



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, February 11, 2020 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: | Carla Merrill |
| C. Pledge of Allegiance: | By invitation |

II. CONSENT CALENDAR

- A. Approve City Council Minutes of January 28, 2020**
- B. Bond Release #3 – The Ridge at Alpine Phase II: \$100,815.35**
- C. Resolution No. R2020-03 – 2019 Wastewater Planning Program Annual Report**

III. PUBLIC COMMENT

IV. REPORTS AND PRESENTATIONS

- A. Past City Councilmember Recognition**
- B. Recognition of Rocky Mtn Power Foundation – Funding AEDs in Police Cars**
- C. Financial Report**

V. ACTION/DISCUSSION ITEMS

- A. Road Grade Exception – Brookside Meadows Subdivision.** The Council will consider granting an exception for a road grade of 5% (code requires 3%) at an intersection in the subdivision.
- B. Final Plat Approval – Brookside Meadows Subdivision – 430 N. 400 W.** The Council will consider granting final approval to the 15-lot subdivision with open space located in the CR-20,000 zone.
- C. Ordinance No. 2020-02 or Ordinance No. 2020-04, Short Term Rentals.** The Council will consider an ordinance to prohibit short term rentals or an ordinance to permit them with regulations.
- D. Ordinance No. 2020-03, Floodplain Ordinance Update.** The Council will consider amending the current ordinance to be consistent with FEMA map updates.
- E. Open Meeting Act Training – David Church**

VII. STAFF REPORTS

VIII. COUNCIL COMMUNICATION

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

ADJOURN

Mayor Troy Stout
February 7, 2020

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

Public Hearing 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
January 28, 2020

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

Councilmembers: Jason Thelin, Greg Gordon, Carla Merrill, Judi Pickell, Lon Lott

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

Others: Laird Bellon, Margaret Bellow, Aaron Zaharias, Roger Bennett, Rachel Bennett, Bill Kirkpatrick, Kayl Smith, Sean Lorscheider, Brad Holiday, Gary Harding, Allison Paney, Loraine Lott, Shirley Barnes, MaryAnn Scoville, Ashli Wilson, Beth Smith, Kimberly O, Katrina Kennedy, Greg Ketch, Karen Ketch, Leslie Clark, Lonny Layton, Steve Kelke, Sandra Savage, Darrel Larsen, Jeanne Larsen, Dennis Fox, Marla Fox, Keith Wilson, Terri Wilson, Ethan Allen, Kenneth Crook, Troy Benson, Jean Allbrecht, Rhonda Aramaki, Heather Clegg, Chad Clegg, Allyson Smith, Ben Smith, Adam Smith, Emmy Smith, Daryl Hughes, Hal Hughes, Bob Lindquist, Sherri Mehl, Jared Slemboski, Randy Austin, Leslie Austin, Bradley Reneer, Marne Reneer, Julie Fonbuena, Teresa Cosper, David Kono, Julie McKeon, Jenny Smith, Julie Buswell, Chase Purles, Amber Purles, Benoy Tamang, Biff Romney, Jane Griener, Mark Sutherland, April Cooper, Gary Cooper, Garry Spencer.

B. Pledge of Allegiance: Greg Gordon

C. Prayer: Judi Pickell

II. CONSENT CALENDAR

A. Approve City Council minutes of January 14, 2020

MOTION: Lon Lott moved to approve the Consent Calendar with the minutes as corrected. Judi Pickell seconded.
 Ayes: 5 Nays: 0. Motion passed.

Ayes

Lon Lott

Judi Pickell

Carla Merrill

Greg Gordon

Jason Thelin

Nays

none

III. PUBLIC COMMENT

Jean Albrecht 850 E 200 N. She expressed concerns about the new Alta Bank sign. She said she understood that it met the ordinance and was outside the sight triangle, but it blocked the view of pedestrians and motorists at the intersection of 100 South and Main Street. In order to see the traffic on Main Street, a motorist had to pull onto the crosswalk and inch out into the road to see what was coming. The state law said that motorists are required to yield to pedestrians in the cross walk and stopping in a crosswalk is prohibited. That intersection was especially dangerous when children were crossing before and after school. She said she had spent 20 minutes observing traffic in that location and taking pictures of people pulling onto the crosswalk in order to see traffic.

Both Mayor Stout and Shane Sorensen said the City was aware of the problem and had conversations with the bank about the sign. The bank president asked the City to make a suggestion for a solution and they'd see if they could make it work in their budget.

Other people in the audience including Allison Passy on Blackhawk Lane and Katrina Kennedy at 659 E. 200 N. and Lonny Layton on Village Circle also expressed concerns about the hazards presented by the sign at Alta Bank. Ms.

Passy suggested it be a three-way stop. Mr. Layton proposed the sign be removed entirely since there were already two signs on the bank.

IV. REPORTS AND PRESENTATIONS

- A. Recognize Outgoing Councilmembers:** Mayor Stout said this item would be postponed because they were out of town the previous councilmembers were out of town.

V. ACTION ITEMS

A. PUBLIC HEARING – Possible location of Verizon cell tower in City Hall Park or Creekside Park.

Mayor Stout said the City had previously held multiple meetings on the Burgess Park and Alpine Trails locations. He invited Troy Benson from Verizon to make a presentation on the park by City Hall and Creekside Park.

Troy Benson said Verizon had looked at the park east of City Hall and Creekside Park as possible locations for the cell tower. As far as coverage both locations would work better than Burgess Park. City Hall Park had only slightly less coverage than Creekside Park. The setback to the nearest residence in City Hall Park was 185 feet, which met the requirements of the ordinance, but it was closer to residences than a tower would be at either Burgess Park or Creekside Park. He presented visual representations of possible pole designs. A monopine was supposed to resemble a giant pine tree. A slim mount tower would just be a cell tower and have a smaller diameter of 6.5 feet. A cell tower that looked like a water tank was also an option. The main drawback of a water tower design was that it couldn't serve multiple carriers. Mr. Benson said Verizon would prefer an 80-foot tower but would go with a 60 ft. tower to minimize the visual impact.

The Council discussed the different tower options.

Lon Lott asked if all the equipment would be housed at the top of the water tower. Mr. Benson said the tower would need a diesel generator and equipment cabinets, which would be located at the bottom. Because of the legs, a water tower would require a larger ground area than the other two options. All tower options would require equipment on the ground which could be enclosed with a masonry wall rather than a chain link fence.

Judi Pickell asked about the height of the fire station, which was 30 feet, and wanted to see examples of how the tower would look from different angles. She noted that the view of the tower would be partially obstructed by the fire station and city hall. There was less foot traffic in the City Hall Park than either of the other two parks. The City Hall park location provided better coverage than the Burgess Park location. She asked if Verizon could customize the water tower option and have Alpine written on the tank. Mr. Benson said he thought that would be possible.

Carla Merrill said she would like to see the ground footprint for the three different types of towers.

Greg Gordon asked if there would be sufficient room for the equipment if the tower was tucked closer to Main Street.

Jason Thelin compared the monopole version to the water tank. The slim mount tower would take up less space and provide more room for additional carriers on the tower. He said he'd prefer to have one tower that allowed for more carriers rather than having to approve multiple towers in the future.

Shane Sorensen said the ordinance required every tower to accommodate a least two carriers. Troy Benson said that the water town might be able to accommodate another carrier if it was taller.

Shane Sorensen said the City owned the entire block including the residence on the northwest corner which was in a life estate meaning it would revert to the city when the individual who lived there passed away. He said it was hard to know the future needs of the City, such as building their own police department or a senior citizen center. Either possibility would be impacted by the presence of a cell tower.

Mayor Stout opened the meeting to Public Comment, asking people to limit their comments to three minutes and not repeat what someone else had already said. He said the main question they wanted to settle that evening was who would be the landlord? He explained that if the city didn't want the tower on city property, it could go to another public use site such as on school property or on commercial property. Schools had historically been eager to accept cell towers.

Roger Bennett – 100 East 48 North. He said he was one of the people who would be most affected by a cell tower on City block since he lived directly across the street and would see it out his front window. He reminded the Council that they had a republic form of government, not a democracy. People were elected to make decisions that were best for the community, not just one sector of the people. He said that in his lifetime he'd seen the City Hall park reduced seven times for various reasons. If the tower went in City Hall Park, all the safety concerns that other citizens had were heightened by the closer proximity of the tower to homes. There were people in the fire station 24/7 which basically made it a residence. He added that City block was in the historic district. There had never been a high-rise water tank in North Utah County, so it was not an historic feature. He said that if the Council did approve a cell tower on City block, he requested that they rezone his property to commercial so he could do something with it.

April Cooper – 121 N. Main Street. She said she was curious about the option of putting the tower on school, commercial, or private property. David Church said the ordinance contained priorities of where towers could be placed. The first priority was city property, second was property in conjunction with a public use such as a school, third was commercial property in the BC zone. He said the owner of the property could negotiate where it would be sited and how it was going to look. Ms. Cooper asked how often it would be serviced and if they would be driving trucks across the grass. Mr. Benson said they were serviced about two times a year.

Laird Bellon – 42 W. 100 N. He said the City had a heli pad in the park and asked how that would be affected. He'd seen helicopters land there. Shane Sorensen said the cement pad was not actually designated as a heli pad. Mr. Laird said he didn't want the cell tower in his neighborhood. There were health hazards associated with them. When they were looking at putting it in Burgess Park, flyers were sent out to all the people to discourage the City from locating it there. He said the health of everyone needed to be considered, not just the ones in the higher-class areas. He said it seemed like the center of town got what everyone else didn't want. He asked the Council to treat them the way they would want to be treated.

Sherry Mehl – 149 N. 300 E. She said that kids played all the time in the City Hall park. Cell towers generated an electromagnetic field. She had studied the health-related issues and simply charging your phone at night in your bedroom was bad for you. What would a cell tower do? She said it made no sense to her that by law they were required to let them put up cell towers. People came to Alpine to get away from those things. Why contaminate the community with them?

Katrina Kennedy; 659 E. 200 North. She asked about the height of the tallest structure in Alpine and what was Alpine going to do when 5G rolled out. They needed to consider the interests of the citizens and not the cell tower company. She asked if Verizon had shown a significant gap in coverage and how they defined significant. She said the Council needed to shore up the code to protect the neighbors. What kind of impact did cell towers have on property values? She suspected they decreased them. She said Verizon had the burden to prove the cell tower was needed. There were cases where cities had denied cell towers for aesthetic reasons. She recommended that the Council look at 5 g as they adjusted the ordinance.

David Church said that two years ago, the state legislature imposed limits on what cities could do to regulate small cell towers. Each city was required to adopt a small cell facility ordinance in anticipations of the 5 g coming in across the country. When it came in, Alpine would have limited authority on the small cell antennae that would be placed along the public right-of-way and located on power poles. They would be quite ubiquitous. The small cell facilities did not take away the need for tall towers but worked in conjunction with them. As far as Verizon's coverage gap, they brought their information to the City. If the City wanted to dispute it, they would have to spend money to hire an expert to say they were wrong. He said cell companies did not build tower just to build towers. They built them in response to complaints from customers. As the demand for faster service went up, so did the cell towers. The city did not have a right to discriminate between providers. The city passed an ordinance to regulate cell towers. Cell towers were a permitted use in the commercial zone. He reminded everyone that the main question

before the Council that night was if the City wanted to be the landlord or pass the responsibility to a school or business.

Morgan Philpot – 600 North. He said he appreciated David Church's comments. He said he taught his children not to swear but they could say 'the damn government'. The government couldn't tell cities what they had to do approve. He said there were plenty of attorneys in Alpine that would defend the City if they didn't approve a cell tower. David Church pointed out that the members of the Council took an oath to obey the laws of the state and the city. It would be difficult for them to say they were going to ignore the laws.

David Kono 40 N. 600 E. He said he assumed the City had more information from Verizon than was shown that evening. It didn't prove to him that there was a coverage gap. He had a Verizon phone and had driven around Alpine and had 4 bars. The aesthetics at Creekside Park were a big deal. Didn't they want a park that was the crown jewel of Alpine?

Allison Passey – 561 E. Blackhawk Lane. She asked how much money the City would be getting from tower. They needed to make sure they really needed another Verizon tower. She lived near Creekside Park and the first thing people would see was this big, ugly thing. She suggested Alpine partner with some business owners on what it would look like.

Jared Slemboski – 630 E. Center Street. He said he had Verizon and worked out of his house. He'd driven around the city and never dropped a call. He didn't see a need for a tower a couple hundred feet from his house. He'd moved to Alpine from San Francisco because it was beautiful here with a beautiful park with no structures.

Casey Nelsen – Center Street. He said he suspected that everyone was against the tower. Secondly, he said Verizon paid a ton of money to transmit on this frequency. Small cell was coming and the carrier had done a good job of confusing people. He suggested the Council provide a list of frequencies that would be used. They need to have an expert look at it.

Aaron Zaharias 422 E. 100 S. He said he'd lived in Alpine for nine years. Having a tower in Creekside Park would be a problem. From their home, they looked across the park. Had the City looked at revamping some of the existing towers? Shane Sorensen said the only tower the city owned was in Lambert Park. The others were not owned or controlled by the city. Mayor Stout said there was a moratorium on the construction of new towers on the private location and no new towers could be built within a quarter mile of that location, nor could they be increased in size.

Garry Spencer - 653 E. Canterbury Lane. He said two people said they had perfect service. He said he had Verizon and didn't have perfect service. He regularly dropped calls on Ridge and had lost service entirely. Verizon was a business and the construction of a tower was a large expense; they wouldn't build a tower unless there were complaints from customers. Business didn't spend money just to spend money. Addressing the health issue, he said he'd spent six and a half years in the Navy on a submarine and he understood ionization and electromagnetic radiation. He said the entire world was a field of electromagnetic spectrum from radio waves to microwaves, infrared rays, visible light, ultraviolet light to x-rays. In order to harm humans, the radiation had to ionize enough atoms to disrupt the DNA. There needed to be 2.4 million gigahertz of radiation to injure people. 3g and 4g operated at 1 to 2 gigahertz. 5 g operated at 7 gigahertz. That was lower than the wavelength of visible light. Thermal energy was emitted but it was lower than what people used to heat up their food in the microwave. People had WiFi in their homes which was between the range of 1 gigahertz to 5 gigahertz. He said he suspected the reason the legislature made the rules about approval of cell towers was because there was so much disinformation about cell towers, they didn't want people blocking service for paying customers based on false information. As far as aesthetics, he said it would be ugly in Creekside Park. In regard to a water tower, he wondered if they could branch antennae off inside the barrel.

Julie Fonbuena – 632 E. 200 N. She said she guessed the Council decided to move the tower from Burgess Park because the people didn't like it there. She said the other people in Alpine felt the same way even if they didn't have as many people to come out be and vocal about it. They didn't want it in their park either. She said she did drop calls on Ridge Drive but anticipated it and drove elsewhere.

Mayor Stout thanked the people for their input and closed the Public Hearing.

B. Verizon Cell Tower Location – Council Discussion/Decision

Jason Thelin asked the representative from Verizon, Troy Benson, if he could speak to the real need for a tower. Troy Benson said Verizon worked with engineers who came back and said there was a high need to provide the desired level of service for customers. He said the need was not necessarily related to population growth. Every year people wanted more bandwidth per phone. Verizon wanted to stay ahead of the demand. He anticipated that it would be built in 2021.

Jason Thelin identified the three criteria he thought needed to be evaluated for each location. #1 was distance from homes. #2 was to minimize visibility. #3 was coverage. He felt Burgess Park was the best choice for distance from homes and minimizing visibility.

Lon Lott said they'd heard from the public about putting the tower in the parks. Should the Council consider amending the ordinance to eliminate public parks as a location if they were concerned about future requests? Should the City spend money and verify that the coverage was needed?

Greg Gordon said that if the Council passed on being the landlord, he was concerned that the tower would end up at Timberline Middle School or at Alpine Elementary. Mayor Stout asked if Verizon had made efforts to site the tower on school property. Troy Benson said they had not contacted the school district, and if they did, they would be working with the district, not the principals.

MOTION: Jason Thelin moved that the City Council move forward with the intent of being the landlord for the proposed cell tower. Judi Pickell seconded. Ayes: 5 Nays: 0. Motion passed.

Ayes

Jason Thelin
Greg Gordon
Carla Merrill
Judi Pickell
Lon Lott

Nays

None

The Council discussed a location for the tower.

Lon Lott said they'd held public hearings on the Burgess Park site and on the Creekside Park and City Hall Park sites, which brought out concerned citizens from all over. To say that the downtown area got what the other areas of town didn't want was not true. They wanted to put it in a place that best met the criteria and coverage was important.

Judi Pickell said that in considering all three sites, the City Hall Park made the most sense. It provided better coverage than Burgess Park and only slightly less coverage than Creekside Park. Coverage was an important issue so there was less need to build another tower in the future. She felt Verizon had demonstrated sufficient need for a tower. City Hall Park had less use than either of the other two parks and it was land set aside for city purposes. She felt the proposed cell tower was in accordance with that type of purpose. She wanted to maximize the use of the tower, so colocation was an important issue. If a monopine would allow colocation and reduce the need for another tower, she would support that.

Carla Merrill said that when looking at the coverage, it was hard to consider Burgess Park because they had the worst coverage. City Hall and Creekside had the best coverage. She liked the idea of a water tower but didn't want the tower to be a single service provider. She said her personal choice would be City Hall Park.

Jason Thelin said there were major coverage issues up Fort Canyon. He asked if Verizon anticipated fixing that? Troy Benson said that if they got complaints from customers, they would address it. Jason Thelin asked if an 80-foot water tower would allow space for more service providers.

Reed Thompson said that he had firefighters at the fire station 24/7 so it was like a residence. David Church said Alpine Code identified a residential house and the fire station did not meet the definition of a residence.

Judi Pickell pointed out that the City Staff would also be in close proximity to the tower if it was located in City Hall Park. If it was sited in a school zone, there would be the same problem with school children.

MOTION: Judi Pickell moved to select the City Hall Park site for the future Verizon tower based on the following findings:

- It provided more effective coverage.
- As the landlord, the City would be able to manage concealment.
- Verizon had shown sufficient need for a tower.
- The City Hall location had less use and less traffic than the other two locations.
- The City Hall property was set aside for this type of purpose.

In addition, she attached the following conditions:

1. They maximize collocation capability
2. They maximize concealment
3. Staff work with Verizon to determine the most appropriate location for the tower considering future remodeling or growth on the City Block.

Greg Gordon seconded. Ayes: 4 Nays: 1. Jason Thelin voted nay stating he preferred the Burgess Park location.

Ayes

Greg Gordon
Carla Merrill
Judi Pickell
Lon Lott

Nays

Jason Thelin

David Church said the site plan for the City Hall location would go back to Planning Commission to work out the details such as exact location and aesthetics, then come back to the City Council for approval.

C. Appointment of Planning Commission Member

Mayor Stout said he had talked to three people about serving on the Planning Commission and recommended Ethan Allen be appointed to a four-year term.

Ethan Allen said he'd lived in Alpine on 800 South for 29 years. He owned a small business, Allen's Camera, which was a family business. He'd been interested in government for years and had served as a chairman for his caucus and served as a delegate for the last few years.

MOTION: Jason Thelin moved to approve the appointment of Ethan Allen to a four-year term on the Planning Commission. Lon Lott seconded. Ayes: 5 Nays: 0. Motion passed.

Ayes

Jason Thelin
Greg Gordon
Carla Merrill
Judi Pickell
Lon Lott

Nays

None

MOTION: Lon Lott moved to reappoint Jane Griener to the Planning Commission. