



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a meeting on **Tuesday, March 14, 2017 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER

- A. *Roll Call:** Mayor Sheldon Wimmer
- B. Prayer:** Roger Bennett
- C. Pledge of Allegiance:** By Invitation

II. PUBLIC COMMENT

III. CONSENT CALENDAR

- A. Minutes of January 31, 2017 Joint City Council meeting with Highland and Cedar Hills**
- B. Minutes of February 14, 2017 City Council meeting**
- C. Minutes of February 28, 2017 City Council meeting**
- D. Resolution No. R2017-05, Appointing Jason Bond and Shane Sorensen to the Utah Valley Dispatch Special Service District.**

IV. REPORTS AND PRESENTATIONS

- A. Central Utah Water Conservancy District – Option for utilizing CUP water**

V. ACTION/DISCUSSION ITEMS

- A. T-Mobile Wireless Telecommunication Upgrade and Collocation – 694 Rocky Mtn Dr. – Crown Castle:** The City Council will review a site plan that would include the installation of three antennas on an existing tower.
- B. Bennett Farms, Plat H Minor Subdivision – 727 N. Country Manor Lane – John & Rebecca Bursell:** The City Council will consider approving the two-lot subdivision.
- C. Lone Peak PSD Amended Interlocal Agreement –** The City Council will consider amending the interlocal agreement to allow flexibility in appointments.
- D. Lambert Park Road –** The City Council will consider closing the road from the Lambert Water Tank to the Forest Service Boundary
- E. Alpine Days Budget:** The City Council will review a proposed budget for Alpine Days.

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.**

Mayor Sheldon Wimmer
March 10, 2017

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

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org 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 City Council, 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.

MINUTES

ALPINE CITY, CEDAR HILLS CITY, HIGHLAND CITY, AND LONE PEAK PUBLIC SAFETY JOINT WORK SESSION

Tuesday, January 31, 2017
5582 Parkway West, Highland, Utah 84003

PRESENT:

ALPINE CITY:

Mayor Sheldon Wimmer
Shane Sorensen, City Administrator
Councilmember Lon Lott
Councilmember Roger Bennett
Councilmember Troy Stout
Councilmember Ramon Beck

CEDAR HILLS CITY:

Mayor Gary Gygi
Councilman Ben Bailey
Councilmember Mike Geddes
Councilmember Daniel Zappala
Chandler Goodwin, Interim City Manager
Charl Louw, Finance Director

HIGHLAND CITY:

Mayor Mark Thompson
Councilmember Brian Braithwaite
Councilmember Ed Dennis
Councilman Dennis LeBaron
Nathan Crane, City Administrator
Erin Wells, Assistant to the City Administrator
Gary LeCheminant, Finance Director
JoD'Ann Bates, City Recorder

LONE PEAK PUBLIC SAFETY (LPPS):

Brian Gwilliam, Chief of Police
Brad Freeman, Fire Chief
Laurie Adams, Administrative Secretary
Travis Flagare
Danny Campbell
Spencer Edwards
Shawn Hust
Landon Flack
Owen Olsen
Paul Hill

John Riley
Rodger Hoffman

OTHERS: Brad Wardle, Heart of the Matter Solutions, and Gregg Ludlow, American Fire Department Representing Cedar Hills City.

This meeting was called to order by Mayor Sheldon Wimmer of Alpine City as a Joint Work Session at 6:02 p.m. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting.

Presentation and Discussion on a Fire/EMS Department Metric Study

Brad Wardle, with Heart of the Matter Solutions, first explained that he worked in fire service for 30 years. He served as Fire Chief for 11 years, six of those years in West Jordan and five years with Mountain View in California. He has since retired and moved back to Utah. Mr. Wardle then began the presentation of a study that compared Lone Peak Fire District (LPFD) operations and costs to national and local best practices.

Mr. Wardle stated that Fire and EMS departments were designed to successfully respond to and mitigate medical and fire emergencies. This success depends on three critical elements: time, equipment, and personnel. He would address each of these elements in more detail later in the presentation.

Mr. Wardle next addressed the best practices and national standards by presenting National Fire Protection Association (NFPA) standard 1710, which deals with the deployment of fire and emergency services. He noted that the standard is not law, and a city or entity can choose whether to adopt the principles outline or not. Standard 1710 establishes “proper safeguards against loss of life and property due to fire”, and addresses items such as proper dispatch, turnout, and response times. If the standard were applied to the LPFD, they would need 15 to 17 personnel to properly handle operations.

Mr. Wardle continued his presentation by addressing the analysis of the current operations of the LPFD. The first element to a successful operation is time. Mr. Wardle stated that they were still waiting for data regarding dispatch times, which was a concern for him. It is imperative that the Fire Chiefs and Administration can affectively evaluate such information on a monthly basis so that they can determine how well their team is responding. Mr. Wardle noted that they had been waiting for dispatch data for nearly three months. In regard to response times, Mr. Wardle explained that the three fire stations were perfectly situated to address the four and eight minute response times. The second element to success, equipment, was found to meet NFPA and Utah EMS standards. Mr. Wardle had no concerns regarding equipment.

Mr. Wardle then addressed personnel and stated that he had some major concerns in this area. He presented tables outlining the ideal number of personnel at each station. The preferred number of total staffing was 51, with daily staffing at 17 persons. The tables also identified salaries, benefits, and total budget needed. Mr. Wardle then explained that the actual total

staffing for LPFD is only 27, and merely nine daily staff. One of Mr. Wardle's primary concerns was regarding battalion chiefs. Currently they would work full-time as battalion chiefs, and part-time as firefighters, which could cause confusion in regards to leadership and there was a great potential for fatigue.

Mr. Wardle briefly spoke about the budget and stated that the current budget of just under \$3 million was below the proposed budget by \$2.1 million. If the LPFD wanted to increase the budget to the full amount, it would be an increase of 71%. Mr. Wardle admitted that this was not feasible, but they could find a middle ground.

The final slide of Mr. Wardle's presentation outlined his findings and gave some recommendations. He explained that the findings labeled with green were positive, those with yellow were areas that they should be cautious about, and those with red were items of real importance. The recommendations were as follows:

1. Lone Peak Fire District Governing Board should formally adopt policies regarding the level and type of service desired to respond to and mitigate emergencies within its jurisdiction.
2. Lone Peak Fire District Governing Board and Fire Department Administration should develop a comprehensive strategic plan that sets the course to obtain level and type of service set forth in Governing Board's policy.
3. Require Dispatch to provide time metrics to address management and quality improvement needs.
4. Direct Fire Administration to create an organizational and management structure that is consistent with best practice.
5. Direct Fire Administration to develop robust automatic aide agreements with neighboring jurisdictions.

Mr. Wardle concluded the presentation at 6:48 p.m. and opened the discussion for questions.

Councilman Brian Braithwaite commented that Mr. Wardle's opinion of the equipment was that it is higher than the average. He asked if it would be appropriate to downsize on some of the equipment in order to add some much needed personnel. Mr. Wardle said it would be possible; however, the LPFD has already invested in the equipment and recapturing some of those funds would be difficult to do at this point.

Councilman Daniel Zappala asked Mr. Wardle to again explain the personnel charts and chain of command slides, and Mr. Wardle obliged.

Fire Chief Brad Freeman commented on the function of the battalion chiefs by explaining that the each chief functions 24 hours a day and also serves as the company officer. Mr. Wardle added that when the battalion chief leaves the station to serve as a part-time firefighter, he leaves

only two firefighters at the station. This was a major concern for Mr. Wardle. He explained in the event of a fire, it is required that two firefighters enter a burning building together with at least one other outside of the building to give orders and make sure the water is running. With only two firefighters on shift, they would not be able to enter a burning building. They would have to wait for help to arrive at the scene.

Charl Louw, Cedar Hills Finance Director, asked how many square miles each station should cover. Mr. Wardle stated that they don't measure in square miles, but rather success is judged by a stations ability to meet the four minute response time.

There was some discussion comparing the LPFD to fire departments in surrounding communities.

Councilman Daniel Zappala asked if eliminating one of the stations and putting those firefighters in the other two stations would bring them into line with best practices. Mr. Wardle answered that it may help to bring them in line in terms of personnel, but it would compromise the response times. Councilman Brian Braithwaite commented that the LPFD recently added the Cedar Hills fire station for the purpose of improving response times, but they chose not to hire additional employees. Fire Chief Brad Freeman corrected him, stating that they did hire one additional firefighter.

There was a brief discussion regarding options for cutting costs and increasing personnel.

Councilman Ramon Beck asked if the salaries outlined included benefits, and Mr. Wardle answered in the affirmative. Mayor Wimmer asked if those benefits were someone in line with other departments. Mr. Wardle again answered in the affirmative.

Mayor Sheldon Wimmer thanked Brad Wardle for the information and adjourned the Joint Work Session at 7:09 p.m.

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
February 14, 2017

I. CALL MEETING TO ORDER: The meeting was called to order at 5:45 pm by Mayor Sheldon Wimmer. The following were present:

- Mayor Sheldon Wimmer
- Council Members: Lon Lott, Roger Bennett, Ramon Beck, Troy Stout
- Council Members not present: Kimberly Bryant was excused.
- Staff: Shane Sorensen, Charmayne Warnock, David Church,
- Others: Barry Johnson

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

MOTION: Troy Stout moved to go into closed session to discuss litigation. Lon Lott seconded. Ayes: 4 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Lon Lott voted aye. Motion passed unanimously.

The City Council adjourned to closed session at 5:50 pm.

The City Council returned to open session at 6:50 pm and recessed for ten minutes.

III. RETURN TO OPEN MEETING

Mayor Sheldon Wimmer called the City Council Meeting to order at 7:00 pm.

A. Roll Call: The following were present:

- Mayor Sheldon Wimmer
- Council Members: Lon Lott, Roger Bennett, Ramon Beck, Troy Stout
- Council Members not present: Kimberly Bryant was excused.
- Staff: Shane Sorensen, Charmayne Warnock, David Church, Jason Bond, Carolyn Riley, Chief Brian Gwilliam
- Others: Barry Johnson, Jeff Smith, Wayne Patterson, Loraine Lott, Scott Riley, Rob Antrim, Ray Warner, Sylvia Christiansen, Melanie Ewing, Ross Welch, Skylor Smith, Terry Smith, Steve Cosper,

B. Prayer: Troy Stout

C. Pledge of Allegiance: Mayor Sheldon Wimmer

IV. PUBLIC COMMENT: There were no comments.

V. CONSENT CALENDAR

A. Approve the minutes of the City Council meeting held January 24, 2017

B. Council Assignments

MOTION: Ramon Beck moved to approve the items on the Consent Calendar. Lon Lott seconded. Ayes: 4 Nays: 0. Ramon Beck, Lon Lott, Roger Bennett, Troy Stout voted aye. Motion passed unanimously.

VI. REPORTS AND PRESENTATIONS: None

VII. ACTION/DISCUSSION ITEMS

A. PUBLIC HEARING: AMENDMENTS TO THE ALPINE CITY ANNEXATION POLICY PLAN AND MAP: David Church said that under Utah law, a city was required to adopt an annexation policy plan. It put the county and other cities on notice as to the intentions of the city. Information that should be contained in the

1 annexation policy plan included the expected density of the area to be annexed, infrastructure needs, public and
 2 emergency services, economic impact on the city, etc. Having an annexation policy plan in place was a prerequisite
 3 for annexation. Several months ago, the City received an annexation petition from residents in the Alpine Cove
 4 subdivision. The City Council voted to accept the petition and to begin the annexation process. The next step in the
 5 process was to certify the petition. One of the requirements for certifying the petition is that the area had to be
 6 included in the annexation policy plan. Since Alpine Cove was not included in Alpine City Annexation Policy Plan,
 7 it could not be certified. Steps were then taken to update Alpine City's Annexation Policy Plan, and include Alpine
 8 Cove. Mr. Church said that approving the amendments to the Annexation Policy Plan did not automatically annex
 9 the property. It merely laid out the policy and described the possible effect of annexation should the current council
 10 or a future council decide to annex the land.

11
 12 Jason Bond presented the amended Annexation Policy Plan and Map. He said a lot of things remained the same. The
 13 area south of Box Elder subdivision was already included in the plan along with the "East" area consisting of 20
 14 acres, which was previously known as the Fitzgerald property. The two areas that were new to the plan were the
 15 Alpine Cove subdivision and Schoolhouse Springs. Schoolhouse Springs was owned by Lehi City and would remain
 16 undeveloped and be designated as a watershed. Some areas shown in the previous annexation plan were already
 17 annexed into the city. The unannexed areas included in the new plan were:

19	Alpine Cove	76.21 acres	62 lots
20	South of Box Elder	41 acres	59 lots
21	East area	20 acres	12 lots
22	Schoolhouse Springs	280.56 acre	0 lots

23
 24 Jason Bond said the finance director, Alice Winberg, had prepared charts showing the projected cost of municipal
 25 services for each area along with projected tax revenue from the annexed areas. These charts were shown in the
 26 Annexation Policy Plan.

27
 28 Jason Bond said Utah State law required cities to justify the exclusion of territory from its expansion area if the
 29 territory contained urban development and was within a half-mile of the municipality's boundary, which described
 30 Alpine Cove. In previous plans, Alpine Cove had been excluded because its residents indicated they didn't want to
 31 be annexed. Since that time, a number of residents had indicated they wanted to be annexed so it was being
 32 included. Mr. Bond said there was some dispute about the signatures on the petition, and whether or not enough of
 33 the residents wanted to be annexed to meet the requirements. It was possible they may need to submit a new
 34 petition.

35
 36 Jason Bond reviewed the population projections and showed the proposed Annexation Map. He said there was some
 37 interest in including other areas such as Pine Grove and the Melby properties in the Annexation Policy Plan and
 38 Map, but the Planning Commission could begin work on that later. He recommended the Council adopt the amended
 39 plan as shown.

40
 41 Sheldon Wimmer opened the Public Hearing to comment. There were no comments so he closed the Hearing.

42
 43 **B. Ordinance No. 2017-03, Adopting Amendments to the Alpine Annexation Policy Plan and Map:**
 44 Mayor Wimmer opened the discussion to the City Council.

45
 46 Troy Stout said annexing Schoolhouse Springs had obvious benefits. He questioned if annexing Alpine Cove would
 47 benefit the City since it was already developed, and they wouldn't be receiving any impact fees. He asked if the
 48 reduction in sewer revenue was considered when making the financial projections.

49
 50 Jason Bond said they had not considered some of those items at this stage. When they went through the actual
 51 annexation process, they would make a more detailed analysis of the revenues and expenses. Sheldon Wimmer said
 52 the fees from the county for fire suppression would also go away if Alpine Cove was annexed.

53
 54 Troy Stout said he also had questions about the area south of the Box Elder subdivision. If they annexed that land,
 55 would it create the requisite that the City pave the road through Lambert Park?
 56

1 Sheldon Wimmer said the last time they met with Utah County, it was identified as a gravel road. Mr. Stout said he
2 knew that was the current designation but was concerned that it could change in the near future.

3
4 Ramon Beck said the Planning Commission had recommended approving the amendment to the Annexation Policy
5 Plan with a four to three vote. He asked about the reasons for that.

6
7 Steve Cosper, Chairman of the Planning Commission, said there was a lot of discussion from people in the audience
8 who were opposed to annexing Alpine Cove, which probably swayed the vote.

9
10 Roger Bennett said he didn't think the proposed amendment went far enough. He felt the Annexation Plan should
11 include the Melby property and the Pine Grove property as well. However, he understood that people wanted to
12 move forward with what they had that evening, and he supported it. He then recommended that the Planning
13 Commission consider updating the plan again to include the Melby and Pine Grove properties.

14
15 Jason Bond said there were questions about whether or not the petition was valid. There needed to be enough signatures
16 to represent a majority of the owners of the land area. There may need to be a new petition.

17
18 David Church said it was an open question if they needed a new petition. When a petition was filed with the City
19 Recorder, she sent it to the City Council who voted to deny or accept it. If it was accepted, it started the process. The
20 City Recorder then certified the petition stating that it met the requirements for annexation. In this case, the
21 Recorder could not certify it because it was not included in Alpine City's Annexation Policy Plan. At that point the
22 City began the process to amend the Annexation Policy Plan and include Alpine Cove and Schoolhouse Springs in
23 the Plan. If the amended Annexation Plan was adopted, and the petition was certified, the annexation process would
24 continue.

25
26 Sheldon Wimmer called attention to the map in the packet which showed the proposed watershed protection areas. It
27 included Schoolhouse Springs and Lambert Park and other properties. It would be in conjunction with Draper City
28 and their open space with the appropriate trails. The watershed would protect the aquifers.

29
30 **MOTION:** Roger Bennett moved to adopt the Amended Annexation Policy Plan and Map as written to include
31 Alpine Cove and Schoolhouse Springs. Ramon Beck seconded. Ayes: 4 Nays: 0. Lon Lott, Roger Bennett, Ramon
32 Beck, Troy Stout voted aye. Motion passed unanimously.

33
34 Sheldon Wimmer said the Melby property had been rezoned to TR5 by the County, which would enable it to go
35 down to half-acre lots. In Alpine City's plan, the zoning for the Melby property would be a minimum lot size of one
36 acre. The only properties with a CE1 zoning in the county were the East Area property (formerly known as the
37 Fitzgerald property) and the Lehi property.

38
39 **MOTION:** Roger Bennett moved to instruct the Planning Commission to begin the study on another amendment to
40 the Alpine Annexation Policy Plan to include the Pine Grove and Melby properties. Ramon Beck seconded. Ayes: 3
41 Nays: 1. Lon Lott, Roger Bennett, Ramon Beck voted aye. Troy Stout voted nay. Motion passed.

42
43 **C. Summit Pointe Preliminary Plan:** Jason Bond said that normally the City Council did not review the
44 preliminary plats for subdivisions. The reason it was before them that evening was to review the alignment of the
45 right-of-way that would access the adjacent property belonging to Rich Hartvigsen. He said the Planning
46 Commission wanted the right-of-way issue resolved before the developers came back with a final plat.

47
48 Jason Bond presented the preliminary plat map which showed a shared driveway that ran across four large lots. The
49 developer's engineer had concluded that a road accessing the neighboring property was not feasible. The
50 neighboring property owner, Mr. Hartvigsen, had hired an engineer to determine feasibility. His engineer concluded
51 road access to the adjoining property was possible. Jed Muhlestein, the City Engineer, had looked at the proposed
52 plan which showed a right-of-way along the shared driveway, which then veered off to the Hartvigsen property, and
53 said he thought it could work.

54
55 The Planning Commission had made two motions on Summit Pointe preliminary plan. Jason Thelin moved to
56 approve the preliminary plat with three conditions which were: 1) The developer work with Alpine City concerning

1 the trail indicated on the Trails Master Plan going through the proposed subdivision; 2) The Planning Commission
 2 recommended the first option presented by the Summit Pointe developer for access to the property to the north; 3)
 3 Building permits would not be issued until the stated off-site improvements were complete.

4
 5 The second motion made by Bryce Higbee stated that the access to adjoining property would be a right-of-way
 6 easement and that the property owner to the north would bear the costs of building a road.

7
 8 Jason Bond said it was on the City Council agenda because they would need to make a motion regarding the
 9 alignment of the right-of-way, and the allocation of cost. If any party chose to appeal the Council's decision, it
 10 would go to the Hearing Officer.

11
 12 Jason Bond said Jed Muhlestein had done a slope analysis which he presented to the Planning Commission. The
 13 information was also in the City Council packet. He said the alignment met the grade requirement as set forth in the
 14 ordinance. If the road was ever built, the builder would have to address the storm drain and other issues.

15
 16 David Church said that the City Council had an obligation to not leave a landowner worse off than he was before
 17 because of development. According to Mr. Hartvigsen's engineer and the City Engineer, a road could be built. The
 18 Planning Commission recommended the option submitted by the developer because the other alignment would
 19 significantly impact the proposed development. Mr. Church said that if the developer benefited from the road, he
 20 would have to participate in the cost of the road. But the road to the adjoining property provided no benefit to the
 21 proposed development so the Planning Commission determined that the adjoining property owner would have to
 22 bear the cost of building the road.

23
 24 Lon Lott noted that either route would be difficult at best. Both of them would require cuts. He felt that this was the
 25 best effort to provide access.

