



ALPINE CITY COUNCIL PUBLIC HEARING and MEETING

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold a public meeting on **Tuesday, May 24, 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:** Kimberly Bryant
- 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 May 10, 2016 City Council Meeting**
- B. **Approval of Bid for Alpine Blvd. Water Line Relocation**

IV. REPORTS AND PRESENTATIONS

V. ACTION/DISCUSSION ITEMS:

- A. **Alpine City FY 2016-2017 Tentative Budget Discussion.** The City Council will discuss the Tentative Budget.
- B. **PUBLIC HEARING: Alpine City FY 2016-2017 Tentative City Budget.** The City Council will hear from Alpine City residents regarding the Tentative Budget.
- C. **Acceptance of the Alpine City FY 2016-2017 Tentative City Budget.** The City Council will vote to accept the Alpine City FY 2016-2017 Tentative City Budget and set the date of June 14, 2016 for a public hearing on the Alpine City FY 2016-2017 Final Budget.
- D. **Ordinance No. 2016-08 - Proposed Accessory Building Setbacks Amendment (Articles 3.2 – 3.7).** The City Council will consider a proposed amendment to the accessory building setbacks.
- E. **Westfield Zone Change – Direction from Council.** The City Council will discuss what direction they want to give on the requested zone change.

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
May 20, 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) 756-6347 x 4.

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 and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing v. Public Meeting

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

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

ALPINE CITY COUNCIL MEETING and PUBLIC HEARINGS
Alpine City Hall, 20 N. Main, Alpine, UT
May 10, 2016

I. CALL MEETING TO ORDER: The meeting was called to order at 7:05 pm by Mayor Sheldon Wimmer.

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

Mayor Sheldon Wimmer

Council Members: Ramon Beck, Roger Bennett, Kimberly Bryant, Lon Lott

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Alice Winberg, Steve Cosper, Chief Brian Gwilliam

Others: Douglas Hall, Carla Merrill, Loraine Lott, Eliot Jacobson, Marcelle Jacobson, Randy Stucki, Paul Anderson, Griff Johnson, Melanie Ewing, Paul Bennett, Paul Kroff, Wade Budge, Will Jones, Jane Griener, Vanee B. Ashby, Mary Wimmer, Robert R. Wallace, Colleen Dick, Harrison Quigley, Jason Thelin

B. Prayer: Lon Lott

C. Pledge of Allegiance: Melanie Ewing

II. PUBLIC COMMENT

Farmers Market Melanie Ewing, chairman of Alpine Days, introduced Colleen Dick who would be running the farmers market for Alpine Days.

Colleen Dick said she lived on Peach Tree Circle in Alpine and had a Masters Degree in food science and nutrition from BYU. She was working with Harrison Quigley to promote local food movement between the farmers and the consumers.

Harrison Quigley said he was the founder of the Onchenda Open Global Food Corporation which was a benefit corporation in Alpine. He was trying to open a multi-food vendor which would allow local farms to sell their produce to local consumers. One of the problems was that the farmers had a hard time maintaining profitability. He had created a website which would allow farmers to not only sell at the farmers markets but enable customers to buy food from them whenever they wanted. Every farmer would have their own profile on the website so it would function as a social website as well. It was an effort to reconnect the farmer with the customer. It would eliminate the middleman and enable the farmer to sell his produce more profitably.

Colleen Dick said she was working on a USDA grant for the farmers market, which would require the support of the City. The deadline for the grant application was May 12, 2016. She asked if the Council could support their effort and authorize Mayor Wimmer to sign a letter stating they had the support of the City.

Rich Nelson said they couldn't make a motion on the issue since it wasn't an agenda item, but the Council could give their verbal consent.

Kimberly Bryant said she felt strongly about having a farmers market in Alpine. Troy Stout had been trying to promote one for a long time. She said she would be willing to be the Council person over it and work with Melanie Ewing. She'd love to see it turn into a social event and make it a gathering place for the community with a band and local crafts and local food.

Colleen Dick said the first event would be for Alpine Days. After that they planned to have a monthly farmers market into October or November. Based on the interest of the community, they would continue from there.

Mayor Wimmer said he didn't have any negative concerns about the event. The Council indicated they would be in favor of trying it. Rich Nelson said that the City had a small staff and the events would have to be taken care of by volunteers.

1 Vanee Ashby said her family (Burgess fruit farms) already ran a market in Alpine and suggested they consult the
2 local farmers and see how it would affect their sales.

3
4 Westfield Rezoning. Griff Johnson said he had introduced himself to Council a month ago. He had acquired the
5 Burgess property which was one of the five properties in the Westfield Road area requesting a zone change. Since
6 that time he had been reading through the minutes and looking at the General Plan. He believed a zone change in
7 that area would be consistent with the General Plan. He asked what the next step would be. He would like to have a
8 chance to present his rationale on the proposed rezone to the Council. It had been to the Planning Commission and
9 they made a negative recommendation on it.

10
11 Steve Cospier, Chairman of the Planning Commission, said the Commission felt that changing the zone of an area
12 was a weighty decision and at the present time, they didn't see any compelling reason to change the zoning. They
13 were working on the General Plan, not just to serve a group of people but to look at all of Alpine. They had finished
14 two sections and were starting on transportation. When they completed the process, there may be things that came to
15 light that would favor a zone change. But at the current time he didn't think the recommendation of the Planning
16 Commission would change.

17
18 Griff Johnson said that changing the zoning would not dramatically change the density. Under the CR-40,000
19 zoning they would get 45 lots. If it were zoned CR-2000, they would get about 69. He said he had a number of
20 points that he would like to present to the Council and would like an opportunity to do that.

21
22 David Church said the rezoning request had come to the Council after the Planning Commission made a negative
23 recommendation on it. After some discussion, the Council sent it back to the Planning Commission to work on the
24 updating the General Plan because it was advisable to have the General Plan reflect the zoning.

25
26 Kimberly Bryant said she appreciated the work of the Planning Commission. She said she wasn't opposed to
27 rezoning the area but felt it would be disrespectful to ask the Planning Commission to work on something then tell
28 them never mind.

29
30 Jason Bond said rezoning was a legislative decision. The Planning Commission made a recommendation but that
31 was a technicality. The Council could move forward and make a decision if they wanted to.

32
33 Mayor Wimmer recommended they put the issue on the next City Council agenda and decide what they wanted to
34 do.

35
36 David Church said that if the Council was contemplating making a decision on the rezoning at the next meeting,
37 they would need to redo the notice and hold another public hearing.

38 39 **III. CONSENT CALENDAR**

40 41 **A. Approve the minutes of April 26, 2016**

42
43 **MOTION:** Kimberly Bryant moved to approve the Consent Calendar. Lon Lott seconded. Ayes: 3 Nays: 0.
44 Kimberly Bryant, Lon Lott, Roger Bennett voted aye. Ramon Beck abstained because he wasn't at the meeting.
45 Motion passed.

46 47 **IV. REPORTS AND PRESENTATIONS:** None

48 49 **V. ACTION AND DISCUSSION ITEMS**

50
51 **A. Oberee Annexation Development Agreement:** David Church said this annexation request had been
52 going on for some time. In December of 2014 the Council voted to begin the process and consider annexing the
53 property north of Alpine owned by a number of people. He said that normally with a large annexation, they had a
54 very detailed development agreement but the City Council had chosen not to do that. At the meeting of January 26,
55 2016 the City Council had voted to annex the property into the CR-40,000 zone with a limited number of lots. It
56 would be developed as a standard subdivision and not as a PRD. There would be no bonus density. The land in the

1 conservation easement would not be included in the calculations for base density. The project would have a
2 minimum lot size of 30,000 square feet except for 20% of the lots which could be smaller with a minimum size of
3 20,000 square feet.

4
5 Mr. Church said that after the applicants indicated they would accept the conditions set forth by the Council, he was
6 instructed to draft a development agreement which reflected those conditions. He said that under normal procedures,
7 and as a condition of annexation, the City would require the developers to make improvements to the existing
8 substandard county road known as Grove Drive. It was his recommendation that the Council require the dedication
9 of the portion of Grove Drive since it was a currently only a road by use. It was a narrow road and did not meet City
10 standards.

11
12 Mr. Church said that in the previous application for annexation of the same property (Alpine Canyons), the previous
13 City Council required that Grove Drive be improved. But when the current Councilmembers passed the Resolution
14 on annexation, they said that the developer would only have to improve his proportionate share of the road. Mr.
15 Church said he included that provision in the development agreement, and also included that that the developer
16 would provide for dedication of the right-of-way for Grove Drive. Other issues included the developer providing a
17 second access by way of Elkridge Lane. The Council indicated in the Resolution that the developer would only have
18 to build Elkridge Lane when they had more than 30 lots. He also included language regarding fees and extensions.

19
20 Mr. Church said that in response to his draft of the development agreement, Zolman's representatives had come
21 back with some changes as to what they would accept. The applicants did not want to commit to dedicating the
22 right-of-way for Grove Drive. They would only commit to dedicating that property which they owned or controlled,
23 even though the annexation petition included both side of Grove Drive. In addition, they did not want to commit to
24 improve Grove Drive if they built Elkridge Lane first. Mr. Church said that he understood that they were required to
25 build Elkridge Lane and improve Grove Drive.

26
27 Other differences in the developer's proposal pertained to water. Mr. Church said they didn't want to dedicate the
28 water for their subdivision at the time of annexation. They wanted to dedicate it to the City as each plat came in. In
29 addition, they wanted to be reimbursed out of impact fees for the variable speed pump they would need for their
30 pressurized irrigation system.

31
32 Mr. Church identified the principal areas in which he disagreed with the developer's proposal. First, he understood
33 that the Council meant for Elkridge Lane to be an absolute condition of annexation to be built when the development
34 hit 30 lots. It had nothing to do with the applicants paying their proportionate share of Grove Drive. The other thing
35 he thought was an absolute condition was the dedication of the right-of-way for Grove Drive. The road had an
36 undefined right-of-way. It was a substandard street in the county and needed to be improved to Alpine City
37 standards. In order to be approved, someone would need to talk to the property owners and get the right-of-way to
38 improve the road. He said he didn't know why the City Council would want to annex the property, and leave the
39 road issue open for some future city council to deal with by fighting with the neighbors and eventually condemning
40 the property. Especially when the property owners of the Oberee annexation were asking to be annexed.

41
42 Mr. Church said the Council had focused on density but he always felt that infrastructure was the import thing.
43 Obtaining a dedicated right-of-way for Grove Drive would take the cooperation of Josh James who owned the
44 property on the east side of Grove Drive. The developer's proposed revision to the development agreement would
45 only dedicate the right-of-way on the property they owned. Mr. Church said he didn't know how significant it was to
46 have the water dedicated at annexation, but he did think obtaining the right-of-way for Grove Drive and the issue of
47 Elkridge Lane were significant.

48
49 Paul Kroff introduced Wade Budge, his attorney who was working with David Church on the development
50 agreement. Mr. Kroff said they were excited in January because they received unanimous approval from the City
51 Council on the Resolution. He said that no one got everything they wanted, but they had reached common ground
52 and he felt good about it. When they started working on the development agreement with staff, there were some
53 differences in interpretations. He said he and Mr. Wade they were not going off memory but had gone through the
54 minutes and the recording of the meeting They'd had a specific discussion about fronting the cost of the variable
55 speed pump then being reimbursed from the PI impact fees up to the cost of the pump. He said that was in the
56 recording and minutes.

1
2 Regarding Grove Drive, Paul Kroff said the spirit of the meeting was that the developers would do all they could do
3 to facilitate acquiring the right-of-way from adjacent property owners and agreed to put up escrow funds for the road
4 in front of the Mike Russon and Walz homes on the west side of the road unless they built Elkridge Lane first. That
5 would be the extent of their obligations, and that was still their stance. They'd had conversations with Josh James
6 who owned property on the east side of Grove Drive and felt the City would be in a good position to finalize
7 acquisition of that right-of-way. They didn't think they should be held up because of the didn't have the right-of-
8 way.
9

10 Lon Lott said it was his recollection that Elkridge Lane would have to be built after 30 lots.

11 Paul Kroff read the motion from the meeting of January 26, 2016 pertaining to paragraph D of the resolution.

12
13
14 "The property owners of the Oberee and Grant properties would agree to provide to the City, at the property
15 owner's cost, improvements to the now 90-degree bend, and their proportional share (half-street
16 improvements along the property frontage) of Grove Drive, and that the property owners escrow funds for
17 half-street improvements along the Russon and Walls properties, but if the property owners chose to
18 construct the connection to Elk Ridge Lane first, then the escrowed funds for improvements in front of the
19 Russen and Walz properties would be waived."
20

21 Mr. Kroff said they still had to build Elkridge Lane when there were 30 lots, but if it was built first, those escrowed
22 funds for the Russon and Walz lots would be waived. The idea was that the traffic study showed that the traffic on
23 Grove Drive would be alleviated if Elkridge Lane was put in first so those escrowed funds for the Russon and Walz
24 properties wouldn't be necessary. But the funds the developers were paying for their proportional share of Grove
25 Drive would be necessary.
26

27 Ramon Beck asked if the Josh James property was part of their property.
28

29 David Church explained that when Paul Kroff filed the Oberee annexation petition, it included property on the east
30 side of Grove Drive that was owned by someone other than Josh James. Mr. James purchased the property after the
31 Oberee annexation petition was filed. Mr. Church said Grove Drive was also included in the annexation petition.
32 Recently, the City had received a separate annexation petition from Josh James for his house. It did not include the
33 parcels he owned next to Grove Drive. He said that Mr. James had, in fact, threatened to pull those parcels from the
34 Oberee annexation petition, but he spoke to Mr. James' attorney and explained it would kill the Oberee annexation if
35 he pulled it because they would have no access.
36

37 Wade Budge said he agreed with most everything David Church said except that there would be access because the
38 road was dedicated by years of public use.
39

40 David Church said public use gave them the asphalt plus a reasonable shoulder of two or three feet on either side.
41 Alpine City's standard road width was wider than that. He had asked the engineer to come up with a cross section
42 that would make the right-of-way as narrow as possible with a sidewalk along one side so they would not impinge
43 on the properties along the road any more than necessary. They came up with a width of 42 feet which was more
44 narrow than the usual road.
45

46 David Church said that in reviewing the motions, Roger moved to waive some portion of the fees if the developer
47 built Elkridge Lane, but there was nothing in there relieving them of obtaining the right-of-way for the road. Also,
48 the final motion stated that the property owners at their sole cost and expense would build the culinary and
49 pressurized irrigation water infrastructure to serve that area. The City would pay for any upsizing. He said the
50 Oberee property could not be served with pressurized irrigation without variable speed pump, yet they were asking
51 for reimbursement from impact fees. He did not see that in the motions the Council had made. However, it was the
52 Council's decision what they would accept. But he was concerned that if the City did not get the right-of-way for
53 Grove Drive, it would never be improved.
54

55 There was some confusion about which version of the development agreement was submitted by the developers and
56 which one was the version submitted by David Church since the developers' version had been emailed to the

1 Council that same day and the hard copy was received just prior to the meeting. After some clarification, the
2 discussion continued.

3
4 David Church said the Council had spent a lot of time arguing about what he felt was the least important thing,
5 which was density. He felt the most important issues were the traditional things like transportation services, water,
6 sewer, and who was going to pay for it. He felt this annexation should be treated like every other annexation or
7 subdivision. It should not be a burden on the city. There was a problem with the road in the county. He said there
8 was not usually a gain or a loss with an annexation unless they annexed a problem. The road was a problem. In the
9 past the City wouldn't annex Alpine Cove unless they brought their roads up to Alpine City standards. Grove Drive
10 was a substandard road.

11
12 Mr. Church said Zolman and the other property owners could develop in the county if they wanted, but it would be
13 more beneficial for them to tie into Alpine City's water system. Alpine City was doing them a favor by annexing
14 them. They were also doing the county a favor by taking Grove Drive off their hands.

15
16 Paul Kroff suggested they separate cost of improving the road and the cost of the obtaining the right-of-way. The
17 developers were going to improve the entire west side of the road. They had requested a waiver of traffic impact fees
18 but the City said they would use those fees to improve the east side of the road. If Elkridge was built, what would be
19 the true traffic demand on Grove Drive?

20
21 David Church said there were developments already up there and potential development going in. The developers
22 may not see Grove Drive as a problem road, but the City saw it as a problem, and would be inheriting a substandard
23 road.

24
25 Sheldon Wimmer said the county could plat the road, but it probably would not meet Alpine's standards. Regarding
26 the right-of-way for Grove Drive, he said the developers had little control over the east side of the road.

27
28 David Church said that was why, in the past and on other annexations, the development agreement required the
29 right-of-way. If the developers couldn't negotiate it, the City would use eminent domain and the developers would
30 pay for the cost of condemnation. But Zolman's attorney had removed that provision from the agreement. Mr.
31 Church said he wrote the development agreement to reflect what the City had done on Heritage Hills and Willow
32 Canyon, and on the Alpine Canyon (Oberee) property when it petitioned for annexation years ago. The big thing
33 was the offsite road.

34
35 Paul Kroff said trade-offs were made. If he could get more density, he could do more on Grove Drive. Kimberly
36 Bryant said they had already given them more density than they did originally. The City had given a lot. Paul Kroff
37 said he was not asking the Council to do more than they had discussed on January 26th.

38
39 David Church said he thought it was very clear in January that Oberee would give the City the right-of-way for
40 Grove Drive. If the City was going to spend money to improve the east side of Grove Drive, the developers should
41 pay for the right-of-way.

