



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, August 14, 2018** at **7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER *Council Members may participate electronically by phone.

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

II. CONSENT CALENDAR

- A. Minutes of the City Council Meeting of July 10, 2018**
- B. Bond Release – North Point View, Plat C – \$8,456.25**
- C. Approve Resurfacing Bid – Holbrook Asphalt – \$47,678.67**
- D. Approve Resurfacing Bid – Morgan Pavement - \$29,655.34**

III. PUBLIC COMMENT

IV. REPORTS and PRESENTATIONS

- A. Financial Report**

V. ACTION/DISCUSSION ITEMS

- A. Alpine View Estates PRD – Final Plat – Griff Johnson:** The City Council will consider granting final approval to a 19-lot subdivision located at approximately 391 N. 400 W. in the CR-40,000 zone on 19.30 acres with approximately 4.84 acres of open space.
- B. Resolution No. R2018-09, Amending the Consolidated Fee Schedule:** The City Council will consider amending the Consolidated Fee Schedule relative to the following:
 - 1. Inspection fees for subdivisions
 - 2. Fee for a solicitor’s license
 - 3. Fee for repeat fire inspections for businesses
 - 4. The per-foot cost of construction used in calculating building permit fees.

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

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

ADJOURN

Mayor Troy Stout
August 10, 2018

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder’s Office at (801) 756-6347 x 4.
CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing vs. Public Meeting

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

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

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
July 10, 2018

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

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

Mayor Troy Stout

Council Members: Lon Lott, Kimberly Bryant, Ramon Beck, Jason Thelin.

Council Members not present: Mayor Stout explained that Carla Merrill was excused due to the tragic death of her son over the weekend.

Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy, Chief Brian Gwilliam.

Others: Clark Thayne, Richard James, Sylvia Christiansen, Ed Bush, Paul Kroff, Wade Budge, Mike Russon, Cori Russon, Will Jones, Alan Gilman, Aaron Favero, Brooke Favero, Karrisa Karren

B. Prayer: Kimberly Bryant

C. Pledge of Allegiance: Ramon Beck

II. CONSENT CALENDAR

A. Minutes of the City Council meeting of June 26, 2018

B. Award Bid for Pressurized Irrigation, Ultrasonic Water Meter Supply – Hydro Specialty Company, \$789,252

C. Award Bid for Pressurized Irrigation, Water Meter Boxes - \$91,692.15

MOTION: Lon Lott moved to approve the Consent Calendar. Ramon Beck second. Ayes: 4 Nays: 0. Lon Lott, Kimberly Bryant, Ramon Beck, Jason Thelin voted aye. Motion passed.

III. PUBLIC COMMENT:

Mike Russon - Grove Drive: He said he had observed a project going on in Schoolhouse Springs by Lehi City. They were laying a rubber membrane on the hillside to collect water that would normally run into the aquifer. Alpine would be receiving less water because of that. Shane Sorensen said Lehi had done several projects up there over the last few years and had never asked Alpine for compensation. Alpine owned a one-sixth share of the water that came out of Schoolhouse Springs.

Ed Bush – Box Elder. Mr. Bush wondered what could be done to lend support for Merrill family. He also commented that as a citizen of a community, he was wondering about the recently terminated lawsuit. There had been no information released by Alpine City and people were beginning to generate their own stories. He suggested the Council address it so the community would know what was going on. Mayor Stout said the judgement was not yet complete. They were waiting to find had what the judge determined on certain issue to better understand the City's liability.

Karissa Karren – Round Mtn Dr. She said she could not attend the meeting last week on the proposed expanded parking in Smooth Canyon Park and wondered when it would be on the agenda. Mayor Stout said the staff was still working on a redesign. Ms. Karren said they were opposed to the expanded parking and would prefer to reduce the number of soccer fields in the park from two to one so the nearby residents could use the park more. She was invited to contact Shane Sorensen to discuss it further.

IV. REPORT AND PRESENTATIONS

A. Financial Report: Shane Sorensen said the law required a financial report once a month and this was the only meeting they would be having in July because the next meeting would be on July 24th which was a state holiday. He said they were only a couple of weeks into the new fiscal year so they were in great shape.

1
2 **V. ACTION/DISCUSSION ITEMS**
3

4 **A. The Ridge at Alpine Subdivision – Revised Concept – Paul Kroff:** Austin Roy introduced the
5 proposed Ridge at Alpine subdivision which consisted of 72 lots on approximately 190 acres in the CR-40,000 zone.
6 It contained a conservation easement of 68 acres. The developer also planned to build a two-acre park in the open
7 space. The original concept plan showed it as a soccer park but at the recent Planning Commission meeting of June
8 19th, the Planning Commission recommended it be a family park instead of a soccer park. In addition to the change
9 in the park, there were a number of other changes to original concept plan. The ordinance stated that all concept
10 plans came to the City Council for review, which was the reason the Council was reviewing it that evening. The
11 Planning Commission had approved a Revised Concept plan with a number of conditions, one of which was that the
12 City Council review lot 72 and determine whether it met the scenic and clustering requirements in the ordinances.
13

14 Austin Roy showed the original Concept Plan which was approved in December 2016, then reviewed the changes in
15 the Revised Concept Plan.
16

- 17 • The route of the private lane going up to lot 72 was altered.
- 18 • The retaining walls were constructed without a building permit and without engineering plans being
19 submitted to Alpine City.
- 20 • The bulb on Savannah Circle had been extended. The cul-de-sac still had the same number of lots.
- 21 • The intersection of Catherine Way with Grove Drive had been changed.
- 22 • The lot line between lots 52 and 53 had been altered but it was still two lots.
- 23 • Lots 60 and 69 were reconfigured to create a third lot. The three lots were then renumbered as 46, 47, and
24 48.
- 25 • The alignment of the proposed trails had been changed. The City Council discussed the trails at length. The
26 main issues were the steepness, the location, and the number of trails. One trail would be in the
27 conservation easement as required in the Agreement. Paul Kroff said he would cooperate with the trail
28 committee in designing the trails so they were functional and had less exposure and less impact on
29 neighboring homes.
- 30 • Zachary Way was realigned to be a straighter road.
- 31 • Trailhead parking had been added at the bottom of lot 72.
- 32 • Parking and restrooms were added to the proposed soccer park.
33

34 Jason Thelin asked why the Planning Commission felt a family park would be preferable to a soccer park. Austin
35 Roy said they felt Alpine had enough soccer fields and this area was not the best location to host soccer games. They
36 felt there was a need for family parks.
37

38 Lon Lott said they had discussed that idea that it could be a practice field for younger soccer teams. It wouldn't
39 make the park smaller but it would make the parking lot smaller. Austin Roy said the recommendation for a
40 regulation soccer field was 45 parking spaces, but this would be smaller than a regulation field so fewer spaces were
41 required.
42

43 Jason Thelin said there was actually a need for soccer fields. He questioned the need for a family park in that area
44 because the building lots would be larger and people would be more likely to have recreational activities on their
45 own property. He pointed out that there was a family park in Silverleaf that was hardly ever used. He was concerned
46 that the City would be adding more parks to water and maintain when there were already family parks in the city
47 that weren't being used.
48

49 Sylvia Christiansen was on the Planning Commission. She said the problem with the soccer park on High Bench
50 Road was that there would be parking on the road. If people were parking on the street, how would emergency
51 vehicles get by? That was why they recommended it be a family park instead of a soccer park. There would not be
52 enough parking.
53

54 Austin Roy said that a park for nine and under would reasonably have 20 to 28 cars. The revised concept plan
55 showed 25 off-street parking spaces for the soccer field.

1
2 Kimberly Bryant said they had a shortage of soccer fields, but parking could be an issue. Mayor Stout said that if
3 they eliminated one of the soccer fields in Smooth Canyon Park, they would need another soccer field. He said there
4 was a lot of emotional appeal for more soccer fields from parents who were upset that their kids didn't get to play on
5 Alpine fields.

6
7 Lon Lott said he would be okay with a smaller soccer field. Troy Stout agreed, saying the smaller kids often got
8 pushed off the fields. It would be nice to have a small field for younger kids. A scheduler could control the use.

9
10 Mayor Stout said he would like to talk about the realignment of the streets. They were trying get citizens to control
11 their speed in town, but with a straighter, sloped road, people were more likely to speed.

12
13 Paul Kroff said the change in the intersection with Grove Drive was at Alpine City's request. The other street
14 adjustments were minor and offered a better grading design.

15
16 Austin Roy said the fire chief had reviewed the latest design of the driveway up to lot 72. It would need to be paved
17 with an all-weather surface and have a hammerhead turnaround to meet fire code.

18
19 Austin Roy reviewed the Planning Commission's motion approving the Revised Concept Plan, which included the
20 following conditions:

- 21
22 1. Applicant meet the engineering requirements stipulated.
23 2. Change soccer park to a family park.
24 3. Add required screening for park and trail parking.
25 4. Add lighting to the parking lot.
26 5. Add parking stalls at the park.
27 6. Work with the Trail Committee on routing the two trails.
28 7. Subject to the applicant satisfying the City Council that the scenic and cluster requirements are met for lot
29 72.
30

31 Mr. Roy then reviewed references in the Alpine City Development Code relative to scenic and clustering
32 requirements.
33

34 ***PRD Ordinance 3.09.010 Purpose and Intent:*** *In order to qualify for approval as a PRD, the proposed project*
35 *must demonstrate that it will d. preserve open space to meeting recreational, scenic, and public service needs.*
36

37 ***PRD Ordinance 3.09.060 Dwelling Clusters. 1.*** *All lot shall be located within a designated development cluster. A*
38 *project may contain more than one development cluster. Each cluster shall contain not less than three (3) separate*
39 *lots.*
40

41 ***Open Space Ordinance 2.16.010 Purpose:*** *Open space is set aside to accomplish one or more of the following*
42 *functions: 1) To preserve viewscapes, natural ridgelines, etc.*
43

44 ***Zoning Ordinance 3.01.020 Statement of Purpose.*** *The City of Alpine shall utilize powers granted to it by the Utah*
45 *Code to accomplish the following: 1) Assure the proper use and management of the natural beauty and resources of*
46 *Alpine City; 2) Protect life and property from avalanche, flood and geologic hazard; 3) Encourage a density of*
47 *development that will be expressive of satisfying community life, that will conserve natural resources, protect scenic*
48 *values, and prevent traffic congestion; 4) Encourage imaginative and innovation concepts in residential and*
49 *commercial development that will perpetuate the visual character of Alpine*
50

51 ***Subdivision Ordinance 4.02.010 Intent and Purpose.*** *3) Preserving and protecting to the maximum extent possible,*
52 *unique and valuable natural resources and amenities including . . . scenic vistas and attractions.*

53 *4) Preserving and protecting the special environmental quality of aesthetic character of all hillside and*
54 *mountainous areas; 5) Encouraging the placement of housing developments where subdivisions are permitted in*
55 *hillside and mountainous areas, minimizing grading, preserving natural terrain, and enhancing the open space.*
56

1 **Major Subdivision Preliminary Design 4.06.020. Impact on Quality of Life.** *i Aesthetics and Cultural. Address*
 2 *aspects of development that may impact the rural environment of Alpine City, including any landscape design*
 3 *features that may be inconsistent with retention of views or a rural atmosphere. Any features of development that*
 4 *will contrast with surrounding land uses will also be addressed.*

5 *ii. Viewscapes. Address aspects of development that may impact view sheds including any landscape design features*
 6 *that may be inconsistent with retention of views. This section shall also include any unusual cuts or fills*
 7 *requirements and any development on hillsides and prominent rises.*

8
 9 Wade Budge, the attorney for Paul Kroff, said this was not a new concept for lot 72. The lot was clearly discussed as
 10 part of the first concept plan. It was in the same place as it was in 2016. The question was whether it met the
 11 ordinance or not. State law ruled that if there was any ambiguity in an ordinance, the decision was in favor of the
 12 property owner. He said lot 72 was clustered with lots 69, 70, and 71. He said there wasn't much objective criteria in
 13 the city's ordinance and the owner could not be required to comply with a subjective requirement.

14
 15 Mayor Stout said the lot was isolated, not clustered, and was obviously on a ridgeline. He said it would be up to the
 16 Council and their legal counsel to determine if the lot met the requirements of the ordinances.

17
 18 Jason Thelin said the development was a PRD, which had to meet the conditions of a PRD and be approved by the
 19 City. The purpose of a PRD was to cluster lots to preserve open space and protect scenic vistas. In exchange, the
 20 developer got smaller lot sizes. If the developer didn't want to comply with the PRD requirements he could do a
 21 regular subdivision for that zone.

22
 23 Mayor Stout asked about the retaining walls that were already built, saying he understood that the walls had not
 24 been engineered.

25
 26 Paul Kroff said the building pad was part of the lot and the lot was part of the cluster. He said they needed to show
 27 they could put a driveway to the building area. After some additional discussion about lot 72, Mayor Stout said they
 28 were getting away from the retaining wall issue, which needed to be addressed.

29
 30 Shane Sorensen said Alpine City had a specific retaining wall ordinance with extensive requirements that were
 31 adopted for safety reasons. None of the retaining walls that had been built in the subdivision had been through
 32 Alpine City's process. Whether they were built before it was annexed or after, according to code, any lot over four
 33 feet high had to be engineered. He said he was pretty sure the county required a grading permit and engineering on a
 34 wall over four feet high.

35
 36 Mayor Stout asked Paul Kroff if the county had approved the retaining walls. Mr. Kroff said he didn't know. Mayor
 37 Stout said it was critical that the walls be engineered and built according to the approved design. The City was not
 38 willing to accept the potential for failure of the walls when the developers had completed the construction and were
 39 no longer liable. The walls should be the developer's top priority to get them reviewed and permitted before they did
 40 anything else.

41
 42 **B. Drone Discussion:** David Church said that in 2017, the state passed a law regulating drones. One
 43 section of the law said a political subdivision of the state may not enact a law governing the use of an unmanned
 44 aircraft. Anything the city enacted had to be identical to state code. The question was, what benefit was there for the
 45 City to repeat the state code in a local ordinance?

46
 47 David Church said trespassing issues would be covered by the amended trespass law and privacy law as they applied
 48 to drones, and would be enforced by the police force. Crossing a property line and remaining on or over someone's
 49 private property when it was not public property and the individual was not authorized to fly over the property
 50 would be criminal trespass.

51
 52 Mayor Stout said it appeared the residents' privacy concerns were already protected under state law. They would
 53 need to inform the public about the law.

54
 55 **C. Resolution No. R2018-08, Consolidated Fee Schedule:** Shane Sorensen said the amendment to the
 56 Fee Schedule dealt with the cost of meters for automatic monitoring system. New meters would need to be installed.

1 Part of the Fee Schedule dealt with meters installed on existing home and one part dealt with installation of meters
2 on new construction.

3
4 **MOTION:** Ramon Beck moved to approve Resolution No. R2018-08 amending the Consolidated Fee Schedule to
5 include the updated cost of pressurized irrigation meters. Jason Thelin seconded. Ayes: 4 Nays: 0. Jason Thelin,
6 Ramon Beck, Kimberly Bryant, Lon Lott voted aye. Motion passed.

7 8 **VI. STAFF REPORTS:**

9
10 Charmayne Warnock said the City had received a letter from the Department of Housing and Community
11 Development stating that Alpine had met the moderate-income housing review reporting obligation for 2017-1018.
12 Also included were reporting requirements for 2019.

13
14 David Church said the Council would need to begin thinking about how they were going to meet the moderate-
15 income housing requirements in 2019.

16
17 Shane Sorensen said that at the last City Council meeting, they had discussed the I Am Recovery application for a
18 residential treatment center on Westfield Road. With the legal assistance of Dan McDonald, he had responded to the
19 application for a reasonable accommodation. The applicant had requested 16 residents for the home. In the response
20 the City approved a residential treatment center with eight residents. The applicant had ten days to appeal the
21 response. Shane Sorensen said that in the last two weeks he had been approached by two other people about locating
22 residential treatment centers in Alpine, but they had not submitted official applications.

23
24 Shane Sorensen offered a brief update on the water situation. It had been an extremely odd year with the lowest
25 flows they'd ever seen in Dry Creek since the inception of the pressurized irrigation system. Plus, the City's biggest
26 well was down and they were waiting on the new motor. He had met with Roger Bennett and Will Jones with the
27 Alpine Irrigation company to impose some requests and restrictions on the water users. It was a joint system and if
28 people weren't cooperating, it wouldn't work. They were anticipating that the motor for the Healey well would be
29 delivered on Friday. It would help increase the flow in Dry Creek if it would rain. That said, Mr. Sorensen said he
30 felt really strongly that they needed to drill another well.

31 32 **VII. COUNCIL COMMUNICATION**

33
34 Lon Lott asked if they had decided if there was going to be a chalk party for Alpine Days. The indication was that
35 there would be one, but the location wasn't specified.

36
37 Mayor Stout displayed a burned-out fireworks cartridge and said it had been collected in Lambert Park after some
38 boys were lighting fireworks at the rodeo grounds. Residents reported the fireworks and the police did apprehend
39 them, but they did not cite them. The boys were sent home. He said he wanted to know why the boys weren't cited.
40 He understood from earlier discussions that the Council wanted the law enforced on illegal fireworks. The member
41 of the City Council agreed. Mayor Stout said he planned to talk to the fire chief, who had left the meeting earlier.

42
43 Mayor Stout said that he and Shane Sorensen had met with an official from the forest service. It looked as if they
44 would get a 30-day emergency closure on the shooting area. It would be a one-time grant for an emergency shut
45 down. During that time, they intended to continue meeting with Senator Lee to seek a permanent solution.

46
47 Jason Thelin asked if they could plant a hedge between the City Shops and the south end of the cemetery. It would
48 make that section of the cemetery much nicer.

49
50 Kimberly Bryant left the meeting.

51 52 **VIII. EXECUTIVE SESSION**

53
54 **MOTION:** Ramon Beck moved to go into executive session for the purpose of discussing litigation. Lon Lott
55 seconded. Ayes: 3 Nays: 0. Ramon Beck, Jason Thelin, Lon Lott voted aye. Kimberly Bryant had left the meeting.
56 Motion passed.

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The Council closed the open portion of the meeting at 8:55 pm.

The Council returned to open meeting at 10:00 pm.

MOTION: Ramon Beck moved to adjourn. Lon Lott seconded. Ayes: 3 Nays: 0. Ramon Beck, Jason Thelin, Lon Lott voted aye. Motion passed.

The meeting was adjourned at 10:00 pm.

