, the tasks and the corresponding fees will be removed from this SCOPE OF WORK and not included as part of the contract. CLIENT bears the sole responsibility to inform CONSULTANT of any changes that need to be made to this SCOPE OF WORK. Changes to this SCOPE OF WORK can only be made in writing and must be received by CONSULTANT at least seven (7) business days before CONSULTANT begins the scheduled work.

*This project consists of Survey on entire lot approximately 2.28 acres and Civil Engineering for approximately 1 acre of the lot for storage/parking design.*

<b>Geotechnical Report</b>	<b>provided by Owner</b>
<b>Title Report and Adjoining Deeds</b>	<b>provided by Owner</b>
<b>Digital C.A.D. Copy of Site Plan</b>	<b>provided by Architect or Owner</b>

**Task A (41) Boundary Survey of Entire Property** **\$1,910.00**

- Verify a boundary survey of Client's land.
- Find tie and verify all monuments at property corners and at all angle points in the property boundary and control corners. Each monument to bear the registration number of the surveyor that set said monument.
- Tie and verify all fences or buildings found to encroach onto Client's lands.
- Verify all easements crossing Client's lands as may be disclosed by a Client-provided Title Report.
- Verify all easements appurtenant to Client's lands as disclosed by a Title Report.
- Obtain deeds and legal descriptions.

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 ogden@reeve-assoc.com • reeve-assoc.com



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Client Name: Curtis Miner Architecture  
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**Task B (40) Topographic Survey of Entire Property** **\$1,690.00**

- Provide supplemental topographic information to be combined into the topographic mapping to include but not necessarily limited to: asphalt grades, utilities, utility invert elevations, culvert sizes, culvert invert elevations, signs, bridges, and existing structures.
- No pot holing for the determination of size, depth, or horizontal location of underground utilities that are not visible will be conducted.

**Task C (41) ALTA Survey- If Needed** **\$2,130.00**

- Provide ALTA survey as per 2/23/2011 ALTA / ACSM requirements
- Survey to include the following *Optional Survey Responsibilities and Specifications* from *Table A of ALTA / ACSM Land Title Surveys*:  
1-4, 6(a) (b), 7(a), 8-9, 11(a), 13-14,16.
- Survey does not include the following *Optional Survey Responsibilities and Specifications* from *Table A of ALTA / ACSM Land Title Surveys*:  
5, 7(b) (1) (2) (c), 10(a) (b), 11(b), 12, 15, 17-19, 20(a) (b), 21.  
Should the client subsequently request any of these services, we will submit a fee for those services for client approval.
- Includes locating all visible utilities and physical improvements.
- Requests from a third party, such as lawyers, title companies other than the policy issuing title company, real estate agents, and other changes, such as amendments to title reports, are not covered in this contract and shall be billed on a time and material basis as outlined in the billing rates attached at the end of this agreement.

**Task D (41) Aerial Imagery Photography** **\$560.00**

- Provide detailed imagery of the land, along with the collection of more precise data points with an UAS (Unmanned Aircraft System)
- Provide aerial oblique and vertical imagery
- Identify and show the location of various archaeological features with high resolution.
- Collect and provide information on data not visible from the ground by using aerial photography.
- Chart or map land survey data by analyzing a region using aerial imagery.
- Provide a broad view of the project area, identifying both topographic and cultural features.
- Determine optimal route location and design for major infrastructure projects.
- Collect data to improve the accuracy and cost-effectiveness of the ground surface.
- Provide a photographic record of conditions that exist at present time.

**Task E (12) On-site Civil Engineering Design for 1 acre bldg site & parking/storage areas** **\$4,160.00**

- Prepare road access details.
- Prepare street improvements design and plans.
- Prepare culinary water distribution system design and plans.

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- Prepare sanitary sewer collector system design and plans.
- Prepare storm water system design and plans.
- Provide details as necessary.
- Additional layouts and major revisions are considered extra work.\*

**Task F (14) Review of provided project specifications**

**\$460.00**

- Review project specifications.

**Task G (04) Project and Construction Management Services**

**See Attached**

Should additional meetings, site visits, and project or construction management services be requested, they will be billed at our hourly rate or a fixed fee for services will be negotiated. All tasks will be approved by Client before services are engaged.

- Planning and design process
  - Attendance at planning commission, city council, utility districts, and all other project related meetings.
  - Plans, specifications, technical considerations in design
- Contract planning
  - Contract pricing, estimates, legal and procedural requirements, construction factors and time allowances, fast track projects.
- Contract bidding and awards
  - Soliciting bids, bid forms and requirements, bidder prequalification, pre-bid conference, addenda, bid openings, review and recommendation, construction contract.
  - Respond to RFIs
  - Review submittals
- Construction management
  - Communication, contract time, payments, changes to the contract, special contract situations, contract completion.
- Inspection
  - Inspection controls, inspector training.
- Travel time to attend meetings is billed at the hourly rate.

3. Additional Services. A separate proposal will be provided should any of the additional services be required or managed by CONSULTANT. Prior approval from CLIENT will be obtained.

- Preparation of legal descriptions.
- UDOT roadway drawings.
- Traffic Impact Study.
- As-built designs.
- Wetland mitigation.
- Special utility easements.
- Bids for sewer, water, and street improvements.
- Grading and drainage plans for VA, FHA, or Entity approval.
- FEMA flood plain modification.
- Improvement inspection, quantity verification, and bond releases.

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- Off-site utility and/or improvements extension.
- Secure Army Corp of Engineer's approval.
- Retaining Wall Design.
- Placement of "T" post on survey corners.
- Additional sets of construction documents (drawings & specifications).
- Additional layouts and major revisions are considered extra work.\*
- Other additional requests from client.

4. Timing of Work. CONSULTANT will make every effort to meet the deadlines set by the CLIENT and will use good faith efforts to complete the work outlined in this SCOPE OF WORK in a timely manner. CLIENT expressly agrees and acknowledges, however, that the timeliness of CONSULTANT'S work is often dependent upon factors outside of the control of CONSULTANT, including but not limited to, municipal approval processes; the timelines and timeliness of CLIENT'S employees, agents, contractors, and/or subcontractors; the timely supply of direction or information from the CLIENT; and the CLIENT'S timely payment of invoices.

5. Retainer. Please make payment in full upon receipt of invoice as stated within contract.

6. Personal Guarantee. The undersigned "CLIENT" has read and hereby agrees to be personally liable for "CLIENT'S" performance and obligations as stated in this agreement and all applicable SCOPES OF WORK.

**\*CLIENT or jurisdictional initiated revisions or modifications are an extra service not included in this fee agreement. Extra services to be negotiated and approved by CLIENT and CONSULTANT.**

**"Client"**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**"Consultant"**

Signature: J. Nate Reeve

Date: March 17, 2016

Printed Name: J. Nate Reeve, PE, PSE

Company: Reeve & Associates, Inc.

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For Office Use Only:  
Client Name: Curtis Miner Architecture  
Tracking Number: M-7100  
Client Number: TBD  
Prepared by: CB

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Classification	Hourly Rate
Principal Engineer	\$135.00
Senior Civil Engineer / Project Manager	\$120.00
Senior Structural Engineer	\$125.00
Structural Engineer	\$120.00
Landscape Architect	\$100.00
Construction Services Engineer	\$100.00
Professional Surveyor – Office	\$120.00
Associate Surveyor – Office	\$90.00
Surveyor: 2-person Field Crew	\$135.00
Rate includes GPS, all equipment including Truck	
CADD Technician	\$75.00
Clerical	\$60.00
Mileage	\$.50/Mile

## Draft of Tentative Budget FY 2016-2017

General Fund				
Account No	Account Title	2014-15 Actual	2015-16 Adopted Budget	2016-17 Budget
<b>Taxes</b>				
10-31-10	CURRENT YEAR GENERAL PROPERTY	\$ 1,099,736	\$ 1,109,244	\$ 1,100,000
10-31-20	REDEMPTION TAXES	\$ 104,304		\$ 60,000
10-31-30	GENERAL SALES AND USE TAXES	\$ 1,037,125	\$ 950,000	\$ 1,000,000
10-31-31	MOTOR VEHICLE TAX	\$ 104,501	\$ 106,000	\$ 106,000
10-31-40	FRANCHISE FEE - CABLE TV & UP&	\$ 645,850	\$ 605,000	\$ 625,000
10-31-90	PENALTIES & INT. ON DELINQUENT	\$ 2,356	\$ 1,000	\$ 1,500
<b>Total taxes</b>		<b>\$ 2,993,872</b>	<b>\$ 2,771,244</b>	<b>\$ 2,892,500</b>
<b>Licenses and Permits</b>				
10-32-10	BUSINESS LICENSES AND PERMITS	\$ 26,975	\$ 20,000	\$ 20,200
10-32-20	PLAN CHECK FEES	\$ 105,858	\$ 95,000	\$ 95,950
10-32-21	BUILDING PERMITS	\$ 198,474	\$ 150,000	\$ 150,000
10-32-22	BUILDING PERMIT ASSESSMENT	\$ -	\$ 1,000	\$ 1,000
<b>Total Licenses and Permits</b>		<b>\$ 331,307</b>	<b>\$ 266,000</b>	<b>\$ 267,150</b>
<b>Intergovernmental</b>				
10-33-41	UTAH COUNTY GRANT	\$ -	\$ -	\$ -
10-33-42	OTHER GRANTS/QUAIL FIRE	\$ -	\$ -	\$ -
10-33-56	C& B ROAD FUND ALLOTMENT	\$ 360,565	\$ 360,000	\$ 380,000
10-33-58	STATE LIQUOR FUND ALLOTMENT	\$ -	\$ -	\$ -
<b>Total Intergovernmental</b>		<b>\$ 360,565</b>	<b>\$ 360,000</b>	<b>\$ 380,000</b>
<b>Charges for Services</b>				
10-34-13	ZONING AND SUBDIVISION FEES	\$ 12,995	\$ 5,000	\$ 10,000
10-34-14	ANNEXATION APPLICATIONS	\$ 500	\$ -	\$ 500
10-34-15	SALE OF MAPS AND PUBLICATIONS	\$ 18	\$ 100	\$ 50
10-34-22	PUBLIC SAFETY DISTRICT RENTAL	\$ 38,516	\$ 38,516	\$ 38,516
10-34-40	WASTE COLLECTION SALES	\$ 512,296	\$ 488,072	\$ 490,000
10-34-69	YOUTH COUNCIL	\$ 5,367	\$ 1,300	\$ 1,300
10-34-81	SALE OF CEMETERY LOTS	\$ 16,370	\$ 8,000	\$ 8,000
10-34-83	BURIAL FEES	\$ 12,550	\$ 8,500	\$ 10,000
<b>Total Charge for Services</b>		<b>\$ 598,612</b>	<b>\$ 549,488</b>	<b>\$ 558,366</b>
<b>Fines</b>				
10-35-10	TRAFFIC FINES	\$ 56,899	\$ 55,000	\$ 40,000
10-35-15	OTHER FINES	\$ 1,899	\$ 1,000	\$ 1,000
10-35-16	TRAFFIC SCHOOL	\$ 1,260	\$ 1,000	\$ 1,000
<b>Total Fines</b>		<b>\$ 60,058</b>	<b>\$ 57,000</b>	<b>\$ 42,000</b>
<b>Rents and Concessions</b>				
10-36-20	RENTS AND CONCESSIONS	\$ 35,619	\$ 32,000	\$ 32,000
<b>Total RENTS AND CONCESSIONS</b>		<b>\$ 35,619</b>	<b>\$ 32,000</b>	<b>\$ 32,000</b>

Account No	Account Title	2014-15 Actual	2015-2016 Adopted Budget	2016-2017 Budget
<b>Other Revenues</b>				
10-38-10	INTEREST EARNINGS	\$ 16,318	\$ 8,200	\$ 12,500
10-38-17	ALPINE DAYS	\$ 16,290	\$ 17,300	\$ 20,000
10-38-18	RODEO REVENUE	\$ 16,905	\$ 15,000	\$ 20,000
10-38-45	LAMBERT PARK DONATION	\$ -	\$ -	\$ -
10-38-50	BICENTENNIAL BOOKS	\$ 1,640	\$ 500	\$ 500
10-38-90	SUNDRY REVENUES	\$ 79,854	\$ 10,000	\$ -
<b>Total Other Revenues</b>		<b>\$ 131,007</b>	<b>\$ 51,000</b>	<b>\$ 53,000</b>
<b>Transfers and Contributions</b>				
10-39-10	GENERAL FUND SURPLUS	\$ -	\$ 517,936	\$ 783,119
10-39-15	TRANSFER FROM WATER	\$ 6,000	\$ 6,000	\$ 10,000
10-39-20	CONTRIBUTION FOR PARAMEDIC	\$ 29,902	\$ 29,500	\$ 29,500
10-39-25	TRANSFER FROM SEWER	\$ 6,000	\$ 6,000	\$ 10,000
<b>Total TRANSFERS AND CONTRIBUTIONS:</b>		<b>\$ 41,902</b>	<b>\$ 559,436</b>	<b>\$ 832,619</b>
<b>Total General Fund Revenue</b>		<b>\$ 4,552,942</b>	<b>\$ 4,646,168</b>	<b>\$ 5,057,635</b>
<b>Administration</b>				
10-41-11	SALARIES & WAGES, ADMINISTRATI	\$ 107,215	\$ 194,088	\$ 169,500
10-41-13	EMPLOYEE BENEFITS	\$ 31,778	\$ 76,050	\$ 69,000
10-41-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-41-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 7,607	\$ 12,000	\$ 12,000
10-41-22	PUBLIC NOTICES	\$ 2,478	\$ 2,000	\$ 3,000
10-41-23	TRAVEL	\$ 4,764	\$ 5,000	\$ 5,000
10-41-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 9,736	\$ 10,500	\$ 11,000
10-41-25	EQUIPMENT - SUPPLIES & MAINTEN	\$ 361	\$ 1,000	\$ 1,000
10-41-28	TELEPHONE	\$ 3,034	\$ 3,500	\$ 4,000
10-41-30	TECHNICAL & PROFESSIONAL SERV	\$ 101,279	\$ 80,000	\$ 50,000
10-41-33	EDUCATION	\$ 1,080	\$ 2,000	\$ 1,500
10-41-46	COUNCIL DISCRETIONARY FUND	\$ 7,423	\$ 12,000	\$ 12,000
10-41-47	MAYOR DISCRETIONARY FUND	\$ 7,776	\$ 9,600	\$ 2,000
10-41-51	INSURANCE	\$ 6,128	\$ 12,000	\$ 12,000
10-41-63	OTHER SERVICES	\$ -	\$ 1,000	\$ 100,000
10-41-64	OTHER EXPENSES	\$ 660	\$ 1,000	\$ 1,000
<b>Total Administration</b>		<b>\$ 291,319</b>	<b>\$ 421,738</b>	<b>\$ 453,000</b>
<b>Court</b>				
10-42-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 15,947	\$ 18,000	\$ 18,000
10-42-31	PROFESSIONAL & TECHNICAL	\$ 70,104	\$ 81,000	\$ 45,000
10-42-40	WITNESS FEES	\$ -	\$ 500	\$ 200
10-42-46	VICTIM REPARATION ASSESSMENT	\$ 17,296	\$ 21,000	\$ 17,000
<b>Total Court</b>		<b>\$ 103,347</b>	<b>\$ 120,500</b>	<b>\$ 80,200</b>

Account No	Account Title	2014-15 Actual	2015-2016 Adopted Budget	2016-2017 Budget
<b>Treasurer</b>				
10-43-11	SALARIES AND WAGES	\$ 11,319	\$ 14,285	\$ 14,750
10-43-13	EMPLOYEE BENEFITS	\$ 6,011	\$ 5,135	\$ 6,050
10-43-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-43-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 56	\$ 500	\$ 500
10-43-23	TRAVEL	\$ 283	\$ 500	\$ 500
10-43-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 385	\$ 500	\$ 800
10-43-33	EDUCATION	\$ 15	\$ 500	\$ 500
10-43-34	ACCOUNTING SERVICES/AUDIT	\$ 15,120	\$ 11,000	\$ 11,000
<b>Total Treasurer</b>		<b>\$ 33,189</b>	<b>\$ 32,420</b>	<b>\$ 34,100</b>
<b>Elections</b>				
10-50-24	OFFICE EXPENSE, SUPPLIES & POS	\$ -	\$ -	\$ -
10-50-62	MISCELLANEOUS SERVICES	\$ 16	\$ 13,000	\$ -
<b>Total Elections</b>		<b>\$ 16</b>	<b>\$ 13,000</b>	<b>\$ -</b>
<b>Government Buildings</b>				
10-52-26	BUILDING SUPPLIES	\$ 3,344	\$ 6,500	\$ 6,500
10-52-27	UTILITIES	\$ 20,373	\$ 22,000	\$ 22,000
10-52-51	INSURANCE	\$ 12,452	\$ 15,000	\$ 15,000
10-52-63	OTHER SERVICES	\$ 13,182	\$ 15,000	\$ 15,000
10-52-72	CAPITAL OUTLAY BUILDINGS	\$ 33,944	\$ 47,000	\$ 47,000
<b>Total Government Buildings</b>		<b>\$ 83,295</b>	<b>\$ 105,500</b>	<b>\$ 105,500</b>
<b>Emergency Services</b>				
10-57-61	POLICE-PROFESSIONAL SERVICE	\$ 1,034,626	\$ 1,057,062	\$ 1,075,000
10-57-63	FIRE-PROFESSIONAL SERVICE	\$ 663,101	\$ 671,262	\$ 680,000
10-57-72	ADMINISTRATION	\$ 71,860	\$ 75,390	\$ 79,000
<b>Total Emergency Services</b>		<b>\$ 1,769,587</b>	<b>\$ 1,803,714</b>	<b>\$ 1,834,000</b>
<b>Building Department</b>				
10-58-11	SALARIES & WAGES	\$ 26,003	\$ 19,000	\$ 20,800
10-58-13	EMPLOYEE BENEFITS	\$ 12,944	\$ 15,000	\$ 17,350
10-58-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 125	\$ 200	\$ 500
10-58-24	OFFICE SUPPLIES	\$ 1,485	\$ 1,500	\$ 1,500
10-58-25	EQUIPMENT-SUPPLIES & MAINTENCE	\$ 700		
10-58-28	TELEPHONE	\$ 97	\$ 1,000	\$ 1,000
10-58-29	CONTRACT/BUILDING INSPECTOR	\$ 93,674	\$ 90,000	\$ 90,000
10-58-51	INSURANCE & SURETY BONDS	\$ 2,032	\$ 7,000	\$ 7,000
10-58-64	OTHER EXPENSES	\$ -	\$ -	\$ -
10-58-65	BUILDING PERMIT SURCHARGE	\$ 1,578	\$ 4,000	\$ 4,000
<b>Total Building Department</b>		<b>\$ 138,638</b>	<b>\$ 137,700</b>	<b>\$ 142,150</b>

Account No	Account Title	2014-15 Actual	2015-2016 Adopted Budget	2016-2017 Budget
<b>Planning Department</b>				
10-59-11	SALARIES & WAGES	\$ 92,087	\$ 100,100	\$ 103,000
10-59-12	SALARIES AND WAGES TEMP. EMP.	\$ -		
10-59-13	EMPLOYEE BENEFITS	\$ 34,655	\$ 38,500	\$ 39,800
10-59-14	OVERTIME WAGES	\$ 361	\$ 400	\$ 400
10-59-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ -	\$ -	\$ -
10-59-23	TRAVEL	\$ 404	\$ 500	\$ 500
10-59-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 1,996	\$ 2,500	\$ 2,500
10-59-30	PROFESSIONAL & TECHNICAL SERV	\$ 24,012	\$ 40,000	\$ 30,000
10-59-31	LEGAL SERVICES FOR SUBDIVIS	\$ -	\$ 4,000	\$ 4,000
10-59-33	ENGINEERING ON SUBDIVISIONS	\$ -	\$ -	\$ -
10-59-34	EDUCATION	\$ 420	\$ 750	\$ 750
10-59-63	SPECIAL PROJECTS	\$ -		
<b>Total Planning Department</b>		<b>\$ 153,935</b>	<b>\$ 186,750</b>	<b>\$ 180,950</b>
<b>Street Department</b>				
10-60-11	SALARIES & WAGES	\$ 69,244	\$ 72,500	\$ 71,050
10-60-13	EMPLOYEE BENEFITS	\$ 44,329	\$ 44,550	\$ 56,000
10-60-14	OVERTIME WAGES	\$ 9,198	\$ 8,000	\$ 8,000
10-60-23	TRAVEL	\$ 173	\$ 750	\$ 750
10-60-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 31,003	\$ 25,000	\$ 27,000
10-60-26	STREET SUPPLIES AND MAINTENANC	\$ 38,887	\$ 60,000	\$ 55,000
10-60-27	UTILITIES	\$ 454	\$ 500	\$ 500
10-60-28	MOBIL TELEPHONE	\$ 1,180	\$ 1,500	\$ 750
10-60-29	POWER - STREET LIGHTS	\$ 58,475	\$ 50,000	\$ 50,000
10-60-51	INSURANCE	\$ 10,248	\$ 12,000	\$ 12,000
10-60-61	MISCELLANEOUS SUPPLIES	\$ -	\$ -	\$ -
10-60-63	OTHER SERVICES	\$ 8,601	\$ 8,000	\$ 9,000
10-60-64	OTHER EXPENSES	\$ 912	\$ 750	\$ 750
10-60-70	CLASS C ROAD FUND	\$ 293,998	\$ 400,000	\$ 650,000
10-60-73	CAPITAL OUTLAY-OTHER THAN BUIL	\$ -	\$ -	\$ -
10-60-74	CAPITAL OUTLAY - EQUIPMENT	\$ -	\$ -	\$ 24,250
<b>Total Street Department</b>		<b>\$ 566,702</b>	<b>\$ 683,550</b>	<b>\$ 965,050</b>
<b>Parks &amp; Recreation</b>				
10-70-11	SALARIES & WAGES	\$ 39,801	\$ 40,050	\$ 41,300
10-70-12	SALARIES/WAGES TEMPORARY EMPLO	\$ 23,412	\$ 30,000	\$ 27,500
10-70-13	EMPLOYEE BENEFITS	\$ 25,665	\$ 28,500	\$ 30,780
10-70-14	OVERTIME WAGES	\$ 799	\$ 3,000	\$ 1,000
10-70-23	TRAVEL	\$ 473	\$ 1,000	\$ 1,000
10-70-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 541	\$ 1,000	\$ 1,000
10-70-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 13,225	\$ 19,000	\$ 19,000

Account No	Account Title	2014-15 Actual	2015-2016 Adopted Budget	2016-2017 Budget
10-70-26	BUILDING AND GROUNDS SUPPLIES	\$ 27,486	\$ 25,000	\$ 25,000
10-70-27	UTILITIES	\$ 10,338	\$ 30,000	\$ 30,000
10-70-28	MOBIL TELEPHONE	\$ 390	\$ 500	\$ 500
10-70-51	INSURANCE & SURETY BONDS	\$ 8,087	\$ 11,000	\$ 11,000
10-70-60	RODEO EXPENSES	\$ 19,926	\$ 20,000	\$ 20,000
10-70-63	OTHER SERVICES-AM FORK AGREEMT	\$ -	\$ -	\$ -
10-70-64	OTHER EXPENSES	\$ 21,725	\$ 2,000	\$ 1,500
10-70-65	OTHER EXPENSES - ALPINE DAYS	\$ 35,864	\$ 37,300	\$ 37,300
10-70-67	MOYLE PARK	\$ 6,427	\$ 6,500	\$ 8,000
10-70-68	LIBRARY	\$ 11,408	\$ 12,000	\$ 12,000
10-70-69	YOUTH COUNCIL	\$ 7,469	\$ 5,000	\$ 5,000
10-70-70	BOOK MOBILE	\$ 13,200	\$ 13,200	\$ 13,200
10-70-71	TRAILS	\$ 217	\$ 5,000	\$ 5,000
10-70-75	QUAIL FIRE RESTORATION	\$ -	\$ -	\$ -
<b>Total Parks &amp; Recreation</b>		<b>\$ 266,453</b>	<b>\$ 290,050</b>	<b>\$ 290,080</b>
<b>Cemetery</b>				
10-77-11	SALARIES & WAGES	\$ 39,601	\$ 40,050	\$ 14,300
10-77-12	SALARIES & WAGES TEMPORARY EMP	\$ 23,412	\$ 30,000	\$ 27,500
10-77-13	EMPLOYEE BENEFITS	\$ 25,079	\$ 28,500	\$ 30,780
10-77-14	OVERTIME WAGES	\$ 799	\$ 2,275	\$ 2,275
10-77-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 337	\$ 500	\$ 500
10-77-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 11,038	\$ 10,000	\$ 10,000
10-77-26	BUILDING AND GROUNDS	\$ 27,099	\$ 15,200	\$ 25,000
10-70-28	MOBIL TELEPHONE	\$ 390	\$ 500	\$ 500
10-77-51	INSURANCE & SURETY BONDS	\$ 5,587	\$ 10,000	\$ 10,000
10-77-61	MISCELLANEOUS SUPPLIES	\$ -	\$ -	\$ -
10-77-63	OTHER SERVICES	\$ 119	\$ 10,000	\$ 5,000
<b>Total Cemetery</b>		<b>\$ 133,461</b>	<b>\$ 147,025</b>	<b>\$ 125,855</b>
<b>Garbage</b>				
10-82-11	SALARIES & WAGES	\$ 29,910	\$ 48,075	\$ 49,250
10-82-13	EMPLOYEE BENEFITS	\$ 12,868	\$ 17,100	\$ 31,800
10-82-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-82-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 4,628	\$ 5,000	\$ 5,000
10-82-28	TELEPHONE	\$ 97	\$ 2,000	\$ 2,000
10-82-34	TECHNOLOGY UPDATE	\$ 3,188	\$ 5,000	\$ 5,000
10-82-61	TIPPING FEES	\$ 101,454	\$ 134,478	\$ 135,000
10-82-62	WASTE PICKUP CONTRACT	\$ 248,635	\$ 251,869	\$ 250,000
10-82-64	OTHER EXPENSES	\$ 1,168	\$ 3,700	\$ 3,700
<b>Total GARBAGE:</b>		<b>\$ 401,948</b>	<b>\$ 467,221</b>	<b>\$ 481,750</b>

Account No	Account Title	2014-15 Actual	2015-2016 Adopted Budget	2016-2017 Budget
<b>Miscellaneous</b>				
10-99-05	TRANSFER TO OTHER FUND	\$ -	\$ -	
10-99-18	UTA TAX	\$ -	\$ -	\$ -
10-99-25	TECHNOLOGY UPGRADE	\$ 9,196	\$ 10,000	\$ 10,000
10-99-80	TRANSFER TO CAPITAL IMP FUND	\$ 50,000	\$ 222,000	\$ 350,000
10-99-82	EMERGENCY PREP	\$ 205	\$ 5,000	\$ 5,000
<b>Total Miscellaneous</b>		<b>\$ 59,401</b>	<b>\$ 237,000</b>	<b>\$ 365,000</b>
<b>Totally General Fund Expenses</b>		<b>\$ 4,001,291</b>	<b>\$ 4,646,168</b>	<b>\$ 5,057,635</b>
		<b>\$ 551,651</b>	<b>\$ (0)</b>	<b>\$ -</b>

<b>Impact Fees Fund</b>				
15-37-21	STREETS & TRANSPORTATION FEES	\$ 28,638	\$ 17,000	\$ 17,000
15-37-31	RECREATION FACILITY FEES	\$ 67,200	\$ 20,500	\$ 20,500
15-37-41	TIMPANOGOS SEWER HOOK ON FEE	\$ 82,990	\$ 50,500	\$ 50,500
15-38-10	INTEREST EARNINGS	\$ 2,348	\$ 1,200	\$ 1,200
	FUND BALANCE		\$ 120,800	\$ 70,800
<b>Total Impact Fee Revenue</b>		<b>\$ 181,176</b>	<b>\$ 210,000</b>	<b>\$ 160,000</b>

15-40-12	TIMP SPEC SERV DIST IMPACT FEE	\$ 82,995	\$ 65,000	\$ 80,000
15-40-21	STREET & TRANSPORT EXPENSES	\$ 42,833	\$ 90,000	\$ -
15-40-31	PARK SYSTEM	\$ -	\$ 55,000	\$ 80,000
<b>Total Impact Fee Expenses</b>		<b>\$ 125,828</b>	<b>\$ 210,000</b>	<b>\$ 160,000</b>

<b>Capital Improvements Fund</b>				
45-38-10	Interest Revenue	\$ 6,098	\$ 4,000	\$ 5,000
45-38-12	Donations	\$ 5,118	\$ -	\$ -
45-38-16	Contributions from Builders		\$ -	\$ -
45-38-20	Gain on Sale of Asset	\$ 33,500		
45-38-90	State Grant / Special Projects	\$ -	\$ -	\$ -
45-39-05	Loan from Water Fund		\$ -	\$ -
45-39-10	Transfer from General Fund	\$ 50,000	\$ 222,000	\$ 250,000
45-39-11	Capital Imp Fund Surplus		\$ 55,000	\$ 386,000
<b>Total Capital Improvements Revenue:</b>		<b>\$ 94,716</b>	<b>\$ 281,000</b>	<b>\$ 641,000</b>

Account No	Account Title	2014-15 Actual	2015-2016 Adopted Budget	2016-2017 Budget
45-40-42	Infra Protection Bonds	\$ 10,000	\$ -	\$ -
45-40-52	Other Expenses	\$ -	\$ -	\$ -
45-40-64	Interest on Infra Bond Released	\$ 3,686	\$ -	\$ -
45-40-72	Capital Outlay	\$ 97,263	\$ 230,000	\$ 130,000
45-40-73	Capital Outlay - Buildings	\$ 95,074	\$ -	\$ 470,000
45-40-74	Capital Outlay - Equipment	\$ 31,682	\$ 51,000	\$ 41,000
<b>Total Capital Improvements Expenses</b>		<b>\$ 237,705</b>	<b>\$ 281,000</b>	<b>\$ 641,000</b>

**Water Fund**

51-37-11	METERED WATER SALES	\$ 541,224	\$ 606,480	\$ 560,000
51-37-12	OTHER WATER REVENUE	\$ 7,207	\$ 6,500	\$ 5,000
51-37-16	WATER CONNECTION FEE	\$ 5,375	\$ 5,000	\$ 5,000
51-37-17	PENALTIES	\$ 5,418	\$ 5,000	\$ 5,000
51-37-20	WATER SYSTEM IMPACT FEE	\$ 45,939	\$ 27,000	\$ 27,000
51-38-10	INTEREST EARNINGS	\$ 12,728	\$ 12,000	\$ 12,000
51-38-70	DEVELOPER CONTRIBUTIONS	\$ 277,364	\$ -	\$ -
51-39-11	UNAPPROPRIATED FUND EQUITY	\$ -	\$ 168,920	\$ 737,750
<b>Total Water Revenue:</b>		<b>\$ 895,255</b>	<b>\$ 830,900</b>	<b>\$ 1,351,750</b>

51-80-11	SALARIES/WAGES-PERMANENT EMPLO	\$ 158,082	\$ 166,000	\$ 170,500
51-80-12	SALARIES/WAGES-TEMPORARY EMPLO	\$ -	\$ -	\$ -
51-80-13	EMPLOYEE BENEFITS	\$ 79,550	\$ 92,900	\$ 101,000
51-80-14	OVERTIME WAGES	\$ 9,560	\$ 8,000	\$ 10,000
51-80-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 2,131	\$ 3,000	\$ 3,000
51-80-23	TRAVEL	\$ 2,443	\$ 4,000	\$ 4,000
51-80-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 15,785	\$ 15,000	\$ 15,000
51-80-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 21,585	\$ 20,000	\$ 20,000
51-80-26	BUILDING AND GROUNDS SUPPLIES	\$ 20,152	\$ 20,000	\$ 20,000
51-80-27	UTILITIES	\$ 22,451	\$ 22,000	\$ 23,000
51-80-28	TELEPHONE	\$ 5,179	\$ 3,000	\$ 3,000
51-80-31	PROFESSIONAL & TECHNICAL SERVI	\$ 3,488	\$ 5,000	\$ 5,000
51-80-33	EDUCATION	\$ 936	\$ 1,000	\$ 1,000
51-80-34	TECHNOLOGY UPDATE	\$ -	\$ 10,000	\$ 10,000
51-80-35	DEPRECIATION EXPENSE	\$ 255,164	\$ 255,000	\$ 255,000

Account No	Account Title	2014-15	2015-2016	2016-2017
		Actual	Adopted Budget	Budget
51-80-51	INSURANCE AND SURETY BONDS	\$ 14,403	\$ 17,000	\$ 17,000
51-80-62	MISCELLANEOUS SERVICES	\$ 702	\$ 500	\$ 500
51-80-63	OTHER EXPENSES	\$ 10,132	\$ 10,000	\$ 7,000
51-80-64	CUSTOMER REFUND	\$ 135	\$ 2,500	\$ 2,500
51-80-70	CAPITAL OUTLAY - IMPACT FEE	\$ 10,898	\$ 30,000	\$ -
51-80-72	CAPITAL OUTLAY - BUILDINGS	\$ 6,923	\$ -	\$ 50,000
51-80-73	CAPITAL OUTLAY - IMPROVEMENTS	\$ -	\$ 120,000	\$ 600,000
51-80-74	CAPITAL OUTLAY - EQUIPMENT	\$ 1,948	\$ 20,000	\$ 24,250
51-80-79	CAPITAL OUTLAY - OTHER	\$ -	\$ -	\$ -
51-80-90	TRANSFER TO OTHER FUNDS	\$ -	\$ -	\$ -
51-80-93	1% TRANSFER TO GENERAL FUND	\$ 6,000	\$ 6,000	\$ 10,000
<b>Total Water Expense</b>		<b>\$ 647,647</b>	<b>\$ 830,900</b>	<b>\$ 1,351,750</b>

<b>Sewer Fund</b>				
52-37-11	SEWER SYSTEM USAGE SALES	\$ 1,008,274	\$ 1,060,206	\$ 1,060,206
52-37-16	SEWER CONNECTION FEE	\$ 4,150	\$ 3,000	\$ 3,000
52-37-20	SEWER SYSTEM IMPACT FEE	\$ 15,807	\$ 12,000	\$ 12,000
52-37-80	DEVELOPERS CONTRIBUTIONS	\$ 755,617	\$ -	\$ -
52-38-10	INTEREST EARNINGS	\$ 8,978	\$ 9,000	\$ 9,000
52-39-11	UNAPPROPRIATED FUND EQUITY	\$ -	\$ 60,369	\$ 57,144
<b>Total Sewer Revenues</b>		<b>\$ 1,792,826</b>	<b>\$ 1,144,575</b>	<b>\$ 1,141,350</b>

52-81-11	SALARIES	\$ 144,206	\$ 153,250	\$ 164,100
52-81-12	SALARIES AND WAGES TEMP. EMP.	\$ -	\$ -	\$ -
52-81-13	EMPLOYEE BENEFITS	\$ 64,427	\$ 80,825	\$ 92,000
52-81-14	OVERTIME WAGES	\$ 9,439	\$ 8,000	\$ 10,000
52-81-23	TRAVEL	\$ 1,555	\$ 1,500	\$ 2,500
52-81-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 8,158	\$ 7,000	\$ 12,000
52-81-25	EQUIPMENT - SUPPLIES & MAINTEN	\$ 4,046	\$ 5,000	\$ 5,000
52-81-26	BUILDING AND GROUND SUPPLIES	\$ 10,332	\$ 10,000	\$ 12,000
52-81-27	UTILITIES	\$ 411	\$ 500	\$ 500
52-81-28	TELEPHONE	\$ 3,772	\$ 5,000	\$ 5,000
52-81-34	TECHNOLOGY UPDATE	\$ 6,794	\$ 5,000	\$ 6,000
52-81-35	DEPRECIATION EXPENSE	\$ 131,976	\$ 130,000	\$ 130,000
52-81-62	TIMPANOGOS SPECIAL SERVICE DIS	\$ 540,101	\$ 612,500	\$ 600,000
52-81-64	OTHER EXPENSES	\$ 17,864	\$ 18,000	\$ 18,000
52-81-70	CAPITAL OUTLAY - IMPACT FEE	\$ -	\$ 82,000	\$ -
52-81-73	CAPITAL OUTLAY-IMPROVEMENTS	\$ -	\$ -	\$ 50,000
52-81-74	CAPITAL OUTLAY - EQUIPMENT	\$ 944	\$ 20,000	\$ 24,250
52-81-93	TRANSFER TO GENERAL FUND	\$ 6,000	\$ 6,000	\$ 10,000
<b>Total Sewer Expenses</b>		<b>\$ 950,025</b>	<b>\$ 1,144,575</b>	<b>\$ 1,141,350</b>

Account No	Account Title	2014-15 Actual	2015-16 Adopted Budget	2016-17 Budget
<b>Irrigation Fund</b>				
55-37-11	IRRIGATION WATER SALES	\$ 887,393	\$ 867,000	\$ 870,000
55-37-12	OTHER REVENUE	\$ 8,570	\$ 1,000	\$ 1,000
55-37-16	PRESSURIZED CONNECTION FEE	\$ 2,581	\$ 1,500	\$ 1,500
55-37-21	PRESSURIZED IRR IMPACT FEE	\$ 60,396	\$ 25,000	\$ 25,000
55-38-10	INTEREST EARNINGS	\$ 13,158	\$ 15,000	\$ 12,000
55-38-70	DEVELOPER CONTRIBUTIONS	\$ 110,006	\$ -	\$ -
55-39-11	UNAPPROPRIATED FUND EQUITY	\$ -	\$ 284,772	\$ 854,027
<b>Total Irrigation Revenues</b>		<b>\$ 1,082,104</b>	<b>\$ 1,194,272</b>	<b>\$ 1,763,527</b>
55-40-11	SALARIES & WAGES, ADMINISTRATI	\$ 122,537	\$ 105,775	\$ 108,500
55-40-12	SALARIES AND WAGES TEMP. EMP.	\$ -	\$ -	\$ -
55-40-13	EMPLOYEE BENEFITS	\$ 64,354	\$ 71,200	\$ 66,000
55-40-14	OVERTIME WAGES	\$ 9,438	\$ 8,000	\$ 13,000
55-40-23	TRAVEL	\$ 869	\$ 1,000	\$ 1,000
55-40-25	EQUIPMENT - SUPPLIES & MAINTEN	\$ 18,592	\$ 20,000	\$ 20,000
55-40-26	BUILDING & GROUNDS SUPPLIES	\$ 7,660	\$ 5,000	\$ 5,000
55-40-27	UTILITIES	\$ 162,769	\$ 225,000	\$ 225,000
55-40-28	TELEPHONE	\$ 2,206	\$ 3,200	\$ 3,200
55-40-29	OFFICE EXPENSE, SUPPLIES & POS	\$ 13,188	\$ 12,000	\$ 12,000
55-40-32	ENGINEER SERVICES	\$ -	\$ 5,000	\$ 10,000
55-40-33	TECHNOLOGY UPDATE	\$ 5,395	\$ 5,000	\$ 5,000
55-40-34	ANNUAL AUDIT - UTAH WATER	\$ -	\$ 500	\$ 500
55-40-35	DEPRECIATION EXPENSE	\$ 222,751	\$ 218,200	\$ 223,704
55-40-51	INSURANCE & SURETY BONDS	\$ 13,008	\$ 21,000	\$ 21,000
55-40-62	MISCELLANEOUS SERVICES	\$ 3,835	\$ 4,000	\$ 4,000
55-40-63	OTHER EXPENSES	\$ 1,782	\$ 2,000	\$ 2,000
55-40-64	CUSTOMER REFUND	\$ -	\$ -	\$ -
55-40-72	CAPITAL OUTLAY - OTHER	\$ 990	\$ 504	\$ 500,000
55-40-73	CAPITAL OUTLAY	\$ -	\$ -	\$ 50,000
55-40-74	CAPITAL OUTLAY - EQUIPMENT	\$ -	\$ 20,000	\$ 24,250
55-40-79	AGENTS FEES	\$ 2,000	\$ 2,020	\$ 2,500
55-40-80	TRUSTEE FEES	\$ -	\$ -	\$ 2,000
55-40-83	BOND PRINCIPAL #8938222	\$ -	\$ -	\$ -
55-40-84	BOND INTEREST #8938222	\$ 163,921	\$ -	\$ -
55-40-86	BOND PRINCIPAL #0352418	\$ -	\$ 335,000	\$ 335,000
55-40-87	BOND INTEREST #0352418	\$ -	\$ 129,873	\$ 129,873
<b>Total Irrigation Expenses</b>		<b>\$ 815,295</b>	<b>\$ 1,194,272</b>	<b>\$ 1,763,527</b>

Account No	Account Title	2014-15 Actual	2015-16 Adopted Budget	2016-17 Budget
<b>Storm Drain Fund</b>				
56-37-11	STORM DRAIN REVENUE	\$ 164,762	\$ 162,000	\$ 162,000
56-37-12	OTHER REVENUE	\$ -	\$ 1,000	\$ 1,000
56-37-13	SWPP FEE	\$ 10,800	\$ 6,000	\$ 6,000
56-37-21	STORM DRAIN IMPACT FEE	\$ 20,000	\$ 8,000	\$ 8,000
56-38-10	INTEREST EARNINGS	\$ 2,839	\$ 2,200	\$ 3,000
56-38-70	DEVELOPER CONTRIBUTIONS	\$ 248,317	\$ -	\$ -
56-39-11	TRANSFER FROM OTHER FUND	\$ -	\$ -	\$ -
56-39-12	FUND SURPLUS	\$ -	\$ 209,150	\$ 98,600
<b>Total Storm Drain Revenue</b>		<b>\$ 446,718</b>	<b>\$ 388,350</b>	<b>\$ 278,600</b>
56-40-11	SALARIES & WAGES, ADMINISTRATI	\$ 39,948	\$ 40,700	\$ 42,000
56-40-13	EMPLOYEE BENEFITS	\$ 19,372	\$ 21,050	\$ 23,000
56-40-20	PLANNING	\$ 1,000	\$ 1,000	\$ 1,000
56-40-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 2,465	\$ 2,500	\$ 2,500
56-40-23	TRAVEL	\$ 262	\$ 600	\$ 600
56-40-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 971	\$ 1,000	\$ 1,000
56-40-26	BUILDING & GROUNDS SUPPLIES	\$ 4,027	\$ 5,000	\$ 5,000
56-40-34	TECHNOLOGY UPDATE	\$ 4,692	\$ 5,000	\$ 5,000
56-40-35	DEPRECIATION EXPENSE	\$ 89,824	\$ 71,500	\$ 83,500
56-40-51	INSURANCE	\$ 3,032	\$ 10,000	\$ 10,000
56-40-62	MISCELLANEOUS SERVICES	\$ 3,274	\$ 5,000	\$ 5,000
56-40-73	CAPITAL OUTLAY	\$ -	\$ 75,000	\$ 100,000
56-40-74	CAPITAL OUTLAY - IMPACT FEE	\$ -	\$ 150,000	\$ -
<b>Total Storm Drain Expense</b>		<b>\$ 168,867</b>	<b>\$ 388,350</b>	<b>\$ 278,600</b>
<b>Trust &amp; Agency Fund</b>				
70-38-10	INTEREST REVENUE	\$ 799	\$ 800	\$ 800
70-38-90	OTHER REVENUE	\$ -	\$ -	\$ -
<b>Total Trust &amp; Agency Revenue</b>		<b>\$ 799</b>	<b>\$ 800</b>	<b>\$ 800</b>
70-40-63	INTEREST PAID ON RETURNED BOND	\$ -	\$ 800	\$ 800
<b>Total Trust &amp; Agency Expense</b>		<b>\$ -</b>	<b>\$ 800</b>	<b>\$ 800</b>

Account No	Account Title	2014-15 Actual	2015-16 Adopted Budget	2016-17 Budget
<b>Cemetery Perpetual Care Fund</b>				
71-33-56	CEMETERY LOT PAYMENTS	\$ 46,650	\$ 12,500	\$ 12,500
71-33-58	UPRIGHT MONUMENT	\$ 2,550	\$ 2,000	\$ 2,000
71-38-10	INTEREST REVENUE	\$ 2,730	\$ 2,500	\$ 2,500
71-38-90	OTHER REVENUE	\$ -	\$ -	\$ -
<b>Total Cemetery Perpetual Care Revenue</b>		<b>\$ 51,930</b>	<b>\$ 17,000</b>	<b>\$ 17,000</b>
71-40-64	OTHER EXPENSES	\$ -	\$ 17,000	\$ 17,000
71-40-73	CAPITAL OUTLAY-IMPROVEMENTS	\$ -	\$ -	\$ -
<b>Total Cemetery Perpetual Care Expense</b>		<b>\$ -</b>	<b>\$ 17,000</b>	<b>\$ 17,000</b>
	Total Revenue	\$ 9,098,466	\$ 8,713,065	\$ 10,411,662
	Total Expenses	\$ 6,946,658	\$ 8,713,065	\$ 10,411,662
		\$ (2,151,808)	\$ 0	\$ -

19.49%

Capital Outlay Detail For FY2017 Budget

General Fund		
Department	Account Name	Account Number
<b>Street</b>	<b>Class C Road Fund</b>	<b>10-60-70</b>
<b>Project</b>		<b>Amount</b>
600 No Expansion(Pioneer Rd)	\$ 250,000.00	
Routine Yearly Maintenance	\$ 400,000.00	
<b>Total:</b>		<b>\$ 650,000.00</b>
<b>Street</b>	<b>Capital Outlay-Other Than Building</b>	<b>10-60-73</b>
<b>Project</b>		<b>Amount</b>
<b>Street</b>	<b>Capital Outlay-Equipment</b>	<b>10-60-74</b>
<b>Project</b>		<b>Amount</b>
Modify Bobtail for Hook Lift	\$ 16,000.00	
Pickup for Landon	\$ 5,000.00	
Backhoe Lease	\$ 1,750.00	
Park Maintenance Vehicle 1	\$ 1,500.00	
		<b>\$ 24,250.00</b>
Impact Fee Fund		
Department	Account Name	Account Number
<b>Street Impact Fee</b>	<b>Street &amp; Transport Expenses</b>	<b>15-40-21</b>
<b>Project</b>	<b>Amount</b>	
<b>Park Impact Fee</b>	<b>Park System</b>	<b>15-40-31</b>
<b>Project</b>		<b>Amount</b>
Pickelball Court (300 North)	\$ 80,000.00	
<b>Total:</b>		<b>\$ 80,000.00</b>

Capital Outlay Detail For FY2017 Budget

Capital Improvement Fund		
Department	Account Name	Account Number
<b>Capital Improvement</b>	<b>Capital Outlay</b>	<b>45-40-72</b>
<b>Project</b>		<b>Amount</b>
Sidewalk on Westfield Road	\$ 60,000.00	
Basketball Court Repair Burgess Park	\$ 50,000.00	
Dry Creek Corridor Trail	\$ 20,000.00	
<b>Total:</b>		<b>\$ 130,000.00</b>
<b>Building</b>	<b>Capital Outlay-Building</b>	<b>45-40-73</b>
<b>Project</b>		<b>Amount</b>
Moyle Park House Remodel	\$ 70,000.00	
Park Maint Bldg	\$ 300,000.00	
Fire Station Remodel	\$ 100,000.00	
<b>Total:</b>		<b>\$ 470,000.00</b>
<b>Equipment</b>	<b>Capital Outlay-Equipment</b>	<b>45-40-74</b>
<b>Project</b>		<b>Amount</b>
Dump Truck	\$ 16,000.00	
Pick-Up for Landon	\$ 5,000.00	
Park Maint Vehicle 1	\$ 20,000.00	
		<b>\$ 41,000.00</b>
Water Fund		
Department	Account Name	Account Number
<b>Impact Fee</b>	<b>Capital Outlay-Impact Fee</b>	<b>51-80-70</b>
<b>Project</b>		<b>Amount</b>
<b>Buildings</b>	<b>Capital Outlay-Building</b>	<b>51-80-72</b>
<b>Project</b>		<b>Amount</b>
Park Maint Bldg	\$ 50,000	
<b>Total:</b>		<b>\$ 50,000</b>
<b>Improvements</b>	<b>Capital Outlay-Improvements</b>	<b>51-80-73</b>
<b>Project</b>		<b>Amount</b>
Electronic Reading Meter System	500,000.00	
Water Line Replacement	100,000.00	
<b>Total:</b>		<b>600,000.00</b>
<b>Equipment</b>	<b>Capital Outlay-Equipment</b>	<b>51-80-74</b>
<b>Project</b>		<b>Amount</b>
Modify Bobtail for Hook Lift	\$16,000.00	
Pickup for Landon	\$5,000.00	
Backhoe Lease	\$1,750.00	

Capital Oulay Detail For FY2017 Budget

Mini-Excavator Lease	\$1,500.00	
		<b>\$24,250.00</b>
<b>Other</b>	<b>Captial Outlay-Other</b>	<b>51-80-79</b>
<b>Project</b>		<b>Amount</b>

Capital Outlay Detail For FY2017 Budget

Sewer Fund		
Department	Account Name	Account Number
<b>Impact Fee</b>	<b>Capital Outlay-Impact Fee</b>	<b>52-81-70</b>
<b>Project</b>		<b>Amount</b>
<b>Improvements</b>	<b>Capital Outlay-Improvements</b>	<b>52-81-73</b>
<b>Project</b>		<b>Amount</b>
Park Maint Bldg	\$ 50,000	
<b>Total:</b>		<b>\$ 50,000</b>
<b>Equipment</b>	<b>Capital Outlay-Equipment</b>	<b>52-81-74</b>
<b>Project</b>		<b>Amount</b>
Modify Bobtail for Hook Lift	\$16,000.00	
Pickup for Landon	\$5,000.00	
Backhoe Lease	\$1,750.00	
Mini-Excavator Lease	\$1,500.00	
		<b>\$24,250.00</b>
Pressurized Irrigation Fund		
Department	Account Name	Account Number
<b>Other</b>	<b>Capital Outlay-Other</b>	<b>55-40-72</b>
<b>Project</b>		<b>Amount</b>
Electronic Reading Meter System	500,000.00	
<b>Total:</b>		<b>500,000.00</b>
<b>Improvements</b>	<b>Capital Outlay</b>	<b>55-40-73</b>
<b>Project</b>		<b>Amount</b>
Park Maint Bldg	\$ 50,000.00	
<b>Total:</b>		<b>\$ 50,000.00</b>

Capital Outlay Detail For FY2017 Budget

<b>Equipment</b>	<b>Capital Outlay-Equipment</b>	<b>55-40-74</b>
<b>Project</b>		<b>Amount</b>
Modify Bobtail for Hook Lift	\$16,000.00	
Pickup for Landon	\$5,000.00	
Backhoe Lease	\$1,750.00	
Mini-Excavator Lease	\$1,500.00	
		<b>\$24,250.00</b>
Storm Drain Fund		
<b>Department</b>	<b>Account Name</b>	<b>Account Number</b>
<b>Improvements</b>	<b>Capital Outlay</b>	<b>56-40-73</b>
<b>Project</b>		<b>Amount</b>
Park Maint Bldg	\$ 50,000.00	
Various Small Projects	\$ 50,000.00	
<b>Total:</b>		<b>\$ 100,000.00</b>
<b>Impact Fee</b>	<b>Capital Outlay-Impact Fee</b>	<b>56-40-74</b>
<b>Project</b>		<b>Amount</b>