42
43 Ramon Beck said he remembered that the developers were going to improve half the road but he didn't remember
44 anything about the right-of-way.

45
46 Roger Bennett said he thought the developers needed to improve half the road which was half the asphalt and
47 sidewalk on that side plus 12 feet. The City also needed the dedication for the road. He said he wasn't too concerned
48 about the money for the road in front of the Russons, but the City needed to own the road.

49
50 Paul Kroff referred to the exhibit which was part of their version of the revised development agreement. It showed
51 what part of the road that they agreed to improve. On the southern curve they would pull the road to the west as
52 much as they could to keep the utilities in the road. They didn't want the road by Russons to be too close to his
53 garage so the right-of-way was shifted to the east. Mr. Kroff showed what they would dedicate and what Josh James
54 would dedicate. The rest of the road was a prescriptive easement by public use. He said that if Josh James wouldn't
55 dedicate the road, the City could exercise eminent domain since it would be in City limits.

1 Sheldon Wimmer said they would prefer to negotiate instead of using the hammer.
2

3 Will Peterson, who represented Josh James, said he said he had spoken with Paul Kroff. He said Mr. James' issue
4 stemmed from a motion made by the Council earlier. Josh James felt he was being dealt with unfairly on the
5 annexation request he'd made for his home because the Grove Drive right-of-way dedication had nothing to do with
6 his request to annex his house into the City. Mr. James felt like the City was asking for too much when they asked
7 him to dedicate part of his ground for the Grove Drive right-of-way. Mr. Peterson said that if the Oberee annexation
8 went forward, the City would have the ability to exercise eminent domain, but he didn't want that. Mr. James didn't
9 want to feel like he was being forced into something.

10
11 Roger Bennett asked what they could do to make Josh James feel better about the situation and move the process
12 forward.
13

14 Will Peterson said he couldn't completely speak for Josh James, but the motion the City Council made on their
15 annexation petition should not include the stipulation that they dedicate the right-of-way for Grove Drive because
16 they were two separate annexations. The best thing to do was not include that requirement for the Grove Drive right-
17 of-way in the annexation of the big house.
18

19 Lon Lott said he would have to listen to the recording but he thought it was just a request, not a stipulation.
20

21 David Church said it was his recollection that the Council wanted the other two parcels to come in with the
22 annexation and wanted Mr. James to cooperate with Paul Kroff on the right-of-way, but it wasn't a hard request.
23

24 Paul Kroff said he'd worked with Will Peterson and he was very cooperative.
25

26 David Church said that if this was a normal annexation as had been done before, the City would get a right-of-way
27 plat showing where the road was going and it would be signed by the property owners. The county would give them
28 the county right-way-way which was only 23 feet wide. Mr. Church stressed that it was up to the City Council how
29 they wanted to handle it. The most significant asset that the City had to offer was the water system. The county
30 didn't want the development done in the county so Alpine was taking it on. It was an issue of good planning. Good
31 planning included having the right-of-way for Grove Drive. If the Council wanted to accept the annexation without
32 the Grove Drive right-of-way, they needed to do it with their eyes wide open and say, the City will handle it
33 eventually or the developer handles it before he comes in.
34

35 Sheldon Wimmer asked Will Peterson to tell Josh James that the Grove Drive right-of-way was a request, not a
36 mandate.
37

38 Wade Budge said they could provide a road dedication plat that would show at least 35 feet of width including the
39 county road by use and their side of the road. Then in the future, they would work with Josh James for the rest of the
40 right-of-way.
41

42 Shane Sorensen said when the Oberee area was first proposed for annexation years ago, it had been a goal of the
43 City to improve all the roads. Many roads which carried less traffic than Grove Drive had been improved. Westfield
44 Road was a big one they had improved. His feeling was that Grove Drive needed to be improved. The City had
45 \$40,000 a year to spend on road improvements and they had to skimp on other projects to do that. He said that when
46 Heritage Hills was annexed, the developers built the whole road as part of their annexation. When Willow Canyon
47 was annexed, the developers built 300 North to the west to provide extra circulation. Other developments had to
48 improve roads as part of their development. He said that for this size of development, especially with what the City
49 was offering, he didn't think the cost of Grove Drive was out of line. He said the Oberee group was being handed
50 their annexation on a silver platter compared to what other annexations had done.
51

52 Sheldon Wimmer said the developer had proposed a right-of-way of 35 feet. He asked if that would work. David
53 Church said that would work but sometime in the future the City would have to come up with the rest of it, either
54 through a voluntary donation by Mr. James or by eminent domain.
55

1 Wade Budge said a 35-foot right-of-way would get their project going. They would then begin paying impact fees
2 and the City could use those funds to work on getting the rest of the right-of-way and improving Grove Drive. If
3 they got started on the improvements, it would increase the value of their property. They didn't want to be stalled.
4 They would like to start and dedicate what right-of-way they could, and start paying impact fees.
5

6 David Church said he'd written the development agreement the way he did so that if the developer couldn't
7 negotiate the rest of the right-of-way, the City could exercise eminent domain and the developer would pay the cost
8 of the condemnation. Mr. Budge wanted to revise the agreement to state that the City would be responsible for the
9 cost of acquiring the right-of-way. Mr. Church said that when the Council decided it wasn't fair to make the
10 developer improve the whole road, that put the cost of improving the rest of the Grove Drive on the City. No one
11 knew the cost of the road or the cost of acquiring the right-of-way. Who would be taking the risk of those unknown
12 costs? He said the developer wanted to put the risk on the City in case the cost of acquiring the right-of-way and the
13 cost of improving the road exceeded the impact fees.
14

15 Kimberly Bryant said the developers were coming to the City to annex. Why should the City be the one to take the
16 risk? They already had such a small budget to work with. In the 13 years she'd been on the Council, they had
17 required other annexations to do the things they weren't requiring this one to do. Why were they saying the Obere
18 annexation didn't have to do those things? They had already increased their density. The developers were always
19 threatening to go to the county and hanging that over their heads. Why, as gatekeepers for the citizens, were they
20 saying the developers didn't have to do the things the City required of other annexations?
21

22 Sheldon Wimmer said it was because the developers only had control over the property they owned. Kimberly
23 Bryant said there still other things that had to be done. The City budget was so small, this was the time to get things
24 done to make it fair for everyone.
25

26 Ramon Beck said the there was a 5 to 0 vote on the Resolution. Were they saying they were going back on that? Lon
27 Lott said that when the motions on the Resolution were passed, David Church said they would get into the details
28 with the development agreement, which was what they were looking at.
29

30 Paul Kroff said it seemed to him like the developers were actually doing all of Grove Drive. The impact fees they
31 paid, which would be more than ample, would be used to complete the east side of the road. Regarding the
32 acquisition of the right-of-way, they tried to work with the property owner to obtain it but hadn't been successful. If
33 obtaining the right-of-way was the hang-up, they would be responsible to obtain it, but if it ended up costing them a
34 lot of time and money, they should be reimbursed because he felt their impact fees would be more than enough to
35 cover the cost of improving the road and obtaining the right-of-way.
36

37 Shane Sorensen said the impact fees came in very slowly. They were paid when the house was built. If it was like
38 Box Elder, it could be 20 years before they got the fees. He said the City had put off improving 600 North since they
39 built Creekside Park because they didn't have money to do it. 800 South had been neglected for a long time. But he
40 would live with the Council decision.
41

42 David Church said the street impact fees were \$1,183 per lot. With 60 lots, there would be about \$60,000 to build
43 the road. Shane Sorensen said the estimated cost of improving 600 N/Pioneer was \$250,000.
44

45 Paul said he was not saying the street impact fees alone would cover the costs. He was referring to all the impact
46 fees. But since they were not in the impact fee area, they were calling it an annexation fee which would be due at
47 plat recordation.
48

49 David Church said the storm water impact fee was \$800 per lot when the plat recorded. Some of that could be used
50 for roads but some would have to go toward the storm drain system. The park/trail impact fee, which was the highest
51 fee at \$2,688, would be repurposed toward the cost of the road. He said staff figured that if they had the right-of-
52 way, there would be enough to pay for improving the east portion of the road, but without the right-of-way, it would
53 be a significant risk. He said that if the Council didn't think the road was necessary, it would be easy because they
54 wouldn't have to build it for a long time.
55

1 Wade Budge asked what would be wrong with improving Grove Drive incrementally? If they didn't get impact fees
2 from the houses until they were built, they wouldn't need a full-width road until the subdivision was built out. He
3 said he didn't want perfect to get in the way of progress.

4
5 David Church said that the Council did have a 5:0 vote, and other than the question of reimbursement for the PI
6 pump, his development agreement was 100% consistent with the vote of the Council. The question of the right-of-
7 way acquisition had not come up in the discussion. It was a policy question for the Council. Acquiring and
8 dedicating the right-of-way had always been the obligation of the developer. If they weren't able to get the right-of-
9 way, the City would condemn and the developer paid the cost of the condemnation.

10
11 Sheldon Wimmer asked Will Peterson how many square feet would be condemned. Mr. Peterson said it was around
12 5000 or 6000 square feet.

13
14 David Church said that in a normal annexation, the right-of-way wouldn't be a question because it would eventually
15 be redeveloped, but with the current owner, it wouldn't ever be developed.

16
17 Paul Kroff said they would accept the language David Church suggested, and do everything they could do to acquire
18 the right-of-way. If they couldn't get it, the City would exercise eminent domain and they would reimburse the City
19 for cost.

20
21 A motion was then made and seconded but prior to the vote on the motion, there was a discussion about the timing
22 of the dedication of water rights to the City and reimbursement for the variable speed pump for the pressurized
23 irrigation.

24
25 Wade Budge said in their version of the development agreement, they proposed dedicating water to the City when
26 the individual plats were recorded rather than at the time of annexation. That way if the density was reduced, they
27 wouldn't have given too much water since cities could not divest themselves of water.

28
29 Roger Bennett asked if the developers agreed to building the culinary and pressurized irrigation system for their
30 subdivision without reimbursement.

31
32 Wade Budge said they did. The only thing they were seeking reimbursement for was the variable speed pump
33 because it benefited the City by pressurizing the entire system.

34
35 Roger Bennett said that the pump was needed for their subdivision but he was willing to reimburse them for the part
36 that benefited the City. He said the City had always expected subdivisions to provide the infrastructure needed for
37 their particular subdivision, and without the variable speed pump, they could not serve their subdivision. He asked
38 what percentage of the pump was needed for the new subdivision. Shane Sorensen said North Pointe and Heritage
39 Hills were already in the City and were already being served. He didn't have an exact number on whatever property
40 outside the Oberee property would be served by the speed pump.

41
42 Paul Kroff said it was not just a discussion about serving homes but better managing the water needs of the city. It
43 was hard to quantify.

44
45 Rich Nelson reminded the Council that there had been a request from Myrna Grant that she be able to continue to
46 shoot her firearms on her property after it was annexed, but under the City's ordinance they couldn't allow that.

47
48 Lon Lott asked about the trail that would connect into Fort Canyon. Paul Kroff said they couldn't agree on a specific
49 trail alignment that evening but they would work with the City on it.

50
51 **MOTION:** Ramon Beck moved to accept the development agreement as explained by David Church and accepted
52 by Paul Kroff with the change in paragraph 5.4 which would state that the applicants hereby agreed that they shall
53 dedicate and acquire the right-of-way for Grove Drive, and if they couldn't acquire the right-of-way, the City would
54 condemn it and the developers would pay for it. Kimberly Bryant seconded. Ayes: 3 Nays: 1. Ramon Beck, Roger
55 Bennett, Lon Lott vote aye. Kimberly Bryant voted nay. Motion passed.

1 **B. PUBLIC HEARING ON OBEREE ANNEXATION**
2

3 Mayor Wimmer opened the hearing. There were no comments and the hearing was closed.
4

5 **C. Ordinance No. 2016-06 Oberee Annexation:** David Church said the Ordinance approving the Oberee
6 annexation contained Exhibit A which was the annexation map and Exhibit B which identified the zoning for each
7 parcel. All the parcels would be in the CR-40,000 zone.
8

9 **MOTION:** Roger Bennett moved to adopt Ordinance No. 2016-06 with the stipulation that shooting firearms
10 would not be permitted. Ramon Beck seconded. Ayes: 3 Nays: 0. Roger Bennett, Ramon Beck, Lon Lott voted aye.
11 Kimberly Bryant was not present at the time of the motion.
12

13 Police Chief Brian Gwilliam concurred that there should be no shooting of firearms in Alpine City limits.
14

15 **D. PUBLIC HEARING – Alpine City FY 2016-2017 Tentative Budget:** Mayor Wimmer said they would
16 postpone this item until later in the meeting.
17

18 **E. City participation in Alpine Main Street Village Lot 3 Relocation of Sewer Line:** Jason Bond reviewed the
19 Council's discussion from the previous meeting of April 26th about participating in relocating the sewer line in
20 Alpine Main Street Village.
21

22 Rich Nelson said that if the City participated, they were looking at taking it out of the fund balance. It was estimated
23 that the total cost of relocating the line would be between \$40,000 to \$50,000.
24

25 John Johnson, the owner of lot 3, was not present, but Randy Stucki and Paul Anderson who owned the building on
26 lot 4 were present.
27

28 Paul Anderson said that he and Randy Stucki jointly owned one of the seven lots in Main Street Village. Chris
29 Culver owned one and Johnny Johnson owned the rest which was 77 percent. He had polled his gym member and of
30 the 300 members, 227 said it would look ridiculous to put a building in front of his building as shown on the current
31 plat.
32

33 Randy Stucki said everyone agreed it would be better to amend the plat and relocate lot 3. Since Johnny Johnson
34 was the majority owner, they felt he should bear the majority of the cost but they were willing to put in 12%.
35

36 Shane Sorensen said the estimated cost for everything including relocating the individual sewer hookups would be
37 \$47,000.
38

39 Lon Lott said that since the City didn't own any of the property, anything they contributed would be a goodwill
40 gesture. If built as presently configured, it would look bad and the City was concerned about the look of Main Street.
41 He said he'd spoken with Judi Pickell, and suggested that the City did need to be more involved in businesses and
42 trying to help them. He asked if they had anything in the budget for business development.
43

44 The Council discussed where the funds might come from. David Church said the sewer fund would be the
45 reasonable place. Sheldon Wimmer asked if there was an in-kind donation they could make.
46

47 **MOTION:** Ramon Beck moved to participate in the relocation of the sewer line in Alpine Main Street Village
48 with \$5,000. Kimberly Bryant seconded. Ayes: 3 Nays: 0. Ramon Beck, Lon Lott, Kimberly Bryant voted aye.
49 Motion passed. Roger Bennett was not present at the time of the motion because he'd just gotten work that his
50 father was in the hospital and had to leave.
51

52 **F. Proposal to Acquire a Small Portion of City Property – Peterson Park:** David Church said the question was
53 whether or not, as two private property owners, they would want to enter into a fence line agreement. Mr. Hall, the
54 previous owner of the property adjacent to Peterson Park, had been maintaining the property up to the fence line for
55 years. Mr. Hall was asking the City to agree that the boundary would be the old fence line. There was no legal

1 obligation that they do it. It was more a matter of being a good neighbor. If there was a ditch involved, there would
2 be an easement by use.

3
4 Lon Lott asked if there was a concern about it being public open space and did it need to go to the Planning
5 Commission?

6
7 David Church said they could take the position that it had never been part of the park and the fence line was the
8 boundary between the park and the private property. The fence had been there when the park land was donated to
9 the City.

10
11 **MOTION:** Ramon Beck moved to accept the fence line as the boundary between Peterson Park and private
12 property, and enter into an agreement. Kimberly Bryant seconded. Ayes: 3 Nays: 0. Ramon Beck, Lon Lott,
13 Kimberly Bryant voted aye. Motion passed unanimously.

14
15 **G. Direction for Open Space Ordinance and Map Amendment:** Jason Bond said they were looking for direction
16 from the Council. Since they were changing the language in the ordinance, they would also need to update the Land
17 Use Map. There were three map options which were included in the packet which were:

18
19 Option 1: The map is updated and some of the open spaces are redefined. The different classifications still
20 match-up with the classifications that are currently defined in the Open Space Ordinance. There are other
21 open spaces that are administrative in nature which would be removed from the "Parks and Recreation
22 Master Plan" map. This includes city owned property that are used for wells, pump houses, city
23 maintenance buildings, etc.

24
25 Option 2: The map is updated and the public open space classifications would be redefined into 3 different
26 categories: Natural, Developed and City Owned Property. Private open space would also be indicated on
27 the map. The ordinance language would need to be amended to be consistent with the map.

28
29 Option 3: The map is updated and the public open space classifications would be redefined into 2 different
30 categories: Open Space and City Owned Property. Private open space would also be indicated on the map.
31 The ordinance language would need to be amended to be consistent with the map.

32
33 The Planning Commission had recommended option 2 with a couple of changes which were: 1) change the title to
34 include city-owned property at the top of the map, and 2) for the City Council to work with the Planning
35 Commission on defining different open spaces and city-owned properties.

36
37 Lon Lott asked if they needed to address the differences between natural, developed, and city-owned open space.
38 Jason Bond said they would have specific language for each designation.

39
40 Shane Sorensen said he preferred option 3 which simply designated everything as open space. He said the General
41 Plan had specific open space designations for years and no one had used them. He didn't know why the City would
42 want to tie their hands on how they wanted to use the open space.

43
44 The Council briefly discussed the three options and indicated they would go with option 3. No motion was made.