26
 27 **MOTION:** Ramon Beck moved to approve the right-of-way access across the proposed Summit Pointe subdivision
 28 and allocate the cost as recommended by the Planning Commission with the following conditions:

- 29
 30 1. The developers work with the City concerning the trail indicated on the Trails Master Plan going
 31 through the proposed subdivision.
 32 2. The right-of-way would be the option (first option) presented by the Summit Pointe developer for access
 33 to the property to the north.
 34 3. Building permits would not be issued until the stated off-site improvements were complete.

35
 36 Roger Bennett seconded. Ayes: 4 Nays: 0. Roger Bennett, Ramon Beck, Troy Stout, Lon Lott voted aye. Motion
 37 passed unanimously.

38
 39 **D. Parks Maintenance Building – 300 North:** Jason Bond said the Planning Commission had reviewed
 40 the four options for the parks maintenance building which were: 1) a hip roof with brick facing, 2) a hip roof with
 41 concrete masonry unit (CMU), 3) a flat roof with brick facing; 4) a flat roof with CMU facing. He said the Planning
 42 Commission recommended a hip roof with CMU facing. They liked the brick but the cost of the CMU was about
 43 \$40,000 less. Plus the siding would be largely hidden with berms and landscaping. He said they had one resident
 44 attend the meeting and he preferred the hip roof. If the roof were flat, he would see it from his second-story window
 45 with all the pipes sticking out.

46
 47 Shane Sorensen said flat roofs needed a PVC membrane that made a white roof, which was highly visible. A shingle
 48 roof would blend in better. Lon Lott said he liked the brick facing but like the Planning Commission, he was in favor
 49 of saving money.

50
 51 David Church said the City didn't have to go out to bid for the design. It could be negotiated. Steve Cosper said
 52 there were some good, small architects in the area. They could pick three architects and negotiate rather than
 53 sending out an RFP.

1 **MOTION:** Troy Stout moved to go forward with plans for the parks maintenance building with a hip roof and
2 CMU facing, and the colors to be designated in the plans. Ramon Beck seconded. Ayes: 4 Nays: 0. Troy Stout,
3 Ramon Beck, Roger Bennett, Lon Lott voted aye. Motion passed unanimously.
4

5 **E. Alpine Days Budget:** Shane Sorensen said that with the change in Council Assignments, Lon Lott
6 would be over Alpine Days and had requested that the Alpine Days budget be on the agenda for discussion.
7

8 Lon Lott said that he had asked for a budget analysis of what was spent on the previous Alpine Days events and the
9 rodeo. It appeared that the City subsidized the rodeo as well.
10

11 Troy Stout said the City had put in the rodeo lights and was supposed to recoup that expense over time. He asked if
12 that had happened. Shane Sorensen said it was his understanding that it had. Mr. Sorensen said the City had
13 budgeted \$25,000 for the rodeo and hadn't used any of it because of donations. The rodeo made a profit due to
14 sponsorships. He said he had talked to Cody Smith who said they had about \$16,000 in ticket sales. Some of the old
15 wood bleachers at the rodeo grounds were in need of repair and he wanted to spend some of the money from the
16 rodeo on that.
17

18 Lon Lott said he was going to suggest that they first make a budget for expenditures then hope they had the revenue
19 come in to cover the expenditures.
20

21 Mayor Wimmer suggested that Councilman Lott and Melanie Ewing sit down and discuss what was needed for
22 Alpine Days.
23

24 Roger Bennett said the Council needed to decide how much of their disposable income they wanted to spend on
25 Alpine Days. Troy Stout said that while they were considering the issue, they would want to take into account
26 the wear and tear on city facilities. He said the tennis courts were in bad shape after the teen dance. Gates were
27 broken and the fence damaged because kids were climbing over it.
28

29 Roger Bennett said that while they were planning events for Alpine Days, they should have activities for the youth,
30 teenagers, and adults.
31

32 Melanie Ewing said she would appreciate direction on Alpine Days. She said there wasn't enough money to hire
33 people to help so they needed more volunteers.
34

35 Troy Stout said one of the events they needed to look at was the teen dance. There were always difficulties with it.
36

37 Lon Lott said he would meet with Melanie Ewing and come back with a proposal. He would like to have Shane
38 Sorensen and Cody Smith at the meeting as well.
39

40 Melanie Ewing asked about combining the revenue from the rodeo and the Alpine Days events since she put a lot of
41 time into the website for the rodeo and ticket sales.
42

43 **VIII. STAFF REPORTS** 44

45 Jason showed the plans for the trail in the proposed Summit Pointe development It would be a six-foot wide trail
46 along the property frontage. He noted that Chief Brian Gwilliam had been elected as the new president of the
47 Operations Dispatch Board.
48

49 Chief Gwilliam said the state legislature was looking at SB198 which would redistribute 911 fees. He said that if it
50 passed, they stood to lose between \$300,000 to \$500,000. The Utah League of Cities and Towns was going to
51 oppose the bill so it was something to be aware of.
52

53 Charmayne Warnock said that Alpine City's dog ordinance was seriously outdated and they would be reviewing an
54 updated ordinance at a future meeting. She also reported that Utah County Election Officials had met with all the
55 city recorders in the county and offered to run the upcoming election for the cities as a VBM (vote-by-mail)
56 election. The County had conducted Alpine City's vote-by-mail election in 2015, along with some of the other

1 cities. Voter turnout in the cities that participated in VBM had increased significantly. Since the County received a
2 special postal rate, their costs were considerably lower than what it would be if the cities did their own. She said the
3 decision of going with the County would be on a future agenda.

4
5 Shane Sorensen offered their congratulations to Jason Bond and his wife on the birth of their first baby.

6
7 Shane Sorensen said the staff was in the process of trying to collect payment on outstanding water bills. He invited
8 Carolyn Riley who worked in the utility department to report on what they were doing.

9
10 Carolyn Riley said there were about 48 accounts that were past due. They had started with the accounts having the
11 highest unpaid balances and let the homeowners know the city would be shutting of their water if the bill was not
12 paid. Thus far they had collected on six of the overdue accounts and there were others who were on a payment plan.

13
14 Shane Sorensen said staff needed direction from the Council on how hard of line they wanted to take with past due
15 bills. Ramon Beck asked how many of the overdue bills were from renters. Carolyn Riley said there were a few.
16 There were still cases where the renters moved out in the middle of the night and they didn't have the owners'
17 signatures as the responsible party. She said David Church was going to draw up a contract for the property owners
18 to sign so they would be responsible for the bill.

19
20 Shane Sorensen asked the Council if they were okay shutting off people's water if they didn't honor the contract.
21 The Council indicated the water should be shut off. David Church said that if the City wanted people to pay their
22 utility bill, there needed to be a credible way to enforce it. Shane Sorensen said the shut off letter restricted payment
23 to a major credit card or a money order. The Council indicated they agreed with that requirement.

24
25 Shane Sorensen said they were working on the budget for the next fiscal year so if there some items that anyone
26 wanted considered in the budget, to let him know. He said they had sold some surplus items for almost \$36,000.
27 Regarding water and potential flooding, he said they had the most snow pack they'd had in 22 years. The water in
28 Hog Hollow was running high enough that they had to tear out a culvert.

29
30 David Church recommended that they advise residents to clean out the waterways by their homes to reduce the risk
31 of flooding.

32
33 Mayor Wimmer referred to the map in the packet that showed areas in and around Alpine that he wanted to
34 designate as watershed areas. He said they would be discussing that further and consider those areas for an overlay
35 zone.

36
37 Ross Welch said it was the tenth anniversary for the River Meadows Senior Living Center and invited the City
38 officials to attend it on May 4th from 2 to 5 pm.

39
40 **MOTION:** Troy Stout moved to adjourn. Ramon Beck seconded. Ayes: 4 Nays: 0. Motion passed unanimously.

41
42 The meeting was adjourned at 8:55 pm.

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
February 28, 2017

1
2
3
4
5 **I. CALL MEETING TO ORDER:** The meeting was called to order at 7:00 pm by Mayor Sheldon
6 Wimmer.

7
8 **A. Roll Call:** The following were present. Mayor Wimmer noted that they did not have a
9 quorum so no action could be taken.

10
11 Mayor Sheldon Wimmer
12 Council Members: Lon Lott, Ramon Beck
13 Council Members excused: Troy Stout, Roger Bennett, Kimberly Bryant
14 Staff: Shane Sorensen, Charmayne Warnock
15 Others: John Adams, Dale Ihrke, Loraine Lott, Julie Christensen
16

17 **B. Prayer:** Lon Lott

18 **C. Pledge:** Sheldon Wimmer
19

20 **II. PUBLIC COMMENT:** None
21

22 **III. CONSENT CALENDAR**

23
24 **A. Minutes of the February 14, 2017 City Council meeting.**

25
26 Lon Lott said he had made a clarification to the minutes of February 14, 2017 which was noted by the
27 City Recorder. A vote would be taken on the corrected minutes at the next meeting.
28

29 **IV. REPORTS & PRESENTATIONS**

30
31 **A. Timpanogos Special Service District (TSSD) Report – Utah Lake Update – John Adams**
32 **and Dale Ihrke.** Dale Ihrke reported on the issues facing Utah Lake relative to harmful algae blooms,
33 and the presence of nitrogen and phosphorous in the lake. He said the TSSD had supported research over
34 the last few years to gain accurate information on the effect of phosphorous and nitrogen in the lake so
35 any regulatory limits placed on discharge from the TSSD waste water treatment plant into the lake was
36 based on sound science. They had been taking a step-by-step approach to lower the phosphorous content
37 by 2020. If they were going to remove the phosphorous down to 1 mg/L, they anticipated an initial cost of
38 \$32 million dollars with an annual ongoing cost of \$5 million in operation and maintenance. The cost of
39 lowering the phosphorous level to 0.1mg/L would be closer to \$100 million dollars. Those costs would be
40 passed on to the rate payers.
41

42 Both Dale Ihrke and John Adams questioned if reducing the phosphorous levels in the discharge would
43 solve the problem of the algae blooms. Phosphorous was a naturally occurring element in the lake and
44 eliminating it from waste water discharge may not solve the problem. John Adams said that was why they
45 advocated completing a scientific study before spending a lot of money on a treatment process that may
46 not deliver the desired outcome.
47

48 The Utah Lake Commission was being used as the vehicle to conduct a water quality study. The members
49 of the Utah Lake Commission from the cities would be able to appoint members to the Technical
50 Committee, and the Technical Committee would select a Steering Committee. The Steering Committee
51 would in turn nominate five to seven people to the Science Panel.

1
2 John Adams said the concern that TSSD had was that, as a stakeholder, they were not represented on the
3 committee. Originally there were two positions for the waste water treatments plants on the committee,
4 but those two positions had been eliminated.

5
6 Mr. Adams said the TSSD was asking that each of their member cities contact Eric Ellis who was
7 Director of the Utah Lake Commission, and express concern that the wastewater treatment plants were
8 not represented. The TSSD believed that policy makers needed to be aware of the high costs of treatment
9 which rate payers would bear if more stringent limits were imposed. The proposed limits did not
10 guarantee an improvement in water quality, and current research indicated that algae blooms on the lake
11 could actually increase.

12
13 Mr. Adams reiterated that the TSSD believed that all stakeholders should be represented during the study
14 process.

15
16 Ramon Beck said they had seen a lot of hot dry years and there hadn't been much water running into the
17 lakes. He wondered if those factors had contributed to the algae blooms. This year they had a heavy snow
18 pack in the mountains and he thought it might help the algae problem.

19
20 John Adams said the previous summer had been a perfect storm. They had to look at things in
21 perspective. Toxic algae blooms had been found in Payson Lake and Schofield Reservoir, and neither
22 body of water was located near a waste water treatment facility. He said they wanted to study Utah Lake
23 and see what needed to be done. A cost benefit analysis should be done.

24
25 Sheldon Wimmer said he appreciated what the TSSD did and the timely update. He asked if the
26 membership of the Steering Committee was posted because he had been asked to be on it. They said they
27 didn't know.

28
29 Lon Lott clarified that Mr. Adams and Mr. Ihrqe were asking the Council to contact Eric Ellis and let him
30 know that they needed broader representation on the committees. Mr. Adams said that was correct. They
31 hoped the mayors would persuade Mr. Ellis to appoint members of the TSSD to the Committee along
32 appointing the mayors. They would like to have representation from both.

33
34 Shane Sorensen said Jed Muhlestein had attended the Utah Lake Commission meetings a few times, then
35 Troy Stout was assigned to the Commission.

36 37 **V. ACTIONS/DISCUSSION ITEMS**

38
39 Mayor Wimmer said they wouldn't be able to vote on any of the scheduled action items without a quorum
40 but they could discuss them.

41
42 **A. T-Mobile Wireless Telecommunication Upgrade and Collocation – 694 Rocky Mountain**
43 **Drive – Crown Castle.** Mayor Wimmer said the residents in the area of Rocky Mountain Drive had been
44 concerned about the effect of radiofrequencies on health issues. In response to neighbors' concerns, a
45 previous council had adopted notification requirements so people would be informed when changes were
46 made to the towers. He said the Planning Commission had discussed the T-Mobile upgrade at their
47 previous meeting and some residents were present.

48
49 Lon Lott asked if there was language in the ordinance that restricted the height of the cell towers.
50

1 Shane Sorensen looked it up ordinance and reported later in the meeting that changes to an existing cell
2 tower shall not exceed the height of tower being replaced.

3
4 Lon Lott wondered if the trees which were planted as a screen by the towers were getting enough water
5 because they were starting to die. They needed to look at the watering system and make sure it was
6 functioning properly.

7
8 **B. Resolution No. 2017-05, Appointing a Member Representative and Alternate**
9 **Representative to the Utah Valley Dispatch Special Services District.** Mayor Wimmer said the
10 proposed Resolution would appoint Jason Bond to the Dispatch Board and Shane Sorensen as an
11 alternate. Mr. Bond had been serving as the alternate under Rich Nelson.

12
13 Sheldon Wimmer said there was a bill in the legislature that would reallocate the way the fees from the
14 calls were distributed. It would affect the Lone Peak PSD and they would probably need to come up with
15 some extra money.

16
17 **C. 2017 Municipal Election:** Charmayne Warnock said the County had offered to conduct the
18 municipal elections as a vote-by-mail (VBM) election. They had conducted the Alpine City election in
19 2015 as well as some of the other cities in Utah County. Voter turnout had increased significantly.

20
21 Lon Lott said he remembered when the same issue had come to them two years ago and the Council had
22 been supportive. With the exception of Ramon Beck who was newly elected, they had the same
23 Councilmembers they had two years ago. Ramon Beck said he had no issues with the County conducting
24 a VBM election for the City. Mayor Wimmer said he didn't think it would need to be on the agenda again
25 because everyone seemed to be in favor of it.

26
27 **D. Alpine Days Budget:** Lon Lott said Melanie Ewing had prepared a proposed budget which
28 was included in the packet. He had hoped to have the Council go over the items and if they had a problem
29 with a line item, they could talk about it. He said his intent was for the Council to be aware of what they
30 would be spending for Alpine Days so they would need to talk about it when they had a quorum.

31 32 **VI. STAFF REPORTS**

33
34 Shane Sorensen reported that the snowpack was 180% of normal. An article would be going out in the
35 Newline asking residents to make sure the waterways near their homes were cleared of debris in order to
36 avoid flooding. He later reported that the City had between eight to ten thousand sandbags and had
37 ordered another twelve thousand. He said usually a culvert plugged and caused problems but they had
38 replaced all the culverts with box culverts except for the one at the top of Fort Canyon, which they were
39 planning to replace.

40
41 Mr. Sorensen also reported that a preconstruction meeting on Fort Canyon Road would be held on
42 Monday, March 6th in the Conference Room. Sherry Nash would represent the residents up Fort Canyon.
43 She would attend a meeting with the contractor every Tuesday then update the neighbors. Mr. Sorensen
44 said the City had looked at hiring Horrocks Engineering as a public information officer for the project but
45 the residents up Fort Canyon felt Sherry Nash could relay the necessary information and didn't think the
46 City needed to go to that expense. He said the first order of business would be replacing the culvert at the
47 top of Fort Canyon.

48 49 **VII. COUNCIL COMMUNICATION**

1 Lon Lott said Mel Clement had called him about the possibility of parking an emergency preparedness
2 trailer at the Carlisle Well site. They could park it in the LDS Church parking lot but they were concerned
3 it would be difficult to access it in the event of an emergency with all the traffic in that area. If it was
4 parked at the well side, they could access it from the residential side of the hill. Shane Sorensen said he
5 would talk to Greg Kemetsch and they would take a look at it.
6

7 Sheldon Wimmer said the emergency preparedness committee in Alpine needed to be staffed. Lon Lott
8 said he was working with the West Stake and other areas. He would see if they could put together a
9 committee. Mayor Wimmer said they could store some emergency supplies in City Hall. They had a
10 generator up at the City Shops.
11

12 Ramon Beck reported that Roger Bennett's mother had fallen and broke her hip. His father had passed
13 away a couple of weeks earlier. Roger Bennett was currently in Guatemala on a Humanitarian project.
14

15 Sheldon Wimmer said the outstanding water bill balance had dropped from \$40,000 to \$19,000. Carolyn
16 Riley and DeAnn Parry in the front office were doing a great job getting the letters out and collecting the
17 overdue payments.
18

19 Mayor Wimmer said he would be gone for the March 14th meeting. Troy Stout would be acting as mayor
20 pro tem.
21

22 The meeting was closed at 8:25 pm.
23
24
25

RESOLUTION NO. R2017-05

**A RESOLUTION OF THE ALPINE CITY COUNCIL APPOINTING MEMBER
REPRESENTATIVE AND ALTERNATE REPRESENTATIVE
Utah Valley Dispatch Special Service District**

WHEREAS, the Board of County Commissioners of Utah County and several cities in Utah County initiated proceedings to create a special service district to provide consolidated 911 and emergency dispatch services within Utah County to be known as the Utah Valley Dispatch Special Service District (the "District"); and

WHEREAS, the Alpine City Council adopted Resolution 2008-05 which consented to the inclusion of area within Alpine City; and

WHEREAS, the District will be governed by a Board of Directors and the Alpine City Council desires to make a representative appointment to that Board; and

WHEREAS, all noticing required for vacancy on the Board has been followed pursuant to Utah State Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ALPINE, UTAH, as follows:

1. That Jason Bond, Alpine City Planner is hereby appointed as the representative to the Utah Valley Dispatch Special Service District, together with such alternate or alternates as shall be appointed.
1. That Shane Sorensen, Alpine City Administrator is hereby appointed as the alternate representative to the Utah Valley Dispatch Special Service District, together with such alternate or alternates as shall be appointed.
2. That this resolution shall remain in effect until repealed by another resolution appointing a different representative to the Utah Valley Dispatch Special Service District.
3. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 14th day of March, 2017.

ALPINE CITY

Sheldon Wimmer, Mayor

ATTEST:

Charmayne G. Warnock, City Recorder

ALPINE CITY COUNCIL AGENDA

SUBJECT: T-Mobile Wireless Telecommunication Tower Upgrade

FOR CONSIDERATION ON: 14 March 2017

PETITIONER: Crown Castle - Craig Chagnon

ACTION REQUESTED BY PETITIONER: Approve the Site Plan

APPLICABLE STATUTE OR ORDINANCE: Article 3.27 (Wireless Telecommunications)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

Crown Castle has submitted a site plan for review that would include the installation of (3) antennas, (3) RRUs, (3) TMAs, (2) 7/8 COAX cable, (1) 1-5/8" HYBRID cable and (6) New 2-1/2" pipes to the existing mount. The site is located at 694 Rocky Mountain Drive (Shepherd's Hill).

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

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

(Article 3.27.3 of the Alpine City Development Code)

PLANNING COMMISSION MOTION:

Jane Griener moved to recommend approval of the T-Mobile Wireless Telecommunications Upgrade and Collocation with the following condition:

1. Crown Castle consider replacing dead trees around their cell tower and adding additional foliage.

John Gubler seconded the motion. The motion passed with 4 Ayes and 0 Nays. Steve Cosper, Jane Griener, Carla Merrill, and John Gubler all voted Aye.

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION.
3. ALL SITE WORK TO COMPLY WITH QAS-STD-1006B "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON CROWN CASTLE TOWER SITE" AND LATEST VERSION OF TIA 1019 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
4. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
5. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
6. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
13. NOTICE TO PROCEED- NO WORK TO COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF A PURCHASE ORDER.
14. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL MEET ANSI/TIA 1019 (LATEST EDITION), OSHA, AND GENERAL INDUSTRY STANDARDS. ALL RIGGING PLANS SHALL ADHERE TO ANSI/TIA-1019 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4") CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
3. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
4. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WIT-OUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
 CONCRETE CAST AGAINST EARTH.....3 IN.
 CONCRETE EXPOSED TO EARTH OR WEATHER:
 #6 AND LARGER.....2 IN.
 #5 AND SMALLER & WWF.....1 1/2 IN.
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
 SLAB AND WALLS.....3/4 IN.
 BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

MASONRY NOTES:

1. HOLLOW CONCRETE MASONRY UNITS SHALL MEET A.S.T.M. SPECIFICATION C90, GRADE N, TYPE 1, THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F'm) SHALL BE 1500 PSI.
2. MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYP. "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
3. GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
4. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
5. WALL SHALL RECEIVE TEMPORARY BRACING. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL GROUT IS FULLY CURED.

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR- GENERAL CONTRACTOR (CONSTRUCTION)
 SUBCONTRACTOR- T-MOBILE
 CARRIER- CROWN CASTLE
 TOWER OWNER- ORIGINAL EQUIPMENT MANUFACTURER
 OEM-
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR AND CROWN CASTLE.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

ABBREVIATIONS AND SYMBOLS:

ABBREVIATIONS:	SYMBOLS:
AGL ABOVE GRADE LEVEL	SOLID GROUND BUS BAR
BTS BASE TRANSCIVER STATION	SOLID NEUTRAL BUS BAR
(E) EXISTING	SUPPLEMENTAL GROUND CONDUCTOR
MIN. MINIMUM	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
REF REFERENCE	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
RF RADIO FREQUENCY	CHEMICAL GROUND ROD
T.B.D. TO BE DETERMINED	TEST WELL
T.B.R. TO BE RESOLVED	DISCONNECT SWITCH
TYP TYPICAL	METER
REQ REQUIRED	EXOTHERMIC WELD (CADWELD) (UNLESS OTHERWISE NOTED)
EGR EQUIPMENT GROUND RING	MECHANICAL CONNECTION
AWG AMERICAN WIRE GAUGE	GROUNDING WIRE
MGB MASTER GROUND BAR	
EG EQUIPMENT GROUND	
BCW BARE COPPER WIRE	
SIAD SMART INTEGRATED ACCESS DEVICE	
GEN GENERATOR	
IGR INTERIOR GROUND RING (HALO)	
RBS RADIO BASE STATION	

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC. HILTI EPOXY ANCHORS ARE REQUIRED BY CROWN CASTLE.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEC AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEC AND NEC.
21. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).
22. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHIN ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL; SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER TO SHOW "T-MOBILE".
29. ALL CONDUITS THAT ARE INSTALLED ARE TO HAVE A METEDED MULE TAPE PULL CORD INSTALLED.

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 TINNED SOLID IN 3/4" LIQUID TIGHT CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE LIQUID TIGHT CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).

DESCRIPTION	PHASE/CODE LETTER	WIRE COLOR
240/120 1Ø	LEG 1	BLACK
	LEG 2	RED
AC NEUTRAL	N	WHITE
GROUND (EGC)	G	GREEN
VDC POS	+	*RED-POLARITY MARK AT TERMINATION
VDC NEG	-	*BLACK-POLARITY MARK AT TERMINATION
	PHASE A	BLACK
240V OR 208V, 3Ø	PHASE B	RED(ORG. IF HI LEG)
	PHASE C	BLUE
	PHASE A	BROWN
480V, 3Ø	PHASE B	ORANGE
	PHASE C	YELLOW

* SEE NEC 210.5(C)(1) AND (2)

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 ENGLEWOOD, CO 80112

T-MOBILE SITE NUMBER:
SL01122A
BU #: 822343
ALPINE_SHEPHERD_HILL
 651 S BATEMAN
 ALPINE, UT 84004

EXISTING 22'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	01/11/17	NJH	PRELIMINARY	CTR
B	01/26/17	NJH	CONSTRUCTION	RAB

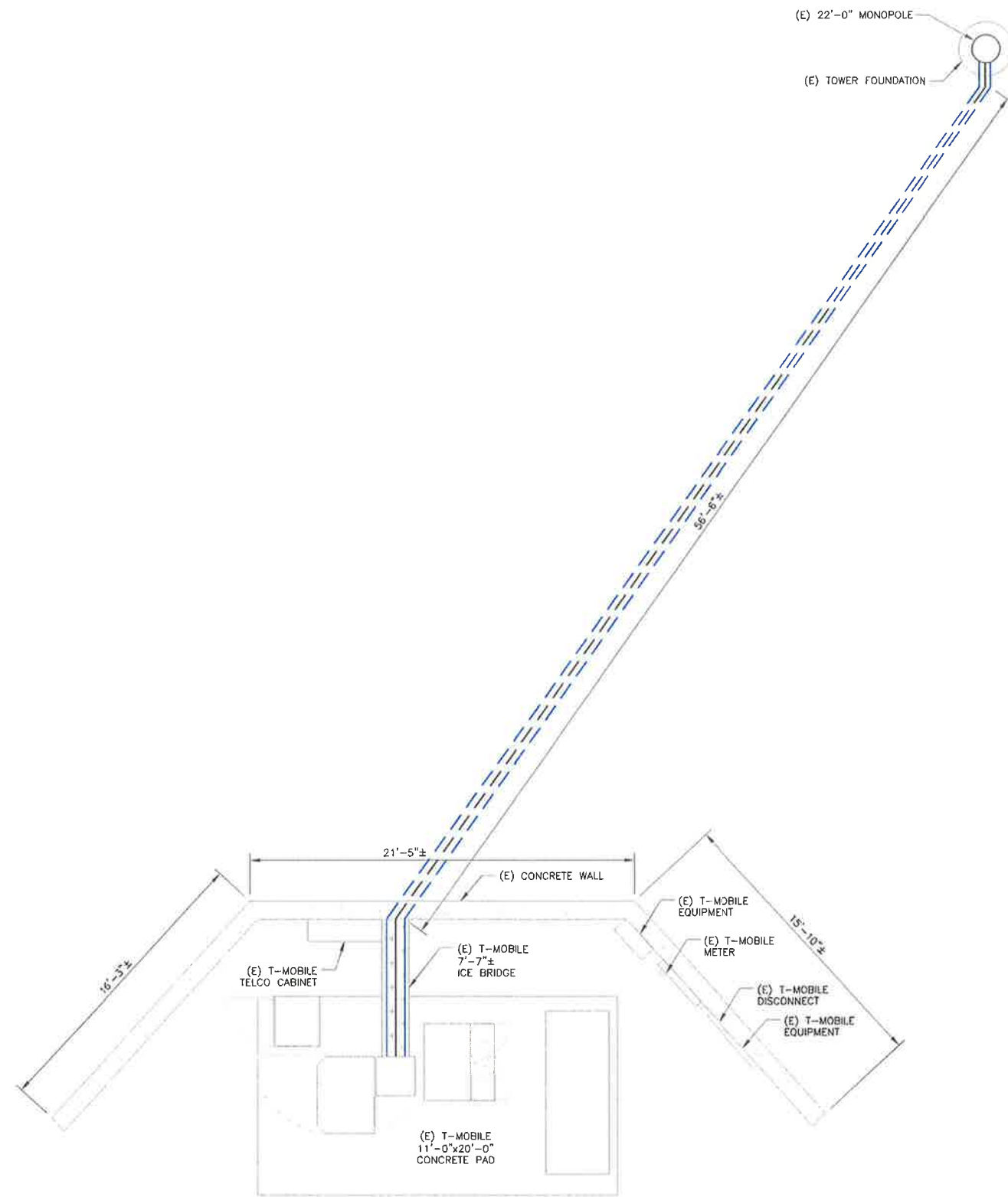
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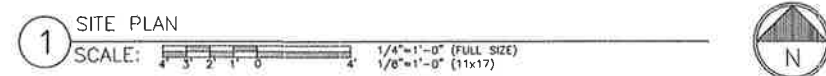
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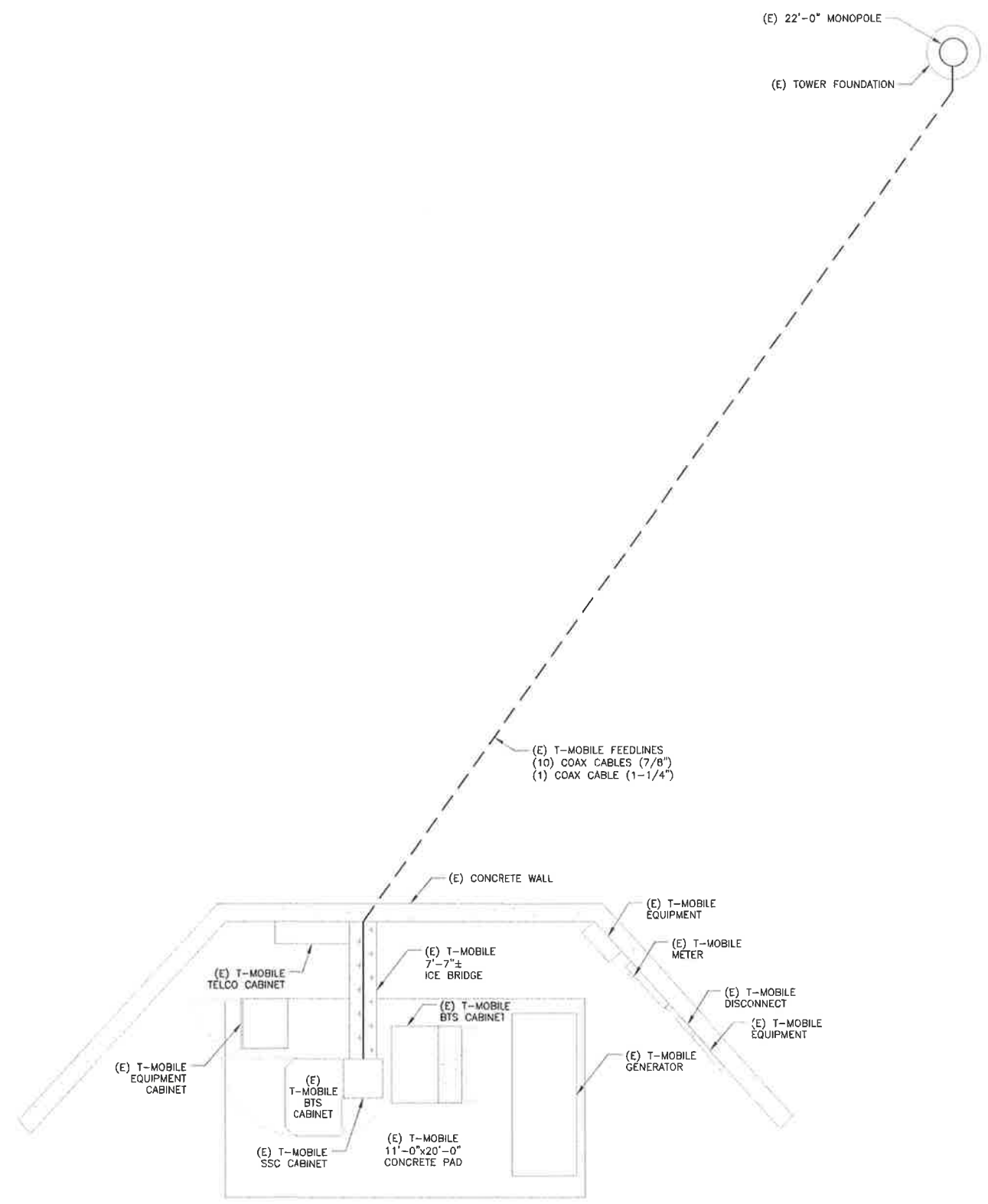


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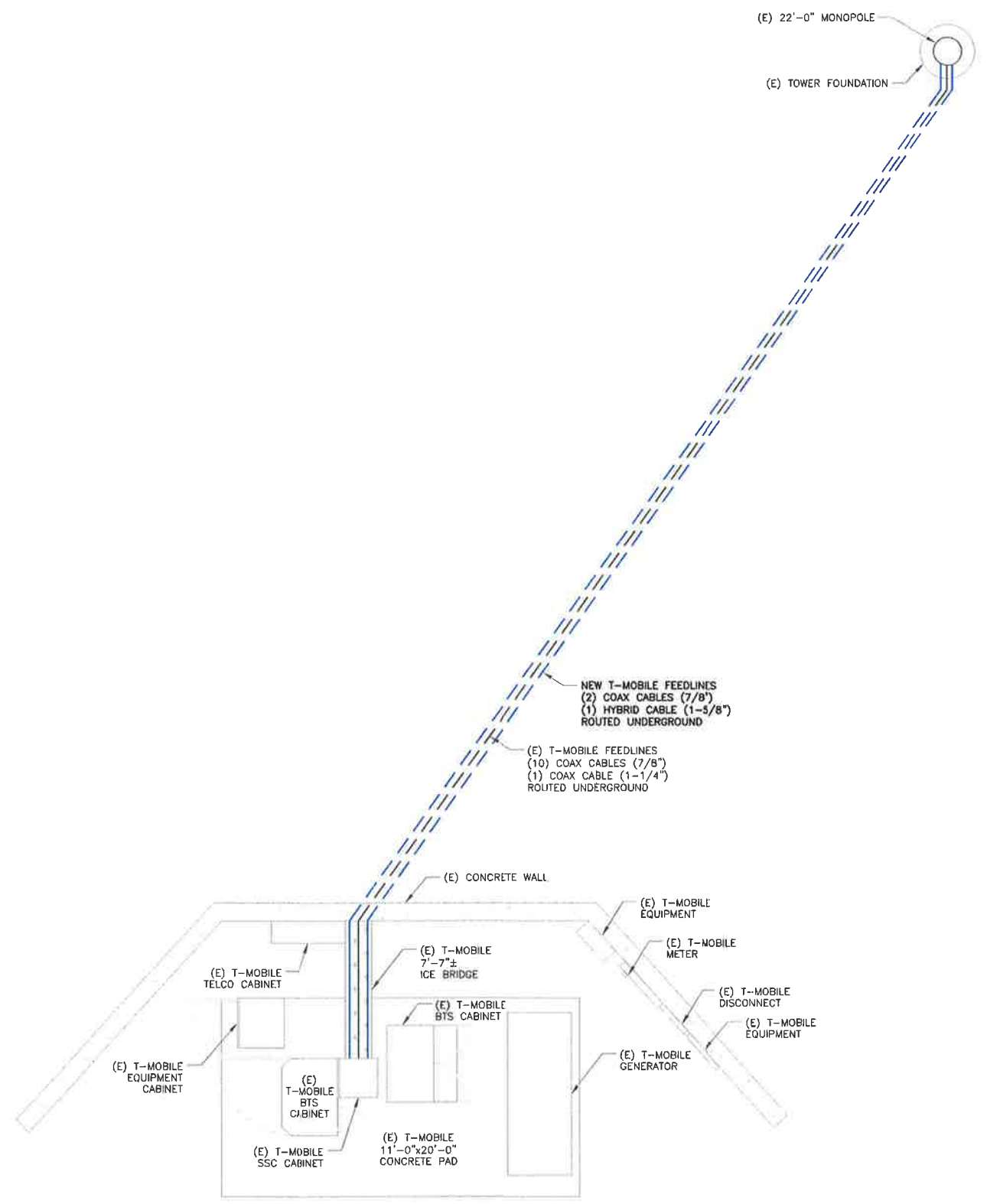
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1 EXISTING EQUIPMENT LAYOUT PLAN
 SCALE: 1/4"=1'-0" (FULL SIZE)
 1/8"=1'-0" (11x17)