DRAFT

ALPINE CITY
ESCROW BOND RELEASE FORM
 Release No. 1

Thru Period Ending: June 30, 2018

North Point View Plat C
 Location: East View Lane

BOND HOLDER

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Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Stabilized Construction Entrance	1	LS @	\$ 3,200.00	\$ 3,200.00	0.0%	0.0%	\$ -
Silt Fence	750	LF @	\$ 2.50	\$ 1,875.00	95.0%	95.0%	\$ 1,781.25
Curb Inlet Protection	8	EACH @	\$ 250.00	\$ 2,000.00	25.0%	25.0%	\$ 500.00
Toilet Rental	4	EACH @	\$ 100.00	\$ 400.00	0.0%	0.0%	\$ -
Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	0.0%	0.0%	\$ -
Concrete Washout	1	EACH @	\$ 500.00	\$ 500.00	0.0%	0.0%	\$ -
MOBILIZATION & EARTH WORK							
Mobilization	1	LS @	\$ 10,000.00	\$ 10,000.00	0.0%	0.0%	\$ -
Clear & Grub ROW	18500	SF @	\$ 0.15	\$ 2,775.00	0.0%	0.0%	\$ -
Site Cut/Fill	1200	CY @	\$ 3.50	\$ 4,200.00	0.0%	0.0%	\$ -
Remove existing fence	265	LF @	\$ 5.00	\$ 1,325.00	0.0%	0.0%	\$ -
Remove asphalt in cul-de-sac	5930	SF @	\$ 1.10	\$ 6,523.00	0.0%	0.0%	\$ -
Tree Removal	1	LS @	\$ 6,500.00	\$ 6,500.00	95.0%	95.0%	\$ 6,175.00
SANITARY SEWER							
Extend 8" PVC Sewer	1	LS @	\$ 1,500.00	\$ 1,500.00	0.0%	0.0%	\$ -
4" Nose-on PVC Sewer Lateral	1	EACH @	\$ 1,300.00	\$ 1,300.00	0.0%	0.0%	\$ -
Import Trench Backfill	100	TON @	\$ 14.00	\$ 1,400.00	0.0%	0.0%	\$ -
STORM DRAIN							
Connect to existing manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	0.0%	\$ -
15" RCP Storm Drain	104	LF @	\$ 45.00	\$ 4,680.00	0.0%	0.0%	\$ -
30" RCP Storm Drain	339	LF @	\$ 80.00	\$ 27,120.00	0.0%	0.0%	\$ -
Combo Box	2	EACH @	\$ 4,650.00	\$ 9,300.00	0.0%	0.0%	\$ -
Curb Inlet Box	2	EACH @	\$ 2,750.00	\$ 5,500.00	0.0%	0.0%	\$ -
Clean Out Box	3	EACH @	\$ 3,500.00	\$ 10,500.00	0.0%	0.0%	\$ -
30 "Flared End Section	1	EACH @	\$ 1,850.00	\$ 1,850.00	0.0%	0.0%	\$ -
Storm Drain Pond	1	LS @	\$ 3,450.00	\$ 3,450.00	0.0%	0.0%	\$ -
Import Trench Backfill	300	TON @	\$ 14.00	\$ 4,200.00	0.0%	0.0%	\$ -
CULINARY WATER							
Connect to Existing 8" CW Waterline	2	EACH @	\$ 1,800.00	\$ 3,600.00	0.0%	0.0%	\$ -
8" PVC C900 SD518 Culinary Water Main	285	LF @	\$ 28.00	\$ 7,980.00	0.0%	0.0%	\$ -
8" CW Gate Valve	2	EACH @	\$ 1,850.00	\$ 3,700.00	0.0%	0.0%	\$ -
8" CW Tee	1	EACH @	\$ 950.00	\$ 950.00	0.0%	0.0%	\$ -
8" CW Bend or Fitting	2	EACH @	\$ 850.00	\$ 1,700.00	0.0%	0.0%	\$ -
10" PVC C900 SDR18 Culinary Water Main	55	LF @	\$ 33.00	\$ 1,815.00	0.0%	0.0%	\$ -
10" CW Gate Valve	1	EACH @	\$ 2,685.00	\$ 2,685.00	0.0%	0.0%	\$ -
10" CW Bend or Fitting	1	EACH @	\$ 1,150.00	\$ 1,150.00	0.0%	0.0%	\$ -
Fire Hydrant Assembly w/ Valve	1	EACH @	\$ 5,850.00	\$ 5,850.00	0.0%	0.0%	\$ -
1" Poly Culinary Water Services	2	EACH @	\$ 1,350.00	\$ 2,700.00	0.0%	0.0%	\$ -
CW Temp Blowoff	1	EACH @	\$ 1,250.00	\$ 1,250.00	0.0%	0.0%	\$ -
Import Trench Backfill	325	TON @	\$ 14.00	\$ 4,550.00	0.0%	0.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
Connect to existing 4" PI Waterline	2	EACH @	\$ 1,500.00	\$ 3,000.00	0.0%	0.0%	\$ -
4" PVC C900 SDR18 Pressurized Irrigation	315	LF @	\$ 26.00	\$ 8,190.00	0.0%	0.0%	\$ -
4" PI Gate Valve	3	EACH @	\$ 1,650.00	\$ 4,950.00	0.0%	0.0%	\$ -
4" PI Tee	1	EACH @	\$ 750.00	\$ 750.00	0.0%	0.0%	\$ -
4" PI Bend or Fitting	2	EACH @	\$ 650.00	\$ 1,300.00	0.0%	0.0%	\$ -
1" Poly PI Water Services	2	EACH @	\$ 1,550.00	\$ 3,100.00	0.0%	0.0%	\$ -
PI Temp Blowoff	1	EACH @	\$ 1,250.00	\$ 1,250.00	0.0%	0.0%	\$ -
Import Trench Backfill	260	TON @	\$ 14.00	\$ 3,640.00	0.0%	0.0%	\$ -
ROADWAY IMPROVEMENTS							
Remove and Replace Asphalt - Utilities	300	SF @	\$ 8.50	\$ 2,550.00	0.0%	0.0%	\$ -
Rough Grade Native Sub-Grade	18500	SF @	\$ 0.15	\$ 2,775.00	0.0%	0.0%	\$ -
24" Curb and Gutter Prep (6" Road Base)	566	LF @	\$ 3.50	\$ 1,981.00	0.0%	0.0%	\$ -
24" Curb and Gutter	566	LF @	\$ 16.00	\$ 9,056.00	0.0%	0.0%	\$ -
8" Road Base	9500	SF @	\$ 0.95	\$ 9,025.00	0.0%	0.0%	\$ -
3" HMA Paving	9500	SF @	\$ 1.60	\$ 15,200.00	0.0%	0.0%	\$ -
Sidewalk Prep (6" Road Base)	2170	SF @	\$ 0.85	\$ 1,844.50	0.0%	0.0%	\$ -
Concrete Sidewalk (4' Wide x 4" Thick)	2170	SF @	\$ 3.75	\$ 8,137.50	0.0%	0.0%	\$ -
ADA Ramp	2	EACH @	\$ 1,250.00	\$ 2,500.00	0.0%	0.0%	\$ -
Concrete Valve Collars	7	EACH @	\$ 400.00	\$ 2,800.00	0.0%	0.0%	\$ -
Concrete Manhole Collars	5	EACH @	\$ 500.00	\$ 2,500.00	0.0%	0.0%	\$ -
Adjust Existing Manhole to Grade and Concrete Collar	3	EACH @	\$ 850.00	\$ 2,550.00	0.0%	0.0%	\$ -
BASE BID TOTAL				\$ 237,877.00			Previously Released:
10% Warranty Amount				\$ 23,787.70			
TOTAL BOND AMOUNT				\$ 261,664.70			This Release: \$ 8,456.25
Total Released to Date				\$ 8,456.25			
TOTAL BOND REMAINING				\$ 253,208.45			

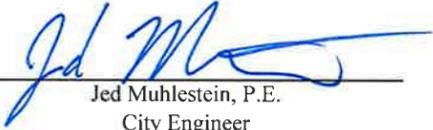
At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

 Marcus Watkins
 Developer

 Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

7.19.18

Date

City Council
(by Charmayne Warnock - City Recorder)

Date



Utah Office
 1545 E Commerce Dr.
 St. George, UT 84790
 P: 435.652.4427
 F: 435.656.3943

Nevada Office
 2900 Meade Ave, Ste 7
 Las Vegas, NV 89118
 P: 702.823.3902
 F: 702.777.7575

Arizona Office
 3806 S 16th Street
 Phoenix, AZ 85040
 P: 602.307.0425
 F: 435.656.3943

PROPOSAL

Date	Estimate
Aug 10, 2018	HAU 184164

www.HolbrookAsphalt.com

Client	Project Description	Project Location
CITY OF ALPINE Shane Sorensen 20 N. Main Street Alpine, Utah 84004	2018 High Density Mineral Bond	CITY OF ALPINE Multiple Locations (see maps) Alpine, Utah 84004

P.O. Number

Terms

Advisor

Due upon completion

Aaron Eppley
 aaron@holbrookasphalt.com
 435-703-0023

Description	Qty	U/M	Price	Total
452 HA5 (HDMB) SF <ul style="list-style-type: none"> Clean & prepare surface using high pressure air & wire bristle brooms Install "HA5" High Density Mineral Bond advanced performance pavement preservation treatment No guarantee surface treatments will adhere to areas saturated with motor oil HA5 meets demands of High Density Mineral Bond Specification established by agency engineers 	244,506		\$0.195	\$47,678.67

NOTES:

- (1) Standard cleaning is included in the unit price. Items NOT considered to be Standard Cleaning include: heavy dirt, mud, construction or landscaping debris, and foreign material on the pavement surface. All non-standard cleaning requirements must be completed and approved by a Holbrook Asphalt representative prior to the start of project.
- (2) Traffic control will require 24-hour residential road closures. If additional closures/methods are required, additional traffic control costs will be added.
- (3) Pavement markings may be added upon request
- (4) All required bonding and taxes shall be added to project invoices.

Total	\$47,678.67
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Proposal and pricing void 45 days from date listed on proposal. Any proposals signed that are dated older than 45 days may have a revised and updated proposal resubmitted to client for signing. **EXCLUSIONS:** Holbrook Asphalt Co. ("Contractor") is not liable for any ADA compliance, if needed, Client should consult with an ADA compliance professional prior to specific project approval. Engineering, tests, permits, inspection fees and bonding fees are not included in price unless stated otherwise. Client is responsible for having automatic or manual gates open on day of work. Any damage to gates, sensors or loop sensors above or below asphalt are responsibility of Client. Regarding asphalt, concrete and excavation work: we are not responsible for subgrade scarification, re-compaction or concrete damage due to removal of asphalt. Pricing based on no more than depth dimensions listed. Upon construction, if it is determined that concrete or asphalt depth is greater than the estimation, client agrees to pricing adjustment as a result of project overrun. Not responsible for existing condition of subgrade, drainage in areas of less than 1% grade, adjustments of utilities, manholes and valve covers. We are not responsible for any damage to underground utilities and cost to repair the same. **PAYMENT TERMS:** Due Upon Completion (Completion by line item 'Progress Billing' and/or completion of project core) There may be concerns from Client following completion. Upon request, post-project walk-throughs may be scheduled to review concerns. Payment will still remain due upon invoice. Contractor is committed to client satisfaction and resolving concerns, though at times, this may be delayed. As the Client, I agree to not withhold payment due to walk-through requests, cleaning, touch-up, or warranty concerns. I understand and agree that I will be billed for towing as incurred and will be due on receipt. I agree that if I demand to retain payment until warranty work or touch up is completed, the retainer will be a fixed amount of 5% of invoice, up to \$750.00. I agree that I may be billed as each line item is completed and each item may become their own respective invoice. I understand that interest accrues on all past-due amounts at 24% per annum from invoice date, until paid in full; and may be billed collection fees of up to 40%, and Client agrees to pay all fees accrued by collection efforts. These terms apply to all amount(s) incurred by me and for whom I have committed management responsibility, regardless of timing. Total Proposal price includes one mobilization. Additional mobilizations may be billed up to \$3,500 per additional mobilization. This agreement provides Client written Notice of Right to Lien. Pricing does not include Bonding or prevailing wage/Davis Bacon Certification, unless stated otherwise. By signing this proposal (contract), I agree that Holbrook Asphalt Co. may not be held liable for delays, conditions, or Acts of God beyond their control, which situations may delay or cause cancellation partially or entirely on any project. Delays include project demand and material supply. **INSURANCE:** These insurance limits are listed by Holbrook Asphalt to inform Client of such. Any premiums above the following to be paid by Client. This disclosure overrides any other contract language wherein Holbrook Asphalt agrees to differing limits. Certificates available upon request. GENERAL LIABILITY: \$1m (inc.), \$2m (agg.) AUTO: \$1m UMBRELLA: \$2m (inc.), \$2m (agg.) PERSONAL INJ: \$1m WORKERS COMP: \$1m

Signature _____ Print Name _____ Date _____ Holbrook Asphalt Co _____

Morgan Pavement
 Remit to: PO Box 190
 Clearfield, UT 84089
 625 S. Main Street
 Clearfield, UT 84015



Phone: (801) 544-5947
 Fax: (801) 416-8061
 MorganPavement.com

Mastic Asphalt Treatment-Excavation & Grading-Asphalt Paving-Patching-Sealcoat-Slurry-Crackseal-Striping-Consulting

To: ALPINE CITY	Contact: SHANE SORENSEN
Address: 20 N MAIN ALPINE, UT 84004	Phone:
	Fax:
Project Name: 2018 Alpine City Mastic Seal	Bid Number:
Project Location: Various Streets, Alpine, UT	Bid Date: 7/31/2018

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Mobilization	1.00	LS	\$2,750.000	\$2,750.00
Traffic Control	1.00	LS	\$550.000	\$550.00
Onyx Frictional Mastic Surface Treatment	152,343.00	SF	\$0.173	\$26,355.34

Total Bid Price: \$29,655.34

Notes:

- Any deviation from these specifications and/or terms shall be by written mutual agreement. Payment for extra work and allowances for omission shall be fixed in advance in writing on demand by either party. No verbal agreement or understanding shall be binding
- Temperature is a factor in the ability to apply certain asphalt products and obtain adhesion. In order for warranty to apply, temperatures must fall within certain parameters for that specific scope of work. Please call to verify the temperature parameters of the proposed work.
- Please turn off all sprinklers and remove obstructions(i.e. dumpsters or cars) from work site prior to performance of work. Morgan Pavement will not be held liable for areas that are wet or blocked on the day that the crews arrive. If it is necessary to return to touch up areas so affected, there will be additional charges.
- Exclusions unless noted on scope of work: Bonds, fees, permits, material or compaction testing, traffic control and/or barricades, prime coat, soil sterilant, subgrade stabilization, concrete, sawcutting, earthwork, engineering, survey, construction staking, third party billing fees
- Price is valid for 30 days from date of proposal

Payment Terms:

Payment is due at completion of project without any retention being withheld, Invoices are subject to 2% interest per month beginning 30 days following the due date. In the event it becomes necessary for Morgan Pavement to file suit to collect any money due, hereunder or for breach thereof, the owner agrees to pay in addition to the amount due, all costs of enforcement including reasonable attorney fees. In the event of dispute between Morgan Pavement and Buyer, the parties agree to arbitration through the American Arbitration Association.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Morgan Pavement</p> <p>Authorized Signature: _____</p> <p>Estimator: TRES SMITH (801) 651-6556 tsmith@morganpavement.com</p>
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ALPINE CITY COUNCIL AGENDA

SUBJECT: Major Subdivision Final Review – Alpine View Estates PRD

FOR CONSIDERATION ON: 14 August 2018

PETITIONER: Griff Johnson

ACTION REQUESTED BY PETITIONER: Approval of final plat

BACKGROUND INFORMATION:

The petitioner, Griff Johnson, has submitted the Final Plat for the Alpine View Estates Subdivision, located at approximately 391 North 400 West (and adjacent properties). The proposed subdivision includes 19 lots on 19.30 acres, with lot sizes ranging from 0.46 acres to 0.88 acres. Approximately 4.84 acres is set to be dedicated as public open space. The site is located in the CR-40,000 zone.

STAFF RECOMMENDATION:

Approve the proposed Final Plat Plans for the Alpine View Estates PRD Subdivision.

Aug 2, 2018

Bob & Katherine Chatfield & Griff Johnson
Alpine City Planning, Mayor & Council

Re: Alpine View Estates

Points of Clarification:

3:17:11:1 Trail designations and ownership shall be included on all plats & recorded deeds

3. Developers are required to stake, clearly tape off and post signs marking all trail corridors prior to start of construction.

Pls review section 3:17.10.2

The trail committee recommends the following for there to be public benefit:

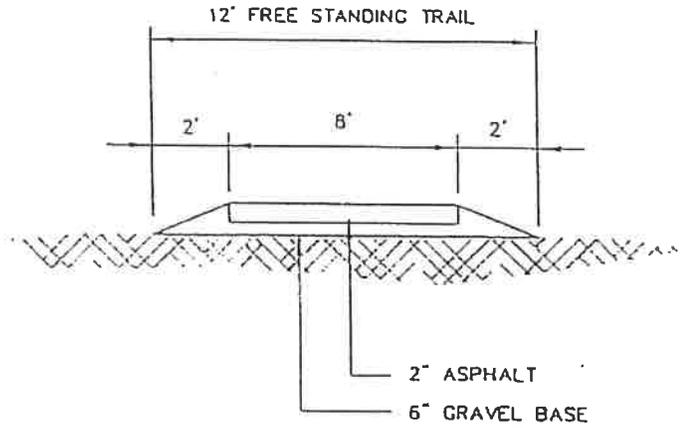
1) Trail should be looped to access as many homes as possible & to create a flow thru subdivision and beyond (see 2)

2) Trail should be master planned with Anson's to create access to Westfield Road. This plan should be in writing and signed by both parties.

3) Trail will be used to keep children off 400 West and Westfield Road. This will occur during school year, so trail should be all weather materials. (Asphalt) Class B 8' asphalt Trail Cross-section (see exh.)

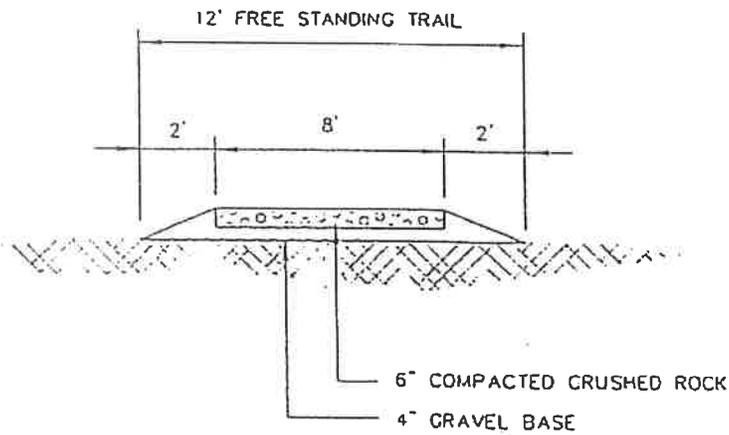
In summary trail was proposed by
developer during discussion on P.R.D.
This trail is not on master plan, but
must be sustainable with a public purpose.

Respectfully Recommended
Alpine City Trail Committee



CLASS B 8' ASPHALT TRAIL CROSS-SECTION

N.T.S.



CLASS C 8' CRUSHED ROCK TRAIL CROSS-SECTION

N.T.S.

ALPINE CITY
STANDARD DRAWING



MEMO

**LONE PEAK FIRE DISTRICT
5582 PARKWAY WEST
HIGHLAND, UT 84003
801-763-5365**

REED THOMPSON, FIRE CHIEF

TO: Austin Roy, City Planner, Alpine City
CC: Jed Muhlestein, City Engineer, Alpine City

DATE: 17 April 2018

FROM: Reed M. Thompson, Fire Chief *Reed M. Thompson*

SUBJECT: ALPINE VIEW ESTATES

In review of the proposed site development construction plans, labeled "Alpine View Estates April 2018", a nineteen (19) lot project, please note they are approved as presented with respect to the fire code requirements, providing:

- The proposed temporary cul-de-sac turnaround at the south end of Blue Spruce Road is:
 - Comprised of an all-weather access material
 - Supports minimum traffic weights of 75,000 pounds
 - Measures a minimum of 96' in diameter
 - Any other requirement as outlined in the 2015 International Fire Code



Date: July 13, 2018

By: Austin Roy
City Planner

Subject: Planning and Zoning Review
Alpine View Estates PRD – Final Review
19 Lots on 19.30 Acres, CR-40,000 Zone

Background

The developer, Public Development Partners, has submitted a final plat for the Alpine View Estates Subdivision, a Planned Residential Development, which consists of 19 lots on 19.30 acres, with lots ranging in size from 0.46 acres to 0.88 acres. The proposed subdivision (Chatfield property) is located west of 400 West Street and south of Lupine Drive with access off Blue Spruce Road and 400 West Street. The proposed subdivision would dedicate approximately 4.84 acres as open space. The development is in the CR-40,000 (1 acre) zone.

Density

The Alpine View Estates concept plan meets all density requirements set forth in code based on the slope percentages for the project (see 3.9.5).

Trails

The Planning Commission approved the revised concept plan on April 17, 2018 with the condition that the “developer finalize trail with Trail Committee”. The final plat does not show any trail alignment. Proposed trail needs to be shown on final plat, with trail alignment being approved by Trail Committee.

Water Source

Water rights to be conveyed to the City in accordance with the provisions of Section 4.7.23 of the Alpine City Development Code as applicable.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the final plat provided the following items are addressed:

- **Water source and/or water right requirements are met.**
- **Trail be shown on final plat, with approved alignment of Trail Committee.**



Date: July 10, 2018

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

**Subject: Alpine View Estates PRD – Final Review
20 lots on 20.1 acres**

Background

The proposed Alpine View Estates PRD Subdivision consists of 20 lots on 20.1 acres. The previous plans showed 19 lots but the developer was required to include an existing home in the plat, which increased the total lots to 20. No changes were made to infrastructure or lot lines as previously approved, this was simply a boundary change to add the existing home on the plat.

The development is located along 400 West, south of Blue Spruce Road and Lupine Drive. The development is in CR-40,000 zone and was granted PRD status February 27, 2018 by the City Council and given Preliminary Approval April 17, 2018. The lots range in size from 0.46 to 0.88 acres.

Street System

The street system makes a connection between Blue Spruce Road to 400 West. It also continues Blue Spruce Road southward to a temporary turn-a-round leaving a small segment of Blue Spruce to be developed with future development. **The Developer would be responsible for providing an easement for the temporary turn-a-round prior to recording.** The standard street residential cross-section is shown throughout with curb, gutter, and sidewalk. The streets and cul-de-sac appear to meet design standards.

Utilities

A detailed utility plan has been submitted, reviewed, and approved. The subdivision has been accounted for within the utility master plans. Horrocks Engineers has modeled each utility system and gave recommendations regarding line sizing. Those recommendations are reflected in the plans.

Sewer System. 8-inch sewer mains exist in both Blue Spruce and 400 West which can serve the development. 8-inch mains and 4-inch sewer laterals would be required and are shown for each new lot. Sewer (along with culinary and pressurized irrigation) is shown to extend southward offsite and tie into the southern section of Blue Spruce. This needs to occur for lots 3

– 7 to be able to be served by a gravity sewer system. **For Final Approval, a utility easement for the offsite utilities would be required prior to recording.** There is an existing home located at 391 N 400 W, the same location where the newly proposed 400 North intersects with 400 West. The existing sewer lateral for 391 N 400 W would be required to be capped behind sidewalk. It could potentially be re-used for Lot 18.

Culinary Water System. The subdivision is well below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide a minimum 40 psi required by ordinance. There are currently 6, 10, and 12-inch waterlines in the surrounding roads which would serve the development. The plans show connection to all these lines with 8-inch lines throughout the development. 1-inch water service laterals with ¾-inch meters would be required. New laterals are shown to be constructed for each lot. The existing culinary service for 391 N 400 W would be required to be cut and capped at the main. The Fire Chief has reviewed and approved the plans, specifically hydrant locations and access requirements.

Pressurized Irrigation System. Similar to the culinary, there are currently 6 and 4-inch pressurized irrigation lines in the surrounding roads which would serve the development. The plans show connection to all these lines per the Horrocks recommended line sizes (6 and 4-inch). 1-inch laterals are shown to be constructed for each new lot. The existing culinary service for 391 N 400 W would be required to be cut and capped at the main.

Storm Water Drainage System. The development shows a storm drain system that meets or exceeds City Standards. In general, the existing city-owned detention pond on the north east side of the proposed development will be abandoned and incorporated into Lot 19. The piping along the northerly property line from that basin eastward towards Blue Spruce will also be abandoned. This requires an exchange of property between developer and City and was approved by the City Council March 13, 2018 so long as the storm drain system design could meet City Standards. The design has been reviewed and approved by Engineering. **A condition of Final Approval would be the vacation of the storm drain easement that exists on lots 4 – 6 of the Alpine Ridge Phase 1 Amended plat** and the pipe to be abandoned. The Developer would be responsible for appropriately abandoning the pipe, which is called out for on the plans. The storm water previously taken care of on Lot 19 (currently city property) would be routed to a larger detention basin on the south east side of the development. Water that cannot be routed to this south east detention basin is being taken care of by sumps on the westerly side.

There is an existing dike in the middle of the southern property line which was analyzed to be able to handle flows greater than the 100-year storm event for its drainage basin area. This dike was not used or needed in the storm water calculations but acts as a buffer for downstream homes against flooding from the 100-year storm event.

General Subdivision Remarks

PRD's have specific slope requirements on the lots. Lots that contain slopes greater than 25% must obtain a recommendation and approval from the Planning Commission and City Council respectively (Development Code 3.9.4). The City Council approved an exception for lots containing slopes greater than 25% on May 8, 2018.

The property is situated in areas classified by city hazard maps to be evaluated for rockfall, slide, debris flow, and faulting. A geotechnical report has been submitted and addresses these issues

and more. The most notable finding was collapsible soil. The city requires an excavation report prior to pouring foundations, this is also a recommendation of the geotechnical report to help mitigate issues commonly found with collapsible soils. Staff has heard that there is a location of undocumented fill on the property. The geotechnical report had recommendations for when this is encountered as well.

There are two existing buildings located at 391 N 400 W and a shed located at 305 N 400 W that would need removed prior to recordation or as a condition of recording with a bond provided. The buildings will need to be removed to be compliant with setback requirements of the zone.

The water policy will need to be met. A credit for the existing homes will be applied to the water policy. The water requirement can be either provided with Alpine Irrigation Co. shares, by purchasing water credits that people have with the City, or cash can be paid in lieu of water rights if City Council approval is obtained.

ENGINEERING RECOMENDATION

We recommend that Final Approval of the proposed development be APPROVED with the following conditions:

- **The Developer provide an easement for the temporary turn-a-round prior to recording;**
- **The Developer provide a utility easement for the offsite utilities prior to recording;**
- **The Developer vacate the storm drain easement on lots 4 – 6 of the Alpine Ridge Phase 1 Amended plat;**
- **The Developer either remove the existing buildings located at 391 N 400 W and 305 N 400 W prior to recording the plat or provide a bond to cover the costs of doing so;**
- **The Developer meet the water policy.**

Attached

- Alpine View Estates, Final Plat

ALPINE VIEW ESTATES

JULY 2018

A DEVELOPMENT BY
PUBLIC DEVELOPMENT PARTNERS
 ALPINE, UTAH

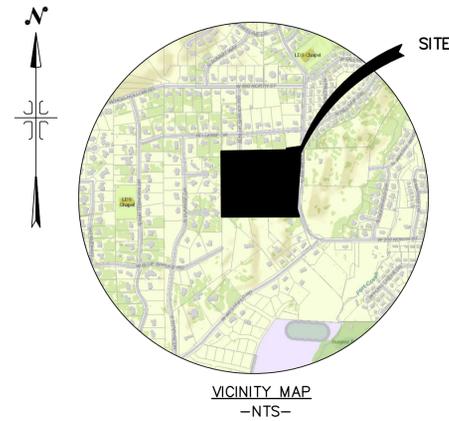
GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE ALPINE CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, ALPINE CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT OF HERITAGE HILLS SUBDIVISION.
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
5. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SHALL BE NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.
6. ALL CUT & FILL SLOPES NOT INCLUDED IN LOTS TO BE REVEGETATED WITH BROADCAST SEEDS TO MEET CITY STANDARDS UNLESS NOTED OTHERWISE.
7. OPEN SPACE TO PROVIDE WILDLIFE MIGRATION ZONE.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF ALPINE CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL STORM DRAIN PIPES TO BE RCP CLASS V OR APPROVED EQUAL UNLESS OTHERWISE NOTED.

CONDITIONS OF APPROVAL



-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
1	COVER SHEET AND NOTES
2	PRELIMINARY PLAT
3	FINAL PLAT
4	UTILITY & INDEX SHEET
5	GRADING & DRAINAGE PLAN
PP-01	STREET PLAN & PROFILE - BLUE SPRUCE ROAD 10+00 - 14+50
PP-02	STREET PLAN & PROFILE - BLUE SPRUCE ROAD 14+50 - 18+63.76
PP-03	STREET PLAN & PROFILE - 400 NORTH 10+00 - 14+75.00
PP-04	STREET PLAN & PROFILE - 400 NORTH 14+75 - 18+37.45
PP-05	STREET PLAN & PROFILE - 445 WEST 9+62 - 12+26.66
SD-01	STORM DRAIN PLAN & PROFILE - STA: 10+00 - 14+50
SD-02	STORM DRAIN PLAN & PROFILE - STA: 14+50 - 18+66.49
OS-01	OFFSITE UTILITIES PLAN & PROFILE - 18+63.76 - 24+00
PND-1	POND PLAN & PROFILE SHEET
DT-01	DETAILS
DT-02	ADA RAMP DETAILS
ECP-01	EROSION CONTROL PLAN
ECP-02	EROSION CONTROL PLAN DETAILS

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ALPINE CITY DESIGN STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF ALPINE CITY.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY ALPINE CITY.
3. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO ALPINE CITY & (1) SET TO NORTHERN ENGINEERING, INC.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH ALPINE CITY STANDARDS

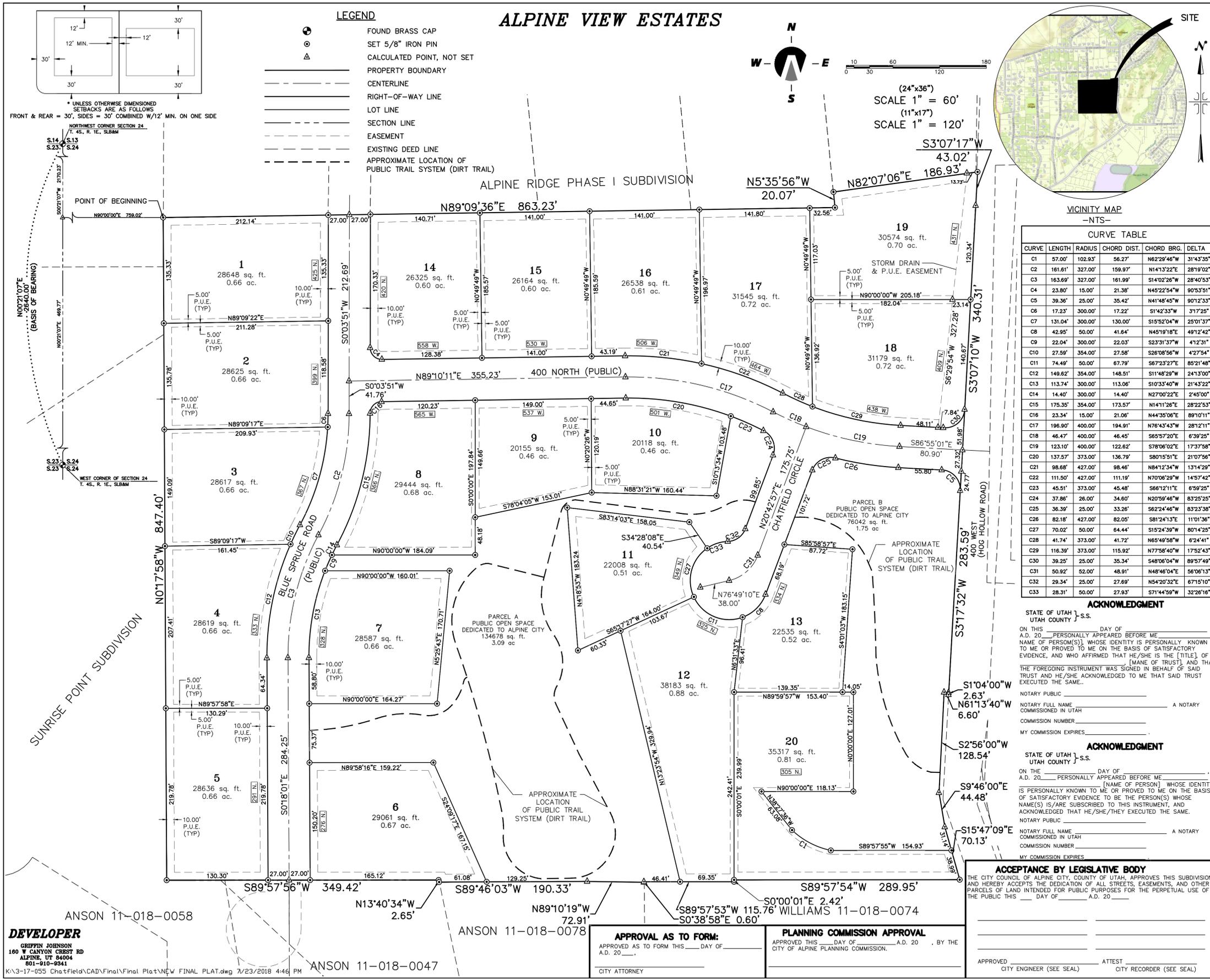
WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE ALPINE CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST ALPINE CITY WATER DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO ALPINE CITY & (1) SET TO NORTHERN ENGINEERING, INC.
5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES
6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH ALPINE CITY STANDARDS
7. WATERLINES TO BE BEDDED IN GRANULAR MATERIAL. A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUB BASE FROM ABOVE.



**Northern
ENGINEERING INC**
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

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



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, 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. 172762. 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 17-23-37, 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 _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE N.00°21'07"E, ALONG THE SECTION LINE A DISTANCE OF 469.77 FEET AND EAST A DISTANCE OF 759.02 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF SUNRISE POINT SUBDIVISION PHASE I SUBDIVISION, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 3 ALPINE RIDGE PHASE I SUBDIVISION AS RECORDED AT THE UTAH COUNTY RECORDERS OFFICE;

AND RUNNING THENCE N.89°09'36"E, ALONG THE SOUTH BOUNDARY OF SAID ALPINE RIDGE PHASE I SUBDIVISION A DISTANCE OF 863.23 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 6 ALPINE RIDGE PHASE I SUBDIVISION, THENCE N.05°35'56"W, A DISTANCE OF 20.07 FEET; THENCE N.82°07'06"E, MORE OR LESS ALONG THE SOUTH LINE OF LOT 7 ALPINE RIDGE PHASE I SUBDIVISION A DISTANCE OF 186.93 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF 400 WEST STREET (HOG HOLLOW ROAD); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 400 WEST STREET THE FOLLOWING EIGHT (8) COURSES: 1) S.03°07'17"W, A DISTANCE OF 43.02 FEET; 2) THENCE S.03°07'10"W, A DISTANCE OF 340.31 FEET; 3) THENCE S.03°17'32"W, A DISTANCE OF 283.59 FEET; 4) THENCE S.01°04'00"W, A DISTANCE OF 2.63 FEET; 5) THENCE N.61°13'40"W, A DISTANCE OF 6.60 FEET; 6) THENCE S.02°56'00"W, A DISTANCE OF 128.54 FEET; 7) THENCE S.09°46'00"E, A DISTANCE OF 44.48 FEET; 8) THENCE S.15°47'09"E, A DISTANCE OF 70.13 FEET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF 400 WEST STREET S.89°57'54"W, A DISTANCE OF 289.95 FEET; THENCE S.00°00'01"E, A DISTANCE OF 2.42 FEET; THENCE S.89°57'53"W, A DISTANCE OF 115.76 FEET; THENCE S.00°38'58"E, A DISTANCE OF 0.60 FEET; THENCE N.89°10'19"W, A DISTANCE OF 72.91 FEET; THENCE S.89°46'03"W, A DISTANCE OF 190.33 FEET; THENCE N.13°40'34"W, A DISTANCE OF 2.65 FEET; THENCE S.89°57'56"W, A DISTANCE OF 349.42 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID SUNRISE POINT SUBDIVISION PHASE I; THENCE N.00°17'58"W, ALONG SAID EASTERLY LINE OF SUNRISE POINT SUBDIVISION PHASE I A DISTANCE OF 847.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.13 ACRES OR 876680 SQ FEET OF LAND MORE OR LESS.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE/ I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREFTER BE KNOWN AS: **ALPINE VIEW ESTATES**, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, IN WITNESS WHEREOF, WE HAVE HERETO SET ASIDE OUR HANDS THIS DAY OF _____, A.D. 20____.

ACKNOWLEDGMENT

STATE OF UTAH }
UTAH COUNTY } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, [NAME OF PERSON], WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO AFFIRMED THAT HE/SHE IS THE [TITLE], OF _____, [NAME OF LLC], LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY
COMMISSIONED IN UTAH
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

ALPINE VIEW ESTATES

LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, ALPINE CITY, UTAH COUNTY, UTAH

ALPINE CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

PROFESSIONAL LAND SURVEYOR
No. 172762
KENNETH E. BARNEY
STATE OF UTAH

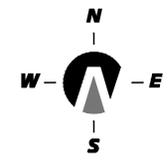
DEVELOPER
GRIFFIN JOHNSON
100 W CANYON CREST RD
ALPINE, UT 84004
801-810-8541

ANSON 11-018-0058

ANSON 11-018-0078

ANSON 11-018-0047

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(24"x36")
 SCALE 1" = 50'
 (11"x17")
 SCALE 1" = 100'

LEGEND

- SET SUBDIVISION MONUMENT
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING STORM DRAIN
- PROPOSED ADS STORM DRAIN W/MH
- PROPOSED PVC SDR-35 SEWER W/MH
- PROPOSED PVC CLASS-200 CULINARY WATERLINE

CONTRACTOR REQ'D TO CAP EXISTING SANITARY SEWER SERVICE LATERAL BEHIND EXISTING SIDEWALK

CONTRACTOR REQ'D TO CUT AND CAP EXISTING CULINARY & PRESS. IRRIGATION SERVICE LATERAL AT MAIN AS PER ALPINE CITY STANDARDS.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:



Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

ALPINE VIEW ESTATES

UTILITY & INDEX SHEET

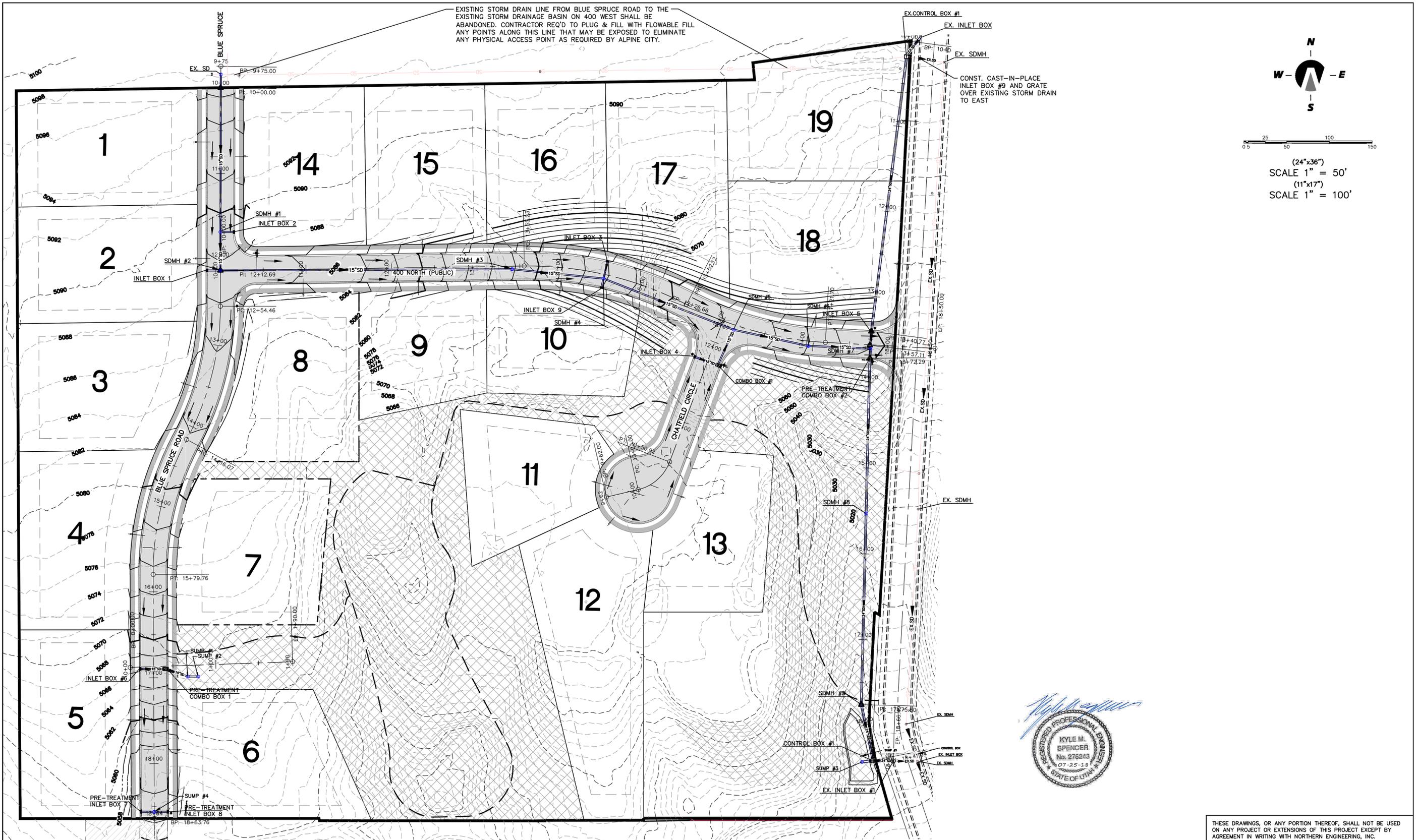
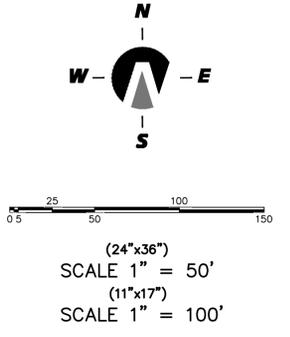
JOB NO.
3-17-055

ALPINE, UTAH

SHEET NO.
4

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EXISTING STORM DRAIN LINE FROM BLUE SPRUCE ROAD TO THE EXISTING STORM DRAINAGE BASIN ON 400 WEST SHALL BE ABANDONED. CONTRACTOR REQ'D TO PLUG & FILL WITH FLOWABLE FILL ANY POINTS ALONG THIS LINE THAT MAY BE EXPOSED TO ELIMINATE ANY PHYSICAL ACCESS POINT AS REQUIRED BY ALPINE CITY.



CONST. CAST-IN-PLACE INLET BOX #9 AND GRATE OVER EXISTING STORM DRAIN TO EAST



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:



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

ALPINE VIEW ESTATES

GRADING & DRAINAGE PLAN	JOB NO. 3-17-055
ALPINE, UTAH	SHEET NO. 5

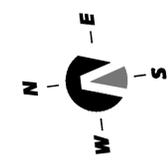
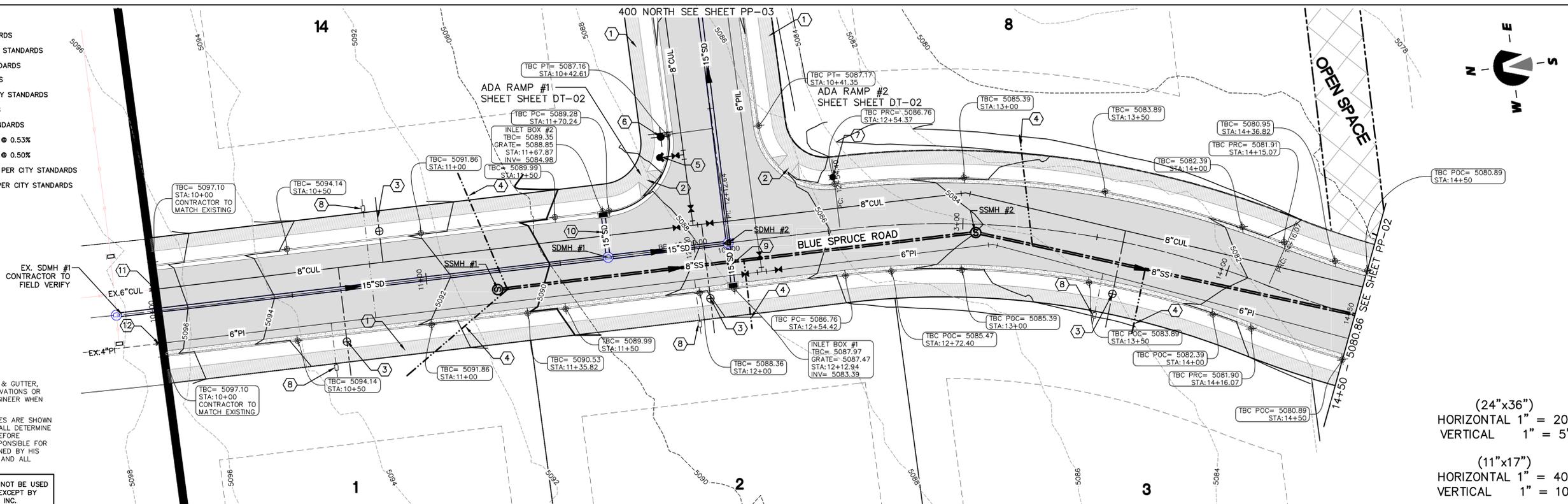
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- 1 CONST. SIDEWALK AS PER CITY STANDARDS
- 2 CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 3 CONST. WATER SERVICE & METER AS PER CITY STANDARDS
- 4 CONST. 4" SEWER LATERAL AS PER CITY STANDARDS
- 5 CONST. FIRE HYDRANT AS PER CITY STANDARDS
- 6 CONST. STOP SIGN W/STREET SIGN AS PER CITY STANDARDS
- 7 CONST. STREET LIGHT AS PER CITY STANDARDS
- 8 CONST. PI SERVICE LATERAL AS PER CITY STANDARDS
- 9 CONST. 17.00 L.F. 15" RCP STORM DRAIN PIPE @ 0.53%
- 10 CONST. 15.00 L.F. 15" RCP STORM DRAIN PIPE @ 0.50%
- 11 CONNECT TO EXISTING 6" CUL. WATER LINE AS PER CITY STANDARDS
- 12 CONNECT TO EXISTING 4" P.I. WATER LINE AS PER CITY STANDARDS

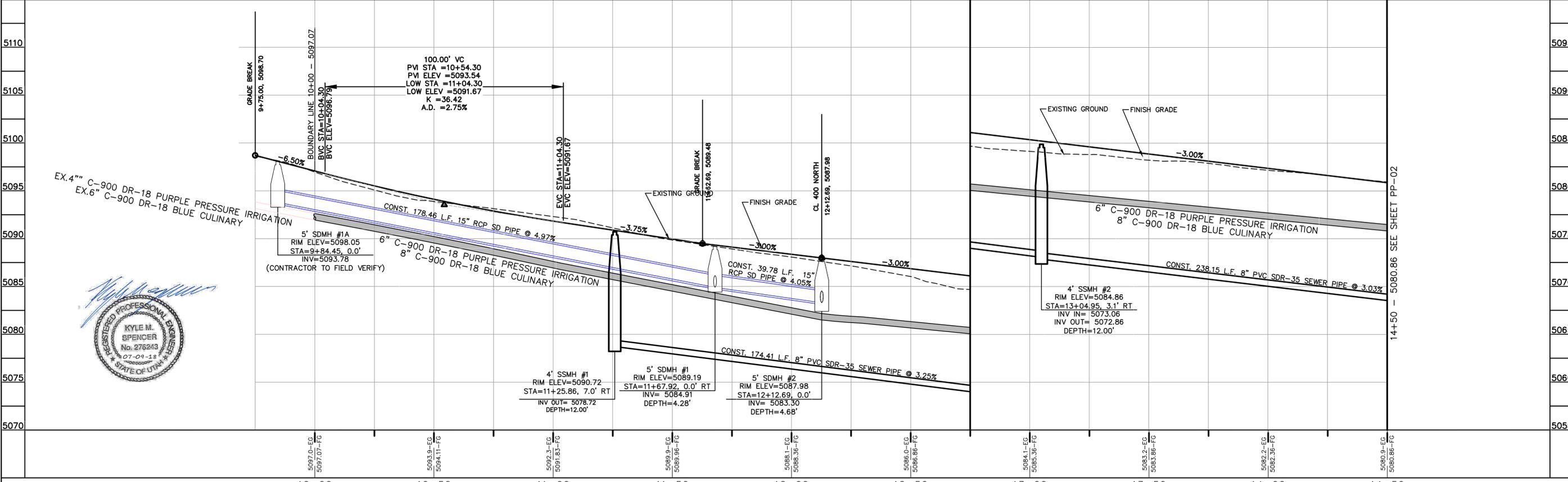
NOTES TO CONTRACTOR:

- 1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
- 2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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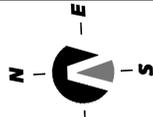


(24"x36")
 HORIZONTAL 1" = 20'
 VERTICAL 1" = 5'
 (11"x17")
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 10'



5	DESIGNED BY:	DATE:	Northern ENGINEERING INC ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992	ALPINE VIEW ESTATES	PLAN & PROFILE BLUE SPRUCE ROAD 10+00 - 14+50 ALPINE, UTAH	JOB NO. 3-17-055 SHEET NO. PP-01
4	DRAWN BY:	DATE:				
3	CHECKED BY:	DATE:				
2	APPROVED:	DATE:				
1	COGO FILE:	DATE:				
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:	

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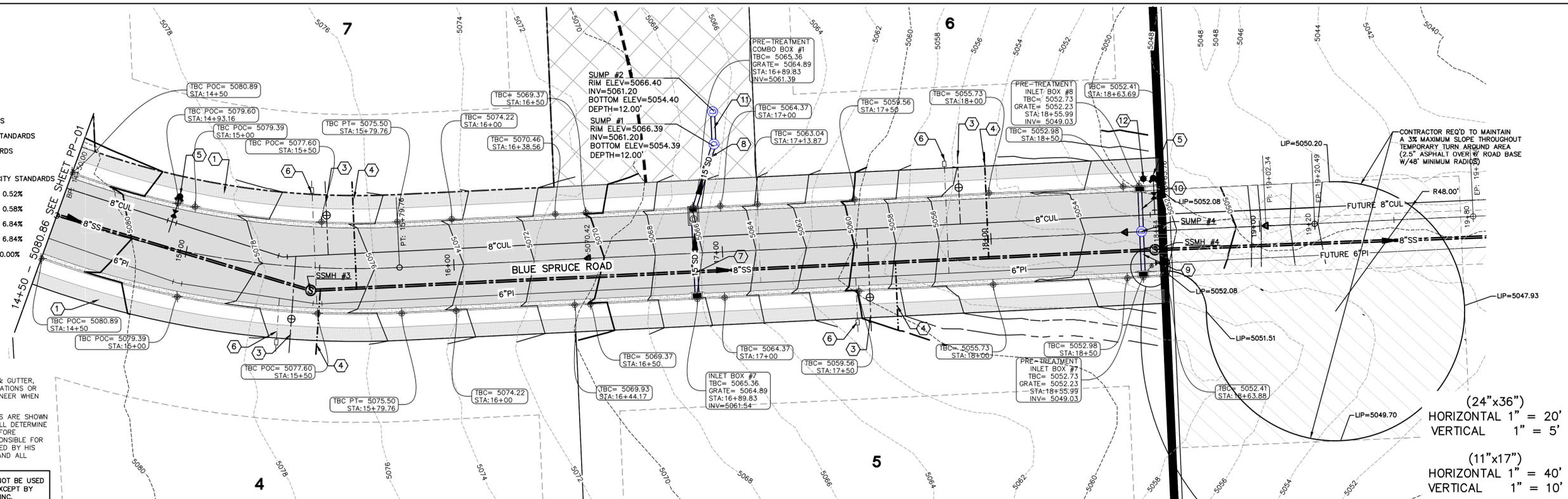


- 1 CONST. SIDEWALK AS PER CITY STANDARDS
- 2 CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 3 CONST. WATER SERVICE & METER AS PER CITY STANDARDS
- 4 CONST. 4" SEWER LATERAL AS PER CITY STANDARDS
- 5 CONST. FIRE HYDRANT AS PER CITY STANDARDS
- 6 CONST. PRESSURE IRRIGATION LATERAL AS PER CITY STANDARDS
- 7 CONST. 31.04 L.F. 15" RCP STORM DRAIN PIPE @ 0.52%
- 8 CONST. 31.04 L.F. 15" RCP STORM DRAIN PIPE @ 0.58%
- 9 CONST. 15.79 L.F. 15" RCP STORM DRAIN PIPE @ 6.84%
- 10 CONST. 15.74 L.F. 15" RCP STORM DRAIN PIPE @ 6.84%
- 11 CONST. 7.00 L.F. 15" RCP STORM DRAIN PIPE @ 0.00%
- 12 CONST. STREET LIGHT AS PER CITY STANDARDS

NOTES TO CONTRACTOR:

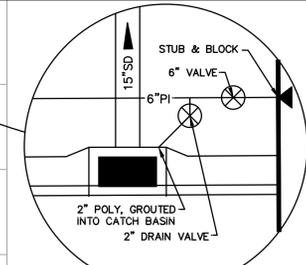
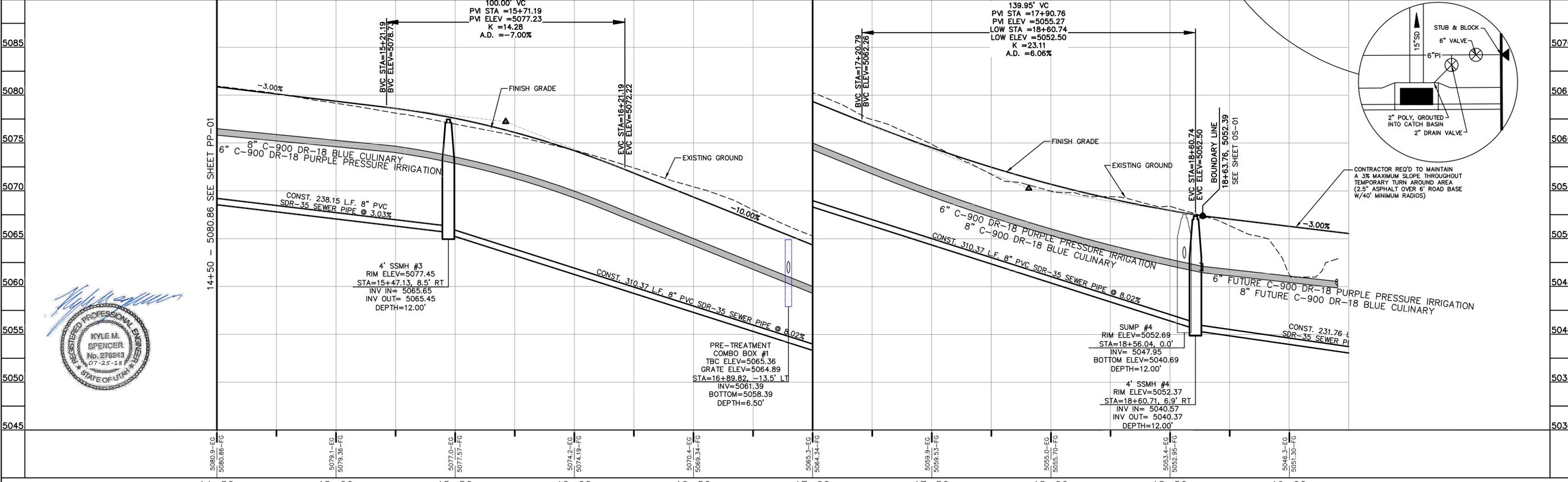
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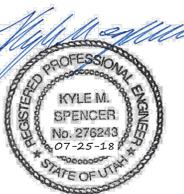


(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'



CONTRACTOR REQ'D TO MAINTAIN A 3% MAXIMUM SLOPE THROUGHOUT TEMPORARY TURN AROUND AREA (2.5" ASPHALT OVER 6" ROAD BASE W/40' MINIMUM RADIOS)



5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT

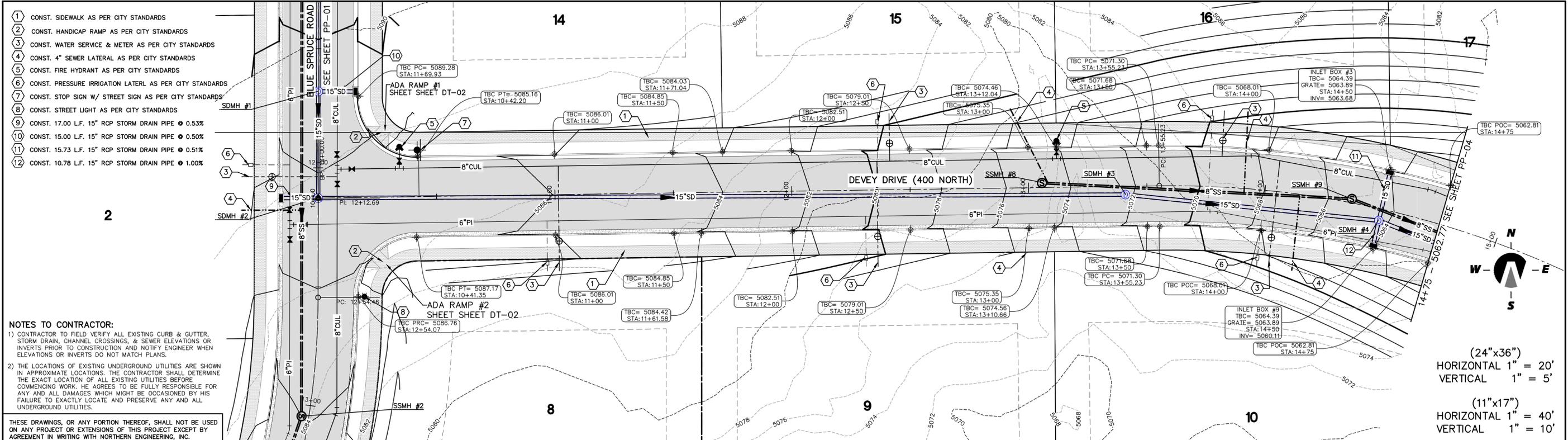
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

ALPINE VIEW ESTATES

PLAN & PROFILE
BLUE SPRUCE ROAD 14+50 - 19+00
ALPINE, UTAH

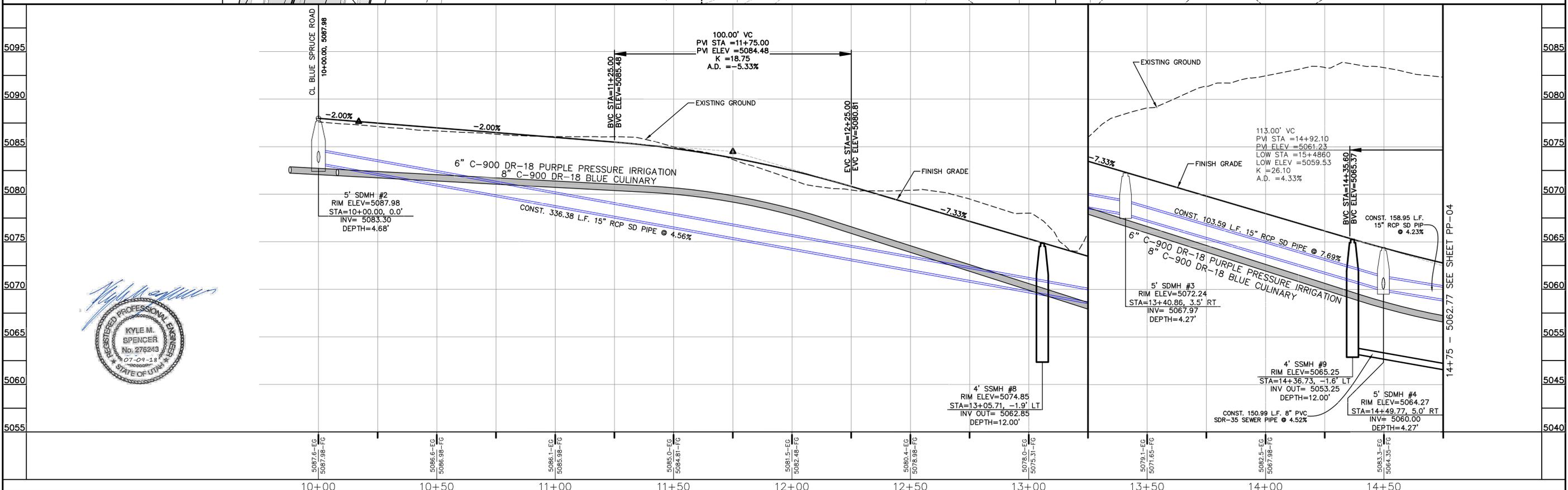
JOB NO. 3-17-055
SHEET NO. PP-02

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(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'



5	DESIGNED BY:	DATE:	<p>Northern ENGINEERING INC ENGINEERING—LAND PLANNING CONSTRUCTION MANAGEMENT</p> <p>1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992</p>	<p>ALPINE VIEW ESTATES</p>	<p>PLAN & PROFILE 400 NORTH 10+00-14+75</p> <p>ALPINE, UTAH</p>	<p>JOB NO. 3-17-055</p> <p>SHEET NO. PP-03</p>
4	DRAWN BY:	DATE:				
3	CHECKED BY:	DATE:				
2	APPROVED:	DATE:				
1	COGO FILE:	DATE:				
NO.	REVISIONS:	BY	DATE	REV. COGO FILE:	DATE:	

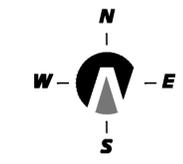
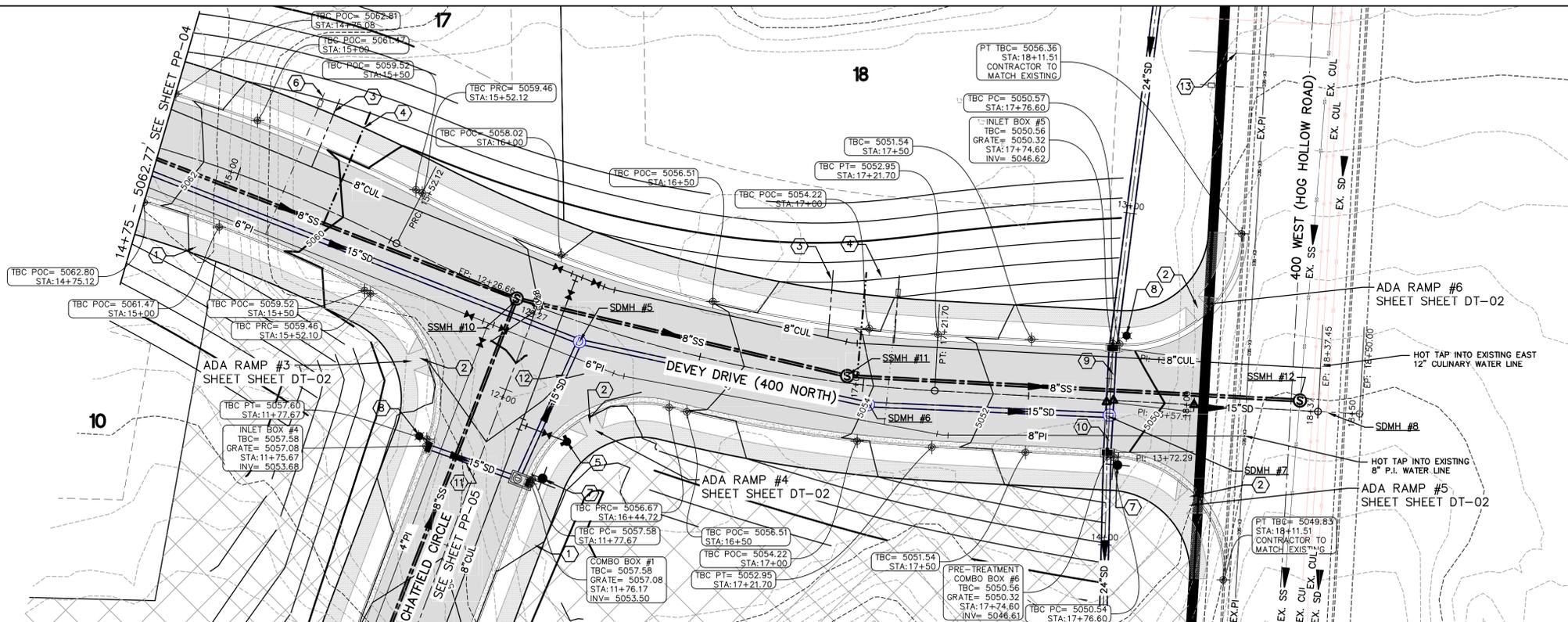
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- 1 CONST. SIDEWALK AS PER CITY STANDARDS
- 2 CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 3 CONST. WATER SERVICE & METER AS PER CITY STANDARDS
- 4 CONST. 4" SEWER LATERAL AS PER CITY STANDARDS
- 5 CONST. FIRE HYDRANT AS PER CITY STANDARDS
- 6 CONST. PRESSURE IRRIGATION LATERAL AS PER CITY STANDARDS
- 7 CONST. STOP SIGN W/ STREET SIGN AS PER CITY STANDARDS
- 8 CONST. STREET LIGHT AS PER CITY STANDARDS
- 9 CONST. 15.74 L.F. 24" RCP STORM DRAIN PIPE @ 0.38%
- 10 CONST. 6.73 L.F. 24" RCP STORM DRAIN PIPE @ 1.34%
- 11 CONST. 27.73 L.F. 15" RCP STORM DRAIN PIPE @ 0.50%
- 12 CONST. 41.74 L.F. 15" RCP STORM DRAIN PIPE @ 0.53%
- 13 CONTRACTOR REQ'D TO CAP EXISTING SANITARY SEWER SERVICE LATERAL BEHIND SIDEWALK

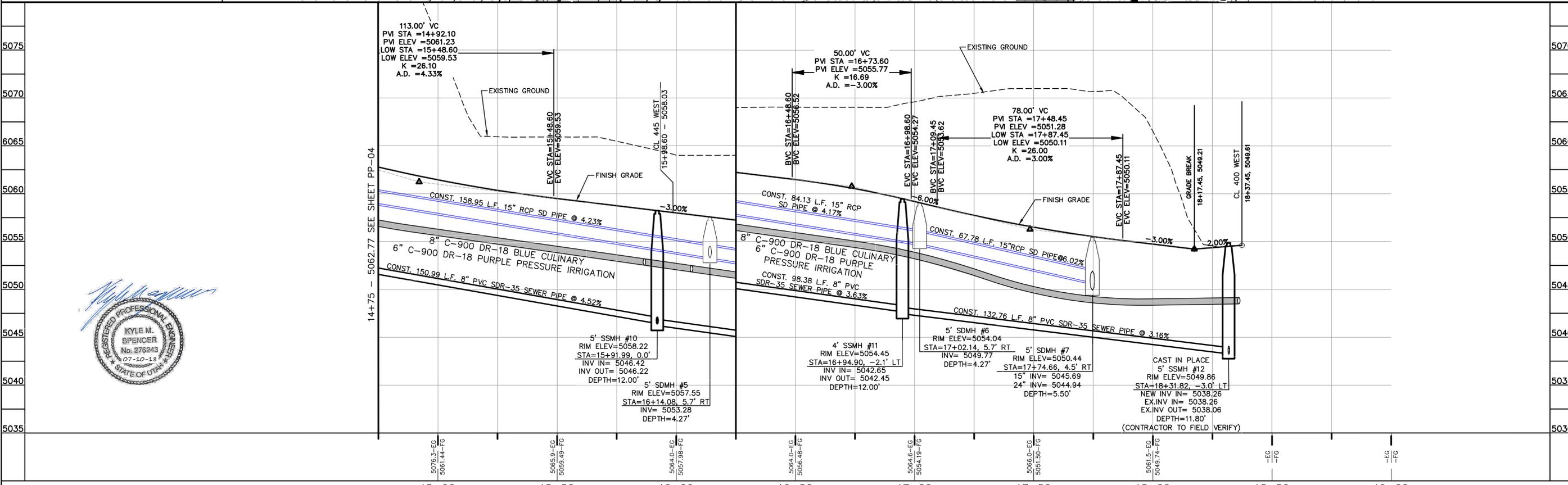
NOTES TO CONTRACTOR:

- 1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
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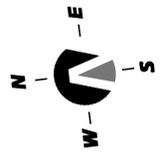
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5	DESIGNED BY:	DATE:	<p>Northern ENGINEERING INC ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT</p>	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992	<p>ALPINE VIEW ESTATES</p>	PLAN & PROFILE 400 NORTH 14+75-18+37.45 ALPINE, UTAH	JOB NO. 3-17-055 SHEET NO. PP-04
4	DRAWN BY:	DATE:					
3	CHECKED BY:	DATE:					
2	APPROVED:	DATE:					
1	COGO FILE:	DATE:					
NO.	REVISIONS	BY DATE	REV. COGO FILE:	DATE:			

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- 1 CONST. SIDEWALK AS PER CITY STANDARDS
- 2 CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 3 CONST. WATER SERVICE & METER AS PER CITY STANDARDS
- 4 CONST. 4" SEWER LATERAL AS PER CITY STANDARDS
- 5 CONST. STOP SIGN W/ STREET SIGN AS PER CITY STANDARDS
- 6 CONST. STREET LIGHT AS PER CITY STANDARDS
- 7 EXIST. WATER SERVICE & METER AS PER CITY STANDARDS
- 8 EXIST. 4" SEWER LATERAL AS PER CITY STANDARDS
- 9 CONST. PRESSURIZED IRRIGATION SERVICE PER CITY STANDARDS

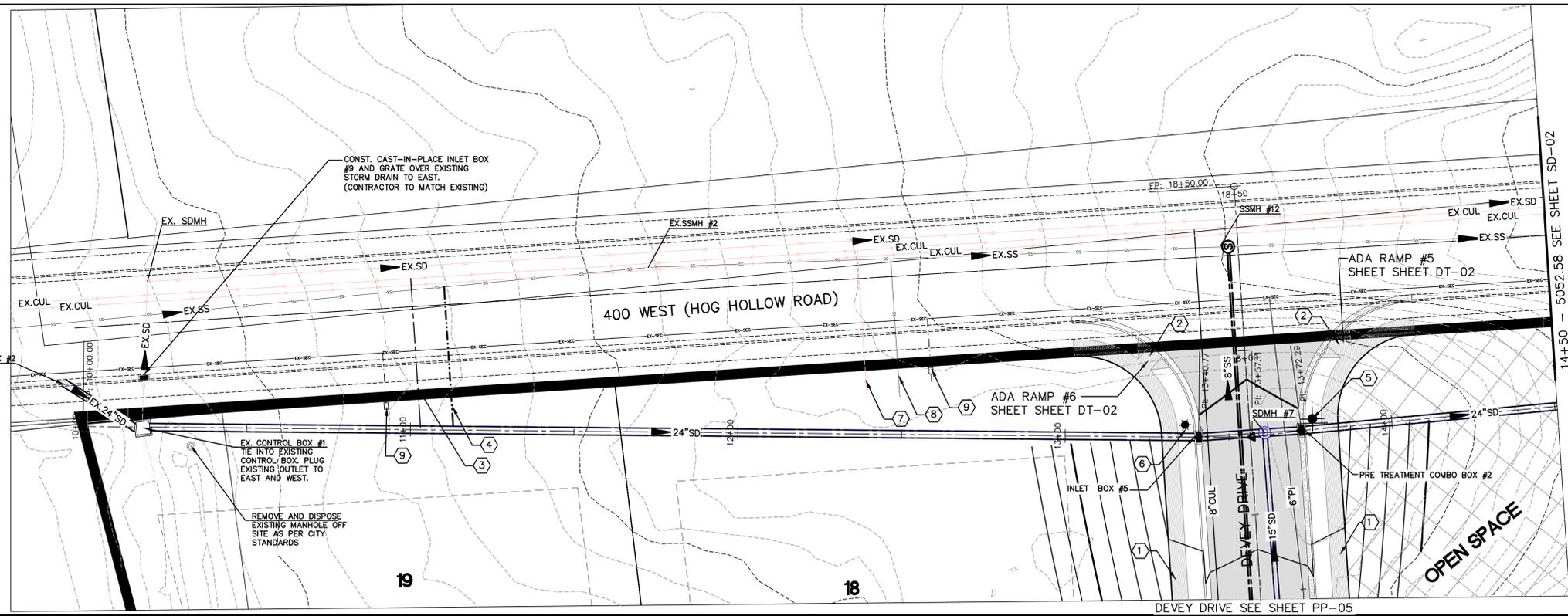


NOTES TO CONTRACTOR:

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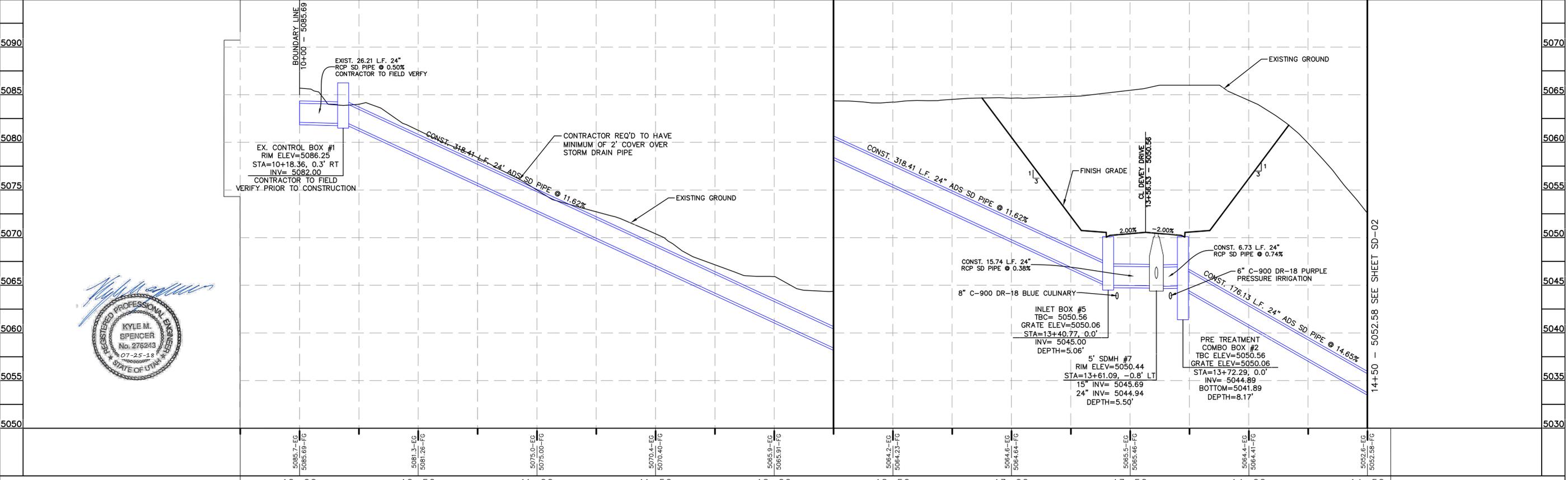
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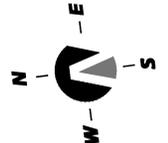
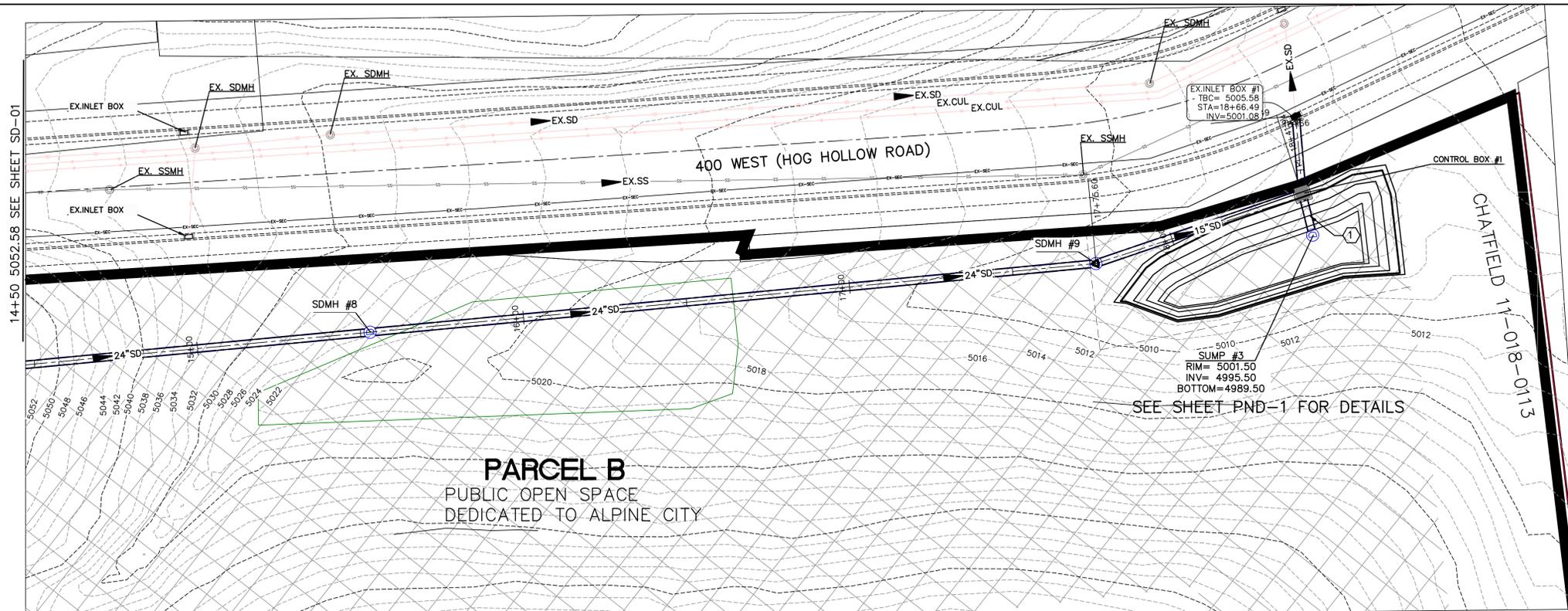
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5	DESIGNED BY:	DATE:	<p>Northern ENGINEERING INC ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT</p> <p>1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992</p>	<p>ALPINE VIEW ESTATES</p>	<p>STORM DRAIN P&P STA:10+00-14+50</p> <p>ALPINE, UTAH</p>	3-17-055
4	DRAWN BY:	DATE:				<p>SHEET NO. SD-01</p>
3	CHECKED BY:	DATE:				
2	APPROVED:	DATE:				
1	COGO FILE:	DATE:				
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:	

1 CONST. 8.61 L.F. 24" RCP STORM DRAIN PIPE @ 65.97%



NOTES TO CONTRACTOR:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

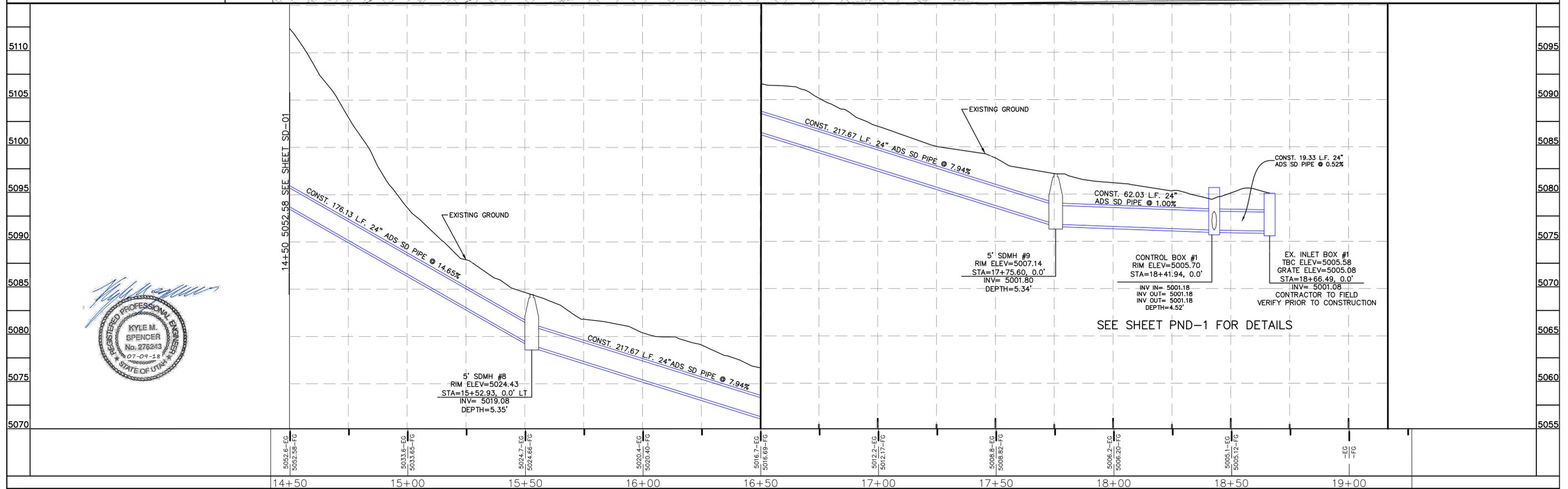
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PARCEL B
PUBLIC OPEN SPACE
DEDICATED TO ALPINE CITY

SEE SHEET PND-1 FOR DETAILS

(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'



5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:

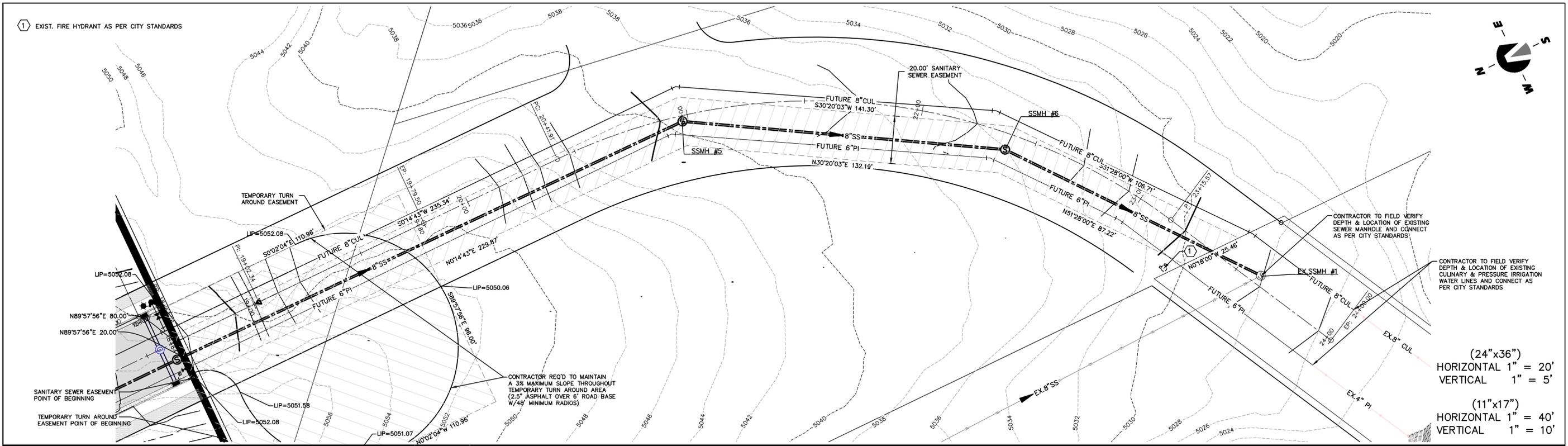
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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(801) 802-8992

ALPINE VIEW ESTATES

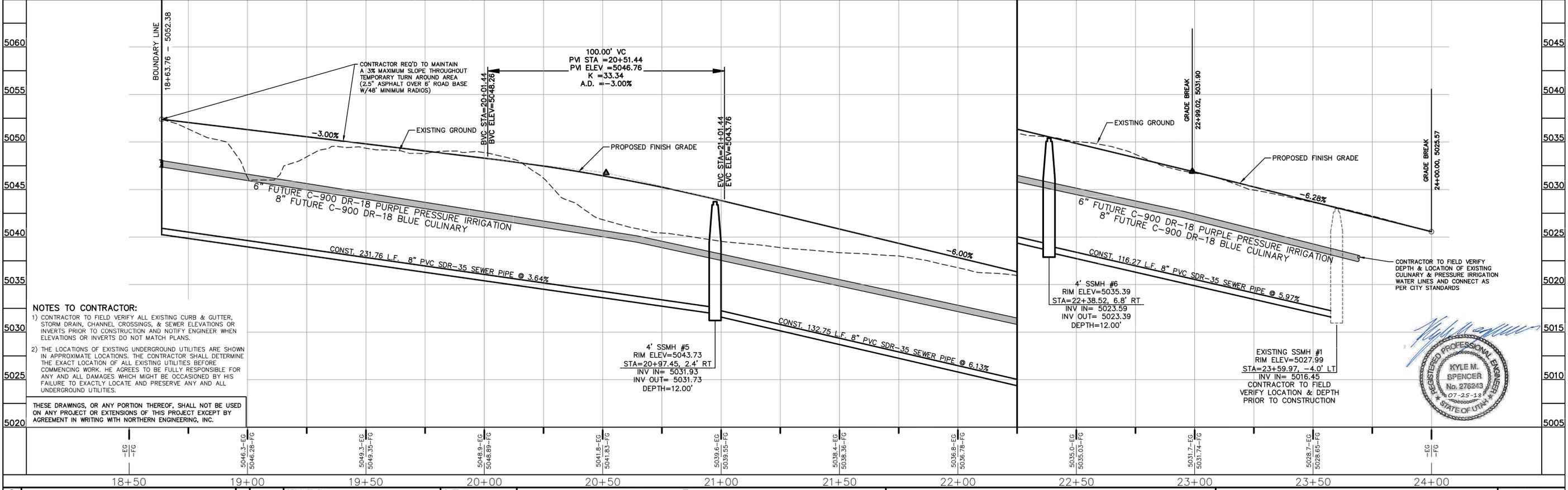
STORM DRAIN P&P STA: 14+50-19+00
ALPINE, UTAH

JOB NO.
3-17-055
SHEET NO.
SD-02



(24"x36")
 HORIZONTAL 1" = 20'
 VERTICAL 1" = 5'

(11"x17")
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 10'



NOTES TO CONTRACTOR:

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- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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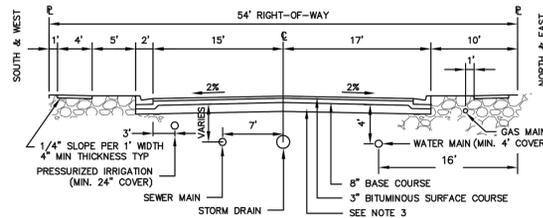
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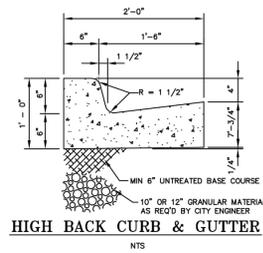
ALPINE VIEW ESTATES

OFFSITE UTILITIES PLAN & PROFILE
 ALPINE, UTAH
 JOB NO. 3-17-055
 SHEET NO. OS-01

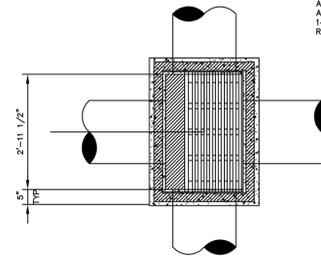


- NOTES:
1. WATER VALVES AND 5-INCH VALVE OPENING MUELLER FIRE HYDRANTS SHALL BE LOCATED AS APPROVED.
 2. NO WATER LINE SMALLER THAN 8-INCH DIA. SHALL BE INSTALLED WITHOUT APPROVAL OF CITY COUNCIL.
 3. IF SUBGRADE SOILS ARE AASHTO CLASS A-3, A-4, OR A-5, 10\"/>

BLUE SPRUCE ROAD, 400 NORTH, 445 WEST
-NTS-



HIGH BACK CURB & GUTTER
NTS

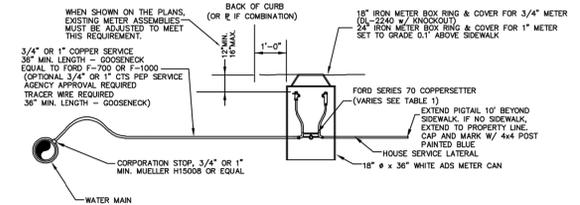


CURB FACE DROP INLET BOX
N.T.S.

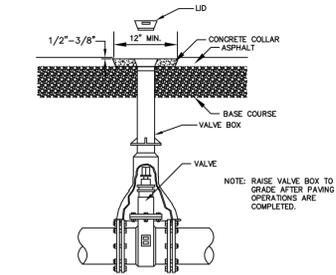
NOTE:
#4 REBAR SPACED AT A MINIMUM OF 12\"/>

METER SIZE	MODEL
3/4"	MHC 72-24
1"	MHC 74-24

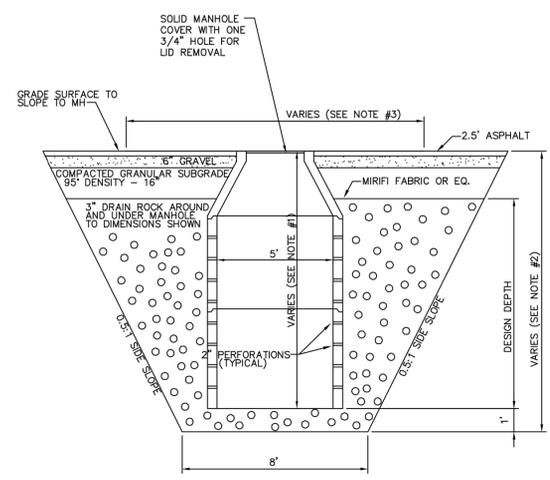
NOTE: METER BOX, COVER, COPPERSETER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY DEVELOPER.



WATER SERVICE CONNECTION
N.T.S.

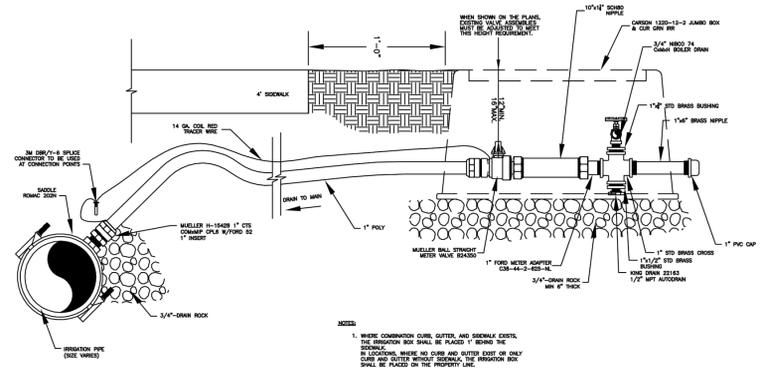


VALVE BOX COLLAR DETAIL
N.T.S.

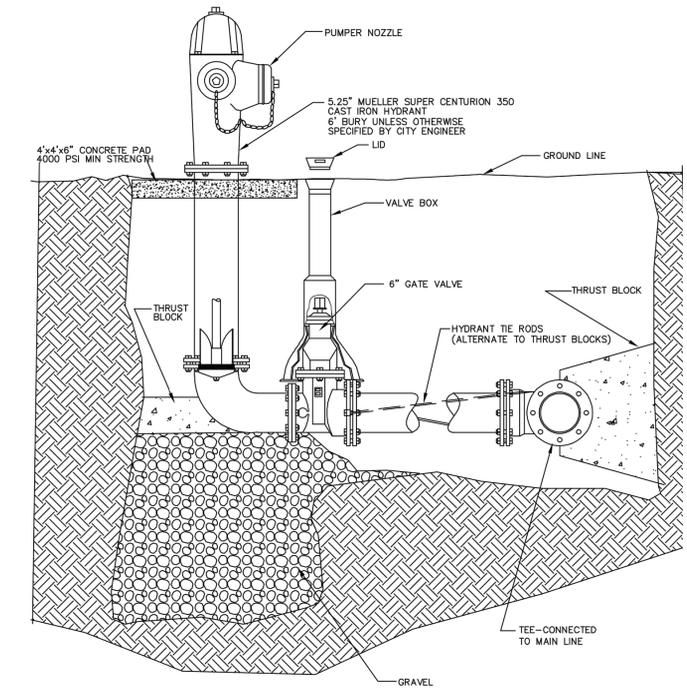


STORM DRAINAGE SUMP
N.T.S.

- NOTES:
#1. DESIGN DEPTH + 2'
#2. DESIGN DEPTH + 3'
#3. DESIGN DEPTH + 11'



Pressurized Irrigation
Distribution System
N.T.S.



STANDARD FIRE HYDRANT DETAIL
N.T.S.



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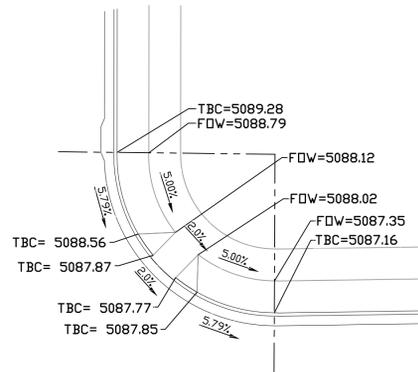
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Northern ENGINEERING INC
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CONSTRUCTION MANAGEMENT

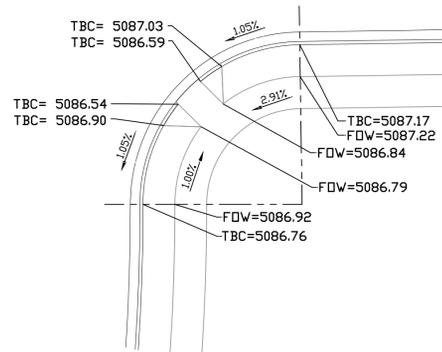
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ALPINE VIEW ESTATES

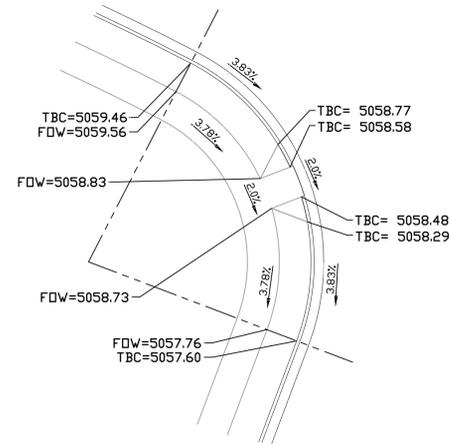
DETAILS	JOB NO. 3-17-055
ALPINE, UTAH	SHEET NO. DT-01



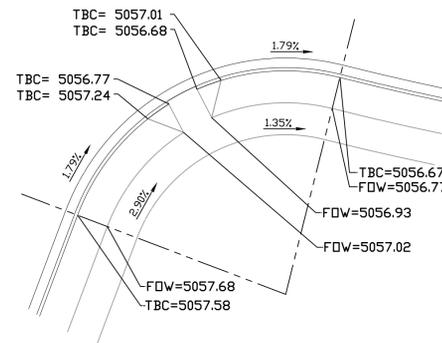
ADA RAMP DETAILS #1



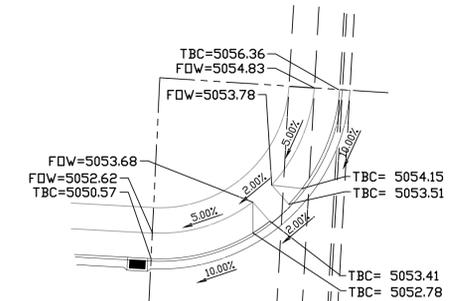
ADA RAMP DETAILS #2



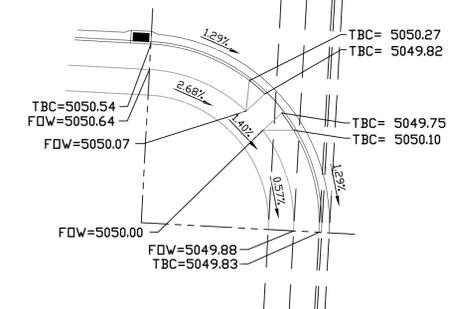
ADA RAMP DETAILS #3



ADA RAMP DETAILS #4



ADA RAMP DETAILS #6



ADA RAMP DETAILS #5



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1040 E. 800 N.
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(801) 802-8992

ALPINE VIEW ESTATES

ADA RAMP DETAILS

JOB NO.
3-17-055

ALPINE, UTAH

SHEET NO.

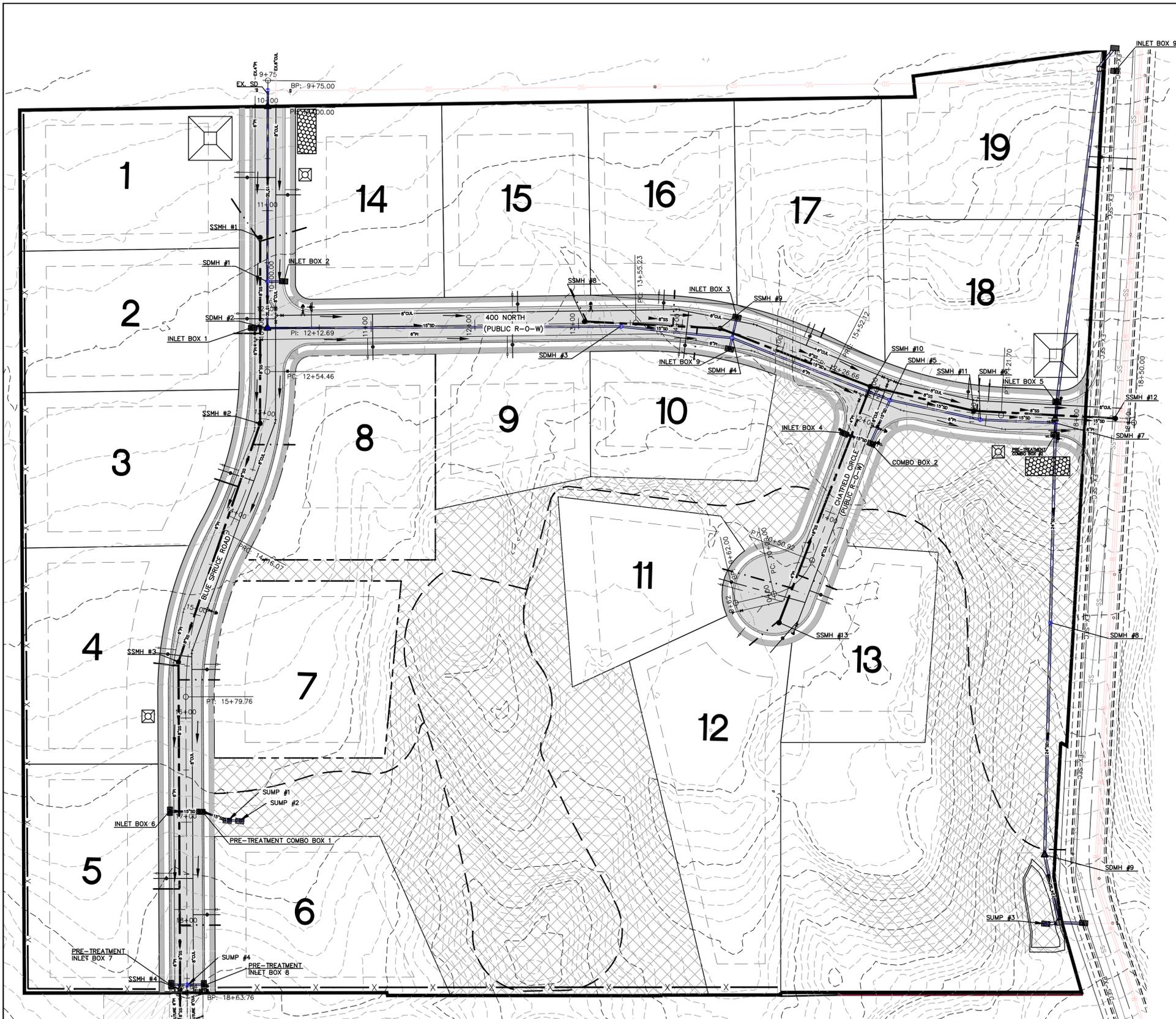
DT-02



(24"x36")
 SCALE 1" = 50'
 (11"x17")
 SCALE 1" = 100'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED 12" BERM / SWALE
(SEE SHEET ECP-02)
- PROPOSED SILT FENCE
(SEE SHEET ECP-02)
- PROPOSED VEHICLE TRACKING CONTROL
- PROPOSED OFFSITE CURB INLET PROTECTION
(SEE SHEET ECP-02)
- CONCRETE WASH OUT AREA - DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, OR STREET. WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITH IN THE BERM OR LEVEL AREA. DISPOSE HARDENED CONCRETE ON A REGULAR BASIS OR AS NEEDED
- PORTABLE TOILET



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 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

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ALPINE VIEW ESTATES

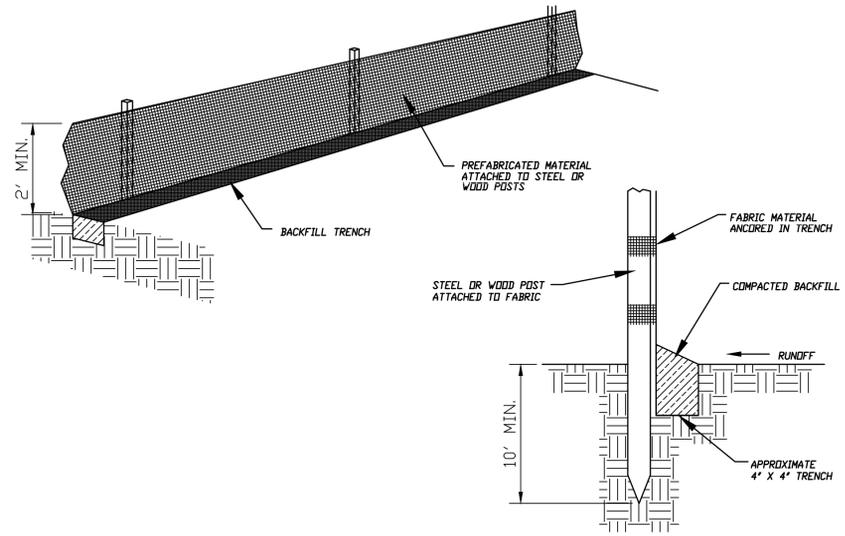
EROSION CONTROL PLAN

JOB NO.
3-17-055

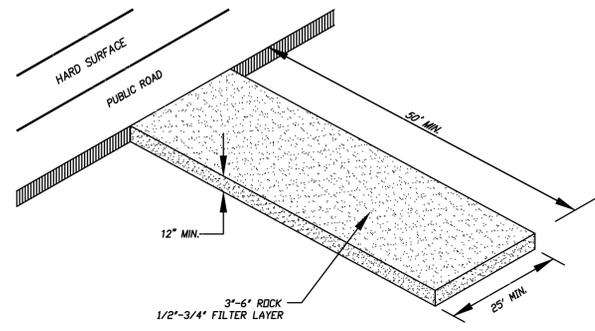
ALPINE, UTAH

SHEET NO.
ECP-01

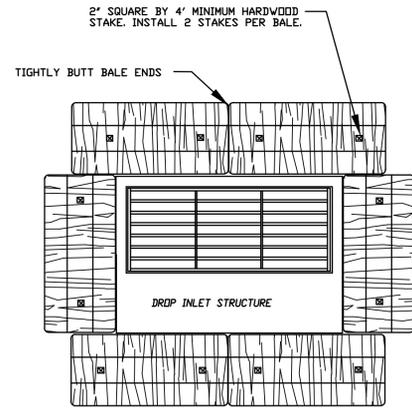
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SILT FENCE DETAIL
-NTS-

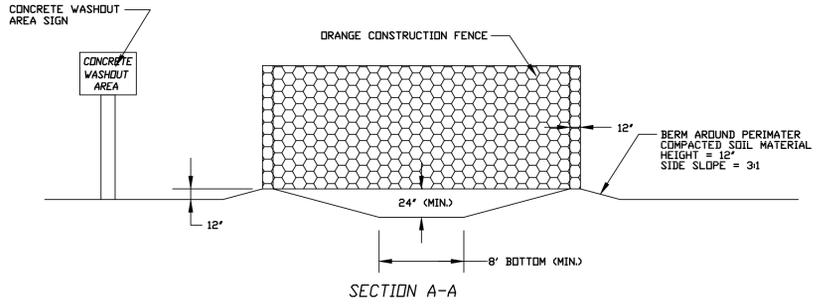


VEHICLE TRACKING DETAIL
NOT TO SCALE

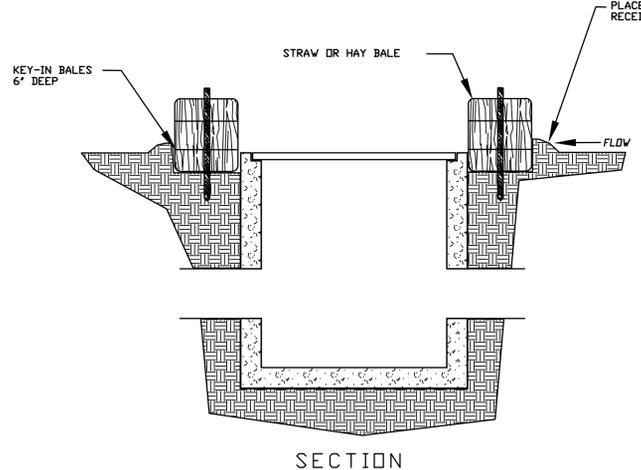


PLAN VIEW

- NOTES:
1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY 4 BALES WIDTH WIDE.
 2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
 3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
 4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
 5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
 6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.



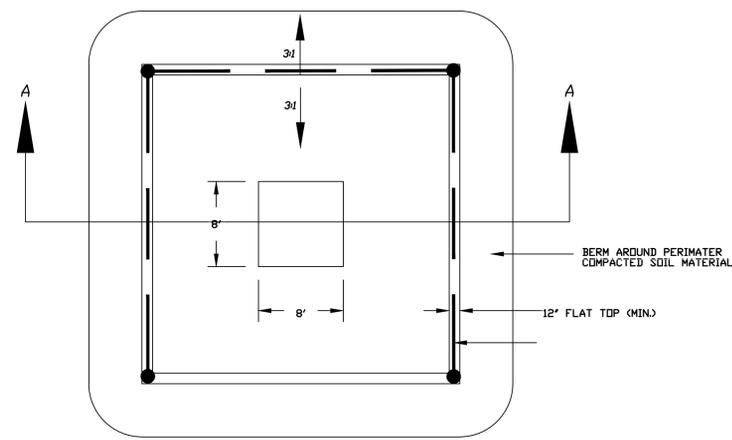
SECTION A-A



STRAW BALE DROP INLET PROTECTION DETAIL
-NTS-

GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
5. ALL SWPPP DRAINAGE SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST HAVE FABRIC REGULARLY CLEANED (14 DAY INTERVAL MAX, MORE FREQUENTLY IF NEEDED) TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET.



CONCRETE WASHOUT PIT
-NTS-



5		DESIGNED BY:	DATE:
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	REV. COGO FILE:		DATE:



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ALPINE VIEW ESTATES

EROSION CONTROL DETAILS

JOB NO.
3-17-055

ALPINE, UTAH

SHEET NO.
ECP-02

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ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution No. R2018-09, Amending the Consolidated Fee Schedule.

FOR CONSIDERATION ON: August 14, 2018

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve the proposed amendments to the Consolidated Fee Schedule.

BACKGROUND INFORMATION:

- A. Business license fee for door-to-door solicitors.** The proposed amendment would increase the fee from \$15 to \$25.
- B. Fire inspection fee for businesses.** Some businesses require multiple fire inspections until they comply. The cost of repeat inspections exceeds the \$50 fee which the City charges for a business license.
- C. Inspection fee for subdivision.** The proposed amended would increase the inspection fee from \$140 per lot to \$418.27 per lot and eliminate the per visit inspection fee. The proposed increase is based on actual time inspecting construction of infrastructure in subdivision. Attached is the analysis justifying the increase.
- D. Exhibit A.** This exhibit is used to calculate the cost of a building permit based on the price of construction per square foot. The last time the cost of construction was adjusted was in 2009. The cost of construction has increased from \$101.95/square foot to \$116.16/square foot based on the 2015 Uniform Building Code.

<p>Council Action: That the City Council consider approving Resolution No. R2018-09 amending the Consolidated Fee Schedule.</p>

INSPECTION COST ANALYSIS BASED ON RECENT COMPLETED DEVELOPMENTS

Development	Construction time (months)*	Lot	Months/lot	Estimated Visits per month	total visits	Hrs/visit	Total Hrs	Cost/hr	Total Cost	Cost/lot
Bennett Farms All	8	30	0.3	40	320	0.5	160	\$ 38.50	\$ 6,159.30	\$ 205.31
Alpine West Meadow	9	25	0.4	40	360	0.5	180	\$ 38.50	\$ 6,929.22	\$ 277.17
Beck Pines	8	19	0.4	40	320	0.5	160	\$ 38.50	\$ 6,159.30	\$ 324.17
White Pine Estates	7	9	0.8	40	280	0.5	140	\$ 38.50	\$ 5,389.39	\$ 598.82
North Point	8	33	0.2	40	320	0.5	160	\$ 38.50	\$ 6,159.30	\$ 186.65
Heritage Hills C	8	17	0.5	40	320	0.5	160	\$ 38.50	\$ 6,159.30	\$ 362.31
East View F	6	6	1.0	40	240	0.5	120	\$ 38.50	\$ 4,619.48	\$ 769.91
David's Ct	4	9	0.4	40	160	0.75	120	\$ 38.50	\$ 4,619.48	\$ 513.28
Three Falls**	26	57	0.5	30	780	1	780	\$ 38.50	\$ 30,026.60	\$ 526.78

* Time estimated as if contractor worked start to finish to complete the construction. Many of these projects sat throughout winter and the total construction time does accurately reflect the time Landon spent there when he's making visits twice a day during construction periods.

** Not completed yet, estimated visits per month lowered due to slower winter months

\$ 418.27

RESOLUTION NO. R2018-08

A RESOLUTION OF THE GOVERNING BODY OF ALPINE CITY ESTABLISHING A CONSOLIDATED FEE SCHEDULE

WHEREAS, the governing body of Alpine City pursuant to Utah Code Annotated, Section 10-3-717 is empowered by resolution to set fees; and

WHEREAS, the governing body of Alpine City wishes to establish an equitable system of fees to cover the cost of providing municipal services;

NOW, THEREFORE, BE IT RESOLVED by the governing body of Alpine City that:

I. The following fees are hereby imposed as set forth herein:

A. CITY RECORDER:

- | | | |
|----|---|---|
| 1. | Compiling records in a form other than that maintained by the City. | Actual cost and expense for employee time or time of any other person hired and supplies and equipment. Minimum charge of \$10 per request. |
| 2. | Copy of record | \$0.50/printed page |
| 3. | Certification of record | \$1.00/certification |
| 4. | Postage | Actual cost to City |
| 5. | Other costs allowed by law | Actual cost to City |
| 6. | Miscellaneous copying (per printed page): | |

	B/W	Color
8 ½ x 11	\$0.10	\$0.50
8 ½ x 14	\$0.15	\$0.70
11 x 17	\$0.20	\$0.90

- | | | | |
|----|--|-------------|---------|
| 7. | Electronic copies of minutes of meetings | Actual cost | |
| 8. | Maps (color copies) | 8 ½ x 11 | \$2.50 |
| | | 11 x 17 | \$5.00 |
| | | 24 x 36 | \$18.00 |
| | | 34 x 44 | \$30.00 |
| 9. | Maps with aerial photos | 8 ½ x 11 | \$5.00 |
| | | 11 x 17 | \$10.00 |
| | | 24 x 36 | \$32.00 |

B. BUILDING PERMITS AND INSPECTIONS:

1. Applications:

New Homes/Commercial Buildings	\$1,000.00
Construction jobs exceeding a value of \$50,000	\$250.00
Fee for all other Building Permit Applications	\$25.00

2. Building Permit Fees will be based on the construction values in Exhibit A and in accordance with the Building Code formula in Exhibit B. Finished basements and decks shall fall under (U) Utility, miscellaneous in Exhibit A.

Refunds for permits issued will be limited to 80 percent of the permit costs, not later than 180 days after the date of fee payment. No refunds for plan review costs will be given if the plan review has been conducted.

A building permit extension fee shall be assessed when building permits for new homes have become null and void. A permit becomes null and void if work or construction is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. The cost of extending a permit after it has become null and void will be one-half the original building permit fee which consists of the construction fee, electrical fee, plumbing fee and heating fee. A current infrastructure protection bond will also be posted by the new owner/applicant. The original infrastructure bond will be applied to any damage that occurred after the original permit was issued.

3. Minimum fees for issuance of individual permits including, but not limited to, meter upgrades, A/C, furnace, water heaters, etc. Actual cost of inspection

4. One percent surcharge per building permit (Utah Code):
 - a. 80 percent submitted to Utah State Government,
 - b. 20 percent retained by City for administration of State collection.

5. Buildings of unusual design, excessive magnitude, or potentially hazardous exposures may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Chief Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in item #1 above.

6. Special Inspections Actual cost to City

7. Re-inspection Fee Actual cost to City

8. Retaining Wall Inspection Fee \$110/hr plus \$0.60/mile

C. BUSINESS LICENSES:

1. Home Occupations \$50 + \$25.00 for one non-family employee
2. Home Occupations (no impact) No fee
3. Commercial \$50.00 + \$25.00 for each employee
(Maximum - \$400.00)

4. Late Charge after 3/01 of each year Double the base fee

5. Canvasser, Solicitors, and Other Itinerant Merchants Application Fee \$15.00

6.	Accessory Apartment Permit	\$50.00 registration and annual fee
----	----------------------------	-------------------------------------

D. ORDINANCE ENFORCEMENT:

1.	Abatement of injurious and noxious real property and unsightly or deleterious objects or structures.	Actual cost of abatement plus 20% of actual cost
----	--	--

E. PLANNING AND ZONING:

1.	General Plan amendment	\$350.00
2.	Zone change	\$350.00
3.	Appeal Authority	Actual Cost of Service
4.	Conditional Use	\$250.00
5.	Subdivisions	
	a. Plat Amendment Fee	\$250.00
	b. Concept Plan Review Fee	\$100.00 + \$20.00 per lot + actual cost of City Engineer's review
	c. Preliminary Plan Fee	\$100.00 + \$90.00 per lot + actual cost of City Engineer's review
	d. Final Plat Fee	\$100.00 + \$90.00 per lot + actual cost of City Engineer's review
	e. Preliminary Plan Reinstatement/Extension Fee	\$100.00
	f. Final Plat Reinstatement/Extension Fee	\$100.00
	g. Recording Fee	\$30.00 per sheet + \$1.00 per lot
	h. Inspection Fees	\$140.00 per lot + \$65.00 per visit for re-inspection
	i. Subdivision & Building Bonds	
	(1) Performance and Guarantee	120% escrow in bank
	(2) Infrastructure Protection Bond	\$2,500.00 cash bond
		\$5,000.00 cash bond for corner lots or regular lots with more than 150 feet of frontage
	(3) Open Space Bond	Determined by City Engineer
6.	Publications	Electronic Hard Copy
	a. General Plan	\$15.00 \$10.00
	b. Subdivision Ordinance	\$15.00 \$30.00
	c. Zoning Ordinance	\$15.00 \$30.00

- 7. Site Plan Review Fee
 - a. Residential (not in approved subdivision) \$150.00 + actual cost of engineering review
 - b. Commercial \$250.00 + actual cost of engineering review
- 8. Lot Line Adjustment \$75.00
- 9. Annexation
 - a. Application Fee \$800.00
 - b. Plat Review Fee \$200.00
 - c. Annexation Study Fee Actual Cost
- 10. Sign Permits
 - a. Application Fee \$25.00
 - b. Inspection Fee Actual cost
 Application fee shall not apply to temporary non-profit signs.
- 11. Utah County Surveyor Plat review fee \$125.00

F. PUBLIC WORKS:

- 1. Streets
 - a. Street Dedication or Vacation \$300.00
 - b. Street Name Change Application \$100.00
 - c. New Street Sign for Name Change Approval \$75.00 per sign
- 2. Concrete Inspection Permits:
 - a. Curb and Gutter \$35.00
 - b. Sidewalk \$35.00
- 3. Excavation Permits, Asphalt/Concrete Cuts/Unimproved Surface
 - a. Excavation bond \$4,000.00
 - b. Minimum fee for cuts in paved surfaces more than 3 years old \$300.00 + 1.50/sq. ft.
 - c. Minimum fee for cuts in paved surfaces 3 years old or less \$300.00 + 3.00/sq. ft.
 - d. Land Disturbance Permit \$300.00
- 4. Culinary Water Rates (Temporary disconnection is not permitted unless authorized by the Alpine City Administrator.):
 - a. Box Elder and those portions of Willow Canyon and any other areas of the City that cannot be served by pressurized irrigation:

Amount Used	Rate
0 to 8,000 gallons per month (base rate)	\$16.00
Each 1,000 gallons over 8,000 gallons to 60,000 gallons per month	\$0.90
Each 1,000 gallons over 60,000 gallons to 175,000 gallons per month	\$1.40
Each 1,000 gallons over 175,000 gallons per month	\$2.80

b. All other users:

Amount Used	Rate
0 to 8,000 gallons per month (base rate)	\$16.00
Each 1,000 gallons over 8,000 gallons to 10,000 gallons per month	\$2.00
Each 1,000 gallons over 10,000 gallons to 12,000 gallons per month	\$3.00
Each 1,000 gallons over 12,000 gallons per month	\$4.00

c. Other utility fees and rates

- (1) Deposit of \$100 refunded after one year of prompt payment
- (2) Transfer of service \$25.00
- (3) Utility service connection \$25.00
- (4) Delinquent & Disconnect/Reconnect
 - a. First time annually \$70.00 + 10% penalty (the \$70.00 + 10% penalty will be waived if the customer signs up for automatic bill pay by credit card through Xpress Bill Pay)
 - b. Subsequent times \$45.00 + 10% penalty
- (5) Utility tampering fee \$299.00

5. Culinary Water Meter Connection Fee (In Addition to Impact Fee)

Minimum Lot Size Requirements	Meter Size	Fee
N/A	¾"	\$350.00
One acre or larger or commercial use	1"	\$460.00
As justified by engineering requirements	1 ½"	\$800.00
As justified by engineering requirements	2"	\$1,000.00

6. Pressurized Irrigation Connection Fee (in addition to impact fee)

Description	Meter Size	Fee
For connections installed as part of the original Pressurized Irrigation System	1"	\$550.00
For connections installed as part of the original Pressurized Irrigation System	1 ½"	\$800.00
As justified by engineering requirements	2"	\$850.00

7. Pressurized Irrigation Meter Connection Fee (in addition to impact fee and pressurized irrigation connection fee, if applicable)

Description	Fee
1" Meter installation with no provisions for meter	\$585.00
1" Meter installation with provisions for meter	\$520.00
1.5" Meter installation	\$1,625.00
2" Meter installation	\$1,680.00

8. Pressurized Irrigation Rates (Temporary disconnection is not permitted unless authorized by the Alpine City Administrator.):

Users	Rate
Residential Users	
(1) Non-shareholders in Alpine Irrigation Co.	\$0.001112 per square foot per month
(2) Shareholders in Alpine Irrigation Co.	\$0.000618 per square foot per month
Agricultural User	\$1.15 per share per month

9. Sewer Connection Fee \$125.00

10. Sewer Usage Rate

Amount Used	Rate
0 to 2,000 gallons per month	\$14.40
Each 1,000 gallons over 2,000 gallons per month	\$3.94

Sewer rates are based on average monthly water use from October 1 – March 30.

11. Storm Drain Usage Rate

Parcels	Rate
Residential (1 ERU)	\$5.00 per month
Commercial	The charge shall be based on the total square feet of the measured impervious surface divided by 4,200 square feet (or 1 ERU), and rounded to the nearest whole number. The actual total monthly service charge shall be computed by multiplying the ERU's for a parcel by the rate of \$5.00 per month. See Municipal Code 14-403.6 for available credits.
Undeveloped	No charge

12.	Monthly Residential Waste	
	a. Collection Fee (1 st unit)	\$11.50
	b. Collection Fee each additional unit	\$6.20
	c. Recycling (1 st unit)	\$5.60
	d. Recycling each additional unit	\$5.35
13.	Transfer of Utility Service	\$25.00

G. PARKS

1.	Resident General City Park Reservation	\$25.00 use fee
2.	Non-resident General City Park Reservation (parks other than Creekside Park)	\$75.00 use fee
3.	Non-resident Creekside Park Reservation	\$100.00 use fee
4.	<u>Sports Use of City Parks</u> Rugby, Soccer, Football, Baseball, etc. Outside Leagues	\$2 per player \$10 per game
5.	Mass Gathering Event	\$150 use fee \$1,000 deposit
6.	<u>Lambert Park</u> Event - Resident Event - Non-resident Races in Lambert Park	\$25 + \$150 deposit \$75 + \$150 deposit \$500 + mass gathering fee and deposit
7.	<u>Rodeo Grounds</u> Event - Resident Event - Non-resident	\$25 + \$150 deposit \$75 + \$150 deposit
8.	Moyle Park Wedding - 100 people or fewer Moyle Park Wedding - 100+ people Non-resident Moyle Park wedding 100 people or fewer Non-resident Moyle Park wedding 100+ people	\$100.00 \$200.00 \$200.00 \$400.00

H. IMPACT FEES

1.	Storm Drain	\$800.00
2.	Street	\$1,183.32
3.	Park/Trail	\$2,688.00
4.	Sewer	\$492.66
5.	Timpanogos Special Service District (fee passed through)	\$1,708.00
6.	Culinary Water with Pressurized Irrigation	\$1,123.00

- 7. Culinary Water without Pressurized Irrigation \$6,738.00
- 8. Pressurized Irrigation \$0.095/square foot

I. CEMETERY

- 1. Above ground marker or monument (upright) \$75.00
- 2. Single Burial Lot or Space
 - a. Resident \$985.00
 - b. Non-Resident \$1,500.00

3. Opening & Closing Graves*

	Weekday	Saturday
Resident	\$600	\$850.00
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City will remove all earth and obstacles leaving vault exposed.
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 - a. Burial of ashes – Resident \$500.00
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II. Other Fees

It is not intended by this Resolution to repeal, abrogate, annul or in any way impair or interfere with the existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected above. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this Resolution shall control.

III. This Resolution shall take effect on the 10th day of July, 2018.

PASSED this 10th day of July, 2018.



Troy Stout, Alpine City Mayor

ATTEST:



Charmayne G. Warnock
Alpine City Recorder



Exhibit A

Square Foot Construction Costs^{a, b, c, d}

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
	Assembly, theaters, without stage	188.37	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
A-2	Assembly, nightclubs	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-2	Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
A-3	Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3	Assembly, general, community halls, libraries, museums	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
A-4	Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B	Business	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
E	Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1	Factory and industrial, moderate hazard	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2	Factory and industrial, low hazard	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1	High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	N.P.
H234	High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	N.P.
H-5	HPM	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
I-1	Institutional, supervised environment	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2	Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	N.P.	247.66	223.51	N.P.
I-2	Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	N.P.	166.08	143.05	N.P.
I-3	Institutional, restrained	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4	Institutional, day care facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M	Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1	Residential, hotels	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2	Residential, multiple family	136.97	131.44	127.26	121.11	111.95	107.63	122.34	98.47	93.65
R-3	Residential, one- and two-family	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
R-4	Residential, care/assisted living facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1	Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2	Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U	Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent.
- d. N.P. = not permitted

Electronic files of the latest Building Valuation Data can be downloaded from the Code Council website at www.iccsafe.org/cs/techservices

EXHIBIT B

BUILDING PERMIT FEES (2009 IRC Appendix L)

Total Valuation	Fee
\$1 to \$500	\$24.00
Total value from \$501 to \$2,000	
First \$500	\$24.00
Plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000	
Total value _____ = _____ - 5 = _____ x \$3 = _____	
100	
Building Permit Fee	
Total value from \$2,001 to \$40,000	
First \$2,000	\$69.00
plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000	
Total value _____ = _____ - 2 = _____ x \$11 = _____	
1,000	
Building Permit Fee	
Total value from 40,001 to \$100,000	
First 40,000	\$487.00
plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000	
Total value _____ = _____ - 40 = _____ x \$9 = _____	
1,000	
Building Permit Fee	
Total value from \$100,001 to \$500,000	
First \$100,000	\$1,027.00
plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000	
Total value _____ = _____ - 100 = _____ x \$7 = _____	
1,000	
Building Permit Fee	
Total value from \$500,001 to \$1,000,000	
First \$500,000	\$3,827.00
plus \$5 for each additional \$1,000 or fraction thereof, to and including 1,000,000	
Total value _____ = _____ - 500 = _____ x \$5 = _____	
1,000	
Building Permit Fee	
Total value from \$1,000,001 to \$5,000,000	
First \$1,000,000	\$6,327.00
plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	
Total value _____ = _____ - 1,000 = _____ x \$3 = _____	
1,000	
Building Permit Fee	
Total value from \$5,000,000 and over	
First \$5,000,000	\$18,327.00
plus \$1 for each additional \$1,000 or fraction thereof	
Total value _____ = _____ - \$5,000 = _____ x \$1 = _____	
1,000	
Building Permit Fee	

RESOLUTION NO. R2018- 09

A RESOLUTION OF THE GOVERNING BODY OF ALPINE CITY ESTABLISHING A CONSOLIDATED FEE SCHEDULE

WHEREAS, the governing body of Alpine City pursuant to Utah Code Annotated, Section 10-3-717 is empowered by resolution to set fees; and

WHEREAS, the governing body of Alpine City wishes to establish an equitable system of fees to cover the cost of providing municipal services;

NOW, THEREFORE, BE IT RESOLVED by the governing body of Alpine City that:

I. The following fees are hereby imposed as set forth herein:

A. CITY RECORDER:

- 1. Compiling records in a form other than that maintained by the City. Actual cost and expense for employee time or time of any other person hired and supplies and equipment. Minimum charge of \$10 per request.
- 2. Copy of record \$0.50/printed page
- 3. Certification of record \$1.00/certification
- 4. Postage Actual cost to City
- 5. Other costs allowed by law Actual cost to City
- 6. Miscellaneous copying (per printed page):

	B/W	Color
8 ½ x 11	\$0.10	\$0.50
8 ½ x 14	\$0.15	\$0.70
11 x 17	\$0.20	\$0.90

- 7. Electronic copies of minutes of meetings Actual cost
- 8. Maps (color copies)
 - 8 ½ x 11 \$2.50
 - 11 x 17 \$5.00
 - 24 x 36 \$18.00
 - 34 x 44 \$30.00
- 9. Maps with aerial photos
 - 8 ½ x 11 \$5.00
 - 11 x 17 \$10.00
 - 24 x 36 \$32.00

B. BUILDING PERMITS AND INSPECTIONS:

- 1. Applications:
 - New Homes/Commercial Buildings \$1,000.00
 - Construction jobs exceeding a value of \$50,000 \$250.00
 - Fee for all other Building Permit Applications \$25.00
- 2. Building Permit Fees will be based on the construction values in Exhibit A and in accordance with the Building Code formula in Exhibit B. Finished basements and decks shall fall under (U) Utility, miscellaneous in Exhibit A.

Refunds for permits issued will be limited to 80 percent of the permit costs, not later than 180 days after the date of fee payment. No refunds for plan review costs will be given if the plan review has been conducted.

A building permit extension fee shall be assessed when building permits for new homes have become null and void. A permit becomes null and void if work or construction is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. The cost of extending a permit after it has become null and void will be one-half the original building permit fee which consists of the construction fee, electrical fee, plumbing fee and heating fee. A current infrastructure protection bond will also be posted by the new owner/applicant. The original infrastructure bond will be applied to any damage that occurred after the original permit was issued.

- 3. Minimum fees for issuance of individual permits including, but not limited to, meter upgrades, A/C, furnace, water heaters, etc. Actual cost of inspection
- 4. One percent surcharge per building permit (Utah Code):
 - a. 80 percent submitted to Utah State Government,
 - b. 20 percent retained by City for administration of State collection.
- 5. Buildings of unusual design, excessive magnitude, or potentially hazardous exposures may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Chief Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in item #1 above.
- 6. Special Inspections Actual cost to City
- 7. Re-inspection Fee Actual cost to City
- 8. Retaining Wall Inspection Fee \$110/hr plus \$0.60/mile

C. BUSINESS LICENSES:

- 1. Home Occupations \$50 + \$25.00 for one non-family employee
- 2. Home Occupations (no impact) No fee
- 3. Commercial \$50.00 + \$25.00 for each employee (Maximum - \$400.00)
- 4. Late Charge after 3/01 of each year Double the base fee
- 5. Canvasser, Solicitors, and Other Itinerant Merchants Application Fee ~~\$15.00~~ \$25.00

- | | | |
|----|------------------------------------|-------------------------------------|
| 6. | Accessory Apartment Permit | \$50.00 registration and annual fee |
| 7. | Fire Inspection Fee for Businesses | Actual cost of repeat visits |

D. ORDINANCE ENFORCEMENT:

- | | | |
|----|--|--|
| 1. | Abatement of injurious and noxious real property and unsightly or deleterious objects or structures. | Actual cost of abatement plus 20% of actual cost |
|----|--|--|

E. PLANNING AND ZONING:

- | | | |
|----|--|--|
| 1. | General Plan amendment | \$350.00 |
| 2. | Zone change | \$350.00 |
| 3. | Appeal Authority | Actual Cost of Service |
| 4. | Conditional Use | \$250.00 |
| 5. | Subdivisions | |
| a. | Plat Amendment Fee | \$250.00 |
| b. | Concept Plan Review Fee | \$100.00 + \$20.00 per lot + actual cost of City Engineer's review |
| c. | Preliminary Plan Fee | \$100.00 + \$90.00 per lot + actual cost of City Engineer's review |
| d. | Final Plat Fee | \$100.00 + \$90.00 per lot + actual cost of City Engineer's review |
| e. | Preliminary Plan Reinstatement/
Extension Fee | \$100.00 |
| f. | Final Plat Reinstatement/Extension Fee | \$100.00 |
| g. | Recording Fee | \$30.00 per sheet + \$1.00 per lot |
| h. | Inspection Fee | \$140.00 per lot + \$65.00 per visit for re-inspection \$418.27 per lot |
| i. | Subdivision & Building Bonds | |
| | (1) Performance and Guarantee | 120% escrow in bank |
| | (2) Infrastructure Protection Bond | \$2,500.00 cash bond
\$5,000.00 cash bond for corner lots or regular lots with more than 150 feet of frontage |
| | (3) Open Space Bond | Determined by City Engineer |
| 6. | Publications | Electronic Hard Copy |
| | a. General Plan | \$15.00 \$10.00 |
| | b. Subdivision Ordinance | \$15.00 \$30.00 |

c.	Zoning Ordinance	\$15.00	\$30.00
7.	Site Plan Review Fee		
	a. Residential (not in approved subdivision)	\$150.00 + actual cost of engineering review	
	b. Commercial	\$250.00 + actual cost of engineering review	
8.	Lot Line Adjustment	\$75.00	
9.	Annexation		
	a. Application Fee	\$800.00	
	b. Plat Review Fee	\$200.00	
	c. Annexation Study Fee	Actual Cost	
10.	Sign Permits		
	a. Application Fee	\$25.00	
	b. Inspection Fee	Actual cost	
	Application fee shall not apply to temporary non-profit signs.		
11.	Utah County Surveyor Plat review fee	\$125.00	

F. PUBLIC WORKS:

1.	Streets		
	a. Street Dedication or Vacation	\$300.00	
	b. Street Name Change Application	\$100.00	
	c. New Street Sign for Name Change Approval	\$75.00 per sign	
2.	Concrete Inspection Permits:		
	a. Curb and Gutter	\$35.00	
	b. Sidewalk	\$35.00	
3.	Excavation Permits, Asphalt/Concrete Cuts/Unimproved Surface		
	a. Excavation bond	\$4,000.00	
	b. Minimum fee for cuts in paved surfaces more than 3 years old	\$300.00 + 1.50/sq. ft.	
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	d. Land Disturbance Permit	\$300.00	
4.	Culinary Water Rates (Temporary disconnection is not permitted unless authorized by the Alpine City Administrator.):		
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	Weekday	Saturday
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III. This Resolution shall take effect on the _____ day of _____, 2018.

PASSED this ____ day of _____, 2018.

Troy Stout, Alpine City Mayor

ATTEST:

Charmayne G. Warnock
Alpine City Recorder

EXHIBIT A

Square Foot Construction Costs ^{a, b, c}

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	233.95	225.89	220.42	211.39	198.92	193.15	204.70	181.63	174.97
A-1 Assembly, theaters, without stage	214.40	206.35	200.88	191.84	179.53	173.76	185.16	162.23	155.58
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A-2 Assembly, restaurants, bars, banquet halls	181.86	176.56	171.06	165.05	154.54	151.22	159.22	139.73	135.94
A-3 Assembly, churches	216.47	208.41	202.95	193.91	181.79	176.02	187.23	164.50	157.85
A-3 Assembly, general, community halls, libraries, museums	180.57	172.51	166.04	158.00	144.89	140.11	151.32	127.59	121.94
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E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	111.86	106.71	100.58	96.68	86.77	82.81	92.61	72.75	68.09
F-2 Factory and industrial, low hazard	110.86	105.71	100.58	95.68	86.77	81.81	91.61	72.75	67.09
H-1 High Hazard, explosives	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	N.P.
H234 High Hazard	104.68	99.53	94.40	89.50	80.80	75.84	85.43	66.78	61.12
H-5 HPM	186.69	179.79	173.86	165.19	150.70	145.02	158.70	132.31	126.48
I-1 Institutional, supervised environment	187.63	181.26	176.01	168.60	155.33	151.11	168.69	139.15	134.82
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R-1 Residential, hotels	189.35	182.99	177.74	170.33	156.80	152.58	170.42	140.62	136.29
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R-3 Residential, one- and two-family ^d	148.17	144.14	140.42	136.90	131.89	128.41	134.60	123.40	116.15
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S-1 Storage, moderate hazard	103.68	98.53	92.40	88.50	78.80	74.84	84.43	64.78	60.12
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U Utility, miscellaneous	80.38	75.90	71.16	67.61	60.99	57.00	64.60	48.23	45.92

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$21.00 per sq. ft.

EXHIBIT B

BUILDING PERMIT FEES (2009 IRC Appendix L)

Total Valuation	Fee
\$1 to \$500	\$24.00
Total value from \$501 to \$2,000	
First \$500	\$24.00
Plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000	
Total value _____ = _____ - 5 = _____ x \$3 = _____	
100	
Building Permit Fee	
Total value from \$2,001 to \$40,000	
First \$2,000	\$69.00
plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000	
Total value _____ = _____ - 2 = _____ x \$11 = _____	
1,000	
Building Permit Fee	
Total value from \$40,001 to \$100,000	
First \$40,000	\$487.00
plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000	
Total value _____ = _____ - 40 = _____ x \$9 = _____	
1,000	
Building Permit Fee	
Total value from \$100,001 to \$500,000	
First \$100,000	\$1,027.00
plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000	
Total value _____ = _____ - 100 = _____ x \$7 = _____	
1,000	
Building Permit Fee	
Total value from \$500,001 to \$1,000,000	
First \$500,000	\$3,827.00
plus \$5 for each additional \$1,000 or fraction thereof, to and including 1,000,000	
Total value _____ = _____ - 500 = _____ x \$5 = _____	
1,000	
Building Permit Fee	
Total value from \$1,000,001 to \$5,000,000	
First \$1,000,000	\$6,327.00
plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	
Total value _____ = _____ - 1,000 = _____ x \$3 = _____	
1,000	
Building Permit Fee	
Total value from \$5,000,000 and over	
First \$5,000,000	\$18,327.00
plus \$1 for each additional \$1,000 or fraction thereof	
Total value _____ = _____ - \$5,000 = _____ x \$1 = _____	
1,000	
Building Permit Fee	

RESOLUTION NO. R2018- 09

A RESOLUTION OF THE GOVERNING BODY OF ALPINE CITY ESTABLISHING A CONSOLIDATED FEE SCHEDULE

WHEREAS, the governing body of Alpine City pursuant to Utah Code Annotated, Section 10-3-717 is empowered by resolution to set fees; and

WHEREAS, the governing body of Alpine City wishes to establish an equitable system of fees to cover the cost of providing municipal services;

NOW, THEREFORE, BE IT RESOLVED by the governing body of Alpine City that:

I. The following fees are hereby imposed as set forth herein:

A. CITY RECORDER:

- 1. Compiling records in a form other than that maintained by the City. Actual cost and expense for employee time or time of any other person hired and supplies and equipment. Minimum charge of \$10 per request.
- 2. Copy of record \$0.50/printed page
- 3. Certification of record \$1.00/certification
- 4. Postage Actual cost to City
- 5. Other costs allowed by law Actual cost to City
- 6. Miscellaneous copying (per printed page):

	B/W	Color
8 ½ x 11	\$0.10	\$0.50
8 ½ x 14	\$0.15	\$0.70
11 x 17	\$0.20	\$0.90

- 7. Electronic copies of minutes of meetings Actual cost
- 8. Maps (color copies)
 - 8 ½ x 11 \$2.50
 - 11 x 17 \$5.00
 - 24 x 36 \$18.00
 - 34 x 44 \$30.00
- 9. Maps with aerial photos
 - 8 ½ x 11 \$5.00
 - 11 x 17 \$10.00
 - 24 x 36 \$32.00

B. BUILDING PERMITS AND INSPECTIONS:

- 1. Applications:
 - New Homes/Commercial Buildings \$1,000.00
 - Construction jobs exceeding a value of \$50,000 \$250.00
 - Fee for all other Building Permit Applications \$25.00
- 2. Building Permit Fees will be based on the construction values in Exhibit A and in accordance with the Building Code formula in Exhibit B. Finished basements and decks shall fall under (U) Utility, miscellaneous in Exhibit A.

Refunds for permits issued will be limited to 80 percent of the permit costs, not later than 180 days after the date of fee payment. No refunds for plan review costs will be given if the plan review has been conducted.

A building permit extension fee shall be assessed when building permits for new homes have become null and void. A permit becomes null and void if work or construction is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. The cost of extending a permit after it has become null and void will be one-half the original building permit fee which consists of the construction fee, electrical fee, plumbing fee and heating fee. A current infrastructure protection bond will also be posted by the new owner/applicant. The original infrastructure bond will be applied to any damage that occurred after the original permit was issued.

- 3. Minimum fees for issuance of individual permits including, but not limited to, meter upgrades, A/C, furnace, water heaters, etc. Actual cost of inspection
- 4. One percent surcharge per building permit (Utah Code):
 - a. 80 percent submitted to Utah State Government,
 - b. 20 percent retained by City for administration of State collection.
- 5. Buildings of unusual design, excessive magnitude, or potentially hazardous exposures may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Chief Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in item #1 above.
- 6. Special Inspections Actual cost to City
- 7. Re-inspection Fee Actual cost to City
- 8. Retaining Wall Inspection Fee \$110/hr plus \$0.60/mile

C. BUSINESS LICENSES:

- 1. Home Occupations \$50 + \$25.00 for one non-family employee
- 2. Home Occupations (no impact) No fee
- 3. Commercial \$50.00 + \$25.00 for each employee (Maximum - \$400.00)
- 4. Late Charge after 3/01 of each year Double the base fee
- 5. Canvasser, Solicitors, and Other Itinerant Merchants Application Fee \$25.00

- | | | |
|----|------------------------------------|-------------------------------------|
| 6. | Accessory Apartment Permit | \$50.00 registration and annual fee |
| 7. | Fire Inspection Fee for Businesses | Actual cost of repeat visits |

D. ORDINANCE ENFORCEMENT:

- | | | |
|----|--|--|
| 1. | Abatement of injurious and noxious real property and unsightly or deleterious objects or structures. | Actual cost of abatement plus 20% of actual cost |
|----|--|--|

E. PLANNING AND ZONING:

- | | | |
|----|---|--|
| 1. | General Plan amendment | \$350.00 |
| 2. | Zone change | \$350.00 |
| 3. | Appeal Authority | Actual Cost of Service |
| 4. | Conditional Use | \$250.00 |
| 5. | Subdivisions | |
| | a. Plat Amendment Fee | \$250.00 |
| | b. Concept Plan Review Fee | \$100.00 + \$20.00 per lot + actual cost of City Engineer's review |
| | c. Preliminary Plan Fee | \$100.00 + \$90.00 per lot + actual cost of City Engineer's review |
| | d. Final Plat Fee | \$100.00 + \$90.00 per lot + actual cost of City Engineer's review |
| | e. Preliminary Plan Reinstatement/
Extension Fee | \$100.00 |
| | f. Final Plat Reinstatement/Extension Fee | \$100.00 |
| | g. Recording Fee | \$30.00 per sheet + \$1.00 per lot |
| | h. Inspection Fee | \$418.27 per lot |
| | i. Subdivision & Building Bonds | |
| | (1) Performance and Guarantee | 120% escrow in bank |
| | (2) Infrastructure Protection Bond | \$2,500.00 cash bond |
| | | \$5,000.00 cash bond for corner lots or regular lots with more than 150 feet of frontage |
| | (3) Open Space Bond | Determined by City Engineer |
| 6. | Publications | Electronic Hard Copy |
| | a. General Plan | \$15.00 \$10.00 |
| | b. Subdivision Ordinance | \$15.00 \$30.00 |
| | c. Zoning Ordinance | \$15.00 \$30.00 |

- 7. Site Plan Review Fee
 - a. Residential (not in approved subdivision) \$150.00 + actual cost of engineering review
 - b. Commercial \$250.00 + actual cost of engineering review
- 8. Lot Line Adjustment \$75.00
- 9. Annexation
 - a. Application Fee \$800.00
 - b. Plat Review Fee \$200.00
 - c. Annexation Study Fee Actual Cost
- 10. Sign Permits
 - a. Application Fee \$25.00
 - b. Inspection Fee Actual cost
 Application fee shall not apply to temporary non-profit signs.
- 11. Utah County Surveyor Plat review fee \$125.00

F. PUBLIC WORKS:

- 1. Streets
 - a. Street Dedication or Vacation \$300.00
 - b. Street Name Change Application \$100.00
 - c. New Street Sign for Name Change Approval \$75.00 per sign
- 2. Concrete Inspection Permits:
 - a. Curb and Gutter \$35.00
 - b. Sidewalk \$35.00
- 3. Excavation Permits, Asphalt/Concrete Cuts/Unimproved Surface
 - a. Excavation bond \$4,000.00
 - b. Minimum fee for cuts in paved surfaces more than 3 years old \$300.00 + 1.50/sq. ft.
 - c. Minimum fee for cuts in paved surfaces 3 years old or less \$300.00 + 3.00/sq. ft.
 - d. Land Disturbance Permit \$300.00
- 4. Culinary Water Rates (Temporary disconnection is not permitted unless authorized by the Alpine City Administrator.):
 - a. Box Elder and those portions of Willow Canyon and any other areas of the City that cannot be served by pressurized irrigation:

Amount Used	Rate
0 to 8,000 gallons per month (base rate)	\$16.00
Each 1,000 gallons over 8,000 gallons to 60,000 gallons per month	\$0.90
Each 1,000 gallons over 60,000 gallons to 175,000 gallons per month	\$1.40
Each 1,000 gallons over 175,000 gallons per month	\$2.80

b. All other users:

Amount Used	Rate
0 to 8,000 gallons per month (base rate)	\$16.00
Each 1,000 gallons over 8,000 gallons to 10,000 gallons per month	\$2.00
Each 1,000 gallons over 10,000 gallons to 12,000 gallons per month	\$3.00
Each 1,000 gallons over 12,000 gallons per month	\$4.00

c. Other utility fees and rates

- (1) Deposit of \$100 refunded after one year of prompt payment
- (2) Transfer of service \$25.00
- (3) Utility service connection \$25.00
- (4) Delinquent & Disconnect/Reconnect
 - a. First time annually \$70.00 + 10% penalty (the \$70.00 + 10% penalty will be waived if the customer signs up for automatic bill pay by credit card through Xpress Bill Pay)
 - b. Subsequent times \$45.00 + 10% penalty
- (5) Utility tampering fee \$299.00

5. Culinary Water Meter Connection Fee (In Addition to Impact Fee)

Minimum Lot Size Requirements	Meter Size	Fee
N/A	¾"	\$350.00
One acre or larger or commercial use	1"	\$460.00
As justified by engineering requirements	1 ½"	\$800.00
As justified by engineering requirements	2"	\$1,000.00

6. Pressurized Irrigation Connection Fee (in addition to impact fee)

Description	Meter Size	Fee
For connections installed as part of the original Pressurized Irrigation System	1"	\$550.00
For connections installed as part of the original Pressurized Irrigation System	1 ½"	\$800.00
As justified by engineering requirements	2"	\$850.00

7. Pressurized Irrigation Meter Connection Fee (in addition to impact fee and pressurized irrigation connection fee, if applicable)

Description	Fee
1" Meter installation with no provisions for meter	\$585.00
1" Meter installation with provisions for meter	\$520.00
1.5" Meter installation	\$1,625.00
2" Meter installation	\$1,680.00

8. Pressurized Irrigation Rates (Temporary disconnection is not permitted unless authorized by the Alpine City Administrator.):

Users	Rate
Residential Users	
(1) Non-shareholders in Alpine Irrigation Co.	\$0.001112 per square foot per month
(2) Shareholders in Alpine Irrigation Co.	\$0.000618 per square foot per month
Agricultural User	\$1.15 per share per month

9. Sewer Connection Fee \$125.00

10. Sewer Usage Rate

Amount Used	Rate
0 to 2,000 gallons per month	\$14.40
Each 1,000 gallons over 2,000 gallons per month	\$3.94

Sewer rates are based on average monthly water use from October 1 – March 30.

11. Storm Drain Usage Rate

Parcels	Rate
Residential (1 ERU)	\$5.00 per month
Commercial	The charge shall be based on the total square feet of the measured impervious surface divided by 4,200 square feet (or 1 ERU), and rounded to the nearest whole number. The actual total monthly service charge shall be computed by multiplying the ERU's for a parcel by the rate of \$5.00 per month. See Municipal Code 14-403.6 for available credits.
Undeveloped	No charge

12.	Monthly Residential Waste	
	a. Collection Fee (1 st unit)	\$11.50
	b. Collection Fee each additional unit	\$6.20
	c. Recycling (1 st unit)	\$5.60
	d. Recycling each additional unit	\$5.35
13.	Transfer of Utility Service	\$25.00

G. PARKS

1.	Resident General City Park Reservation	\$25.00 use fee
2.	Non-resident General City Park Reservation (parks other than Creekside Park)	\$75.00 use fee
3.	Non-resident Creekside Park Reservation	\$100.00 use fee
4.	<u>Sports Use of City Parks</u> Rugby, Soccer, Football, Baseball, etc. Outside Leagues	\$2 per player \$10 per game
5.	Mass Gathering Event	\$150 use fee \$1,000 deposit
6.	<u>Lambert Park</u> Event - Resident Event - Non-resident Races in Lambert Park	\$25 + \$150 deposit \$75 + \$150 deposit \$500 + mass gathering fee and deposit
7.	<u>Rodeo Grounds</u> Event - Resident Event - Non-resident	\$25 + \$150 deposit \$75 + \$150 deposit
8.	Moyle Park Wedding - 100 people or fewer Moyle Park Wedding - 100+ people Non-resident Moyle Park wedding 100 people or fewer Non-resident Moyle Park wedding 100+ people	\$100.00 \$200.00 \$200.00 \$400.00

H. IMPACT FEES

1.	Storm Drain	\$800.00
2.	Street	\$1,183.32
3.	Park/Trail	\$2,688.00
4.	Sewer	\$492.66
5.	Timpanogos Special Service District (fee passed through)	\$1,708.00
6.	Culinary Water with Pressurized Irrigation	\$1,123.00

- 7. Culinary Water without Pressurized Irrigation \$6,738.00
- 8. Pressurized Irrigation \$0.095/square foot

I. CEMETERY

- 1. Above ground marker or monument (upright) \$75.00
- 2. Single Burial Lot or Space
 - a. Resident \$985.00
 - b. Non-Resident \$1,500.00

3. Opening & Closing Graves*

	Weekday	Saturday
Resident	\$600	\$850
Non-Resident	\$1,000	\$1,500.00
Resident Infant (under one year)	\$125.00	\$350.00
Non-Resident Infant (under one year)	\$175.00	\$400.00

- 4. Disinterment \$1,500.00
City will remove all earth and obstacles leaving vault exposed.
- 5. Cremation
 - a. Burial of ashes – Resident \$500.00
 - b. Burial of ashes – Non-Resident \$500.00
- 6. Deed Work \$50.00
- 7. *No Holiday Burials

II. Other Fees

It is not intended by this Resolution to repeal, abrogate, annul or in any way impair or interfere with the existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected above. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this Resolution shall control.

III. This Resolution shall take effect on the _____ day of _____, 2018.

PASSED this ____ day of _____, 2018.

Troy Stout, Alpine City Mayor

ATTEST:

Charmayne G. Warnock
Alpine City Recorder

EXHIBIT A

Square Foot Construction Costs ^{a, b, c}

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Building Permit Fee	
Total value from \$2,001 to \$40,000	
First \$2,000	\$69.00
plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000	
Total value _____ = _____ - 2 = _____ x \$11 = _____	
1,000	
Building Permit Fee	
Total value from \$40,001 to \$100,000	
First \$40,000	\$487.00
plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000	
Total value _____ = _____ - 40 = _____ x \$9 = _____	
1,000	
Building Permit Fee	
Total value from \$100,001 to \$500,000	
First \$100,000	\$1,027.00
plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000	
Total value _____ = _____ - 100 = _____ x \$7 = _____	
1,000	
Building Permit Fee	
Total value from \$500,001 to \$1,000,000	
First \$500,000	\$3,827.00
plus \$5 for each additional \$1,000 or fraction thereof, to and including 1,000,000	
Total value _____ = _____ - 500 = _____ x \$5 = _____	
1,000	
Building Permit Fee	
Total value from \$1,000,001 to \$5,000,000	
First \$1,000,000	\$6,327.00
plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	
Total value _____ = _____ - 1,000 = _____ x \$3 = _____	
1,000	
Building Permit Fee	
Total value from \$5,000,000 and over	
First \$5,000,000	\$18,327.00
plus \$1 for each additional \$1,000 or fraction thereof	
Total value _____ = _____ - \$5,000 = _____ x \$1 = _____	
1,000	
Building Permit Fee	