45
46 **H. Westfield Elementary Flashing Lights:** Sheldon Wimmer said Carla Merrill had come to the previous meeting
47 with letters from the principals of Westfield Elementary and Timberline Middle School requesting that the City
48 install flashing speed lights by the schools to control the traffic. Mrs. Merrill said that, as she stated two weeks ago,
49 Westfield Elementary was the only elementary school in North Utah County that did not have lights. She offered a
50 suggestion on where the lights should go.

51
52 Shane Sorensen said he'd brought a copy of the state rules for school crossings. They were quite involved. David
53 Church said the cities were required to follow the manual on traffic devices. School zones had their own particular
54 set of rules. Typically, the city engineer would work with the school to apply the rules in the manual.

55
56 Rich Nelson said they would need to open the budget in order to fund the lights.

1
2 Venee Burgess Ashby, who had owned property along Long Drive, said there were No Parking signs all along that
3 road but people still parked there.

4
5 Rich Nelson said they were trying to resolve the parking issues as well.

6
7 There was no motion.

8
9 **I. Ordinance No. 2016-08 -Amending the Accessory Building Setbacks.** Jason Thelin said he'd been a member
10 of the Planning Commission for almost ten years and this was the first time he'd brought forward an ordinance
11 change. He wanted to change the requirement for accessory building setbacks from 40 off the road to 30 feet, which
12 was the same setback required for a house. He said that on a corner lot, it was almost impossible to put in a detached
13 garage because the ordinance required a setback of 40 feet from both streets for an accessory building. He said he
14 felt it took away a property owners' right to use his property in an effective way.

15
16 Jason Bond said that the ordinance allowed a detached building to have the same setbacks as the house if it was
17 within 12 feet of the dwelling and had a common wall or common roofline.

18
19 Steve Cospier said they had looked at how the ordinance would play out on other properties. The Planning
20 Commission had been concerned about unintended consequences and recommended against changing the setbacks.
21 When there was a house on the property and a large detached garage built next to it with the same setback, it looked
22 like there were two houses on the same lot. It could create an odd-looking situation.

23
24 Jason Thelin said he'd like to hear some reasons why it wouldn't work.

25
26 Kimberly Bryant said she'd like to get more feedback and discuss it further.

27
28 Lon Lott said he would like to have some discussion with the building department and see what the ramifications
29 might be. A corner lot was a whole different thing and perhaps they should address a corner lot individually rather
30 than making changes across the board.

31
32 It was pointed out that there were only three Councilmembers present and in order to make a decision they'd have to
33 vote unanimously. No motion was made.

34 **J. Direction on the Senior Housing Overlay Zone:** Jason Bond the ordinance on the Senior Housing Overlay
35 Zone currently required a favorable recommendation from the Planning Commission before the City Council could
36 consider approving extending the zone. He said it put a legislative burden on the Planning Commission rather than
37 the City Council. In other rezoning instances, the ordinance required a recommendation from the Planning
38 Commission but not a favorable recommendation. It was proposed that the word "favorable" be dropped from the
39 ordinance.

40
41 **MOTION:** Ramon Beck moved to start the process to amend the Senior Housing Ordinance to remove the word
42 favorable. Lon Lott seconded. Ayes: 3 Nays: 0. Ramon Beck, Kimberly Bryant, Lon Lott voted aye. Motion passed
43 unanimously.

44
45 **K. PUBLIC HEARING - Tentative Budget, Fiscal Year 2016-2017**

46
47 Alice Winberg said the Councilmembers and had received copies of the budget. Copies were also available to the
48 public if they wished to review it. It answered questions about how Alpine City was funded and how the funds were
49 spent. Since it was a tentative budget, it could still be tweaked. She asked the Council to review the budget and let
50 her know if they had questions. She said there would be a budget opening on June 28th.

51
52 Rich Nelson said the budget would be the first item on the next agenda.

53
54 There were no comments from the public.

1 **MOTION:** Lon Lott moved to accept the Tentative Budget for FY 2016-17. Kimberly Bryant seconded. Ayes: 3
2 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett voted aye. Motion passed.
3

4 **VI. STAFF REPORTS:** None
5

6 **VII. COUNCIL COMMUNICATION:** None
7

8 **VIII. EXECUTIVE SESSION**
9

10 **MOTION:** Ramon Beck moved to go into Executive Session to discuss litigation. Kimberly Bryant seconded. Ayes:
11 3 Nays: 0. Ramon Beck, Kimberly Bryant, Lon Lott voted aye. Motion passed.
12

13 The Council went into Executive Session at 10:20 pm.
14

15 The Council adjourned the meeting from Executive Session at 11:10 pm. No motion was made because they lacked
16 a quorum.
17
18
19
20
21

DRAFT

ALPINE CITY COUNCIL AGENDA

SUBJECT: Alpine City FY 2016-2017 Tentative Budget

FOR CONSIDERATION ON: May 24, 2016

PETITIONER: Richard Nelson, City Administrator, and Alice Winberg, City Financial Officer

ACTION REQUESTED BY PETITIONER: Acceptance of the Alpine City FY 2016-2017 Tentative Budget and setting a public hearing on the Final Budget for June 14, 2016.

INFORMATION: Attached is information regarding the Tentative Budget. Please pay attention to “Budget Detail II 18May16” in the attached information.

Two changes have been made in that document that need your attention:

The first is that the request for PI metering has been pulled out. After discussion with Shane Sorensen, City Engineer and Public Works Director, it was determined that the City should just look at doing the culinary water system this year and the PI system next year.

The second is that there has been added additional items on the bottom of page 5 of “Budget Detail II 18May16”. Some are cost items and some are directional items with costs associated with whatever direction the City wants to take. Alice Winberg, City Financial Officer, is on vacation this week and has not had a chance to make the changes in the existing budget format, which is why they are on the end of page 5 (I am not a spreadsheet guru). When Alice comes back Monday, after doing payroll, she will clean up that spreadsheet and send you the cleaned up one.

I will also be discussing some changes in personnel that I have not discussed with the Council at previous meetings. Some things have changed.

- A. *RECOMMENDED ACTION:*** The City Council vote to accept the Alpine City FY 2016-2017 Tentative City Budget and set the date of June 14, 2016 for a public hearing on the Alpine City FY 2016-2017 Final Budget.

General Fund		
Department	Account Name	Account Number
Street	Class C Road Fund	10-60-70
Project		Amount
600 No Expansion(Pioneer Rd)	\$ 250,000.00	
Routine Yearly Maintenance	\$ 400,000.00	
Total:		\$ 650,000.00
Street	Capital Outlay-Other Than Building	10-60-73
Project		Amount
Street	Capital Outlay-Equipment	10-60-74
Project		Amount
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	
		\$ 24,250.00
Impact Fee Fund		
Department	Account Name	Account Number
Street Impact Fee	Street & Transport Expenses	15-40-21
Project	Amount	
Park Impact Fee	Park System	15-40-31
Project		Amount
Pickelball Court (300 North)	\$ 80,000.00	
Total:		\$ 80,000.00

Capital Improvement Fund		
Department	Account Name	Account Number
Capital Improvement	Capital Outlay	45-40-72
Project		Amount
Sidewalk on Westfield Road	\$ 60,000.00	
Basketball Court Repair Burgess Park	\$ 50,000.00	
Dry Creek Corridor Trail	\$ 20,000.00	
Cemetery Conceptual Design	\$ 25,000.00	
PI Electronic Meter Reading System PI	\$ -	
Total:		\$ 155,000.00
Building	Capital Outlay-Building	45-40-73
Project		Amount
Moyle Park House Remodel	\$ 70,000.00	
Park Maint Bldg	\$ 300,000.00	
Fire Station Remodel	\$ 100,000.00	
Total:		\$ 470,000.00
Equipment	Capital Outlay-Equipment	45-40-74
Project		Amount
Dump Truck	\$ 16,000.00	
Pick-Up for Landon	\$ 5,000.00	
Park Maint Vehicle 1	\$ 20,000.00	
		\$ 41,000.00
Water Fund		
Department	Account Name	Account Number
Impact Fee	Capital Outlay-Impact Fee	51-80-70
Project		Amount
Buildings	Capital Outlay-Building	51-80-72
Project		Amount
Park Maint Bldg	\$ 50,000	
Ft. Canyon Inspector	\$ 10,000	
Total:		\$ 60,000
Improvements	Capital Outlay-Improvements	51-80-73
Project		Amount
Electronic Reading Meter System	\$ 500,000.00	
Water Line Replacement	\$ 100,000.00	
Total:		\$ 600,000.00
Equipment	Capital Outlay-Equipment	51-80-74
Project		Amount

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	
		\$ 24,250.00
Other	Capital Outlay-Other	51-80-79
Project		Amount

Sewer Fund		
Department	Account Name	Account Number
Impact Fee	Capital Outlay-Impact Fee	52-81-70
Project		Amount
Improvements	Capital Outlay-Improvements	52-81-73
Project		Amount
Park Maint Bldg	\$ 50,000	
Ft. Canyon Inspector	\$ 10,000	
Total:		\$ 60,000
Equipment		
Department	Account Name	Account Number
Equipment	Capital Outlay-Equipment	52-81-74
Project		Amount
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	
		\$ 24,250.00
Pressurized Irrigation Fund		
Department	Account Name	Account Number
Other	Capital Outlay-Other	55-40-72
Project		Amount
Electronic Reading Meter System	\$ -	
Ft. Canyon Inspector	\$ 10,000.00	
Total:		\$ 10,000.00
Improvements		
Department	Account Name	Account Number
Improvements	Capital Outlay	55-40-73

Project		Amount
Park Maint Bldg	\$ 50,000.00	
Total:		\$ 50,000.00
Equipment		
	Capital Outlay-Equipment	55-40-74
Project		Amount
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	
		\$ 24,250.00
Storm Drain Fund		
Department	Account Name	Account Number
Improvements	Capital Outlay	56-40-73
Project		Amount
Park Maint Bldg	\$ 50,000.00	
Various Small Projects	\$ 50,000.00	
Ft. Canyon Inspector	\$ 10,000.00	
Total:		\$ 110,000.00
Impact Fee		
	Capital Outlay-Impact Fee	56-40-74
Project		Amount

Additional Capital Improvent Projects

General Fund

Capital Outlay

Automated Sprinkling System Demo.	\$2,500.00
Creekside Park - hold on Amphitheather	?
Creekside Park Concrete Repairs	1,000.00
Creekside Park Water Fill System	\$1,000.00
Burgess Park Trail Repairs	\$10,000.00
Lambert Park - Restrooms	?
Lambert Park - Fence	?
Peterson Park Remove Cottonwood Trees	\$5,000.00
Peterson Park - Demolish Milk House	?
City Offices Bell Tower Fix	\$5,000.00
City Offices Door	\$5,000
City Offices Windows	\$3,000.00
City Offices Monument Sign	\$2,000.00
City Offices - Basement Clean Up	?
Ft. Canyon Road Inspector	\$60,000.00
Silver Leaf Park - Eliminate	?

THE CITIZENS' BUDGET
A GUIDE TO THE FISCAL YEAR
2017 MUNICIPAL
BUDGET

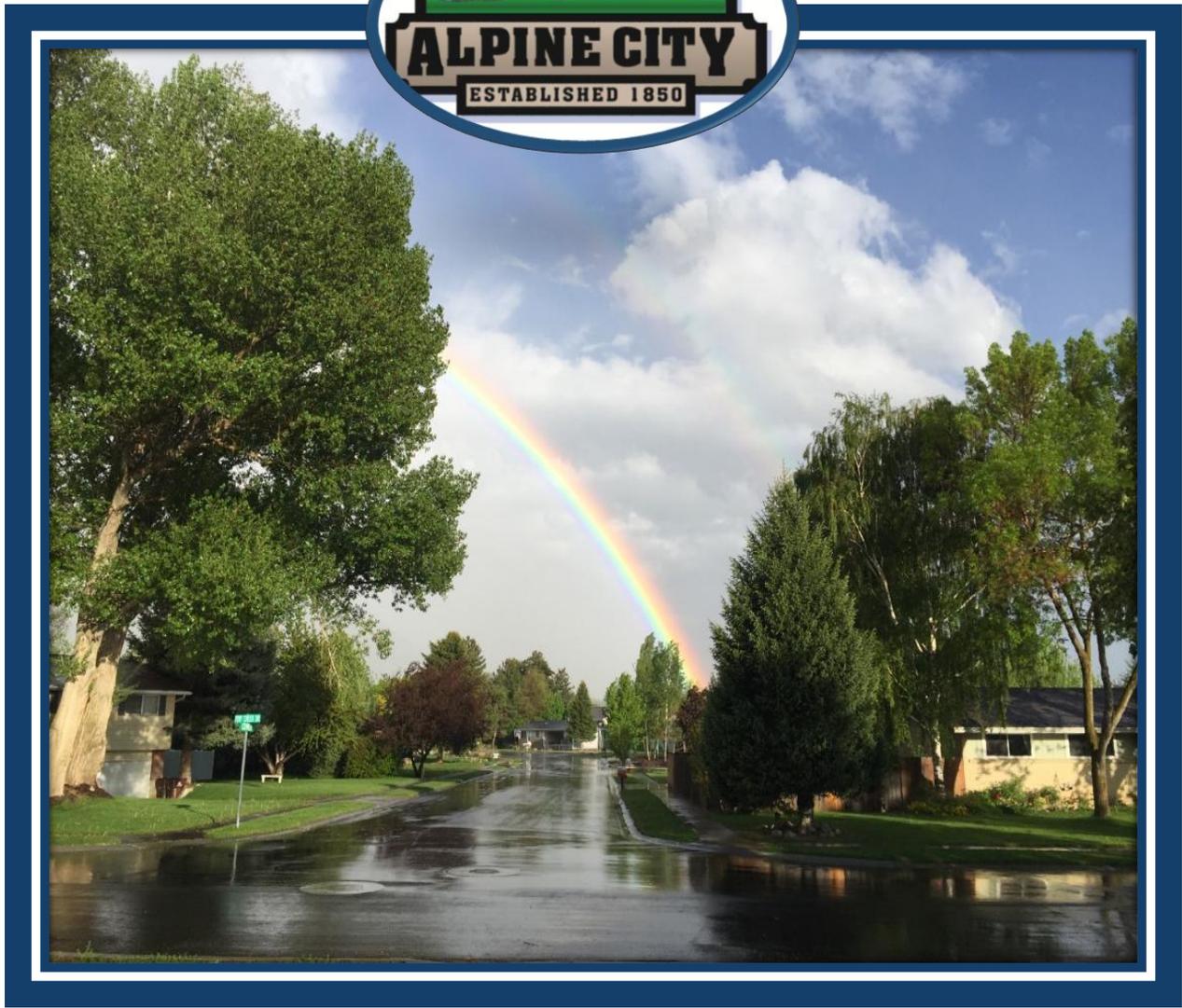


Photo Credit-Gregory Kmetzsch May 2016

LETTER OF TRANSMITTAL

June 7, 2016

To the Mayor, City Council and Residents of Alpine City:

Pursuant to §10-6-109, Utah Code annotated, the following budgets have been prepared for the Alpine City Municipal Corporation: Fiscal Year 2016 Adopted Budget and Fiscal Year 2017 Proposed Budget. These budgets have been prepared using budgetary practices and techniques recommended by the Governmental Accounting Standards Board (GASB) and the Governmental Finance Officers Association (GFOA). As required by Utah State law, the proposed budget is balanced.

The proposed budget presented herein has been compiled with goals and objectives outlined by the City Council during its budget work sessions as guiding principles.

In preparing this budget, City staff began with base budget levels set as part of the Fiscal Year 2016 Adopted Budget approved by the Council in June of 2015. Proposed changes to these approved budget levels were developed on direction from the City Council.

It is anticipated that the proposed budget will allow City staff to achieve the Council's goals without a decrease in level of service. City staff's commitment to administering municipal services and managing capital projects with a high degree of efficiency at a minimum cost to residents and taxpayers affirms that Alpine City is maintaining a sound financial footing now and into the future.

This recommended Fiscal Year 2017 budget is presented for your review and action.

Sincerely,

Alice J. Winberg
Finance Officer/Treasurer
Alpine City Municipal Corporation

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Letter from the City Administrator-Rich Nelson

What a great time to live in Alpine. What a wonderful place to live and raise a family.

The City just got a new Mayor, Sheldon Wimmer. He will make a great Mayor. He is a long time resident of Alpine City. His 93 year old parents, American Fork residents, attended his swearing in ceremony. Sheldon's grandparents lived in Alpine. Sheldon has worked for the federal government for all his career, mostly spending time with the BLM. He replaces Mayor Don Watkins. Don received a chance to operate Dixie State College's entrepreneurship program and couldn't turn down the opportunity. Mayor Watkins will be missed.

In Alpine we have tried to build a sustainable hard-to-replicate business model based on hiring terrific people who run disciplined operations. Our business model starts with a belief that "just because the other city is doing it" does not mean that Alpine should do it. That just spells trouble in most other cities. We don't have a City operated recreation program; we don't have a swimming pool; we don't have a recreation center; we don't have a Senior Citizen center; we don't have a library, golf course, etc. Why? Because we can't afford them unless we raise property taxes. We don't have the sales tax to support those kinds of operations. Of the top 25 sales tax producers for the City, only two actually reside in the City. Those are the Junction and Day Light Donuts. We love those businesses but you don't build a swimming pool with the idea that tax revenue from those two businesses will be enough to fund the construction and operation of a municipal swimming pool. No service or program ever breaks even, no matter what you hear. You have to decide on what you want to provide and then be excellent at providing that service. We do, look at our parks and trail system.

We then look at the budget. In looking at budget items we practice four disciplines in considering each item: (1) do we understand all the budget exposures that might cause that budgeted item not to be able to generate the revenue we think it will or that will cost more than we had planned; (2) have we conservatively assessed the costs associated with that budget item; (3) have we understood the budget item so that its operating expenses are covered with the revenue we have available; and (4) are we willing not to start or to discontinue the operation of a budgeted program if the answers to the questions above can't be answered affirmatively.

The next part of our model starts with the fact that we crave efficiency and detest bureaucracy. We emphasize the avoidance of bloat. We have the lowest city staff to residents total in the State. Our managers and staff are cost-conscious and efficient. My role is simply to create an environment in which our managers and staff can maximize both their effectiveness and the pleasure they derive from doing excellent work. We will continue to operate with extreme decentralization. The managers and staff know what their jobs are and what is expected of them. I expect excellence. This reminds me of the old joke, "If you want to guarantee yourself a lifetime of misery, be sure to marry someone with intent of changing their behavior". We try

to hire good people with good skills. We want employees who love to come to work here and who provide great customer service.

The last part of the model is to try to build intrinsic value for the residents of Alpine by following this simple blueprint: (1) constantly improving the efficiency of our operations by investing in technology, equipment, and training for service providers; (2) providing services through making services provided by other cities available to Alpine residents at a reasonable cost (I call these service bolt-on arrangements); (3) maintaining the City's infrastructure by investing in maintenance; and (4) by making an occasional large technology or other purchase that dramatically improves operations and, hopefully, lowers operating costs.

For what most consider a little city, Alpine is a pretty big operation. The City owns \$68 million dollars' worth of assets. Its general operating budget is approximately \$4.5 million. It has approximately \$2 million in savings in the general operating budget. In the infrastructure or enterprise funds (water, pressurized irrigation, sewer and storm water) the operating budget is approximately \$3.5 million. These funds have about \$6.5 million in savings. We have excellent roads, a wonderful culinary water system, a pretty good pressurized irrigation system (when we are not in the middle of a drought), a good sewer system and an excellent storm water system. No one likes to pay their city bill for these services but almost everyone likes to drive on good roads, have culinary water come to their homes, be able to water their lawns, dispose of sewer and not be flooded each time it rains. We want our service provision to be so excellent that you never have to think about it, it is just there doing what it is supposed to be doing.

Sure, the City faces some issues. Most revolve around which property to annex and what property to rezone, with a few lawsuits thrown in. These are very important issues. We have a great Mayor and equally great City Council members. That is why you should always vote for good people to be your elected representatives.

This reminds me a Dave Church story. Dave is the Alpine City attorney and the attorney for the Utah League of Cities and Towns. At a meeting I was attending there were mayors, city council members and city managers. Dave gets up to start his presentation. He looks around the room. He then says, "Do you know what the trouble with you mayors are? You all think you're the supreme ruler of the universe." Everyone, except the mayors, laughed. Then he says, "Do you know what the trouble with you city council members are? You all think you're the mayor." Everyone, except the council members, laughed. Then he said, "Do you know what the trouble with you city managers are? Who voted for you?" Everyone laughed at that. We all know that we work for you, the residents of Alpine City. Thank you for making Alpine such a great place. Never bet against Alpine.

Sincerely,

Rich Nelson
City Administrator

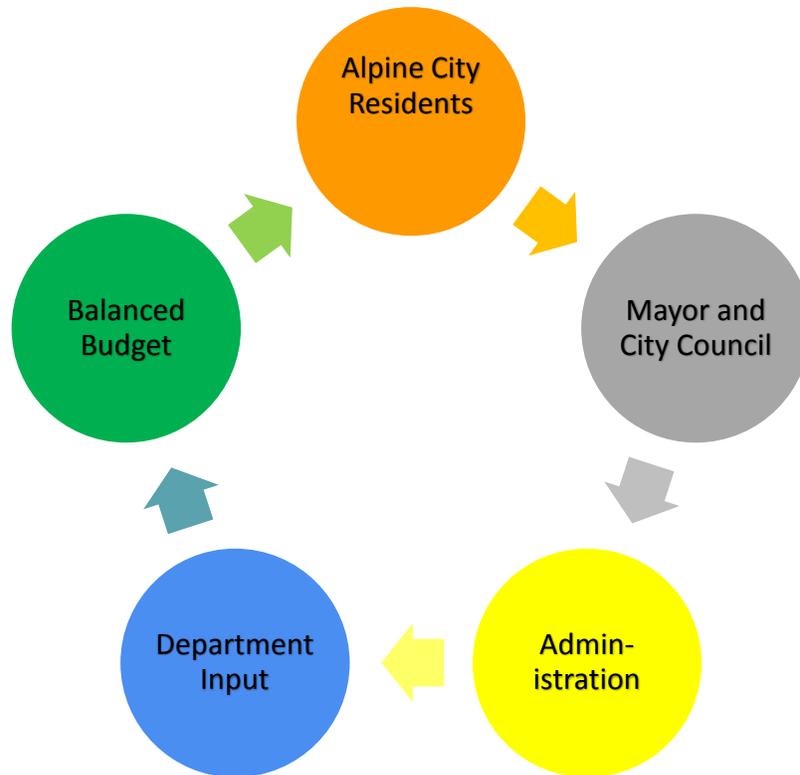


Strategic Budgeting Goals and Strategies

The following defines the overall approach and philosophy for budgeting and financial planning at Alpine City. It is through this strategy that financial needs throughout the City are met. The overall strategy is derived from a prioritization of needs of the City. In ranking these needs, the City is then able to determine the available resources, maximize these resources, providing the best level of services for the costs incurred. The ultimate goal of the City is to provide outstanding service to the residents and maintain and update required infrastructure and equipment to operate the City.

Budgeting Development

The guiding principle for the budgeting process is continued input from the Citizens of Alpine, Mayor and City Council, City Administrator, and Departments within the City. The budgeting goals of each of these Individuals, should reflect the overall vision and plan for the City of Alpine.



The Finance Officer manages the budget process, establishes budget timelines, and defines formats to allow consolidation and computation of priorities, operating issues, and financial impacts. Most of the fundamental information necessary to manage this process comes from the Public Works Director and City Administrator. Key components of the planning process include:

- Preparation of a 12 month operating budget
- Review and update of the capital plans and equipment replacement schedule
- Evaluation and updating Fund balance goals
- Development of a 5-year forecast schedule
- Bottom-up and top-down financial review
- Annual validation/course correction to meet the ever-changing external and internal demands of the City

Budgeting Approach-

Each department at the City has submitted documentation to the Finance Officer, defining the resources required for the operation of their department for the coming Fiscal Year. In establishing the baseline of funds needed, each department would ideally involve the following approach:

- Look internally for cost saving measures
- Eliminate services that are no longer required
- Receive proper approval for large expenditures
- Looking cross-organizationally for needed resources
- Evaluate current operations and identify issues and gaps to providing future levels of service

New Priorities-

New priorities pertain to any material change in service level from the current entity activity. The change can be an increase or a decrease in service, and does not necessarily have funding implications. All new priorities should be prioritized according to the following questions:

- What are the benefits of this priority to the “citizens”?
- What are the implications if the priority is not approved?
- Is the priority mandatory due to external regulations?
- Is the priority critical to improve service this year?
- Is the priority important to operations efficiency, but not critical this year?

Budgeting for Capital Improvement Expenditures-

This process involves outlining expenditures for major equipment repairs, renovations, and constructions. These items typically have values exceeding \$5,000 and have a useful life of over two years. Capital Improvement budgeting should require the following components:

- Amount of anticipated actual expenditure
- Year of intended expenditure
- Useful life of asset.

Community Involvement-

The annual budget process is an opportunity for the citizens of Alpine to participate in making decisions concerning the services Alpine City provides for them. Also, the budget is a framework for accomplishing the operations of Alpine City which we, as a staff, hope to

create and maintain a truly outstanding community, broadly recognized as a great place to live, work, play and visit.

Core organizational values that Alpine City hopes to continue to achieve are

integrity, honesty, accountability, teamwork, diversity and balance.

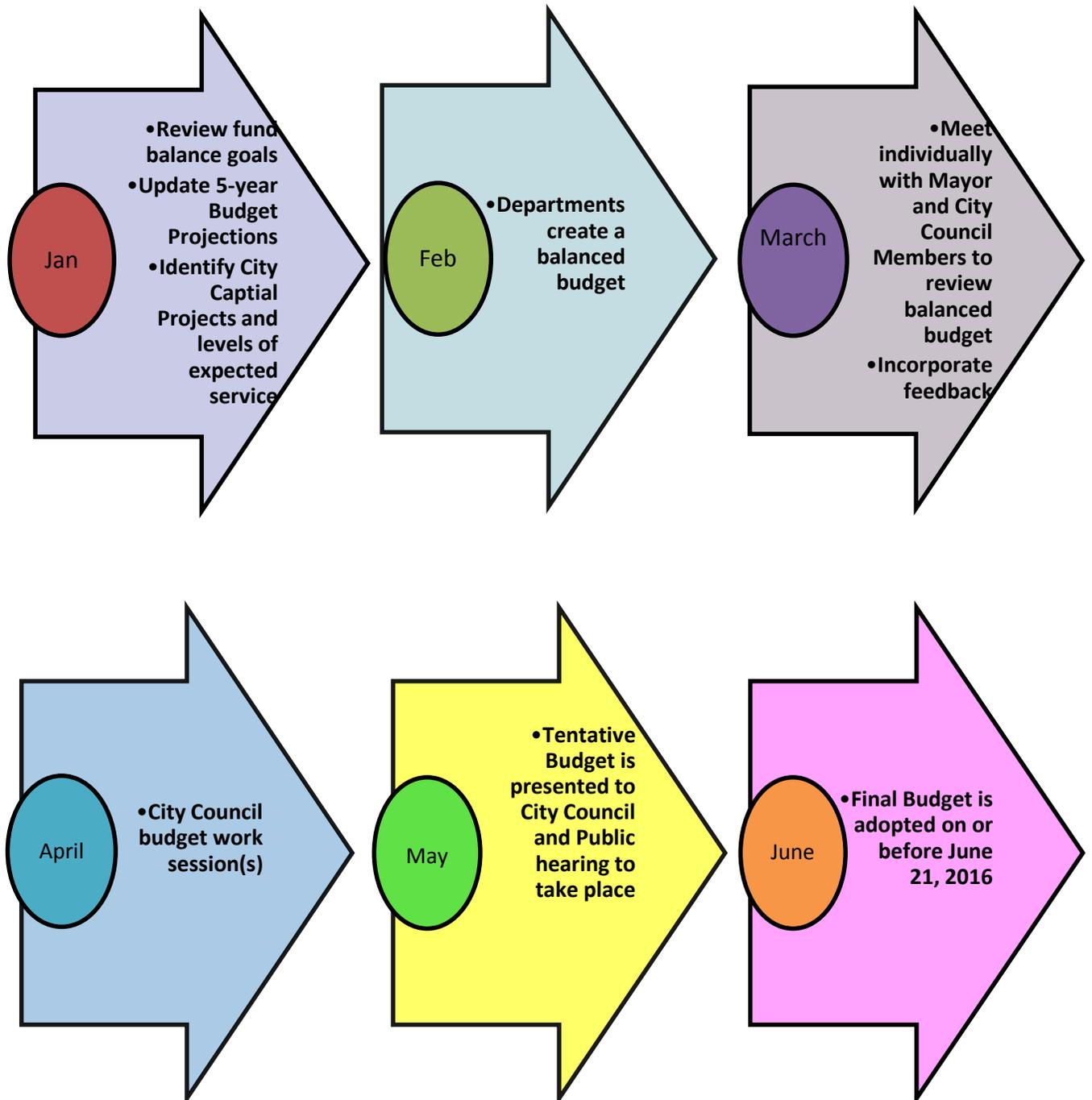
These core values are reflected in this budget. A successful annual budget preparation requires communication, citizen outreach, assembly direction and a commitment to excellence.

In addition to balancing local needs with available resources, and incorporating the core values, the process must be a cooperative effort of the total community of Alpine.

Alpine City is proud of its solid financial standing. Staff continues to search for creative solutions to the delivery of City services. The primary goal is to provide the quality of life expected by the community over the long term at a reasonable cost.

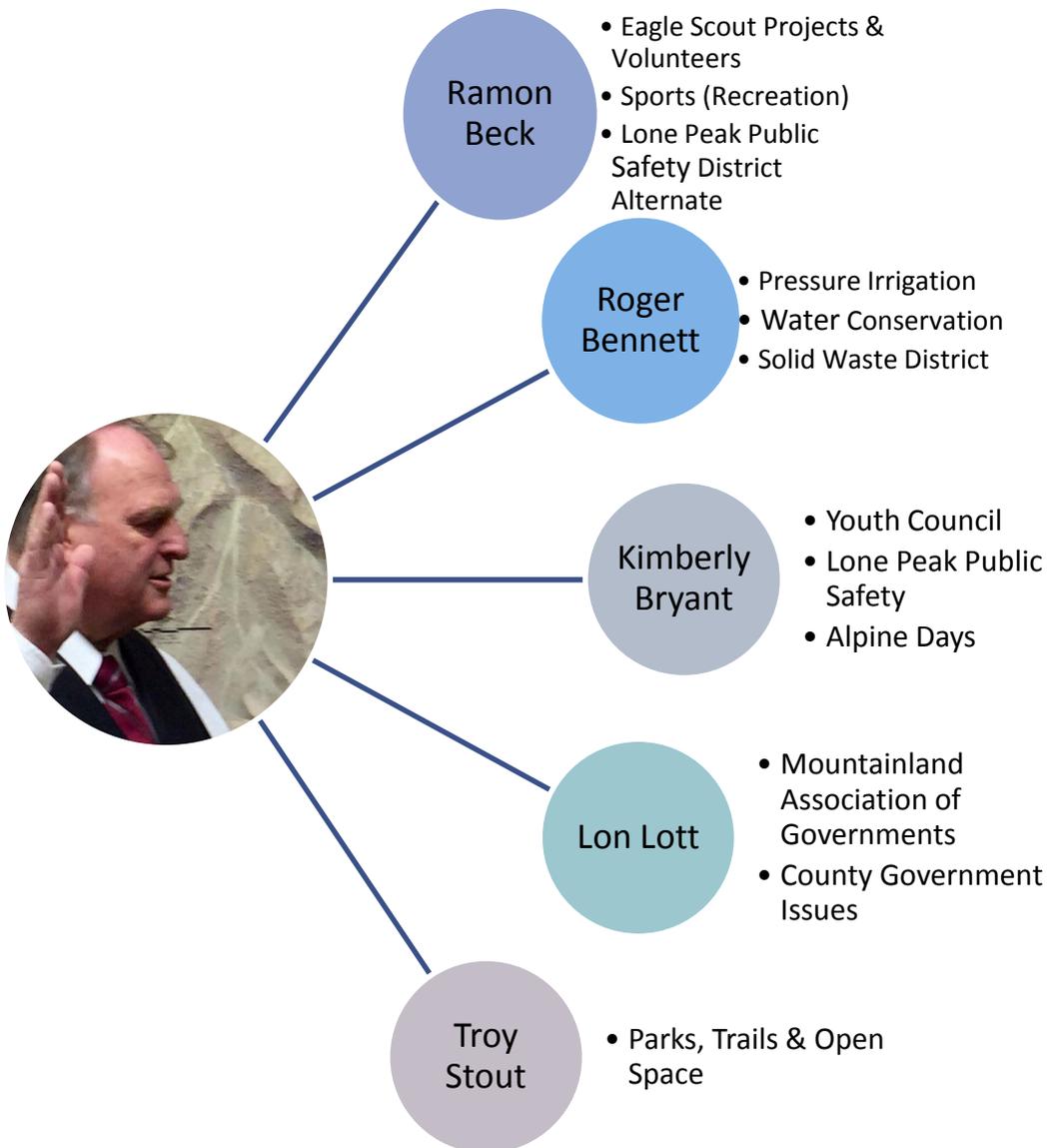
This annual budget is based upon citizen expectations, clearly articulated assembly policies and manager directives, maintenance of existing program levels, and expansion of health and safety services to protect life and property.

Budget Development January-June

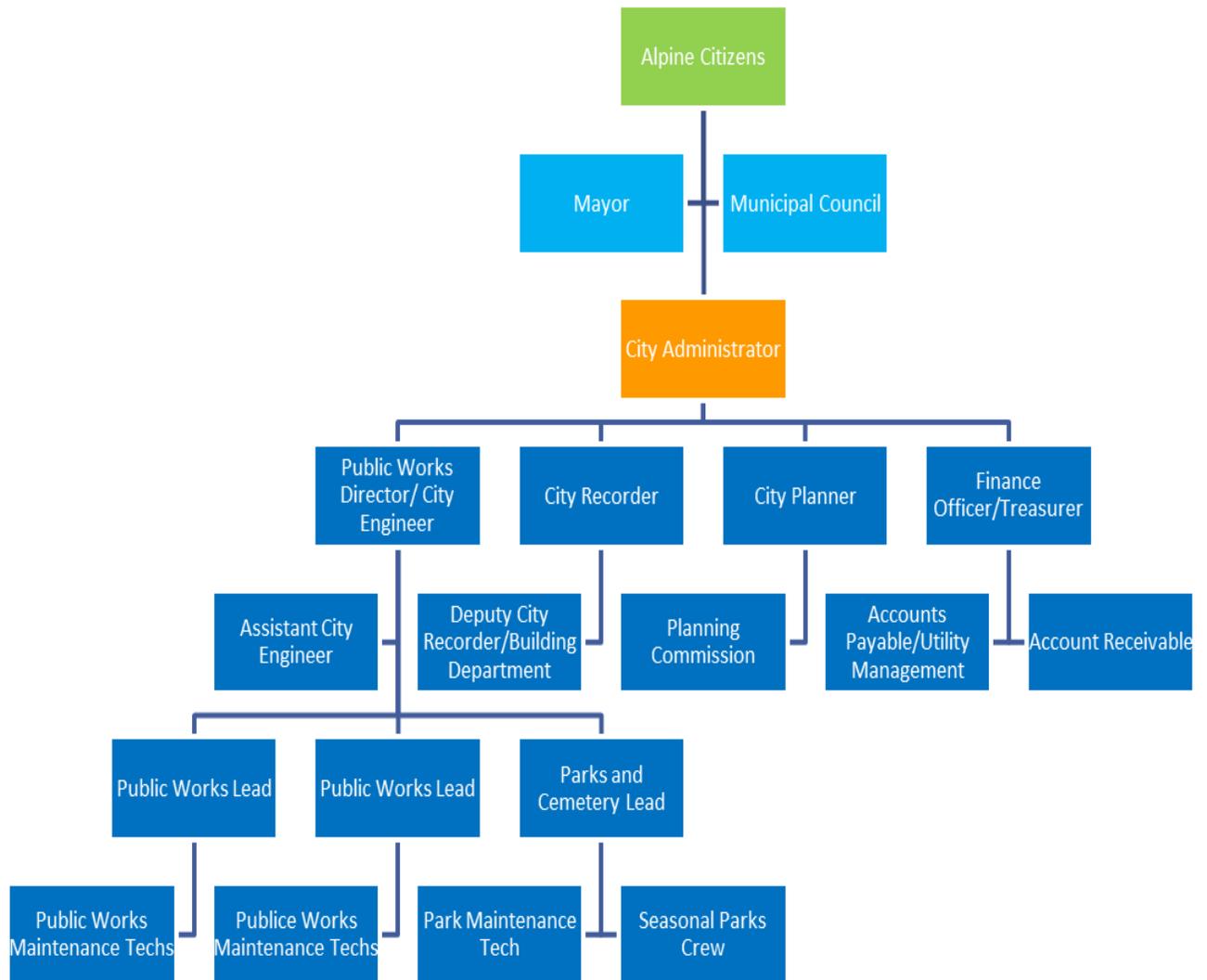


Mayor and Council

Mayor Sheldon Wimmer
Community Communication/Newsline
General Administration
Personnel
Finances
Lone Peak Public Safety District



Alpine City Organizational Chart



Introduction

For thousands of years, the small valley of Alpine was a fairly serene place. In the late fall of 1850, the tranquility of the valley was interrupted by the arrival of seven Mormon immigrant families searching for a place to call home. The early years of settlement in Alpine were not easy for these families. Hard work along with crude implements went in to making roads, opening canyons, building bridges, digging irrigation ditches and clearing the land for farming. Residents of Alpine today, enjoy the results of the labors of these early settlers.

Of course, Alpine City has grown and changed over the years as is evident from the following Balance Sheet Statement from the year 1867:

(Statistics of Alpine 16 years after settling)

<i>Taxes collected on city property.....</i>	<i>\$618.20</i>
<i>Owe in unpaid taxes.....</i>	<i>53.00</i>
<i>Fine from James McDaniel.....</i>	<i>15.00</i>
<i>Fine from Alfred Moyle.....</i>	<i>15.00</i>
<i>Fine from Worthy Nash.....</i>	<i>3.60</i>
<i>Thomas Carlisle License.....</i>	<i>30.00</i>
<i>Peddlers.....</i>	<i><u>4.00</u></i>
<i>Total</i>	<i>\$738.80</i>

Amount paid out of treasury:

<i>George Haliday for work on school house.....</i>	<i>\$286.35</i>
<i>Paid in labor for work on school house.....</i>	<i>114.25</i>
<i>Oil, lead, nails, glass, stationary, etc.....</i>	<i>39.30</i>
<i>McCullough for board and merchandise.....</i>	<i>54.00</i>
<i>For one stove.....</i>	<i><u>55.00</u></i>
<i>Total</i>	<i>\$548.00</i>

What hasn't changed much is the values of the Alpine residents, their sense of community, and relationship to the valley and to each other.

From the 2014 Census, we can capture a sense of how Alpine is today and how the City compares to the whole state of Utah.

2014 Census

<u>Quick Facts</u>	<u>Alpine</u>	<u>Utah</u>
Population, 2014 estimate	10,131	2,942,902
Population, percent change from April 2010 to July 2014	6.0%	6.5%
Living in same house 1 year and over, percent 2009-2014	80.9%	82.8%
High school graduate or higher, percent of persons age 25+	98.0%	90.9%
Bachelor's degree or higher, percent of persons age 25+	51.2%	30.3%
Veterans, 2009-2013	410	143,771
Housing Units, 2015 (from current city records)	2600	887,000
Homeownership rate, 2009-2013	78.3%	70.1%
Median value of owner-occupied housing units, 2009-2013,	\$412,800	\$212,800
Person per household, 2009-2013	3.94	3.12
Median household income, 2009-2013	\$92,443	\$58,821
Persons below poverty level, percent, 2009-2013	3.1%	12.7%

Purpose Statement

The intent of this Citizen Budget Report, is to provide residents and other interested parties with an understandable overview of Alpine City's budget. The document address two questions: 1) How is the City funded? and 2) How are those funds expended?

The City operates on a fiscal year that begins July 1st and ends June 30th. The budget for the current fiscal year, which is referred to as Fiscal Year 2016 was adopted on June 21, 2015, and became effective July 1, 2015.

The basis of budgeting for all funds is modified accrual accounting. What is modified accrual accounting? It is an accounting method commonly used by government agencies that combines accrual-basis accounting with cash-basis accounting. Modified accrual accounting recognizes revenues when they become available and measurable and, with a few exceptions, recognizes expenditures when liabilities are incurred. This system divides available funds into separate entities within the organization to ensure that the money is being spent where it was intended.

Anyone can obtain more comprehensive information and a copy of the City's official budget documents from City Hall or online at www.alpinecity.org If you have specific questions, contact the Finance department at 801-756-6347 extension 3 or email awinberg@alpinecity.org

Executive Summary

Alpine City's total FY2017 budget is \$12,991,278. The charts show how the City plans to spend funds in FY2017 as well as what fees and taxes the City expects to receive. The table shows how planned expenses compare to budgeted expenses in FY2015. Actual data will not be available for FY2016 until later this year.

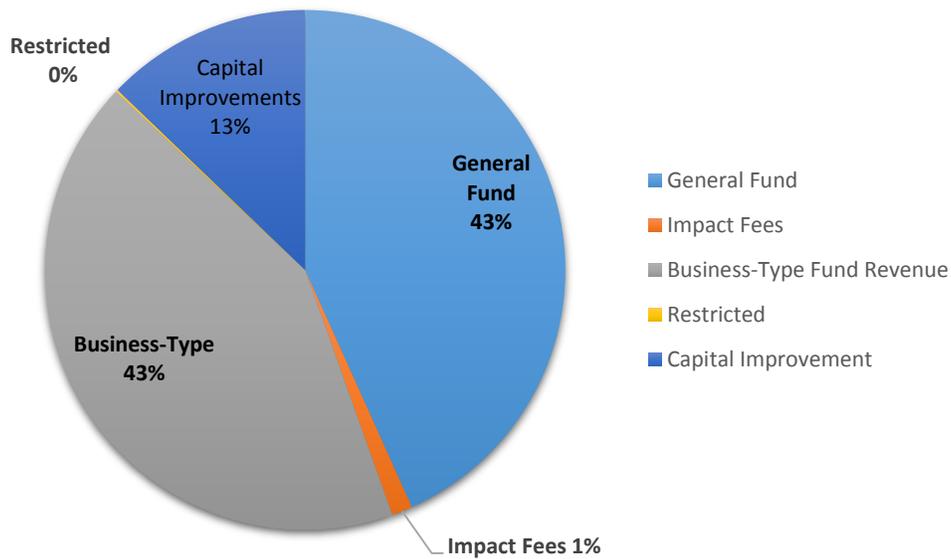
Alpine City is financially healthy, with a bond rating of AA on General Obligation bonds. A bond rating of this degree indicates that Alpine City as an issuer offers "good-to-strong debt service coverage and very strong liquidity." The FY2017 budget has been prepared in such a way to maintain Alpine City's strong financial position.

Revenue Type	FY 2015 Actual Budget	FY 2017 Proposed Budget
General Fund Revenue	\$4,552,942.00	\$5,621,650.00
Impact Fee	\$181,176.00	\$167,500.00
Business-Type Fund Revenue	\$4,216,333.00	\$5,518,278.00
Capital Improvement Revenue	\$94,716.00	\$1,666,000.00
Restricted	\$52,730.00	\$17,800.00
Total:	\$9,098,466.00	\$12,991,228.00
Expense Type		
General Fund Expenses	\$4,001,291.00	\$5,621,650.00
Impact Fee Expenses	\$125,828.00	\$167,500.00
Business-Type Expenses	\$2,581,834.00	\$5,518,277.76
Capital Improvement Expenses	\$237,705.00	\$1,666,000.00
Restricted	\$0.00	\$17,800.00
Total:	\$6,946,658.00	\$12,991,227.76

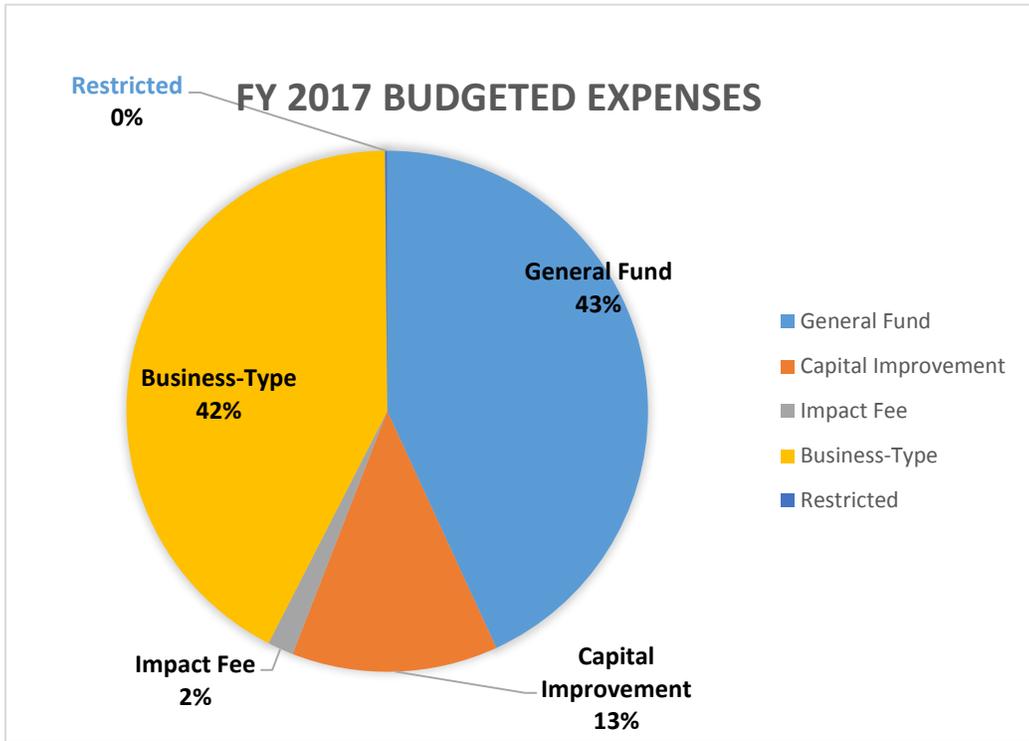
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FY 2017 BUDGETED REVENUE



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Difference General Fund and Business-Type Fund?

The General Fund is considered the main operating fund of the City. This fund accounts for all financial resources of general government. The General Fund receives revenue from property tax, sales and Use tax, franchise tax, license and permit fees, and other charges.



The General Fund provides administrative services, executive services (Mayor and City Council), public safety, courts, street maintenance, cemetery care, parks and waste management services.

In other words, City services are all around you, and include such provisions as snow removal, police, library, street upkeep, and special events such as Alpine Days and the annual Rodeo.

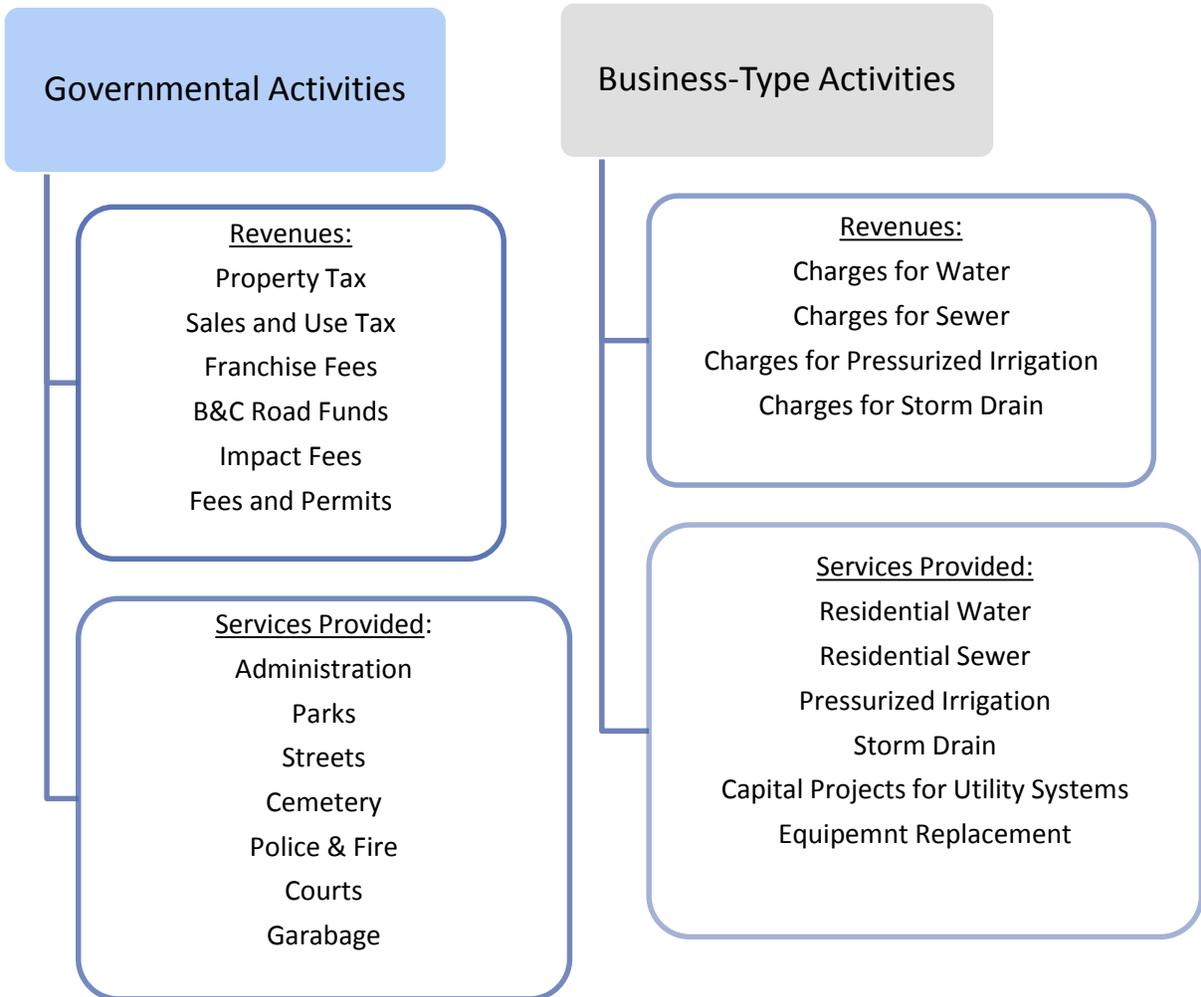


The Business-Type Fund includes those activities that operate similar to a private business. Charges for services should be adequate to cover all costs for that service and provide enough surplus to fund future capital projects. The fees charged are based on the quantity and quality of the service provided to each user. Each service is accounted for in its own fund. These funds include:

- ✓ Water Fund
- ✓ Sewer Fund
- ✓ Pressure Irrigation Fund
- ✓ Storm Drain Fund



The Major sources of revenue for all of the Business-Type Funds are fees charged for these services, connection fees and the use of fund balances. The Business-Type funds also collect impact fees for infrastructure that need or will need to be installed due to new growth.



Projected General Fund Revenues for FY 2017

It is important to examine all revenue for both the General Fund and Business-Type Funds. First, we will examine the General fund revenue, mainly focusing on Property and Sales Tax

The Chart below shows the seven year trend for those revenue sources classified as taxes, as well as monies received from state road funds. In total, these five revenue sources comprise 60% of the general fund revenue. Amounts entered for the years 2011-2015 are based on actual data, while 2016 and 2017 are based on projected amounts. A brief definition of these taxes follows:

Sales Tax-A tax paid to a governing body for the sales of certain goods and services. Utah state sales tax rate is 4.7% as of 2016, with some cities and counties adding a local sales tax on top.

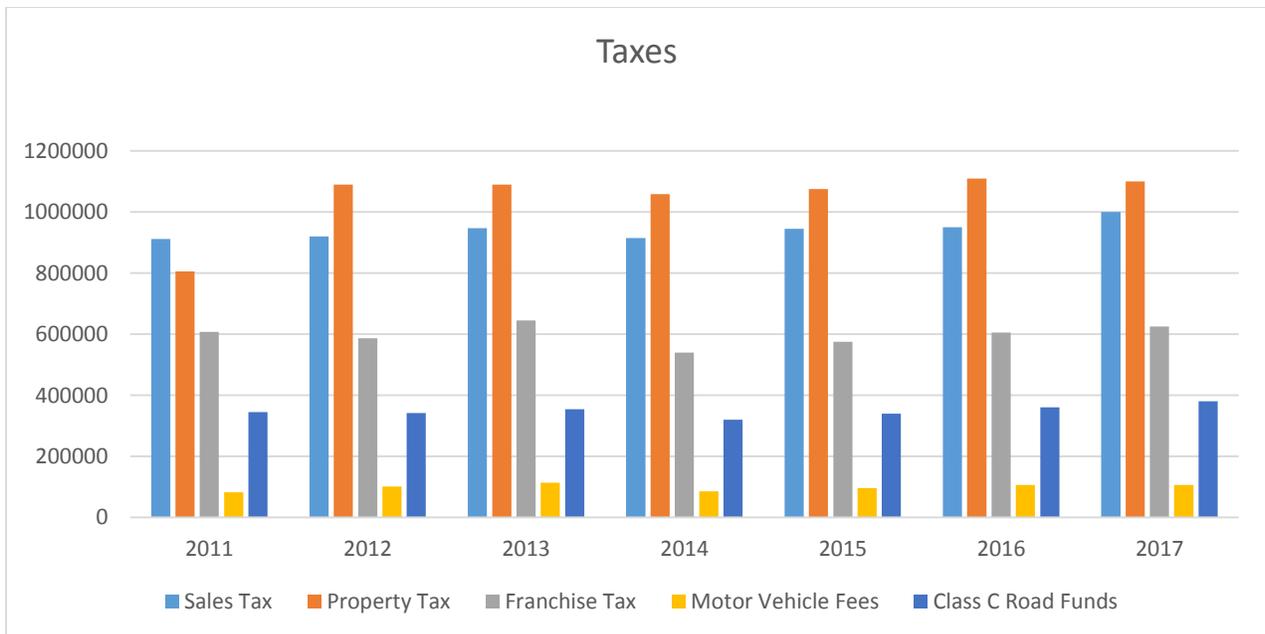
Property Tax-A tax based on the value of a house or other property

Franchise Tax- A tax levied at the state level against businesses and partnerships chartered within the state.

Motor Vehicle Fees- A sales tax is imposed on the retail sales price (less trade-in allowance) of motor vehicles sold in Utah.

Class C Road Funds- A funding program established by the Utah Legislature as a means of providing assistance to counties and incorporated municipalities for the improvement of roads and streets throughout the State.

These taxes fluctuate year after year. The main reason for the fluctuation of these taxes is the economy. When we have a strong economy these taxes generally increase.

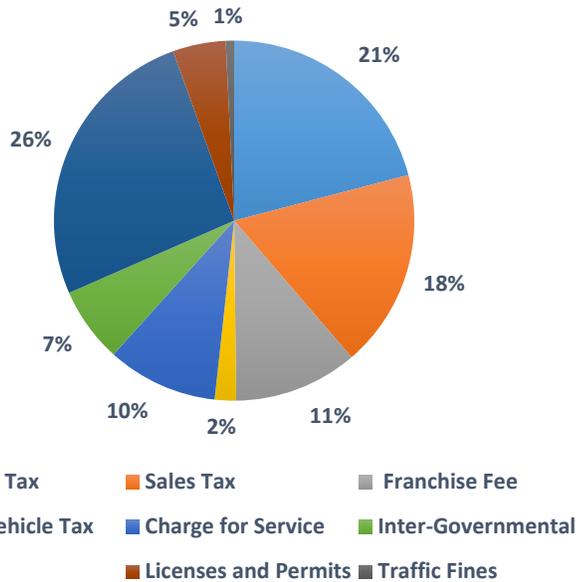


The table below shows the total amount of General Fund revenue the City is budgeting for the year. All taxes are projected to increase, which is reflected in the budget.

Resource	Amount	Percent
Property Tax	\$1,176,000	21%
Sales Tax	\$1,000,000	18%
Franchise Fee	\$625,000	11%
Motor Vehicle Tax	\$107,500	2%
Charge for Service	\$558,366	10%
Inter-Governmental	\$380,000	7%
Other	\$1,465,634	26%
Licenses and Permits	\$267,150	5%
Traffic Fines	\$42,000	1%
Total	\$5,621,650	100%

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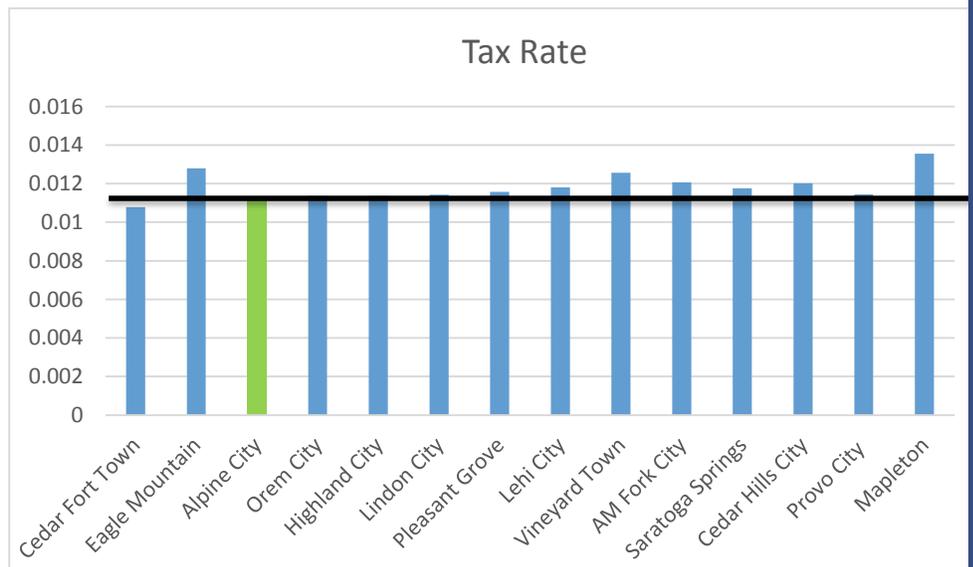
Budgeted General Fund Revenue FY 2017



Property Tax

Compared to other cities within Utah County, Alpine currently has a low overall tax rate.

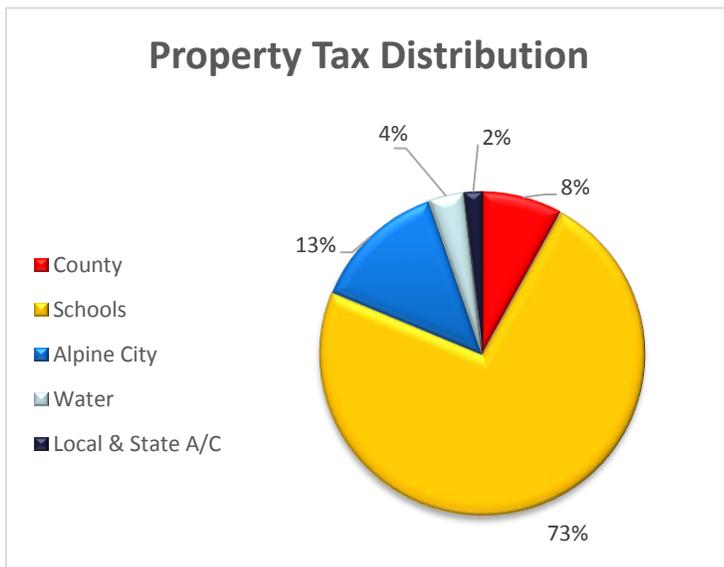
Taxing Entity	Tax Rate 2015
Cedar Fort Town	.0107790
Eagle Mountain	.0127950
Alpine City	.0111820
Orem City	.0113670
Highland City	.0112720
Lindon City	.0114210
Pleasant Grove	.0115790
Lehi City	.0118050
Vineyard Town	.0125580



AM Fork City	.0120660
Saratoga Springs	.0117630
Cedar Hills City	.0120190
Provo City	.0114480
Mapleton	.0135580

The Alpine City Council, Mayor and Administration understand the importance of wisely adjusting the Certified Tax Rate. Sound practices have resulted in small, incremental changes over time to preserve the service quality expected by Alpine residents. Below is the tax rate for the City and the revenue generated by that tax rate.

Year	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015
Rate	.001029	.001121	.001226	.001870	.001916	.001773	.001611
Tax Collected							
	\$797,239	\$837,650	\$805,421	\$1,089,533	\$1,040,052	\$1,100,649	\$1,087,494



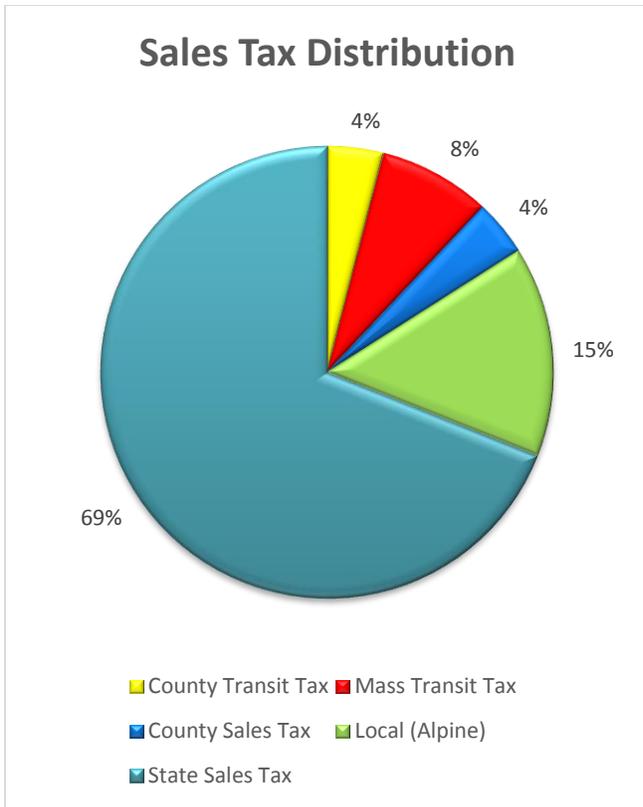
Property tax is collected by Utah County and is distributed to six different entities. Each entity sets its own tax rate. As shown here the largest taxing entity is the Alpine School District followed by Alpine City. The property tax that Alpine City collects comprises 21% of the revenue collected in the General Fund.

Sales Tax

Sales tax is the second largest revenue source for Alpine City, consisting of approximately 18% of the overall general fund revenues. The combined Sales and Use tax rate for Alpine is 6.750%. Alpine City receives a small portion of the sales tax that the State collects. Alpine's portion of sales tax collected is based off: 1) point of sales taxes collected, and 2) population.

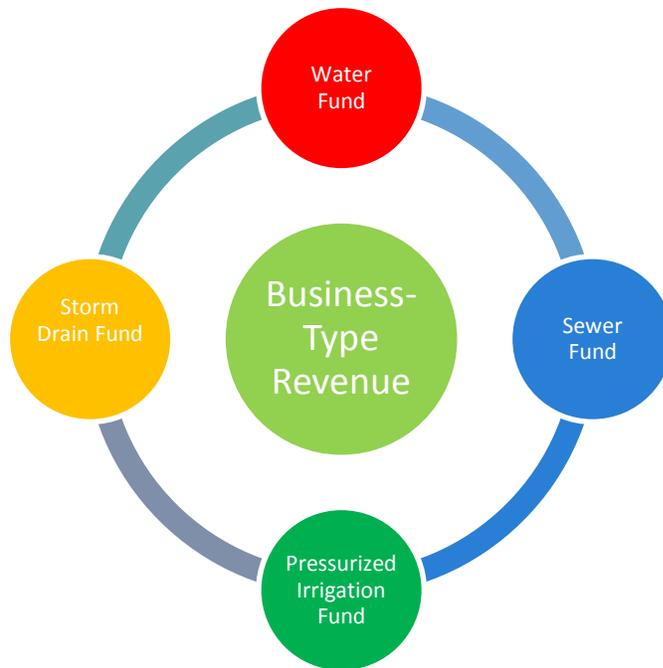
Below is a table and graphs depicting how the collected sales tax amounts compare to the budgeted amounts and the overall distribution of sales tax.

Budgeted	Collected	
2007-2008	\$913,530.00	\$1,027,042.99
2008-2009	\$940,687.00	\$1,034,718.90
2009-2010	\$860,000.00	\$980,320.07
2010-2011	\$860,000.00	\$875,234.85
2011-2012	\$896,754.00	\$911,094.04
2012-2013	\$902,000.00	\$919,476.64
2013-2014	\$902,000.00	\$946,445.00
2014-2015	\$945,000.00	\$1,037,125
2016	\$950,000.00	



Projected Business-Type Revenues and Expenses for FY 2017

Alpine City receives revenues from a number of different Business-Type sources. Those revenues are accounted for in the following funds:
 Water Fund, Storm Drain Fund, Sewer Fund, and the Pressurized Irrigation Fund.



Below shows a projection of what Alpine City expects to receive in FY2017 from each of these revenue source.

Projected Business-Type Revenues for FY 2017			
Water Fund	Sewer Fund	Pressurized Irrigation Fund	Storm Drain Fund
\$1,352,250	\$1,125,300	\$2,763,628	\$277,100

The City pays for a multiplicity of expenses with these revenues. Including the following:

- portion of staff salaries and benefits
- training, travel, memberships, and subscriptions

- office supplies and equipment
- related utilities
- insurance
- professional contracting services
- technology services
- capital projects associated to infrastructure

Statement of Indebtedness

Alpine City follows sound debt polices to handle indebtedness according to state laws and regulations. Proper debt management enhances the quality of decisions by imposing order and discipline, and promoting consistency and continuity in decision making.

The City of Alpine has one outstanding bond issue: Pressurized Irrigation Bond will be paid in full during FY 2025-2026

Type and Name of Indebtedness	Issued Amount	Principal Balance June 30, 2016	Fiscal Year 2016-2017 Principal & Int. Payments	Fiscal Year Issued	Fiscal Year Completion
PI Revenue	\$5,875,000.00	\$3,940,000.00	\$464,874.00	2011	2025-2026

Capital Improvement, City Events and Equipment Purchases-

Capital Improvement Projects make up a large amount of the budgeted expenses. This section of the budget, highlights some major projects both current and proposed for FY2017. Also included is a schedule of the equipment the City plans to purchase in FY2017.

Current Water Projects for Culinary and Pressurized Irrigation-

Water quality and delivery continue to be a top priority for Alpine City. With the increased growth that has occurred over the past few years, corresponding water needs have been identified and the cost of these improvements have been planned. In 2015, the Public Works Staff completed the following:

- Replaced the pump in the 300 North Well
- Replaced several old Fire Hydrants in the City



Proposed Water Projects-

- Electronic Meter Reading Systems for Culinary and Pressurized Irrigation Systems
- Waterline replacement

Current Park Projects-

Tennis and Pickle Ball Courts at Burgess Park were completed in the summer of 2015.



The City added bathrooms to Moyle Park.



Proposed Park and Cemetery Projects-

- Pickle ball Court (300 North)
- Basketball Court Repair (Burgess Park)
- Conceptual Design for Cemetery Expansion

Current Street Project

Improvement as well as maintenance to the road system continued throughout the City in 2015.



Proposed Street Projects

- 600 North Expansion
- Routine Yearly Maintenance to roadways
- Sidewalk on Westfield Road

Current General Building Projects

City Hall Remodel which included painting walls, new carpet, and an expanded conference room

Proposed General Building Projects

- Fire Station Remodel
- Moyle Park House Remodel
- Park Maintenance Building for our Public Works Department

Current Sewer Projects

A Sewer Line was completed on 100 West and 600 North



Recreational Plans-

The biggest City recreational events take place in August each year.

- Rodeo



- Alpine Days



Alpine Days 2015 Parade



Alpine Days 2015 Foam Party

Planning projects

Alpine City continues to strive for a walkable community, and we continue to make great improvements to the trail system.



Proposed Trail Project-

- Dry Creek Corridor Trail

Proposed Equipment Purchases for FY 2017-

- Modify Bobtail for Hook Lift
- Streets Pick-up Truck
- Backhoe Lease
- Park Maintenance Vehicle1

Analysis of Funding for Capital Improvement Projects and Equipment Purchase-

The next section of the budget, includes an analysis of the funding of these projects.

Street Projects for FY 2017-

600 North Expansion

Estimated Cost: \$250,000

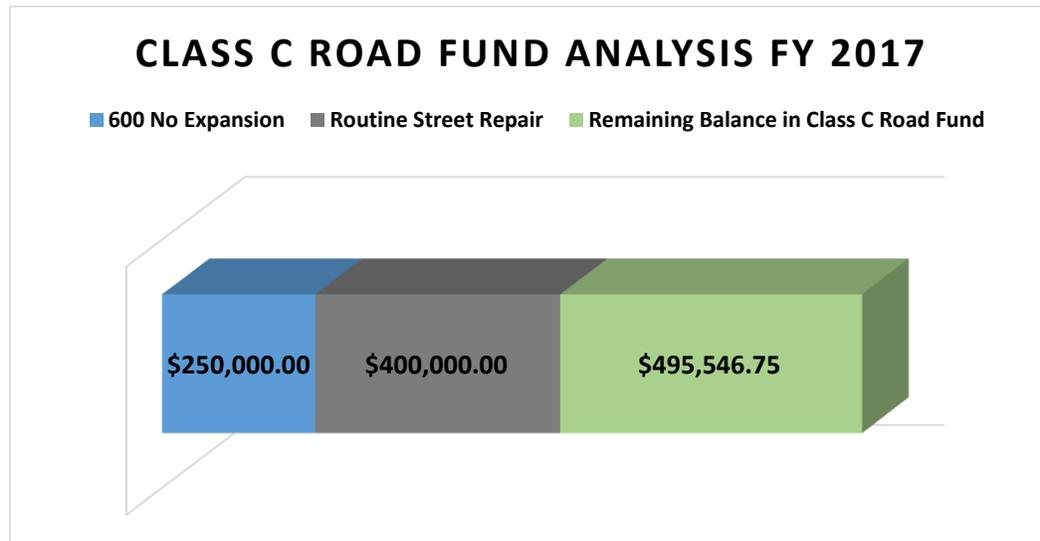
Routine Maintenance on Streets for FY2017

Estimated Cost: \$400,000

Funding for Street Projects-

Class C Road Fund Equity \$765,546.75

Estimated Class C Road Fund Revenue for FY 2017 \$ \$380,000.00



Equipment Purchases for FY 2017-

Modify Bobtail for Hook Lift

Cost: \$80,000.00

Truck for Streets Department

Cost: \$25,000.00

Renewal of Backhoe Lease

Cost: \$7,000.00

Park Maintenance Vehicle 1

Cost: \$20,000.00

Renewal of Mini Excavator Lease

Cost: \$6,000.00

Funding for Equipment for FY 2017-

General Fund \$24,250.00

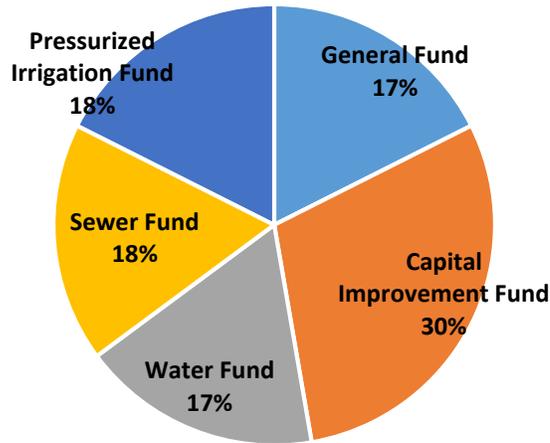
Capital Improvement Fund \$41,000.00

Water Fund \$24,250.00

Sewer Fund \$24,250.00

Pressurized Irrigation Fund \$24,250.00

Estimated Equipment Cost for FY2017 \$138,000



Parks Projects for FY 2017-

Pickle Ball Court on 300 North

Cost: \$ 80,000

Basketball Court Repair Burgess Park

Cost: \$50,000.00

Funding for Park Projects for FY 2017-

Impact Fee Fund \$80,000.00 (As per Capital Facility Plan)

Capital Improvement Fund \$50,000.00

Infrastructure Projects for FY 2017-

Sidewalk on Westfield Road

Cost: \$60,000.00

Funding for Infrastructure Projects-

Capital Improvement Fund \$60,000.00

Trail Project for FY 2017-

Dry Creek Corridor Trail

Cost: \$20,000.00

Funding for Trail Project-

Capital Improvement Fund \$20,000.00

Building Improvement Projects for FY 2017-

Moyle Park House Remodel

Cost: \$ 70,000.00

Park Maintenance Building for Public Works Department

Cost: \$500,000.00

Fire Station Remodel

Cost: \$100,000.00

Funding for Building Improvement Projects-

Capital Improvement Fund \$470,000.00

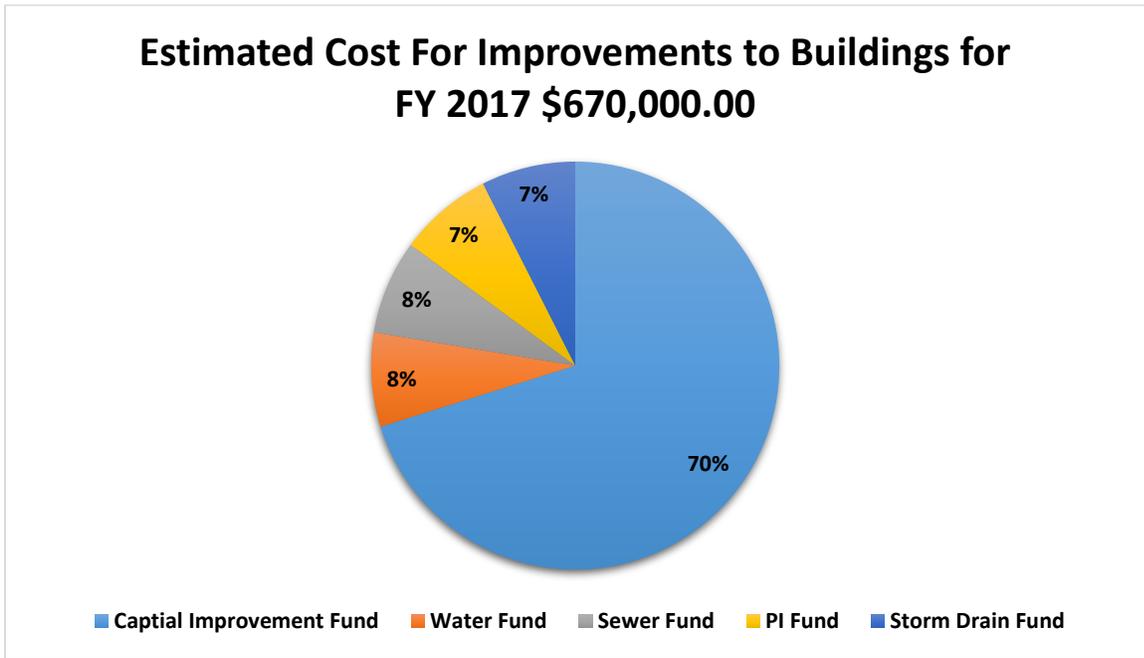
Water Fund \$50,000.00

Sewer Fund \$50,000.00

PI Fund \$50,000.00

Storm Drain Fund \$50,000.00

**Estimated Cost For Improvements to Buildings for
FY 2017 \$670,000.00**



Water Fund Projects for FY 2017:

Culinary Electronic Reading Meter System

Cost: \$500,000.00

Water Line Replacement

Cost: \$100,000.00

Pressurized Irrigation Fund Projects for FY 2017-

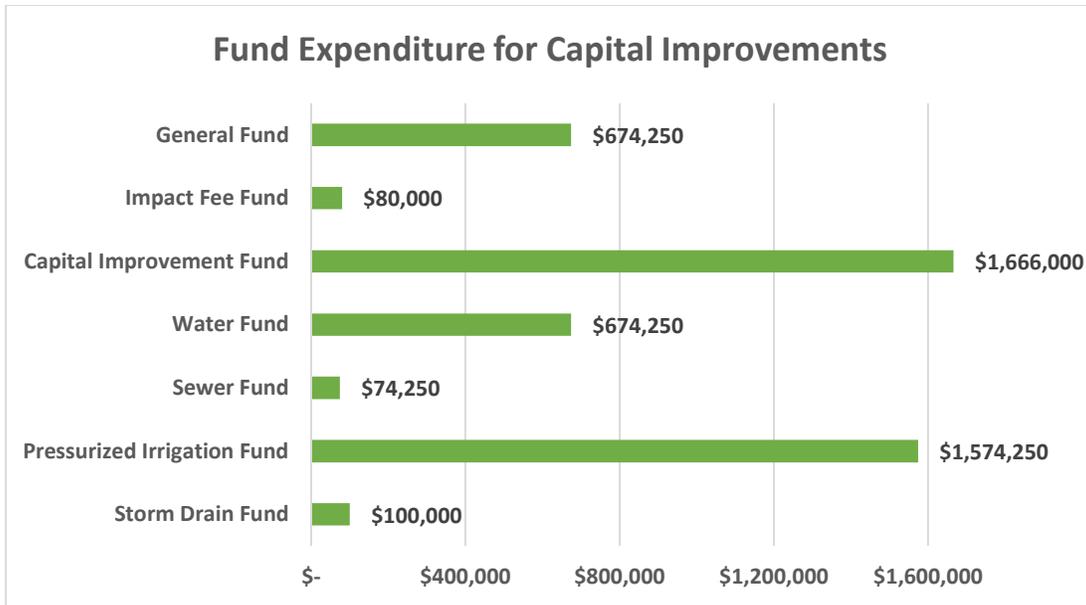
PI Electronic Reading Meter System

Cost: \$2,500,000.00

Storm Drain Fund Projects for FY 2017-

Various Small Projects

Cost: \$50,000.00

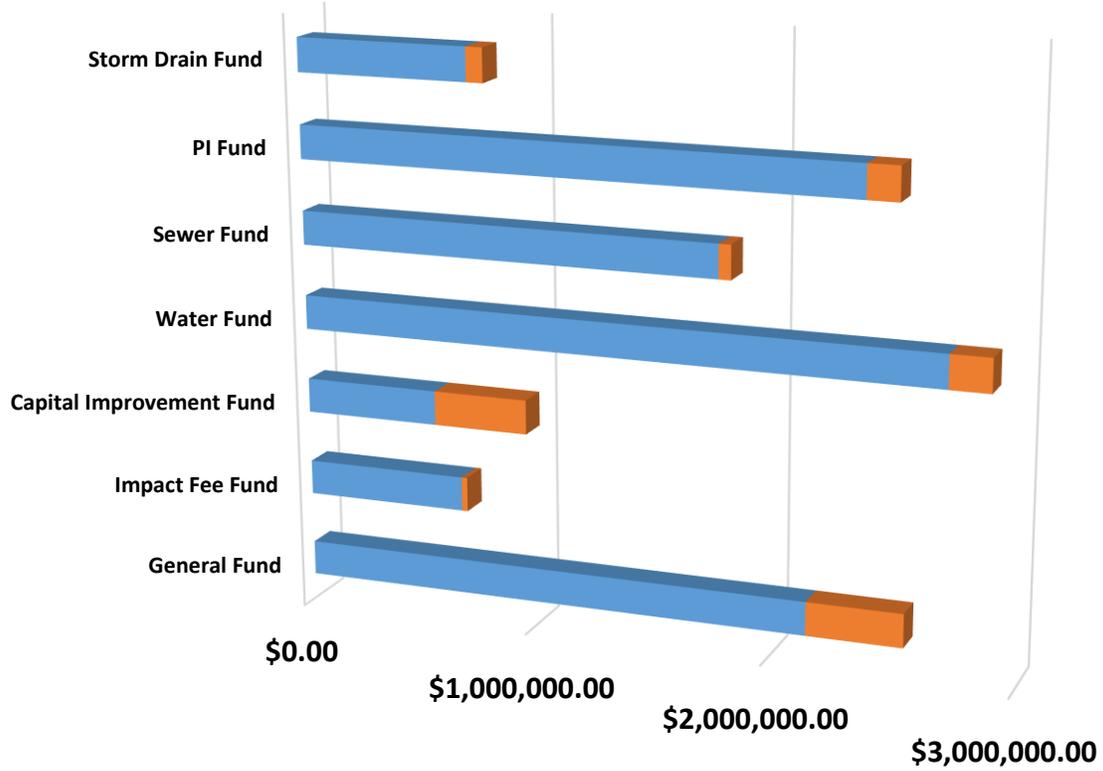


The total combined cost for Capital Improvement projects and Equipment purchases for FY 2017 is \$4,843,000

***City plans to apply for grants to help fund the Pressurized Irrigation and Culinary Electronic Reading Meter System.

■ Fund Equity ■ Estimated Revenue for 2017

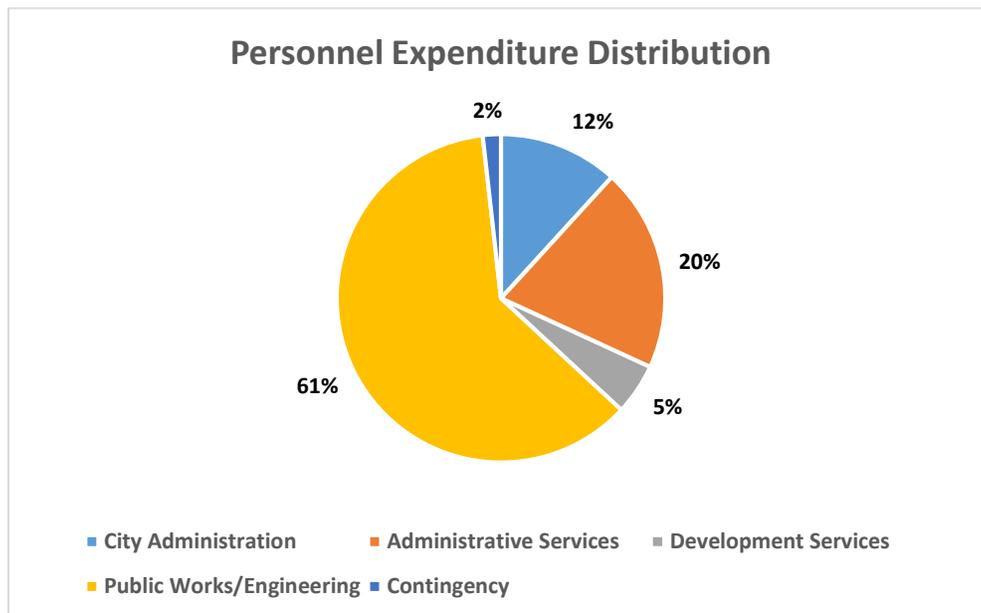
Estimated Fund Equity and Revenues for FY 2017



Personnel

Alpine City employs 15 full-time and 2 part-time employees. These employees perform the day to day operations of the City. During the summer months, the City hires several seasonal staff members to help with the maintenance of the parks, streets, pressurized irrigation and cemetery. Along with the Mayor and five City Council members, we have a group of individuals who work on our planning commission. Below shows a table of the budgeted salaries and benefits for each department.

Department	Budgeted Salaries	Budgeted Overtime	Budgeted Benefits	Department Total	Percent
City Administration	152,282	0	45,827	198,109	12%
Administrative Services	230,547	0	107,497	338,044	20%
Development Services	62,045	400	22,290	84,735	5%
Public Works/Engineering	584,409	66,875	379,949	1,031,233	61%
Contingency	30,000	0	0	30,000	2%
City Totals	1,059,283	67,275	555,563	1,682,121	



Budget

Tentative Budget FY 2016-2017

General Fund

Account No	Account Title	2014-15 Actual	2015-16 Adopted Budget	2016-17 Budget
Taxes				
10-31-10	CURRENT YEAR GENERAL PROPERTY	\$ 1,099,736	\$ 1,109,244	\$ 1,116,000
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
Total taxes		\$ 2,993,872	\$ 2,771,244	\$ 2,908,500
Licenses and Permits				
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
Total Licenses and Permits		\$ 331,307	\$ 266,000	\$ 267,150
Intergovernmental				
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	\$ -	\$ -	\$ -
Total Intergovernmental		\$ 360,565	\$ 360,000	\$ 380,000
Charges for Services				
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
Total Charge for Services		\$ 598,612	\$ 549,488	\$ 558,366
Fines				
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
Total Fines		\$	60,058	\$	57,000	\$	42,000

Rents and Concessions

10-36-20	RENTS AND CONCESSIONS	\$	35,619	\$	32,000	\$	32,000
Total RENTS AND CONCESSIONS		\$	35,619	\$	32,000	\$	32,000

Account No	Account Title		2014-15 Actual	2015-2016 Adopted Budget	2016-2017 Budget		
Other Revenues							
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	\$	-
Total Other Revenues		\$	131,007	\$	51,000	\$	53,000
Transfers and Contributions							
10-39-10	GENERAL FUND SURPLUS	\$	-	\$	517,936	\$	1,331,134
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
Total TRANSFERS AND CONTRIBUTIONS:		\$	41,902	\$	559,436	\$	1,380,634
Total General Fund Revenue		\$	4,552,942	\$	4,646,168	\$	5,621,650

Administration

10-41-11	SALARIES & WAGES, ADMINISTRATI	\$	107,215	\$	194,088	\$	199,500
10-41-13	EMPLOYEE BENEFITS	\$	31,778	\$	76,050	\$	69,100
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	\$	12,000
10-41-25	EQUIPMENT - SUPPLIES & MAINTEN	\$	361	\$	1,000	\$	2,000
10-41-28	TELEPHONE	\$	3,034	\$	3,500	\$	2,000
10-41-30	TECHNICAL & PROFESSIONAL SERV	\$	101,279	\$	80,000	\$	50,000
10-41-33	EDUCATION	\$	1,080	\$	2,000	\$	150
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	\$	1,000

10-41-64	OTHER EXPENSES	\$	660	\$	1,000	\$	1,000
Total Administration		\$	291,319	\$	421,738	\$	382,750
Court							
10-42-24	OFFICE EXPENSE, SUPPLIES & POS	\$	15,947	\$	18,000	\$	20,000
10-42-31	PROFESSIONAL & TECHNICAL	\$	70,104	\$	81,000	\$	43,000
10-42-40	WITNESS FEES	\$	-	\$	500	\$	200
10-42-46	VICTIM REPARATION ASSESSMENT	\$	17,296	\$	21,000	\$	15,000
Total Court		\$	103,347	\$	120,500	\$	78,200
			2014-15		2015-2016		2016-2017
Account No	Account Title		Actual		Adopted Budget		Budget
Treasurer							
10-43-11	SALARIES AND WAGES	\$	11,319	\$	14,285	\$	14,750
10-43-13	EMPLOYEE BENEFITS	\$	6,011	\$	5,135	\$	6,100
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	\$	1,000
10-43-33	EDUCATION	\$	15	\$	500	\$	500
10-43-34	ACCOUNTING SERVICES/AUDIT	\$	15,120	\$	11,000	\$	11,000
Total Treasurer		\$	33,189	\$	32,420	\$	34,350
Elections							
10-50-24	OFFICE EXPENSE, SUPPLIES & POS	\$	-	\$	-	\$	-
10-50-62	MISCELLANEOUS SERVICES	\$	16	\$	13,000	\$	-
Total Elections		\$	16	\$	13,000	\$	-
Government Buildings							
10-52-26	BUILDING SUPPLIES	\$	3,344	\$	6,500	\$	3,000
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
Total Government Buildings		\$	83,295	\$	105,500	\$	102,000
Emergency Services							
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
Total Emergency Services		\$	1,769,587	\$	1,803,714	\$	1,834,000
Building Department							
10-58-11	SALARIES & WAGES	\$	26,003	\$	19,000	\$	20,800
10-58-13	EMPLOYEE BENEFITS	\$	12,944	\$	15,000	\$	17,500
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
Total Building Department		\$	138,638	\$	137,700	\$	142,300

Account No	Account Title		2014-15 Actual		2015-2016 Adopted Budget		2016-2017 Budget
Planning Department							
10-59-11	SALARIES & WAGES	\$	92,087	\$	100,100	\$	102,750
10-59-12	SALARIES AND WAGES TEMP. EMP.	\$	-				
10-59-13	EMPLOYEE BENEFITS	\$	34,655	\$	38,500	\$	39,900
10-59-14	OVERTIME WAGES	\$	361	\$	400	\$	400
10-59-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$	-	\$	-	\$	-
10-59-23	TRAVEL	\$	404	\$	500	\$	700
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	\$	-				
Total Planning Department		\$	153,935	\$	186,750	\$	181,000

Street Department							
10-60-11	SALARIES & WAGES	\$	69,244	\$	72,500	\$	71,025
10-60-13	EMPLOYEE BENEFITS	\$	44,329	\$	44,550	\$	56,100
10-60-14	OVERTIME WAGES	\$	9,198	\$	8,000	\$	10,000
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	\$	45,000
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
Total Street Department		\$	566,702	\$	683,550	\$	957,125

Parks & Recreation

10-70-11	SALARIES & WAGES	\$	39,801	\$	40,050	\$	41,250
10-70-12	SALARIES/WAGES TEMPORARY EMPLO	\$	23,412	\$	30,000	\$	27,500
10-70-13	EMPLOYEE BENEFITS	\$	25,665	\$	28,500	\$	28,000
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		2015-2016		2016-2017	
		Actual		Adopted Budget		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	\$	40,000
10-70-67	MOYLE PARK	\$	6,427	\$	6,500	\$	9,000
10-70-68	LIBRARY	\$	11,408	\$	12,000	\$	11,000
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	\$	-	\$	-	\$	-
Total Parks & Recreation		\$	266,453	\$	290,050	\$	289,950

Cemetery

10-77-11	SALARIES & WAGES	\$	39,601	\$	40,050	\$	41,250
10-77-12	SALARIES & WAGES TEMPORARY EMP	\$	23,412	\$	30,000	\$	27,500
10-77-13	EMPLOYEE BENEFITS	\$	25,079	\$	28,500	\$	28,000
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
Total Cemetery		\$	133,461	\$	147,025	\$	150,025

Garbage

10-82-11	SALARIES & WAGES	\$ 29,910	\$ 48,075	\$ 49,250
10-82-13	EMPLOYEE BENEFITS	\$ 12,868	\$ 17,100	\$ 32,000
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	\$ -
10-82-34	TECHNOLOGY UPDATE	\$ 3,188	\$ 5,000	\$ 5,000
10-82-61	TIPPING FEES	\$ 101,454	\$ 134,478	\$ 110,000
10-82-62	WASTE PICKUP CONTRACT	\$ 248,635	\$ 251,869	\$ 250,000
10-82-64	OTHER EXPENSES	\$ 1,168	\$ 3,700	\$ 3,700
Total GARBAGE:		\$ 401,948	\$ 467,221	\$ 454,950

Account No	Account Title	2014-15 Actual	2015-2016 Adopted Budget	2016-2017 Budget
Miscellaneous				
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	\$ 1,000,000
10-99-82	EMERGENCY PREP	\$ 205	\$ 5,000	\$ 5,000
Total Miscellaneous		\$ 59,401	\$ 237,000	\$ 1,015,000
Totally General Fund Expenses		\$ 4,001,291	\$ 4,646,168	\$ 5,621,650
		\$ 551,651	\$ (0)	\$ -

Impact Fees Fund				
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	\$ 78,300
Total Impact Fee Revenue		\$ 181,176	\$ 210,000	\$ 167,500

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	\$ 7,500
15-40-31	PARK SYSTEM	\$ -	\$ 55,000	\$ 80,000
Total Impact Fee Expenses		\$ 125,828	\$ 210,000	\$ 167,500

Capital Improvements Fund				
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	\$	1,000,000
45-39-11	Capital Imp Fund Surplus			\$	55,000	\$	661,000
Total Capital Improvements Revenue:		\$	94,716	\$	281,000	\$	1,666,000

Account No	Account Title	2014-15		2015-2016		2016-2017	
		Actual		Adopted Budget		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	\$	1,155,000
45-40-73	Capital Outlay - Buildings	\$	95,074	\$	-	\$	470,000
45-40-74	Capital Outlay - Equipment	\$	31,682	\$	51,000	\$	41,000
Total Capital Improvements Expenses		\$	237,705	\$	281,000	\$	1,666,000

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	\$	738,250
Total Water Revenue:		\$	895,255	\$	830,900	\$	1,352,250

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	\$	19,000
51-80-26	BUILDING AND GROUNDS SUPPLIES	\$	20,152	\$	20,000	\$	19,000
51-80-27	UTILITIES	\$	22,451	\$	22,000	\$	25,000
51-80-28	TELEPHONE	\$	5,179	\$	3,000	\$	3,500

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
Total Water Expense		\$ 647,647	\$ 830,900	\$ 1,352,250

Sewer Fund

52-37-11	SEWER SYSTEM USAGE SALES	\$ 1,008,274	\$ 1,060,206	\$ 1,000,000
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	\$ 101,300
Total Sewer Revenues		\$ 1,792,826	\$ 1,144,575	\$ 1,125,300

52-81-11	SALARIES	\$ 144,206	\$ 153,250	\$ 164,050
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	\$ 7,000

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	\$ 1,000
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
Total Sewer Expenses		\$ 950,025	\$ 1,144,575	\$ 1,125,300

Account No	Account Title	2014-15	2015-16	2016-17
		Actual	Adopted Budget	Budget
Irrigation Fund				
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	\$ 1,854,128
Total Irrigation Revenues		\$ 1,082,104	\$ 1,194,272	\$ 2,763,628

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	\$ 66,100
55-40-14	OVERTIME WAGES	\$ 9,438	\$ 8,000	\$ 13,000
55-40-23	TRAVEL	\$ 869	\$ 1,000	\$ 1,200
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	\$ 5,500
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	\$ 1,500
55-40-64	CUSTOMER REFUND	\$ -	\$ -	\$ -
55-40-72	CAPITAL OUTLAY - OTHER	\$ 990	\$ 504	\$ 1,500,000

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	\$ 345,000
55-40-87	BOND INTEREST #0352418	\$ -	\$ 129,873	\$ 119,674
Total Irrigation Expenses		\$ 815,295	\$ 1,194,272	\$ 2,763,628

Account No	Account Title	2014-15 Actual	2015-16 Adopted Budget	2016-17 Budget
Storm Drain Fund				
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	\$ 97,100
Total Storm Drain Revenue		\$ 446,718	\$ 388,350	\$ 277,100

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	\$ 500
56-40-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 2,465	\$ 2,500	\$ 1,500
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	\$ -
Total Storm Drain Expense		\$ 168,867	\$ 388,350	\$ 277,100

Trust & Agency Fund

70-38-10	INTEREST REVENUE	\$ 799	\$ 800	\$ 800
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70-38-90	OTHER REVENUE	\$	-	\$	-	\$	-
Total Trust & Agency Revenue		\$	799	\$	800	\$	800

70-40-63	INTEREST PAID ON RETURNED BOND	\$	-	\$	800	\$	800
Total Trust & Agency Expense		\$	-	\$	800	\$	800

Account No	Account Title		2014-15 Actual	2015-16 Adopted Budget	2016-17 Budget		
Cemetery Perpetual Care Fund							
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	\$	-	\$	-	\$	-
Total Cemetery Perpetual Care Revenue		\$	51,930	\$	17,000	\$	17,000

71-40-64	OTHER EXPENSES	\$	-	\$	17,000	\$	17,000
71-40-73	CAPITAL OUTLAY-IMPROVEMENTS	\$	-	\$	-	\$	-
Total Cemetery Perpetual Care Expense		\$	-	\$	17,000	\$	17,000

Total Revenue	\$	9,098,466	\$	8,713,065	\$	12,991,228
Total Expenses	\$	6,946,658	\$	8,713,065	\$	12,991,228
	\$	(2,151,808)	\$	0	\$	(0)

ALPINE CITY COUNCIL AGENDA

SUBJECT: Proposed Accessory Building Setback Amendment

FOR CONSIDERATION ON: 24 May 2016

PETITIONER: Jason Thelin

ACTION REQUESTED BY PETITIONER: Adopt Ordinance No. 2016-08

APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9.1 (Zoning)

BACKGROUND INFORMATION:

Jason Thelin is proposing that the setbacks for accessory buildings be amended in every zone. The proposed amendment would appear as follows:

2. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than ~~forty (40)~~ thirty (30) feet from the side lot line which abuts on a street.
3. Front Setback. Accessory buildings shall be set back not less than ~~forty (40)~~ thirty (30) feet from the front property line.

Paragraphs 3.2.5.2, 3.3.5.2, 3.4.5.2, 3.5.5.2, 3.6.4.2 and 3.7.8.12 are the “Accessory Buildings” setback requirements for each zone. The language is nearly identical in each zone. The only difference is that the side and rear setback for interior lot lines is a little shorter in the TR-10,000 zone and the Business Commercial zone.

PLANNING COMMISSION MOTIONS:

MOTION: Jane Griener moved to recommend to the City Council approval of the proposed amendment to the accessory building setback requirements for each zone.

Lack of a second, the motion failed.

David Fotheringham asked if it could be changed 5 feet instead of 10 feet. Steve Cosper said he could recommend that but he would rather see Jason Thelin try to get an exception for his situation rather than having the ordinance changed.

Jason Bond said Jason Thelin would have to get a variance and meet the five criteria that are laid out by the state because our ordinance doesn't allow for an exception. He said Jason Thelin would have to have an unreasonable hardship.

Jane Griener said we should change the ordinance so a homeowner could apply for an exception instead of having to get a variance. The Planning Commission said that would open a can of worms because who would approve the exception and why would you give one and not another.

MOTION: Bryce Higbee moved to recommend disapproval of the proposed amendment to the accessory building setback requirements for each zone.

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

ORDINANCE NO. 2016-08

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLES 3.2 THROUGH 3.7 OF
THE ALPINE CITY DEVELOPMENT CODE RELATING TO SETBACKS FOR
ACCESSORY BUILDINGS**

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinances to change the front and side (corner lot, side abutting a street) setback requirements for an accessory building within each zone; and

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

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

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

The amendments to Articles 3.2 through 3.7 contained in the attached document will supersede Articles 3.2 through 3.7 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 24th day of May 2016.

Sheldon Wimmer, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

3.2.5.2 Accessory Buildings. All accessory buildings shall be located in accordance with the following: (Amended by Ord. No. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)

1. Setback from main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
2. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than thirty (30) feet from the side lot line which abuts on a street.
3. Front Setback. Accessory buildings shall be set back not less than forty three (43) feet from the front property line.
4. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back no less than ten (10) feet from the rear lot line and five (5) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - a. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - b. The accessory building contains no openings on the side contiguous to the lot line;
 - c. No drainage from the roof will be discharged onto an adjacent lot;
 - d. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - e. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - f. The building will not be taller than ten (10) feet to the top of the roof line.

3.3.5.2 Accessory Buildings. All accessory buildings shall be located in accordance with the following: (Amended by Ord. No. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)

1. Setback from Main Building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
2. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than thirty (30) feet from the side lot line which abuts on a street.
3. Front Setback. Accessory buildings shall be set back not less than thirty (30) feet from the front property line.
4. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - a. The accessory building is located more than twelve (12) feet from an existing

dwelling on the same or adjacent lot;

- b. The accessory building contains no openings on the side contiguous to the lot line;
- c. No drainage from the roof will be discharged onto an adjacent lot;
- d. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
- e. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
- f. The building will not be taller than ten (10) feet to the top of the roof line.

3.4.5.2 Accessory Buildings. All accessory buildings shall be located in accordance with the following: (Amended by Ord. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)

1. Setback from Main Building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
2. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than thirty (30) feet from the side lot line which abuts on a street.
3. Front Setback. Accessory buildings shall be set back not less than thirty (30) feet from the front property line.
4. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - a. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - b. The accessory building contains no openings on the side contiguous to the lot line;
 - c. No drainage from the roof will be discharged onto an adjacent lot;
 - d. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - e. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - f. The building will not be taller than ten (10) feet to the top of the roof line.

3.5.5.2 Accessory Buildings. (Amended by Ord. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)
All accessory buildings shall be located in accordance with the following:

1. Setback from Main Building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
2. Side Setback- Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than thirty (30) feet from the side lot line which abuts on a street.
3. Front Setback. Accessory buildings shall not be set back less than thirty (30) feet from the front property line.
4. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - a. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - b. The accessory building contains no openings on the side contiguous to the lot line;
 - c. No drainage from the roof will be discharged onto an adjacent lot;
 - d. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - e. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - f. The building will not be taller than ten (10) feet to the top of the roof line.

3.6.4.2 Accessory Buildings (Amended by Ord. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10). All accessory buildings shall be located in accordance with the following:

1. Setback from Main Building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
2. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than thirty (30) feet from the side lot line which abuts on a street.
3. Front Setback. Accessory buildings shall be set back not less than thirty (30) feet from the front property line.
4. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - a. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - b. The accessory building contains no openings on the side contiguous to the lot

line;

- c. No drainage from the roof will be discharged onto an adjacent lot;
- d. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
- e. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
- f. The building will not be taller than ten (10) feet to the top of the roof line.

3.7.8 SPECIAL PROVISIONS

12. Accessory Buildings. All accessory buildings shall be located in accordance with the following (Ordinance 2002-13) (Amended by Ord. 2006-14, 9/12/06; Ord. 2010-03, 8/24/10):

1. Setback from main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
2. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than thirty (30) feet from the side lot line which abuts on a street.
3. Front Setback. Accessory buildings shall be set back not less than thirty (30) feet from the front property line.
4. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back no less than ten (10) feet from the rear lot line and five (5) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - a. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - b. The accessory building contains no openings on the side contiguous to the lot line;
 - c. No drainage from the roof will be discharged onto an adjacent lot;
 - d. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - e. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - f. The building will not be taller than ten (10) feet to the top of the roof line.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Westfield Zone Change Discussion

FOR CONSIDERATION ON: May 24 2016

PETITIONER: Sheldon Wimmer, Alpine City Mayor

ACTION REQUESTED BY PETITIONER: Discuss the zone change request in the “Westfield Area” and whether or not the City should run this through the process.

APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9.2 (Zone Change)

BACKGROUND INFORMATION:

In September 2015, residents with property located along Westfield Road and 200 North requested that the zoning for their property be changed from CR-40,000 zone to CR-20,000. The Planning Commission made a recommendation to the City Council to deny the request but for various reasons, the request never made it to the City Council for a final decision.

Mayor Sheldon Wimmer has asked that the City Council have a discussion about what transpired and whether or not to proceed forward with considering an application for a zone change in that area. If the City Council decides to proceed forward, what actions (studies, plans, etc.) need to be done in order for the City to make a determination?

See attached request from August 21, 2015 and a map outlining the proposed area to be rezoned.

August 21, 2015

We, the undersigned property owners, submit to the Planning Commission of Alpine City this formal request to re-zone our property from the current CR 40,000 to the CR 20,000 zone.

Thank you

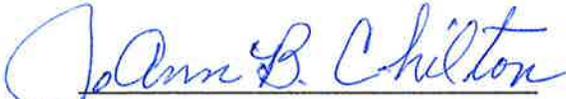

Margaret Vance

*

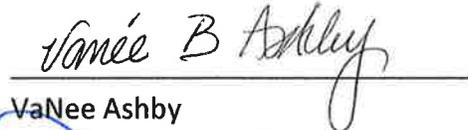
William E or Joan Healey


Norma Healey Family

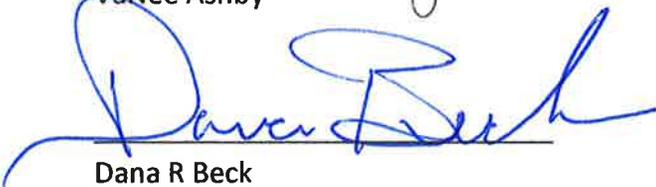

Alan H Gillman


JoAnn Burgess


Clive and Jewel Walters


VaNee Ashby


L. Ross Beck


Dana R Beck

*Both Elvin and Joan are physically onwell and the family has not designated an Executor.