2 FINAL EQUIPMENT LAYOUT PLAN
 SCALE: 1/4"=1'-0" (FULL SIZE)
 1/8"=1'-0" (11x17)

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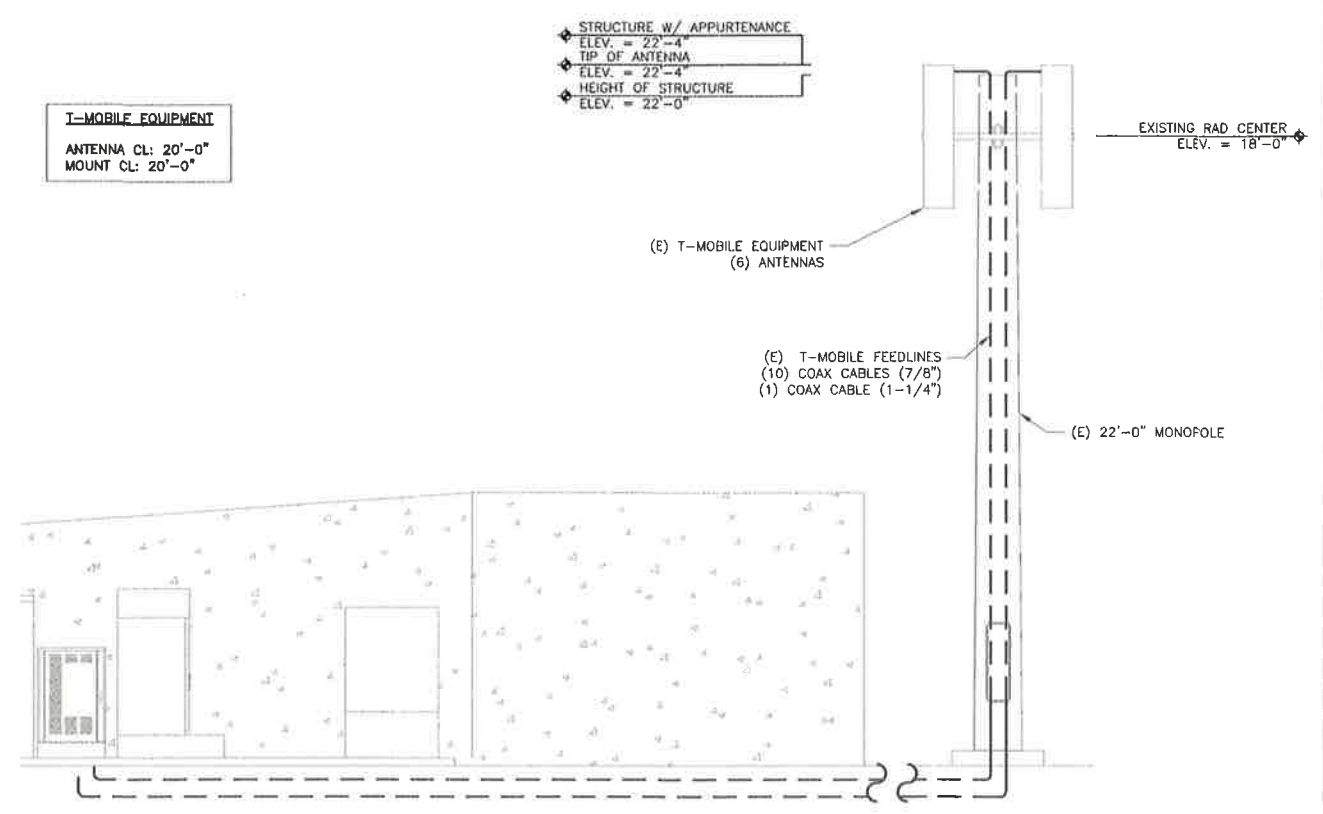
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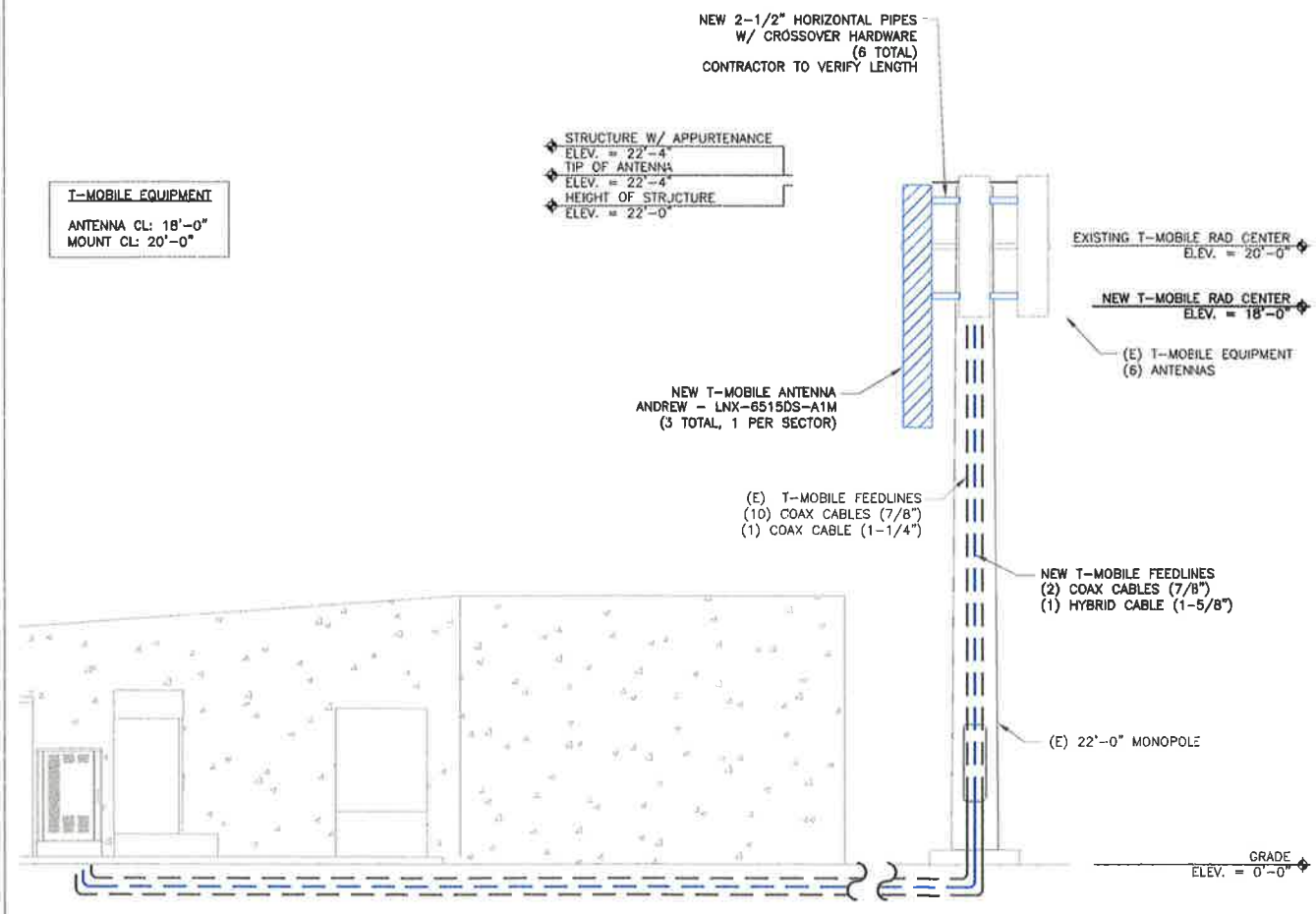
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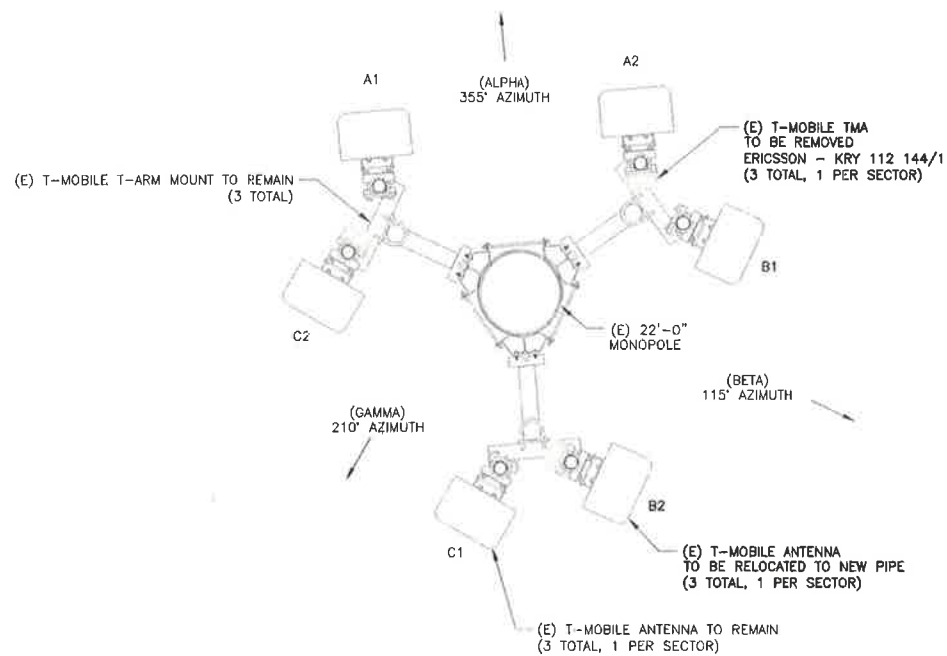
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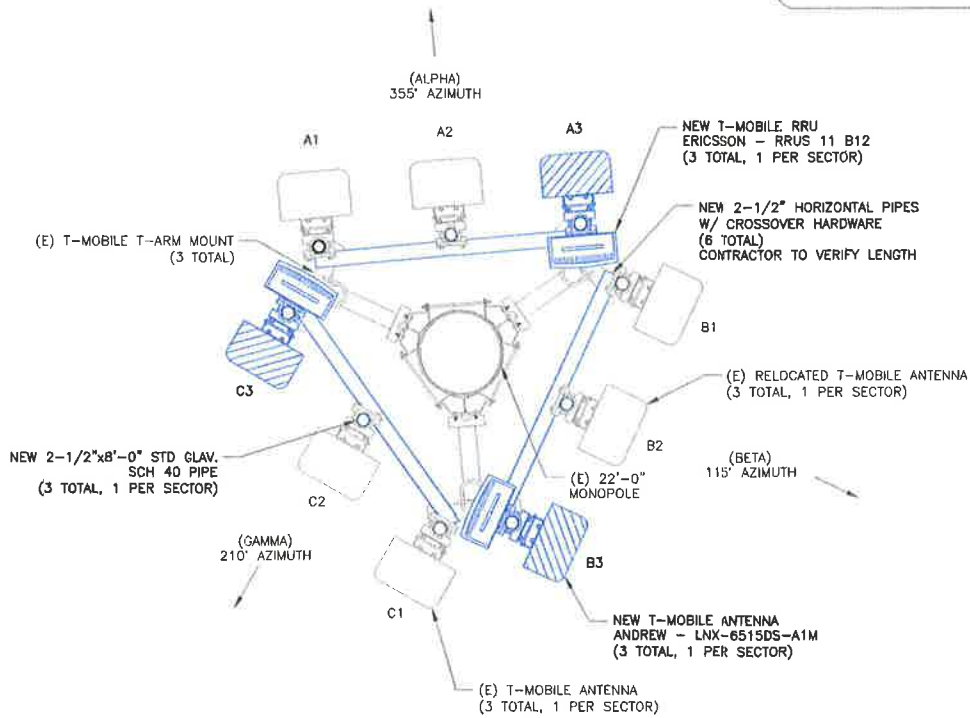
1 EXISTING ELEVATION
 SCALE: NOT TO SCALE



2 FINAL ELEVATION
 SCALE: NOT TO SCALE



1 EXISTING ANTENNA LAYOUT
SCALE: NOT TO SCALE



INSTALLER NOTE:
REPLACE EXISTING PIPE MOUNTS WITH NEW 2-1/2" STD (2-7/8" O.D.) GALV. SCH 40 PIPE AS REQ'D.

2 NEW ANTENNA LAYOUT
SCALE: NOT TO SCALE



3 ANTENNA PHOTO
SCALE: NOT TO SCALE

ANTENNA SCHEDULE										
SECTOR	POS.	TECHNOLOGY	RAD CENTER	AZIMUTH	ANTENNA MANUFACTURER	ANTENNA MODEL	MECH. TILT	ELECT. TILT	TOWER MOUNTED EQUIPMENT	FEEDLINE TYPE
ALPHA	A1	(UMTS/GSM) PCS	20'-0"	355°	ERICSSON	AIR 21 B2A B4P	0°	1°		COAX/HYBRID
ALPHA	A2	LTE AWS	20'-0"	355°	ERICSSON	AIR 21 B2A B4P	0°	1°		HYBRID
ALPHA	A3	LTE 700	18'-0"	355°	ANDREW	LNX-6515DS-A1M	0°	1°	(1) ERICSSON - RRUS 11 B12	COAX/HYBRID
BETA	B1	(UMTS/GSM) PCS	20'-0"	115°	ERICSSON	AIR 21 B2A B4P	0°	0°		COAX/HYBRID
BETA	B2	LTE AWS	20'-0"	115°	ERICSSON	AIR 21 B2A B4P	0°	0°		HYBRID
BETA	B3	LTE 700	18'-0"	115°	ANDREW	LNX-6515DS-A1M	0°	0°	(1) ERICSSON - RRUS 11 B12	COAX/HYBRID
GAMMA	C1	(UMTS/GSM) PCS	20'-0"	210°	ERICSSON	AIR 21 B2A B4P	0°	4°		COAX/HYBRID
GAMMA	C2	LTE AWS	20'-0"	210°	ERICSSON	AIR 21 B2A B4P	0°	6°		HYBRID
GAMMA	C3	LTE 700	18'-0"	210°	ANDREW	LNX-6515DS-A1M	0°	6°	(1) ERICSSON - RRUS 11 B12	COAX/HYBRID

4 ANTENNA SCHEDULE
SCALE: NOT TO SCALE

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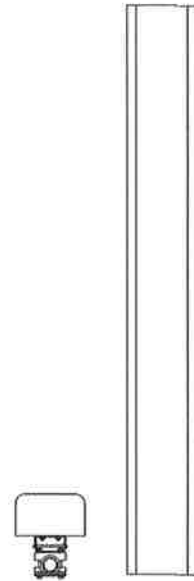
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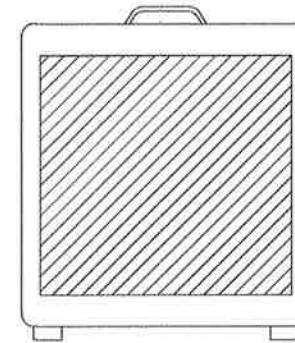
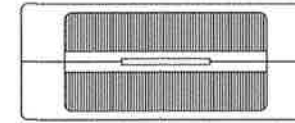
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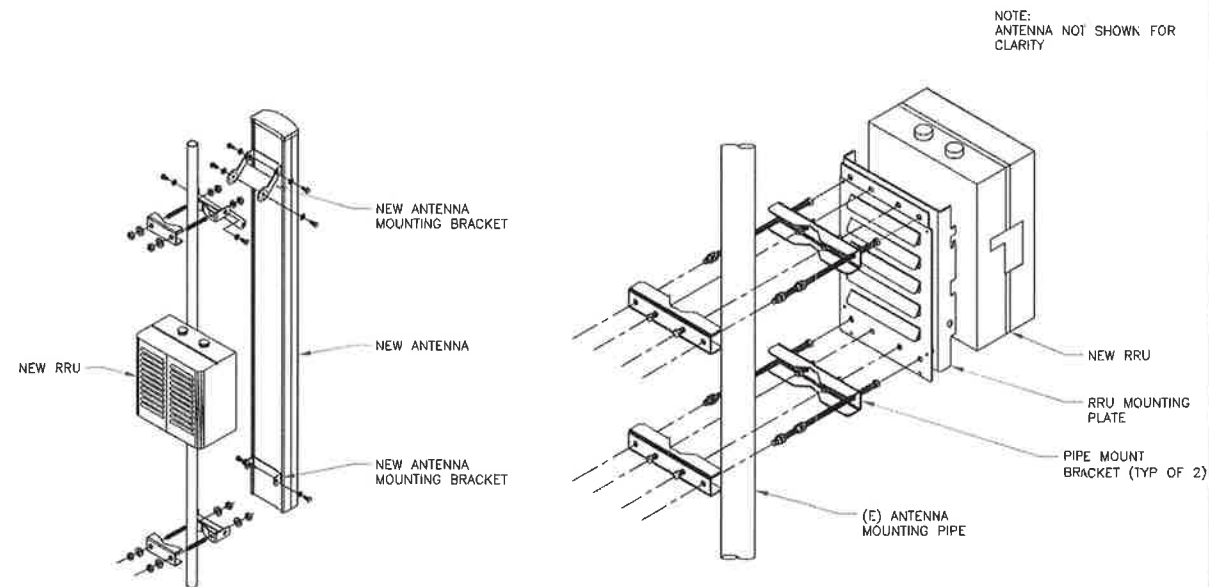
ANDREW - LNX-6515DS-A1M
 WEIGHT (WITHOUT MOUNTING HARDWARE): 43.7 LBS
 SIZE (HxWxD): 96.60x11.90x7.10 IN.
 MOUNTING HARDWARE P/N: DB380-3 & DB5063D
 RATED WIND VELOCITY: 149.8 MPH

1 ANDREW - LNX-6515DS-A1M
 SCALE: NOT TO SCALE



ERICSSON - RRUS 11 B12
 WEIGHT (FULLY EQUIPPED): 50.7 LBS
 SIZE (HxWxD): 19.7x17x7.2 IN.

2 ERICSSON - RRUS 11 B12
 SCALE: NOT TO SCALE



NOTE:
 ALL PIPES BRACKETS
 AND MISCELLANEOUS
 HARDWARE TO BE
 GALVANIZED UNLESS
 NOTED OTHERWISE

3 ANTENNA & RRU MOUNTING DETAIL
 SCALE: NOT TO SCALE

4 NOT USED
 SCALE: NOT TO SCALE

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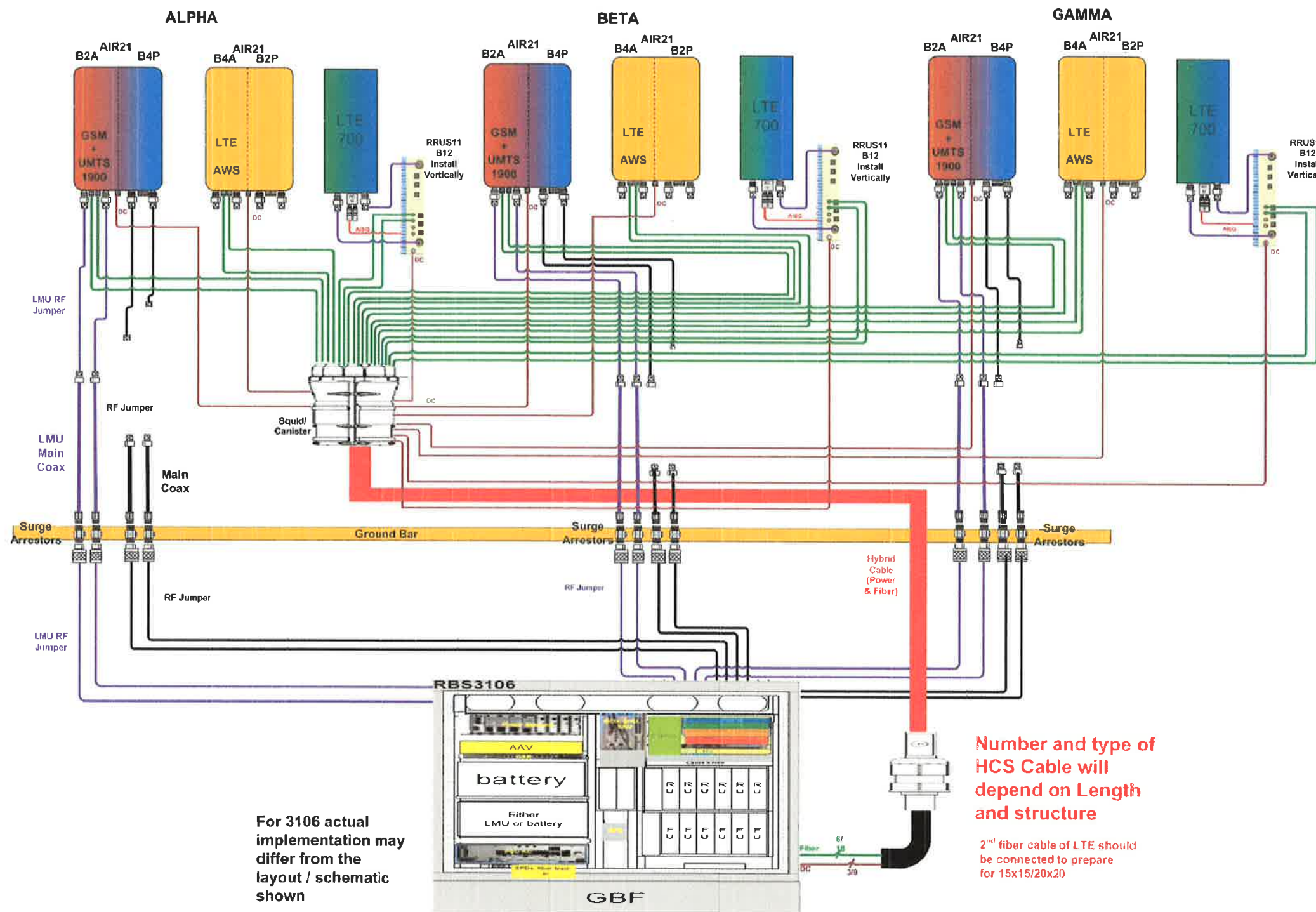
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Site Configuration 702Cu – AIR Based with RBS3106



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1 PLUMBING DIAGRAM
 SCALE: NOT TO SCALE

Section 1 - Site Information

Site ID: SL01122A	Site Name: Alpine_Shepherd_Hill	Latitude: 40.44413936
Status: Final	Site Class: Monopole	Longitude: -111.77955800
Version: 1.1	Site Type: Structure Non Building	Address: 651 S Bateman
Project Type: L700	Solution Type:	City, State: Alpine, UT
Approved: 8/4/2016 1:46:01 PM	Plan Year:	Region: WEST
Approved By: GSM1600S/Shahne	Market: SALT LAKE CITY UT	
Last Modified: 8/4/2016 1:46:01 PM	Vendor: Ericsson	
Last Modified By: GSM1600S/Shahne	Location: Crown Castle-T3	

RAN Template: 702Cu Outdoor AL Template: 702Cu
 Sector Count: 3 Antenna Count: 9 Coax Line Count: 12 TMA Count: 0 RRU Count: 3

Proposed RAN Equipment	
Template: 702Cu Outdoor	
Enclosure	1
Enclosure Type	RBS 6131
Baseband	DUS41 (L2100) DLN20 (U1900) DUG20 (G1900)
Hybrid Cable System	Ericsson 9x18 HCS 40m
Multiplexer	XMU

Sector 1 (Proposed) view from behind					
Coverage Type	1		2		3
Antenna	1		2		3
Antenna Model	AR21 B2A/B4P (Quad)		AR21 B4A/B2P (Quad)		LNK-6515DS-A1M (Dual)
Azimuth	355		355		355
M. Tilt	0		0		0
Height	24		24		24
Ports	P1	P2	P3	P4	P5
Active Tech.	U1900	G1900	L2100		L700
Dark Tech.					
Restricted Tech.					
Decomm. Tech.					
E. Tilt	0		0		0
Cables	Fiber Jumper - 32 ft Fiber Jumper - 32 ft 7/8" Coax - 100 ft 7/8" Coax - 100 ft	7/8" Coax - 100 ft	Fiber Jumper - 32 ft		Fiber Jumper - 32 ft Fiber Jumper - 32 ft Coax Jumper - 10 ft Coax Jumper - 10 ft
TMA's					
Diplexers / Combiners					
Radio					RRUS11 B12
Sector Equipment	TRX	TRX			

Unconnected Equipment:

Scope of Work:
Removal of AWS TMA's require that the main lines on P2 be weatherproofed

Sector 2 (Proposed) view from behind					
Coverage Type	1		2		3
Antenna	1		2		3
Antenna Model	AR21 B2A/B4P (Quad)		AR21 B4A/B2P (Quad)		LNK-6515DS-A1M (Dual)
Azimuth	115		115		115
M. Tilt	0		0		0
Height	24		24		24
Ports	P1	P2	P3	P4	P5
Active Tech.	U1900	G1900	L2100		L700
Dark Tech.					
Restricted Tech.					
Decomm. Tech.					
E. Tilt	0		0		0
Cables	Fiber Jumper - 32 ft Fiber Jumper - 32 ft 7/8" Coax - 100 ft 7/8" Coax - 100 ft	7/8" Coax - 100 ft	Fiber Jumper - 32 ft		Fiber Jumper - 32 ft Fiber Jumper - 32 ft Coax Jumper - 10 ft Coax Jumper - 10 ft
TMA's					
Diplexers / Combiners					
Radio					RRUS11 B12
Sector Equipment	TRX	TRX			

Unconnected Equipment:

Scope of Work:
Removal of AWS TMA's require that the main lines on P2 be weatherproofed

Sector 3 (Proposed) view from behind					
Coverage Type	1		2		3
Antenna	1		2		3
Antenna Model	AR21 B2A/B4P (Quad)		AR21 B4A/B2P (Quad)		LNK-6515DS-A1M (Dual)
Azimuth	210		240		240
M. Tilt	0		0		0
Height	24		24		24
Ports	P1	P2	P3	P4	P5
Active Tech.	U1900	G1900	L2100		L700
Dark Tech.					
Restricted Tech.					
Decomm. Tech.					
E. Tilt	0		0		0
Cables	Fiber Jumper - 32 ft Fiber Jumper - 32 ft 7/8" Coax - 100 ft 7/8" Coax - 100 ft	7/8" Coax - 100 ft	Fiber Jumper - 32 ft		Fiber Jumper - 32 ft Fiber Jumper - 32 ft Coax Jumper - 10 ft Coax Jumper - 10 ft
TMA's					
Diplexers / Combiners					
Radio					RRUS11 B12
Sector Equipment	TRX	TRX			

Unconnected Equipment:

Scope of Work:
Removal of AWS TMA's require that the main lines on P2 be weatherproofed



T-MOBILE SITE NUMBER:
SL01122A

BU #: 822343
ALPINE_SHEPHERD_HILL

651 S BATEMAN
ALPINE, UT 84004

EXISTING 22'-0" MONOPOLE

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
A	01/11/17	NJH	PRELIMINARY	CTR
0	01/26/17	NJH	CONSTRUCTION	RAB

Professional Engineer Seal for Richard A. Boelter, No. 6391999, State of Utah.

1/26/2017 | 10:24:49 AM EST

Richard A. Boelter, P.E.
Professional Engineer License: #5391999

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1 RFDS
SCALE: NOT TO SCALE

SHEET NUMBER: C-6 REVISION: 0

T-Mobile
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 SUITE 330
 DRAPER UT. 84020

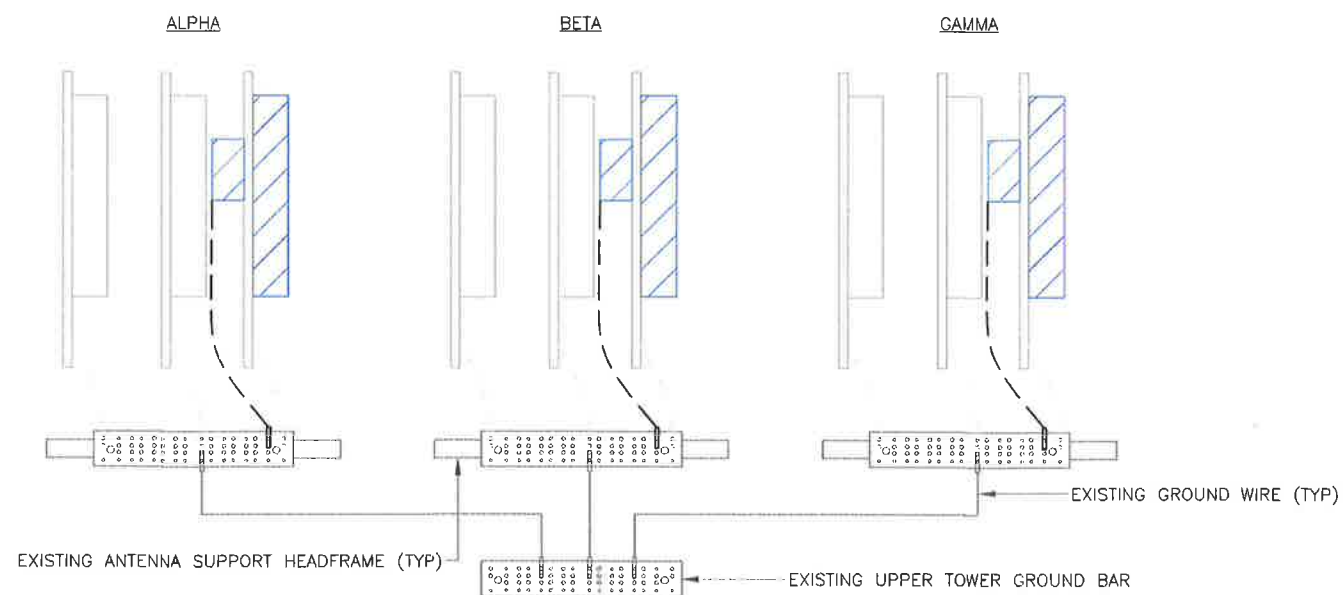
CROWN CASTLE
 116 INVERNESS DR. EAST STE# 280
 ENGLEWOOD, CO 80112

T-MOBILE SITE NUMBER:
SL01122A

BU #: **822343**
ALPINE_SHEPHERD_HILL

651 S BATEMAN
 ALPINE, UT 84004

EXISTING 22'-0" MONOPOLE



1 ANTENNA GROUND DIAGRAM
 SCALE: NOT TO SCALE

ISSUED FOR:

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0	01/26/17	NJH	CONSTRUCTION	RAB

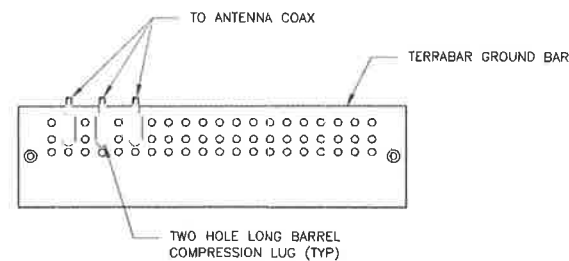


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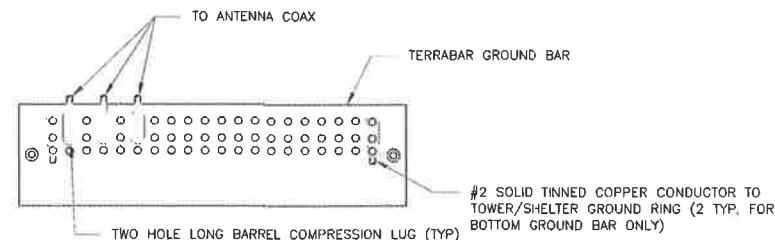
SHEET NUMBER: **G-1** REVISION: **0**



NOTES:

1. DOUBLING UP "OR STACKING" OF CONNECTIONS IS NOT PERMITTED.
2. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
3. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER. MOUNT DIRECTLY TO TOWER STEEL.

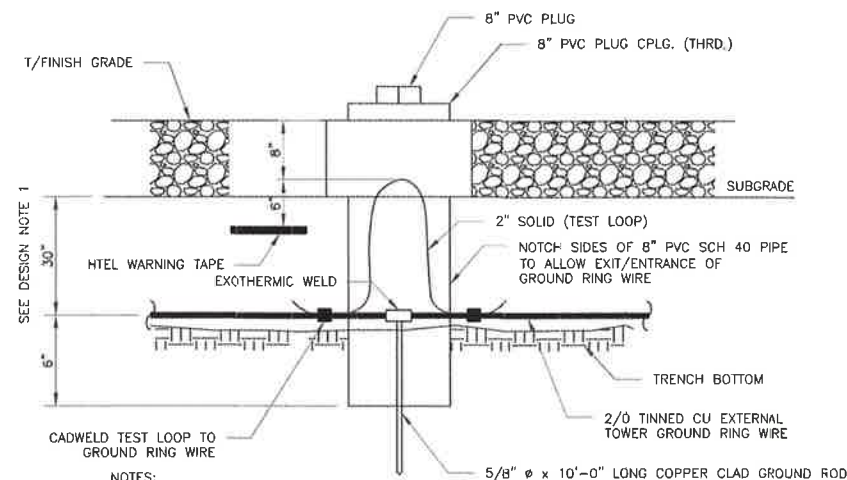
1 ANTENNA GROUND BAR DETAIL
SCALE: NOT TO SCALE



NOTES:

1. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
2. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER, MOUNT DIRECTLY TO TOWER STEEL (TOWER ONLY).
3. INSTALL GROUND BARS AT 75 FT. INTERVAL MAXIMUM.
4. GROUND BAR SHALL BE ISOLATED FROM BUILDING OR SHELTER.

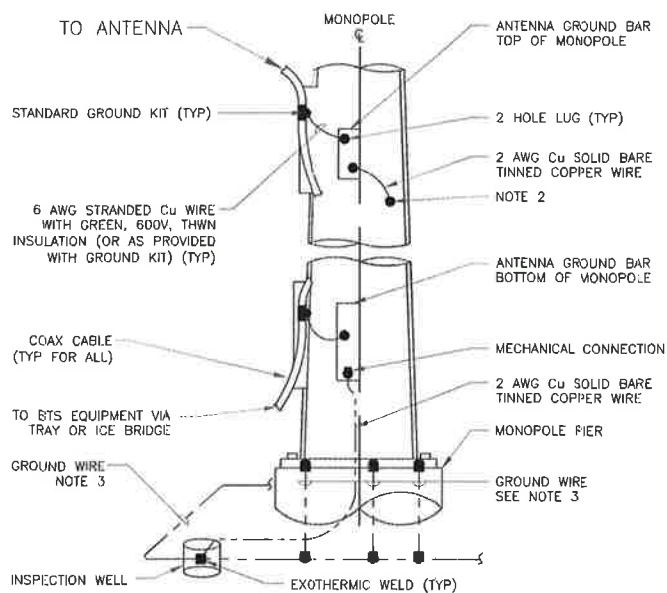
2 TOWER/SHELTER GROUND BAR DETAIL
SCALE: NOT TO SCALE



NOTES:

1. GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.
2. GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250-50(D).

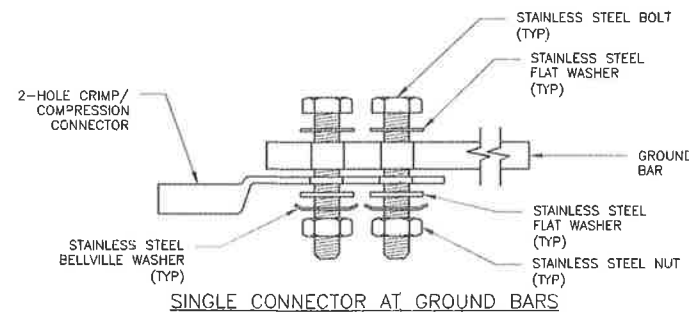
3 INSPECTION PORT DETAIL
SCALE: NOT TO SCALE



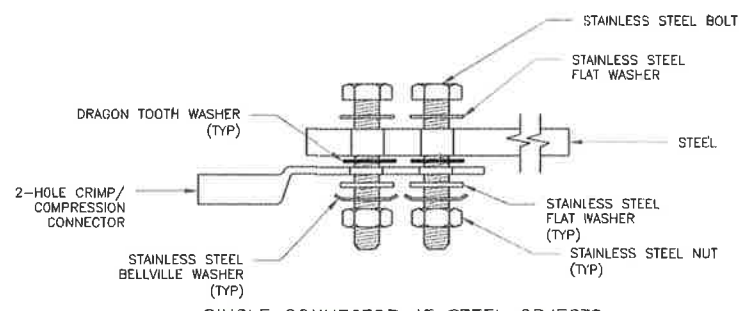
NOTES:

1. NUMBER OF GROUND BARS MAY VARY DEPENDING ON THE TYPE OF MONOPOLE, ANTENNA LOCATION AND CONNECTION ORIENTATION. COAXIAL CABLES EXCEEDING 200 FEET IN/ON THE POLE SHALL HAVE GROUND KITS AT THE MIDPOINT, PROVIDE AS REQUIRED.
2. ONLY MECHANICAL CONNECTIONS ARE ALLOWED TO BE MADE TO CROWN CASTLE TOWERS. ALL MECHANICAL CONNECTIONS SHALL BE TREATED WITH AN ANTI-OXIDANT COATING.
3. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE 2/0 AWG. STRANDED IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

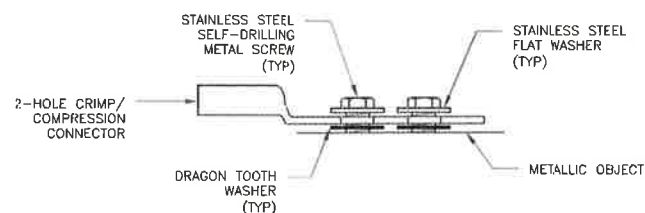
4 TYPICAL ANTENNA CABLE GROUNDING
SCALE: NOT TO SCALE



SINGLE CONNECTOR AT GROUND BARS

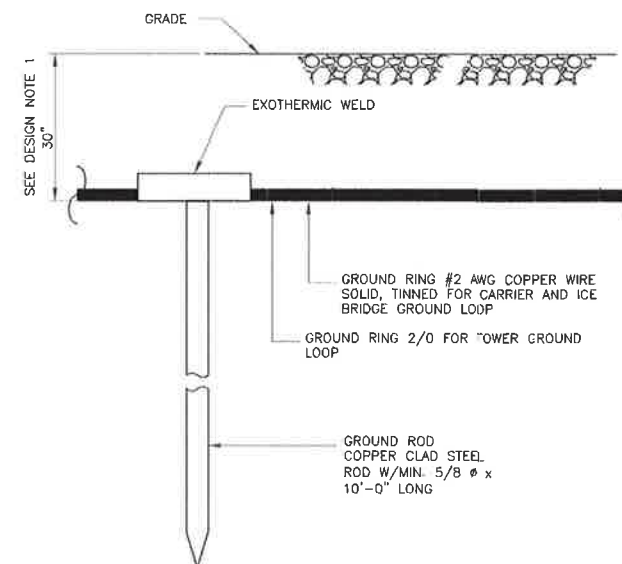


SINGLE CONNECTOR AT STEEL OBJECTS



SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS

5 HARDWARE DETAIL FOR EXTERIOR CONNECTIONS
SCALE: NOT TO SCALE



NOTES:

1. GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.
2. GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250-50(D).

6 GROUND ROD DETAIL
SCALE: NOT TO SCALE

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DRAPER UT, 84020

CROWN CASTLE
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T-MOBILE SITE NUMBER:
SL01122A

BU #: **822343**
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651 S BATEMAN
ALPINE, UT 84004

EXISTING 22'-0" MONOPOLE

ISSUED FOR:

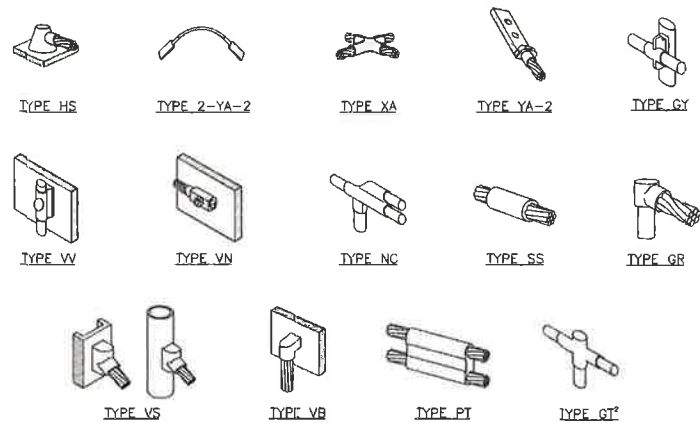
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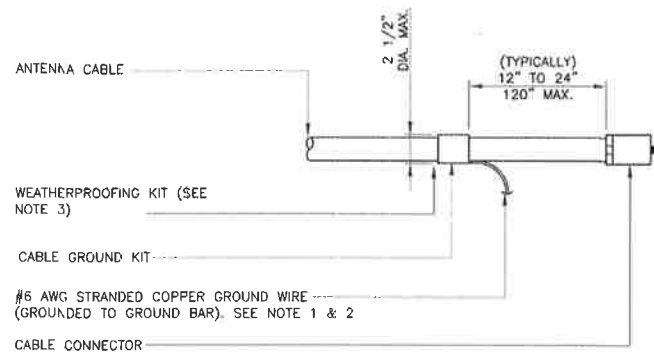
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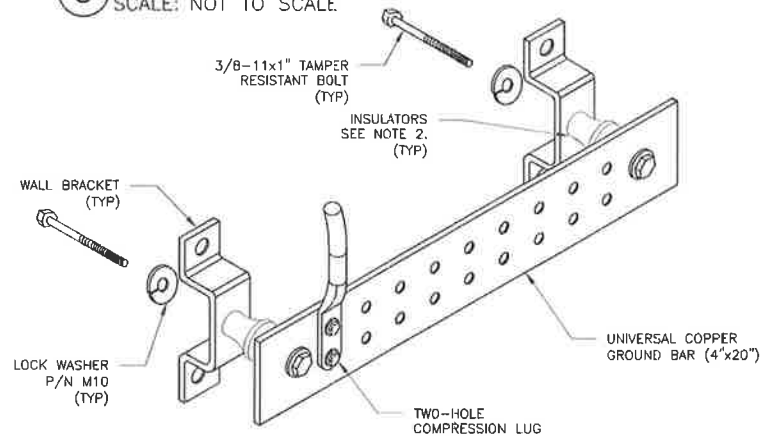
- NOTE:**
1. ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
 2. MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.

1 CADWELD GROUNDING CONNECTIONS
SCALE: NOT TO SCALE



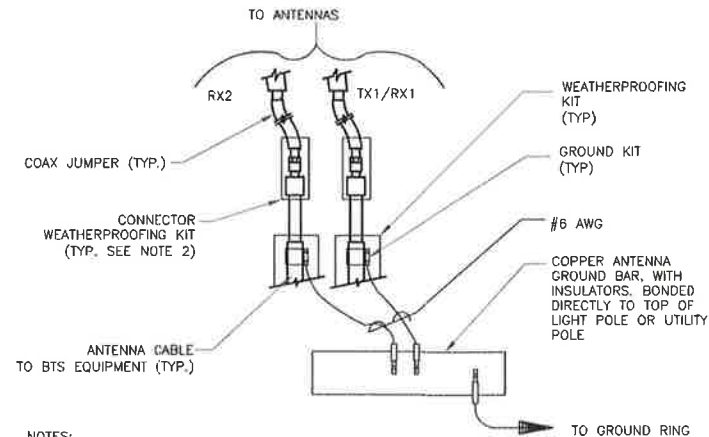
- NOTES:**
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
 3. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED.

3 CABLE GROUND KIT CONNECTION
SCALE: NOT TO SCALE



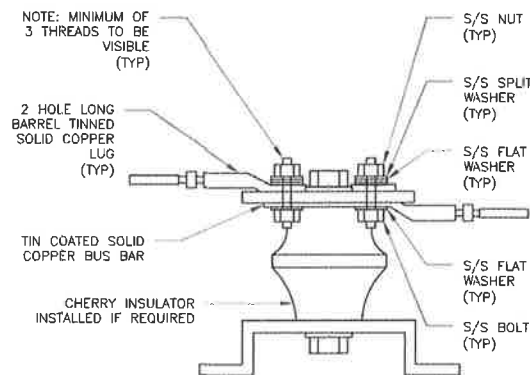
- NOTES:**
1. DOWN LEAD (HOME RUN) CONDUCTORS ARE NOT TO BE INSTALLED ON CROWN CASTLE TOWER, PER THE GROUNDING DOWN CONDUCTOR POLICY QAS-STD-10091. NO MODIFICATION OR DRILLING TO TOWER STEEL IS ALLOWED IN ANY FORM OR FASHION, CAD-WELDING ON THE TOWER AND/OR IN THE AIR ARE NOT PERMITTED.
 2. OMIT INSULATOR WHEN MOUNTING TO TOWER STEEL OR PLATFORM STEEL. USE INSULATORS WHEN ATTACHING TO BUILDING OR SHELTERS.

6 GROUND BAR DETAIL
SCALE: NOT TO SCALE



- NOTES:**
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
 2. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED.

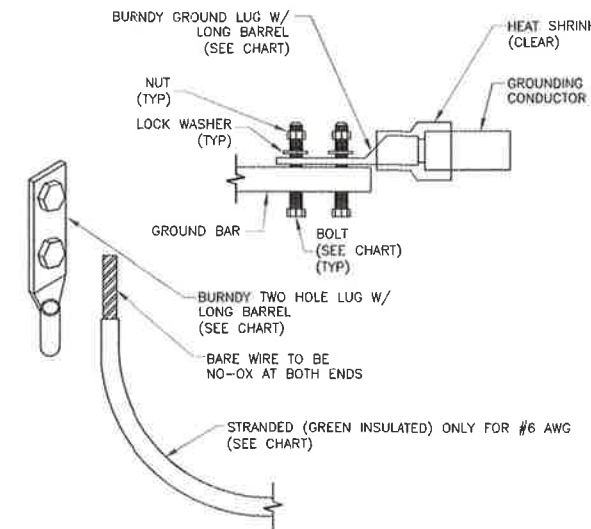
4 GROUND CABLE CONNECTION
SCALE: NOT TO SCALE



- NOTE:** MINIMUM OF 3 THREADS TO BE VISIBLE (TYP)
- S/S NUT (TYP)
 - S/S SPLIT WASHER (TYP)
 - S/S FLAT WASHER (TYP)
 - S/S FLAT WASHER (TYP)
 - S/S FLAT WASHER (TYP)
 - S/S BOLT (TYP)

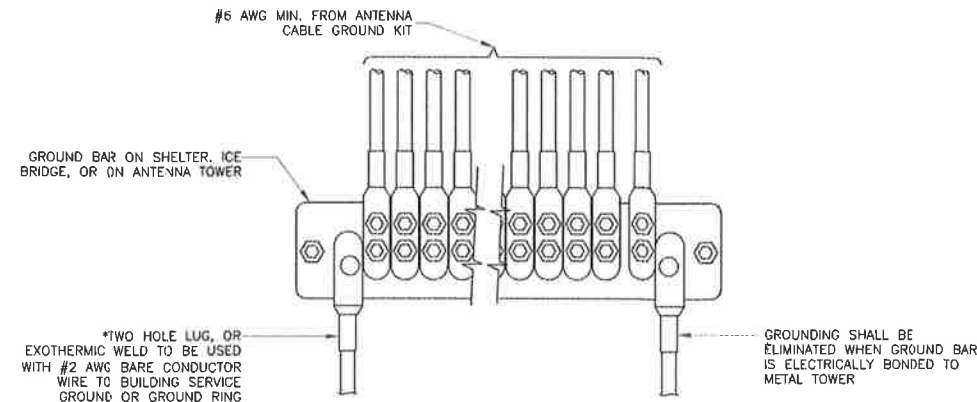
7 LUG DETAIL
SCALE: NOT TO SCALE

WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG SOLID TINNED	YA3C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8" - 16 NC S 2 BOLT
#2/0 AWG STRANDED	YA2B-2TC38	3/8" - 16 NC S 2 BOLT
#4/0 AWG STRANDED	YA2B-2N	1/2" - 16 NC S 2 BOLT



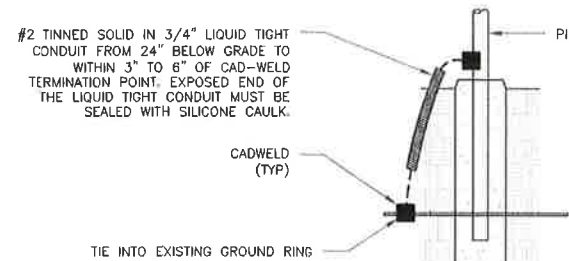
- NOTES:**
1. ALL GROUNDING LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.

2 MECHANICAL LUG CONNECTION
SCALE: NOT TO SCALE



- *TWO HOLE LUG, OR EXOTHERMIC WELD TO BE USED WITH #2 AWG BARE CONDUCTOR WIRE TO BUILDING SERVICE GROUND OR GROUND RING
- GROUNDING SHALL BE ELIMINATED WHEN GROUND BAR IS ELECTRICALLY BONDED TO METAL TOWER

5 GROUNDWIRE INSTALLATION
SCALE: NOT TO SCALE



8 TRANSITIONING GROUND DETAIL
SCALE: NOT TO SCALE

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T-MOBILE SITE NUMBER:
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BU #: 822343
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SHEET NUMBER: **G-3** REVISION: **0**

ARTICLE 3.27

WIRELESS TELECOMMUNICATIONS ORDINANCE

(Ord. No. 2006-06, 4/25/06; Amended by Ord. No. 2012-05, 7/10/12;
Ord. No. 2014-15, 09/23/14)

3.27.1 GENERAL PROVISIONS

1. Title. This Ordinance shall be known as the Wireless Telecommunications Ordinance.
2. Purpose & Intent. The unique character, landscapes and scenic vistas of Alpine are among its most valuable assets. Preserving and promoting those assets are essential to the long-range social and economic wellbeing of the City and its inhabitants. Protecting these assets requires sensitive placement and design of wireless communication facilities so that these facilities remain in scale and harmony with the existing character of the community.
 - a. To amend Ordinance No. 2006-06 to accommodate new technology and develop regulations on the use and development of City property for new cell tower facilities.
 - b. To regulate personal wireless services antennas, with or without support structures, and related electronic equipment and equipment structures.
 - c. To provide for the orderly establishment of personal wireless services facilities in the City.
 - d. To minimize the number of antenna support structures by encouraging the co-location of multiple antennas on a single new or existing structure.
 - e. To establish siting, appearance and safety standards that will help mitigate the potential impacts related to the construction, use and maintenance of personal wireless communication facilities.
 - f. To comply with the Telecommunication Act of 1996 by establishing regulations that (1) do not prohibit or have the effect of prohibiting the provision of personal wireless services, (2) do not unreasonably discriminate among providers of functionally equivalent services, and (3) are not based on the environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communications Commission's regulations concerning such emissions.
3. Findings.
 - a. Personal wireless services facilities (PWSF) are an integral part of the rapidly growing and evolving telecommunications industry, and present unique zoning challenges and concerns by the City.
 - b. The City needs to balance the interests and desires of the telecommunications industry and its customers to provide competitive and effective telecommunications systems in the City, against the sometimes differing interests and desires of others concerning health, safety, welfare, and aesthetics, and orderly planning of the community.
 - c. The City has experienced an increased demand for personal wireless services facilities to be located in the City, and expects the increased demand to continue in the future.
 - d. It is in the best interests of the City to have quality personal wireless services facilities available, which necessarily entails the erection of personal wireless services facilities in the City.
 - e. The unnecessary proliferation of personal wireless services facilities through the City creates a negative visual impact on the community.
 - f. The visual effects of personal wireless services facilities can be mitigated by fair standards regulating their siting, construction, maintenance and use.
 - g. A private property owner who leases space for a personal wireless services facility is the only one who receives compensation for the facility, even though numerous other property owners in the area are adversely affected by the location of the facility.

- h. Chapter 69-3, Utah Code Annotated, grants cities the authority to create or acquire sites to accommodate the erection of telecommunications tower in order to promote the location of telecommunication towers in a manageable area and to protect the aesthetics and environment of the area. The law also allows the City to require the owner of any tower to accommodate the multiple use of the tower by other companies where feasible and to pay the City the fair market rental value for the use of any City-owned site.
 - i. Telecommunications towers located on government property with the lease payments being paid to Alpine City instead of individual property owners evenly distributes the income from the lease payments to all citizens of Alpine through increased government services thus indirectly compensating all of the citizens of Alpine for the impact all citizens experience. The public policy objectives to reduce the proliferation of telecommunications towers and to mitigate their impact can be best facilitated by locating telecommunications and antenna support structures on property owned, leased or used by Alpine City as a highest priority whenever feasible.
4. Definitions. The following words shall have the described meaning when used in this ordinance, unless a contrary meaning is apparent from the context of the word.
- a. Antenna. A transmitting or receiving device used in telecommunications that radiates or captures radio signals.
 - b. Antenna Support Structure. Any structure that can be used for the purpose of supporting an antenna(s).
 - c. City. The City of Alpine, Utah.
 - d. City-owned property. Real property that is owned by the City.
 - e. Close to Tower Mount. Also known as slim mount, antennas on cell towers mounted very close to tower in order to appear less noticeable.
 - f. Co-location. The location of an antenna on an existing structure, tower or building that is already being used for personal wireless services facilities.
 - g. Monopole. A single, self-supporting, cylindrical pole that acts as the support structure for one (1) or more antennas for a personal wireless services facility.
 - h. Personal Wireless Services. Commercial mobile telecommunications services, unlicensed wireless communications services, and common carrier wireless telecommunications exchange access services.
 - i. Personal Wireless Services Antenna. An antenna used in connection with the provision of personal wireless services.
 - j. Personal Wireless Services Facilities (PWSF). Facilities for the provision of personal wireless services. Personal wireless services facilities include transmitters, antennas, structures supporting antennas, and electronic equipment that is typically installed in close proximity to a transmitter.
 - k. Private Property. Any real property not owned by the City, even if the property is owned by another public or government entity.
 - l. Quasi public use. Uses such as a school or church or other uses defined as quasi public uses in Section 3.1.11 of the Alpine City Zoning Ordinance.
 - m. Tower. A freestanding structure that is used as a support structure for antenna.
 - n. Whip antenna. An antenna that is cylindrical in shape. Whip antennas can be directional or omnidirectional and vary in size depending on the frequency and gain for which they are designed.
5. Applicability. This ordinance (the Wireless Telecommunications Ordinance) applies to both commercial and private low power radio services and facilities, such as "cellular" or PCS (personal communications system) communications and paging systems. This ordinance shall not apply to the following types of communications devices, although they may be regulated by other City ordinances and policies.

- a. Amateur Radio. Any tower or antenna owned and operated by an amateur radio operator licensed by the Federal Communication Commission.
- b. Amateur T.V. Any tower or antenna owned and operated by an amateur T.V. operator licensed by the Federal Communication Commission.
- c. Satellite. Any device designed for over-the-air reception of television broadcast signals, multichannel multipoint distribution service or direct satellite service.
- d. Cable. Any cable television head-end or hub towers and antennas used solely for cable television services.

3.27.2 LOCATION AND TYPES OF TOWERS/ANTENNAS

1. Personal Wireless Services Facilities Site Locations. The following are currently approved locations:
 - a. Co-location on an existing tower.
 - b. City owned property.
 - c. Property in conjunction with a quasi-public or public use.
 - d. Commercial property in the business commercial zone.

No new towers shall be located in Lambert Park.

New towers shall be located no closer than a one-quarter (1/4) mile radius from another tower and shall be no closer to a residence than two (2) times the height of the tower.

If the applicant desires to locate on a site other than the approved sites listed above, the applicant shall have the burden of demonstrating to the City why it cannot locate on an approved site. To do so, the applicant shall provide the following information to the City:

- a. The identity and location of any approved sites located within the desired service area.
- b. The reason(s) why the approved sites are not technologically, legally, or economically feasible. The applicant must make a good faith effort to locate towers and antennas on an approved site. The City may request information from outside sources to justify or rebut the applicant's reason(s) for rejecting an approved site.
- c. Why the proposed site is essential to meet the service demands of the geographic service area and the citywide network. If the applicant desires to construct a monopole, the applicant shall also submit a detailed written description of why the applicant cannot obtain coverage using existing towers.

2. Permitted and Non-Permitted Towers and Antennas.

- a. Permitted. The following are permitted:
 1. Co-location on existing towers.
 2. Existing towers may be maintained, used, and upgraded or replaced. A replacement tower shall not exceed the height of the tower being replaced.
 3. Monopoles are permitted subject to the following:
 - a. A monopole shall not exceed eighty feet (80').
 4. Roof-mounted Antennas are permitted subject to the following:
 - a. A roof-mounted antenna shall be screened, constructed, and/or colored to match the structure to which it is attached.

- b. A roof-mounted antenna shall be set back from the building edge one (1) foot for every one (1) foot of antenna height and shall not exceed fifteen (15) feet in height.
5. All new antennas shall be slim-mounted or mounted to an existing array.

b. Not Permitted. The following are not permitted:

1. Lattice Towers. Lattice appearance is not permitted.
2. Guyed Towers.
3. Co-location Requirement. Unless otherwise authorized by the approving authority for good cause shown, every new tower shall be designed and constructed to be of sufficient size and capacity to accommodate at least two (2) additional wireless telecommunications providers on the structure in the future.
4. Lease Agreement. The City has no implied obligation to lease any particular parcel of City-owned property to an applicant. The City shall enter into a standard lease agreement with the applicant for any facility built on City property. The Mayor or designee is hereby authorized to execute the standard lease agreement on behalf of the City. The lease shall contain the condition that the approving authority must first approve the site plan before the lease can take effect, and that failure to obtain such approval renders the lease null and void.

3.27.3 PROCEDURE (Amended by Ord. No. 2014-15, 9/23/14)

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

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

1. Application Requirements. Any person desiring to develop, construct or establish a personal wireless services facility in the City shall submit an application for site plan approval to the City. A site plan shall be required for all new towers and antennas and any modification or replacement of a tower or antenna. The City shall not consider the application until all required information has been included. The application shall be submitted to the City Planner at least fourteen (14) days prior to the public meeting at which it will be presented to the Planning Commission. The applicant shall include the following:
 - a. Fee. The applicable fee shall be paid to the City Recorder, payable to Alpine City, as set forth in the Alpine City Consolidated Fee Schedule.
 - b. Site Plan. A site plan meeting the City's standard requirements for site plans.
 - c. Notification Letter. The applicant shall submit a list of all property owners within five hundred (500) feet of the boundaries of the property where the proposed tower or antenna is to be located. The applicant shall also submit envelopes that have been stamped and addressed to all property owners on the list. The City may require a greater distance if deemed necessary or appropriate. The City shall prepare a notification letter to be sent to the property owners on the list submitted by the applicant to be mailed out at

least seven (7) days prior to the public meeting at which the application will be presented to Planning Commission. The letter shall contain the following information:

1. Address or location of the proposed tower, co-location, tower modification, etc.
 2. Name of the applicant.
 3. Type of tower/antenna (e.g. monopole, roof antenna, etc.)
 4. Date, time, and place of the public meeting at which the application will be presented to the Planning Commission.
- d. Sign. The applicant shall erect a sign of sufficient durability, and print and size quality that is reasonably calculated to give notice to passers-by. The sign shall be posted at least fourteen (14) days prior to the public meeting at which the application will be presented to the Planning Commission. The sign:
1. Shall be 4 ft. (H) x 8 ft. (W)
 2. Shall not be more than six (6) feet in height from the ground to the highest point of the sign; and
 3. Shall be posted five (5) feet inside the property line in a visible location on the property where the tower/antenna is to be located. If the property is located in such a spot that the sign would not be visible from the street, the sign shall be erected in another location close by that will give notice to passers-by, or at Alpine City Hall. The applicant shall be responsible to obtain permission of the property owner to erect the sign. The sign shall include the following information:
 - a. Address of location of the proposed tower, co-location, tower modification, etc.
 - b. Type of tower/antenna (e.g. monopole, roof antenna, etc.)
 - c. Date, time, and place of the public meeting at which the application will be presented to the Planning Commission.
- e. Written Information. The following written information shall be submitted:
1. Maintenance. A description of the anticipated maintenance needs for the facility, including frequency of service, personnel needs, equipment needs, and traffic noise or safety impacts of such maintenance.
 2. Service Area. A description of the service area for the antenna or tower and a statement as to whether the antenna or tower is needed for coverage or capacity.
 3. Licenses and Permits. Copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of the antenna.
 4. Radio Frequency Emissions. A written commitment to comply with applicable Federal Communications Commission radio frequency emission regulations.
 5. Liaison. The name of a contact person who can respond to questions concerning the application and the proposed facility. Include name, address, telephone number, facsimile number and electronic mail address, if applicable.
2. Approval Process. The application and site plan shall be reviewed by the City pursuant to its standard site plan approval process. The City shall process all applications within a reasonable time and shall not unreasonably discriminate among providers of functionally equivalent services. Any decision to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record. The application and site plan will be reviewed by Planning Commission for a recommendation to City Council. The City Council shall review the application and site plan and shall act as the land use authority in approving or denying the application and site plan.

The Planning Commission may, if it deems necessary, require each application to be reviewed independently by a certified radio frequency engineer, licensed to do such work in the State of Utah. The purpose of the review is to determine if other locations are available to achieve an equivalent signal distribution and not significantly affect the operation of the telecommunications facility. Such a review may be required when an applicant indicates that no other acceptable location exists. The costs of an independent review shall be borne by the applicant.

3. Building Permits.

- a. **General Requirements.** No tower or antenna support structure shall be constructed until the applicant obtains a building permit from the City. No building permit shall be issued for any project for which a site plan or amended site plan is required, until the site plan or amended site plan has been approved by the appropriate authority. If the design or engineering of the antenna support structure is beyond the expertise of the Building Official, the City may require third party review by an engineer selected by the City prior to the issuance of a building permit. The applicant shall pay an additional fee to cover the cost of the third party review.
- b. **Additional Requirements for New Towers.** If the applicant is constructing a new tower, the applicant shall, if requested by the City, submit a written report from a qualified structural engineer licensed in the State of Utah, documenting the following:
 1. Height and design of the new tower, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design.
 2. Seismic load design and wind load design for the new tower.
 3. Total anticipated capacity of the new tower, including number and types of antennas which can be accommodated.
 4. Structural failure characteristics of the new tower and a demonstration that the site and setbacks are adequate size to contain debris.
 5. Soil investigation report, including structural calculations.

3.27.4 SAFETY

1. **Regulation Compliance.**
 - a. **Compliance with FCC and FAA Regulations.** All operators of personal wireless services facilities shall demonstrate compliance with applicable Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) regulations, including FCC radio frequency regulations, at the time of application and periodically thereafter as requested by the City. Failure to comply with the applicable regulations shall be grounds for revoking a site plan.
 - b. **Other Licenses and Permits.** The operator of every personal wireless services facility shall submit copies of all licenses and permits required by other agencies and governments with the jurisdiction over the design, construction, location and operation of the facility to the City, shall maintain such licenses and permits in good standing, and shall provide evidence of renewal or extension thereof upon request by the City.
2. **Protection Against Climbing.** Towers shall be protected against unauthorized climbing by removing the climbing pegs from the lower 20 feet of the towers.
3. **Fencing.** Towers shall be fully enclosed by a minimum 6-foot tall fence or wall, as directed by the City, unless the City determines that a wall or fence is not needed or appropriate for a particular site due to conditions specific to the site.

4. Security Lighting Requirement. Towers shall comply with the FAA requirements for lighting. The City may also require security lighting for the site. If security lighting is used, the lighting impact on surrounding residential areas shall be minimized by using indirect lighting, where appropriate.
5. Emergency. The City shall have the authority to move or alter a personal wireless services facility in case of emergency. Before taking any such action, the City shall first notify the owner of the facility, if feasible.

3.27.5 ADDITIONAL REQUIREMENTS

1. Regulations for Accessory Structures.
 - a. Storage Areas and Solid Waste Receptacles. No outside storage or solid waste receptacles shall be permitted on site.
 - b. Equipment Enclosures. All electronic and other related equipment and appurtenances necessary for the operation of any personal wireless services facility shall, whenever possible, be located within a lawfully pre-existing structure or completely below grade. When a new structure is required to house such equipment, the structure shall be harmonious with, and blend with, the natural features, buildings and structures surrounding such structure.
 - c. Accessory Buildings. Freestanding accessory buildings used with a personal wireless services facility shall not exceed 450 square feet and shall comply with the setback requirements for structures in the zone in which the facility is located.
2. Parking. The City may require a minimum of one (1) parking stall for sites containing a personal wireless services facility and/or accessory buildings, if there is insufficient parking available on the site.
3. Maintenance Requirements. All personal wireless services facilities shall be maintained in a safe, neat, and attractive manner.
4. Landscaping. A landscaping plan shall be submitted to the Planning Commission who will make a recommendation to the City Council who will approve the landscape plan.
5. Site Restoration Upon Abandonment. All sites shall be restored to the original configuration upon abandonment.
6. Fencing. The City will determine the type of fencing used on wireless telecommunications sites on a case by case basis. In the case of the Rodeo Grounds, the fencing shall match the existing fencing. Fencing will recommend by the Planning Commission and approved by the City Council.
7. Color and material standards. The City shall make an administrative decision as to the color. To the extent the personal wireless services facilities extend above the height of the vegetation immediately surround it, they shall be painted in a nonreflective light gray, light blue or other hue, which blends with the skyline and horizon or a brown to blend in with the surrounding hillside.
8. Facility Lighting and Signage Standards. Facility lighting shall be designed so as to meet but not exceed minimum requirements for security, safety and/or FAA regulations. Lighting of antennas or support structures shall be prohibited unless required by the FAA and no other alternatives are available. In all instances, the lighting shall be designed so as to avoid glare and minimize illumination on adjacent properties. Lighting shall also comply with any applicable City lighting standards.
9. Facility Signs. Signs shall be limited to those needed to identify the numbers to contact in an emergency, public safety warnings, certifications or other required seals. These signs shall also comply with the requirements of the City's sign regulations.
10. Utility Lines. All utility lines serving new cell towers shall be located underground.
11. Business License. Each facility shall be considered as a separate use; and an annual business license shall be required for each facility.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Bennett Farms Plat H Minor Subdivision

FOR CONSIDERATION ON: 14 March 2017

PETITIONER: John and Rebecca Bursell

ACTION REQUESTED BY PETITIONER: Approve the Minor Subdivision

APPLICABLE STATUTE OR ORDINANCE: Article 4.5 (Minor Subdivision)

BACKGROUND INFORMATION:

The proposed Bennett Farms Plat H minor subdivision would split Lot 1 of Bennett Farms Plat G Amended into two parcels. Plat G combined the proposed two lots into one. The original lots were Lot 1 of Bennett Farms Plat E and Lot 2 of Bennett Farms Plat D. This proposal essentially reverts back to what was originally recorded on Plats D and E. The lot boundaries have been verified to show that this is the case. Attached are the original plats along with the proposed Plat H.

PLANNING COMMISSION MOTION:

Carla Merrill moved to recommend approval of the proposed Bennett Farms Plat H Minor Subdivision.

David Fotheringham seconded the motion. The motion passed with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, John Gubler, and Carla Merrill all voted Aye.

Memo



To: Alpine City Planning Commission & City Council
From: Jed Muhlestein, P.E. *Jm*
City Engineer
Date: March 1, 2017
Subject: BENNETT FARMS PLAT H – MINOR SUBDIVISION
2 Lots on 1.89 Acres, CR 40,000 Zone

Bennett Farms Plat H is a proposed minor subdivision to split Lot 1 of Bennett Farms Plat G Amended into two parcels. Plat G combined two lots into one. The original lots were Lot 1 of Plat E and Lot 2 of Plat D - Bennett Farms. This proposal essentially reverts back to what was originally recorded on Plats D and E. We have verified lot boundaries and found this to be the case. Attached are all the original plats along with the proposed Plat H.

The water policy for these lots has already been met. Utilities exist for both lots as proposed.

Engineering recommends approval of the proposed Minor Subdivision

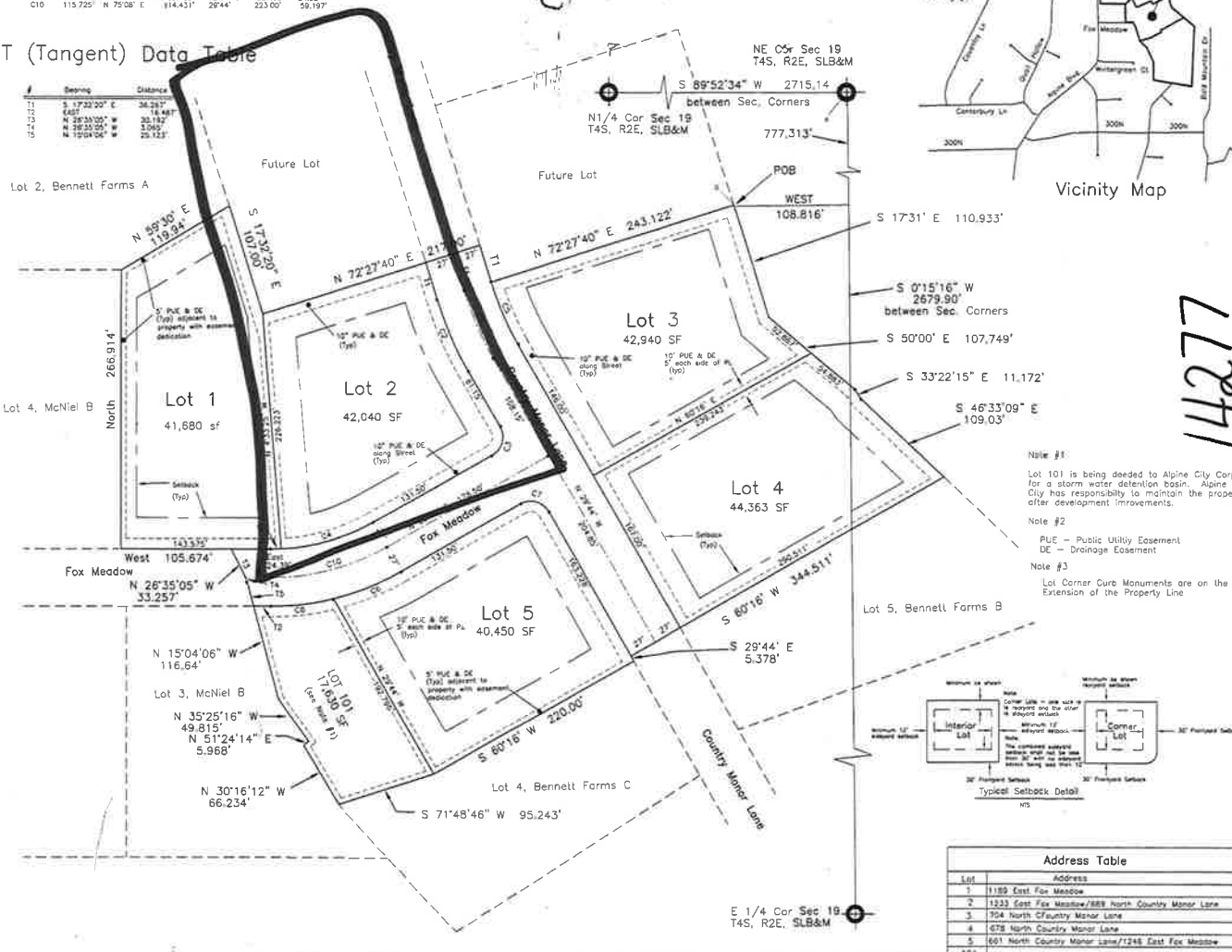
Alpine City Engineering
20 North Main • Alpine, Utah 84004
Phone/Fax: (801) 763-9862
E-mail: jed@alpinecity.org

Curve Data Table

#	Arc	Chord Bearings	Delta	Radius	Tangent
C1	9.991'	S 88°32'33" W	9.990'	253.15'	196.00'
C2	75.343'	S 33°38'10" E	75.343'	211.40'	164.00'
C3	31.416'	S 15°16' W	28.284'	50.00'	20.00'
C4	81.722'	S 22°42'23" W	75.857'	204.45'	166.00'
C5	63.85'	N 23°38'10" E	63.73'	121.14'	300.00'
C6	69.388'	N 60°13'04" E	69.165'	153.409'	250.00'
C7	31.418'	S 74°44' E	28.284'	50.00'	20.00'
C8	60.549'	N 83°25'04" E	60.205'	112.851'	230.00'
C9	69.597'	N 23°38'10" W	69.485'	121.14'	327.00'
C10	115.725'	N 75°38' E	114.431'	294.44'	223.00'

T (Tangent) Data Table

#	Bearing	Distance
T1	S 17°32'20" E	34.287'
T2	E 85°	18.487'
T3	N 28°33'00" W	33.182'
T4	N 28°32'00" W	33.069'
T5	N 10°04'06" W	25.123'



Surveyor's Certificate
 I, K. Edward Gifford, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 182675 as prescribed under the laws of the State of Utah. I further certify by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description:
 Commencing at a point located S 01°51'6" W 777.313' along the section line and West 108.816' from the Northeast Corner of Section 19, Township 4 South, Range 2 East, Salt Lake Base and Meridian, thence S 17°31' E 110.933'; thence S 50°00' E 107.749'; thence S 33°22'15" E 11.172'; thence S 46°33'09" E 109.03'; thence along Bennett Farms Plats B & C as follows: S 60°18' W 344.511'; S 29°44' E 5.378'; S 60°18' W 220.00'; S 71°48'46" W 95.243'; thence along McKee Plat B as follows: N 32°16'12" W 66.234'; N 51°24'14" E 5.968'; N 35°25'16" W 49.815'; N 12°04'06" W 116.64'; N 20°35'00" W 33.257'; West 105.674'; North 266.914'; thence N 59°30' E 119.94'; thence S 17°32'30" E 107.501'; thence N 72°27'40" E 213.00'; thence S 17°32'20" E 35.267'; thence N 72°27'40" E 243.122' to the point of beginning.
 Area = 6.1459 acres
 Coordinate System is NAD 27

K. Edward Gifford
 K. Edward Gifford
 29 May 2014
Owner's Dedication
 Know all men by these presents that we, all of the undersigned Owners of all of the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, streets and Easements and we hereby dedicate the Streets and other Public Areas as indicated hereon for the perpetual use of the Public. In witness hereof we have hereunto set our hands this 29th day of May, A.D. 2014.
Shirley Marie Overton LLC
Shirley Marie Overton LLC
Shirley Marie Overton LLC
Shirley Marie Overton LLC
 Acknowledgement
 County of Utah } S.S.
 On this 29th day of May, A.D. 2014, personally appeared before me the signers of the foregoing declaration to me they had executed the same.
 My Commission Expires 5-15-2018
 Commission # 676677
 Notary Address Utah County

Acceptance by Legislative Body
 The City Council of Alpine City, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of Land intended for Public Purposes for the perpetual use of the Public this 22nd Day of July, A.D. 2013.
Tim Walter Mayor
 Approved: *Tim Walter*
 Engineer (See Seal Below)
 Attest: *Cheryl Ward*
 City Recorder (See Seal Below)

Planning Commission Approval
 Approved this 16th Day of July, A.D. 2013, by the Alpine City Planning Commission
Director-Secretary
 Chairman, Planning Commission

Approval as to Form
 Approved as to Form this 16th Day of July, A.D. 2014
 City Attorney *Neil Cook*

Plat "D"
Bennett Farms
 SUBDIVISION
 SCALE 1" = 50'

Address Table

Lot	Address
1	1189 East Fox Meadow
2	1233 East Fox Meadow/RRR North Country Manor Lane
3	704 North Country Manor Lane
4	678 North Country Manor Lane
5	661 North Country Manor Lane/1248 East Fox Meadow
101	

UTAH COUNTY, UTAH

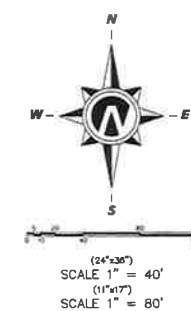
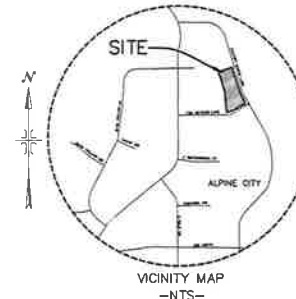
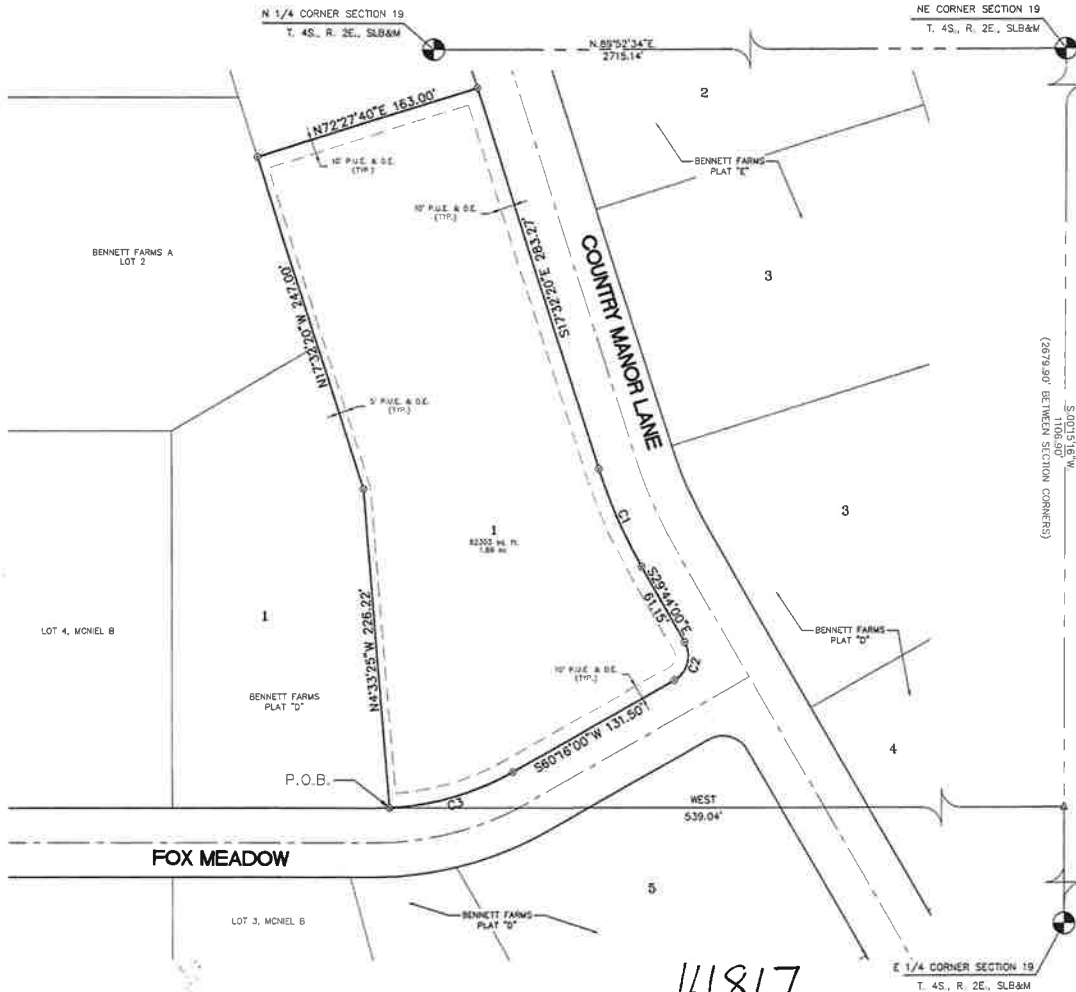
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Sec. 19, T.4S, R.2E
 Sub 4 m T4.040

PLAT "G" BENNETT FARMS RESIDENTIAL SUBDIVISION AMENDMENT

BEING A VACATION OF LOT 2 PLAT "D" BENNETT FARMS SUBDIVISION
AND LOT 1 PLAT "E" BENNETT FARMS SUBDIVISION
LOCATED IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN

ADDRESS TABLE	
LOT 1	1722 NORTH COUNTRY MANOR LANE
LOT 1 (OPTION)	1433 E. FOX MEADOW



LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- PROPERTY BOUNDARY
- CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - SECTION LINE
- - - EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DIST.	CHORD BEC.	DELTA
C1	75.34'	254.00'	75.20'	123.361076'	121°14'	
C2	21.47'	20.00'	28.38'	51.5161007'	30°00'00"	
C3	81.72'	188.00'	90.89'	572.472273'	28°45'45"	

PLANNING COMMISSION APPROVAL
APPROVED THIS 17th DAY OF October, A.D. 2018, BY THE PLANNING COMMISSION OF ALPINE CITY, COUNTY OF UTAH, STATE OF UTAH.

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 202-8992

SURVEYOR'S CERTIFICATE
I, KIM WAYNE LINDERBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (UDENRHS), UTAH CODE ANNOTATED 1953 AS AMENDED, CERTIFICATE NO. 354377. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. I HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT. I FURTHER CERTIFY THAT SECTION 19, TOWNSHIP 4 SOUTH, RANGE 2 EAST, UTAH CODE ANNOTATED 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE MADE ADJUSTMENTS AS NECESSARY ON THE PLAT. I FURTHER CERTIFY THAT THE EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8-6(2), UTAH CODE ANNOTATED 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.&M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 PLAT "D" BENNETT FARMS AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE; SAID POINT OF BEGINNING BEING A POINT LOCATED 5.03816' N 108.60 FEET ALONG THE SECTION LINE AND WEST 539.04 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 19, THENCE N 63°32'20" W ALONG THE EAST SIDE OF LOT 1 BENNETT FARMS PLAT "D" 226.22 FEET; THENCE N 17°32'20" W ALONG THE EAST SIDE OF SAID LOT 1 AND EAST SIDE OF BENNETT FARMS PLAT "D" 241.20 FEET; THENCE N 72°04'00" W 163.00 FEET TO THE WEST SIDE OF COUNTRY MANOR LANE; THENCE S 17°32'20" W ALONG THE WEST SIDE OF SAID LANE 283.27 FEET TO THE POINT OF CURVATURE OF A 254.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 73.34 FEET, HAVING A CENTRAL ANGLE OF 121°14'00" AND A CHORD THAT BEARS S 23°20'00" W 28.38 FEET; THENCE S 29°04'00" W 81.81 FEET TO THE POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 21.47 FEET, HAVING A CENTRAL ANGLE OF 30°00'00" AND A CHORD THAT BEARS S 15°16'00" W 28.38 FEET; THENCE S 60°00'00" W ALONG THE NORTH SIDE OF FOX MEADOW 131.50 FEET TO THE POINT OF CURVATURE OF A 188.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 81.72 FEET, HAVING A CENTRAL ANGLE OF 28°45'45" AND A CHORD THAT BEARS S 73°40'23" W 90.89 FEET ALONG SAID LANE TO THE POINT OF BEGINNING.

CONTAINS 1.89 ACRES OF LAND MORE OR LESS.
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 30th DAY OF October, A.D. 2018.
John Bussell *John Bussell*
Rebecca Bussell *Rebecca Bussell*

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 30th DAY OF October, A.D. 2018, I, S.S. *Chapman*
PERSONALLY APPEARED BEFORE ME, THE SORCERER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES May 17, 2018.
Commission # 6746777 Notary Public (See Seal)

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF ALPINE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS 17th DAY OF October, A.D. 2018.
Non Withers
MAYOR
APPROVED: *Chapman* ATTEST: *Chapman*
CITY ENGINEER (SEE SEAL) CITY ATTORNEY (SEE SEAL)

CITY ATTORNEY APPROVAL
APPROVED THIS 17th DAY OF November, A.D. 2018, BY THE CITY ATTORNEY OF ALPINE CITY, COUNTY OF UTAH, STATE OF UTAH.
Chapman
CITY ATTORNEY

**PLAT "G" BENNETT FARMS
RESIDENTIAL SUBDIVISION
AMENDMENT**
BEING A VACATION OF LOT 2 PLAT "D"
BENNETT FARMS SUBDIVISION
AND LOT 1 PLAT "E" BENNETT FARMS SUBDIVISION
LOCATED IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP
4 SOUTH, RANGE 2 EAST, SLB & M

UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET
NOTARY PUBLIC SEAL CITY ENGINEER SEAL CITY ATTORNEY SEAL
Chapman *Chapman* *Chapman*

SEC. 19 T4S, R.2E, SLB&M
BENNETT FARMS AND LOT 1,
PLAT "D", BENNETT FARMS TUGAD

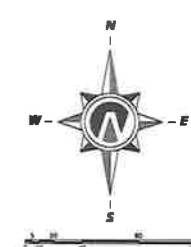
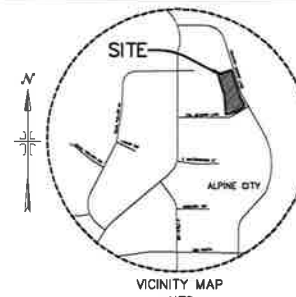
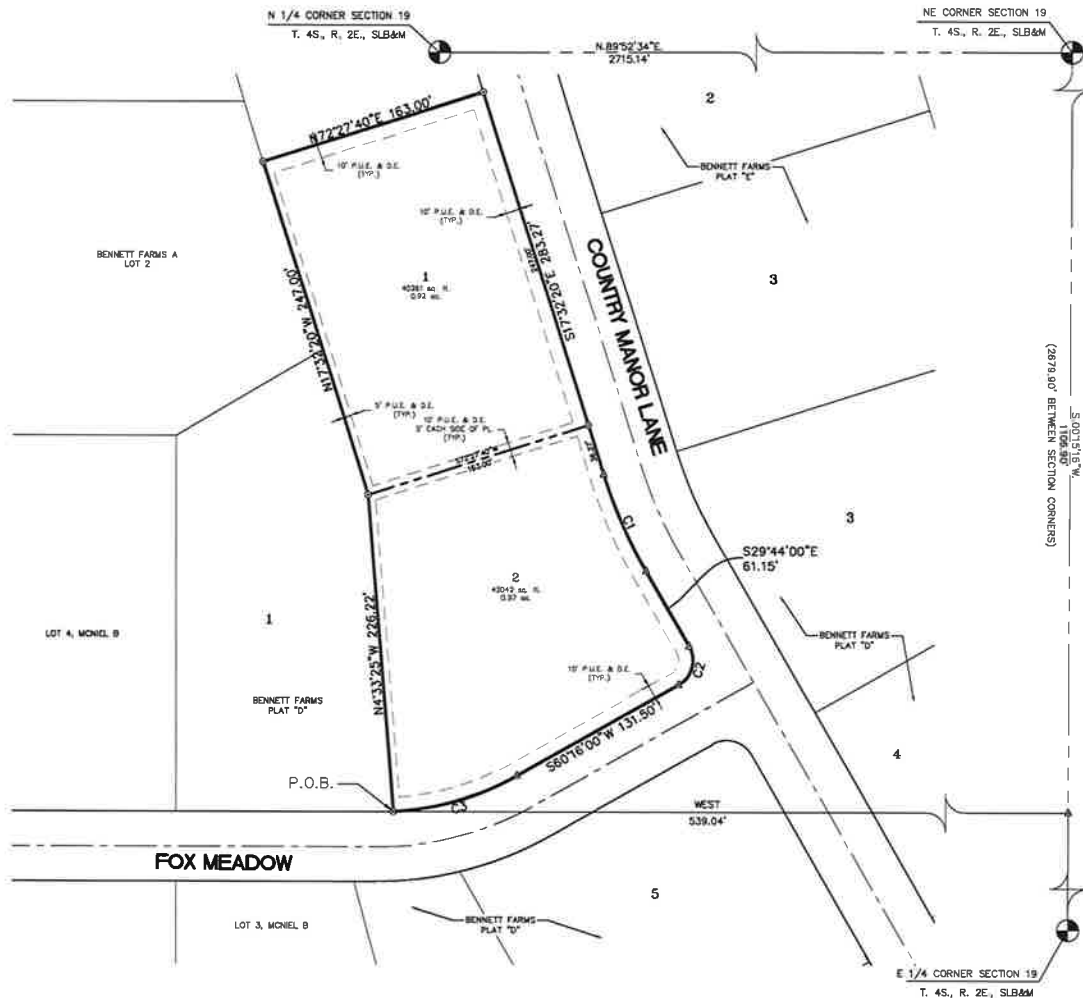
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6/13/13-101-00 BennettFarmPlatAmd.dwg 10/16/2018 2:24 PM

PLAT "H" BENNETT FARMS RESIDENTIAL SUBDIVISION AMENDMENT

BEING A VACATION OF LOT 1 PLAT "G"
BENNETT FARMS SUBDIVISION
LOCATED IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP
4 SOUTH, RANGE 2 EAST, SLB & M

ADDRESS TABLE	
LOT 1	727 NORTH COUNTRY MANOR LANE
LOT 2	1233 EAST FOX MEADOW / 889 NORTH COUNTRY MANOR LANE



- LEGEND**
- FOUND BRASS CAP
 - SET 5/8" IRON PIN
 - ▲ CALCULATED POINT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - - - RIGHT-OF-WAY LINE
 - SECTION LINE
 - - - EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	75.24'	384.00'	75.20'	333°28'11"	121°14'
C2	81.47'	20.00'	38.20'	335°10'50"	80°50'00"
C3	81.72'	198.00'	80.86'	332°42'37"	24°48'45"

PLANNING COMMISSION APPROVAL
APPROVED THIS ___ DAY OF ___ A.D. 20___ BY THE PLANNING COMMISSION OF ALPINE CITY, COUNTY OF UTAH, STATE OF UTAH.

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SURVEYOR'S CERTIFICATE
I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 26, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (LICENSING ACT), UTAH CODE ANNOTATED 1993 AS AMENDED, CERTIFICATE NO. 20421. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 19-2-2-1, UTAH CODE ANNOTATED 1993 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 24-8b-2, UTAH CODE ANNOTATED 1993 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SLB&M, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 PLAT "G" BENNETT FARMS AS RECORDED AT THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT OF BEGINNING BEING A POINT LOCATED 5.0215 FEET N 176.80 FEET ALONG THE SECTION LINE AND WEST 2.08 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 19; THENCE N 64° 37' 37" W ALONG THE EAST SIDE OF LOT 1 AND EAST SIDE OF BENNETT FARMS A LOT 2 247.00 FEET; THENCE N 72° 27' 40" E 1633.00 FEET TO THE WEST SIDE OF COUNTRY MANOR LANE; THENCE S 17° 22' 00" W ALONG THE WEST SIDE OF SAID LANE 283.27 FEET TO THE POINT OF CURVATURE OF A 384.00' RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 75.24 FEET HAVING A CENTRAL ANGLE OF 121° 14' 00" AND A CHORD THAT BEARS S 22° 38' 11" W 75.20 FEET; THENCE S 29° 44' 00" E 61.15 FEET TO THE POINT OF CURVATURE OF A 20.00' RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 81.47 FEET HAVING A CENTRAL ANGLE OF 80° 50' 00" AND A CHORD THAT BEARS S 33° 10' 50" W 38.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 81.72 FEET HAVING A CENTRAL ANGLE OF 24° 48' 45" AND A CHORD THAT BEARS S 72° 42' 37" W 80.86 FEET ALONG SAID FOX MEADOW TO THE POINT OF BEGINNING.

CONTAINS 5.88 ACRES OF LAND MORE OR LESS.

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

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS ___ DAY OF ___ A.D. 20___

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE ___ DAY OF ___ A.D. 20___, I, _____, NOTARIAL PUBLIC, DO HEREBY PERSONALLY APPEAR BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DO EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARIAL PUBLIC (SEE SEAL)

CITY ATTORNEY APPROVAL
APPROVED THIS ___ DAY OF ___ A.D. 20___ BY THE CITY ATTORNEY OF ALPINE CITY, COUNTY OF UTAH, STATE OF UTAH.

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

Proposed

**PLAT "H" BENNETT FARMS
RESIDENTIAL SUBDIVISION
AMENDMENT**

BEING A VACATION OF LOT 1 PLAT "G"
BENNETT FARMS SUBDIVISION
LOCATED IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP
4 SOUTH, RANGE 2 EAST, SLB & M

ALPINE CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

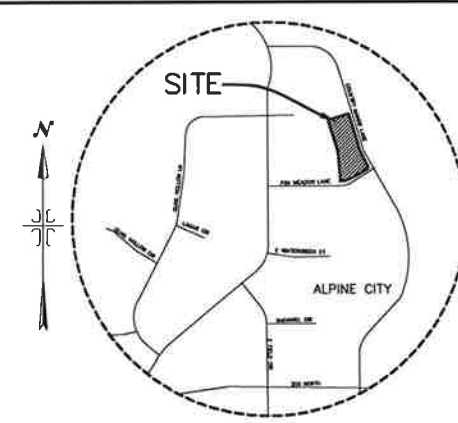
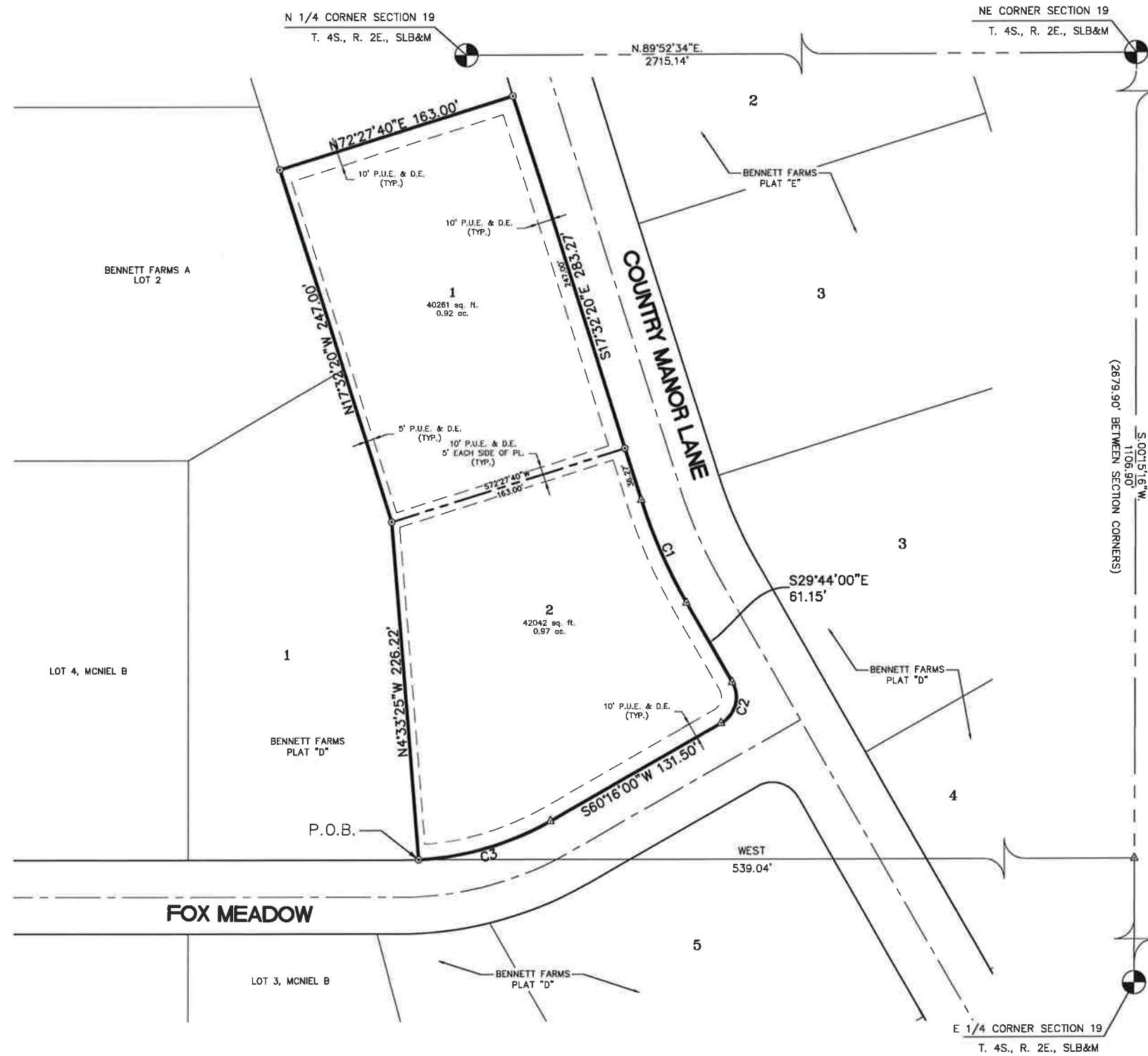
SURVEYOR'S SEAL _____ NOTARIAL PUBLIC SEAL _____ CITY-ENGINEER SEAL _____ CITY-RECORDER SEAL _____

A:\3-15-2010-00 Bennett\SEAS\map\PLAT H.dwg 2/21/2011 11:10 am

PLAT "H" BENNETT FARMS RESIDENTIAL SUBDIVISION AMENDMENT

BEING A VACATION OF LOT 1 PLAT "G"
BENNETT FARMS SUBDIVISION
LOCATED IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP
4 SOUTH, RANGE 2 EAST, SLB & M

ADDRESS TABLE	
LOT 1	727 NORTH COUNTRY MANOR LANE
LOT 2	1233 EAST FOX MEADOW / 689 NORTH COUNTRY MANOR LANE



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

LEGEND

- ⊙ FOUND BRASS CAP
- ⊙ SET 5/8" IRON PIN
- △ CALCULATED POINT
- PROPERTY BOUNDARY
- - - CENTERLINE
- · - · - RIGHT-OF-WAY LINE
- - - SECTION LINE
- · - · - EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	75.34'	354.00'	75.20'	S23°38'10"E	12°11'40"
C2	31.42'	20.00'	28.28'	S15°16'00"W	90°00'00"
C3	81.72'	186.00'	80.88'	S73°40'23"W	26°48'45"

PLANNING COMMISSION APPROVAL

APPROVED THIS ___ DAY OF ___ A.D. 20___, BY THE PLANNING COMMISSION OF ALPINE CITY, COUNTY OF UTAH, STATE OF UTAH.

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____



Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 354377. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ SURVEYOR: KIM WAYNE LUNDEBERG, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SLB & M, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 PLAT "D" BENNETT FARMS AS RECORDED AT THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT OF BEGINNING BEING A POINT LOCATED S.001516"W 1106.90 FEET ALONG THE SECTION LINE AND WEST 839.04 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 19; THENCE N.04°33'25"W. ALONG THE EAST SIDE OF LOT 1 BENNETT FARMS PLAT "D" 226.22 FEET; THENCE N.17°32'20"W. ALONG THE EAST SIDE OF SAID LOT 1 AND EAST SIDE OF BENNETT FARMS A LOT 2 247.00 FEET; THENCE N.72°27'40"E. 163.00 FEET TO THE WEST SIDE OF COUNTRY MANOR LANE; THENCE S.17°32'20"E. ALONG THE WEST SIDE OF SAID LANE 283.27 FEET TO THE POINT OF CURVATURE OF A 354.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 75.34 FEET, HAVING A CENTRAL ANGLE OF 12°11'40" AND A CHORD THAT BEARS S.23°38'10"E. 75.20 FEET; THENCE S.29°44'00"E. 61.15 FEET TO THE POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 31.42 FEET, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S.15°16'00"W. 28.28 FEET; THENCE S.60°16'00"W. ALONG THE NORTH SIDE OF FOX MEADOW 131.50 FEET TO THE POINT OF CURVATURE OF A 186.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 81.72 FEET, HAVING A CENTRAL ANGLE OF 26°48'45" AND A CHORD THAT BEARS S.73°40'23"W. 80.88 FEET ALONG SAID FOX MEADOWS TO THE POINT OF BEGINNING.

CONTAINS 1.89 ACRES OF LAND MORE OR LESS

OWNER'S DEDICATION

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

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

ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

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

MAYOR _____
CITY ENGINEER (SEE SEAL) _____
CITY RECORDER (SEE SEAL) _____

CITY ATTORNEY APPROVAL

APPROVED THIS ___ DAY OF ___ A.D. 20___, BY THE CITY ATTORNEY OF ALPINE CITY, COUNTY OF UTAH, STATE OF UTAH.

CITY ATTORNEY _____

PLAT "H" BENNETT FARMS RESIDENTIAL SUBDIVISION AMENDMENT

BEING A VACATION OF LOT 1 PLAT "G"
BENNETT FARMS SUBDIVISION
LOCATED IN THE NORTH 1/2 OF SECTION 19, TOWNSHIP
4 SOUTH, RANGE 2 EAST, SLB & M

ALPINE CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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**AMENDED
INTERLOCAL AGREEMENT**

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

RECITALS

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

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

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

AGREEMENT

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

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

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

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

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

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

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

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

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

The term of each Board member shall be the shorter of four years from the date of appointment or when the Board member leaves elected or appointed office held with the represented city; **unless a change is made by the representative City in accordance with their respective procedures.** A Board member may be reappointed to multiple terms as a Board member if otherwise eligible.

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

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

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

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

Executive Director Duties:

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

Assistant Executive Director

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

Management Committee Member

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

Administrative Assistant to the Management Committee

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

To counter sign payroll and warrants

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

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

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

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

- (i) Each residential unit, including apartments or accessory apartments;
- (ii) Each 10,000 square-foot of retail space; and

- (iii) Each 10,000 square-foot portion of any other nonresidential structure, excluding buildings accessory to residential units.

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

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

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

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

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

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

8. Term of Agreement. This Agreement shall be in continuous force for fifty (50) years from the effective date. Any City may terminate its participation in this Agreement as of July 1 of any year provided that notice of intent to withdraw has been given in writing to the other Cities at least twelve (12) months prior to the time of withdrawal. The obligation of the District to provide services to a withdrawing jurisdiction terminates at the time the withdrawal is effective.

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

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

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

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

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

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

Signed and dated this ____ day of _____ 2017

ATTEST:

CITY OF CEDAR HILLS

Colleen Mulvey
CITY RECORDER

By: _____
Gary Gygi
MAYOR

Approved as to form:

City Attorney

Signed and dated this ____ day of _____ 2017

ATTEST:

ALPINE CITY

Charmayne Warnock
CITY RECORDER

By: _____
Sheldon Wimmer
MAYOR

Approved as to form:

City Attorney

Signed and dated this ____ day of _____ 2017

ATTEST:

CITY OF HIGHLAND

Jody Bates
CITY RECORDER

By: _____
Mark Thompson
MAYOR

Approved as to form:

City Attorney

**AMENDED
INTERLOCAL AGREEMENT**

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RECITALS

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

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

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

The term of each Board member shall be the shorter of four years from the date of appointment or when the Board member leaves elected or appointed office held with the represented city; unless a change is made by the representative City in accordance with their respective procedures. A Board member may be reappointed to multiple terms as a Board member if otherwise eligible.

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

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

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

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

Executive Director Duties:

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

Assistant Executive Director

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

Management Committee Member

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

Administrative Assistant to the Management Committee

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

To counter sign payroll and warrants

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

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

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

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

- (i) Each residential unit, including apartments or accessory apartments;
- (ii) Each 10,000 square-foot of retail space; and

- (iii) Each 10,000 square-foot portion of any other nonresidential structure, excluding buildings accessory to residential units.

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

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

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

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

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

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

8. Term of Agreement. This Agreement shall be in continuous force for fifty (50) years from the effective date. Any City may terminate its participation in this Agreement as of July 1 of any year provided that notice of intent to withdraw has been given in writing to the other Cities at least twelve (12) months prior to the time of withdrawal. The obligation of the District to provide services to a withdrawing jurisdiction terminates at the time the withdrawal is effective.

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

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

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

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

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

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

Signed and dated this ____ day of _____ 2017

ATTEST:

CITY OF CEDAR HILLS

Colleen Mulvey
CITY RECORDER

By: _____
Gary Gygi
MAYOR

Approved as to form:

City Attorney

Signed and dated this ____ day of _____ 2017

ATTEST:

ALPINE CITY

Charmayne Warnock
CITY RECORDER

By: _____
Sheldon Wimmer
MAYOR

Approved as to form:

City Attorney

Signed and dated this ____ day of _____ 2017

ATTEST:

CITY OF HIGHLAND

Jody Bates
CITY RECORDER

By: _____
Mark Thompson
MAYOR

Approved as to form:

City Attorney

Alpine Days 2017 Budget		
Event	Expense	Projected Revenue
Sponsors		\$15,000.00
Fireworks	\$7,000.00	
Fireside	\$300.00	
movie in the park	\$1,000.00	
Car Show	\$500.00	
Drone Races	\$50.00	
Senior Dinner	\$0.00	North Stake
Storytelling	\$200.00	
Pet Show	\$400.00	
Teen Party	\$3,000.00	
Concert/Stage	\$20,000.00	
Family Night Dinner	\$10,000.00	\$10,000.00
Family Night Entertainment	\$1,500.00	
Carnival Friday & Saturday	\$50,000.00	\$40,000.00
Petting Zoo, archery, inflatables, games		
Fish Grab	\$1,200.00	\$800.00
Foam Party	\$1,500.00	\$1,500.00
Chalk Art	\$100.00	\$100.00
t-shirts	\$5,000.00	\$4,000.00
Pickleball	\$1,000.00	\$1,000.00
Mountain Bike Race	\$1,500.00	\$1,500.00
Soccer Tournament	\$500.00	\$500.00
Basketball tournament	\$500.00	\$500.00
5k	\$2,000.00	\$2,000.00
Parade	\$400.00	\$400.00
Boutique		\$4,000.00
Food Vendors		\$2,500.00
Event guide/Postage	\$3,400.00	

2017 Alpine Days Budget Proposal.xlsx - Sheet1

Social Media	\$1,000.00		
Website	\$500.00		
shade tent	\$3,000.00		
Portapotties	\$2,200.00		
Barricades	\$1,500.00		
Supplies	\$600.00		
Sales tax	\$3,000.00		
Incidetals	\$1,600.00		
Staff Overtime	\$5,000.00		
Event Cordinator	\$5,000.00		
Total	\$134,450.00	\$68,800.00	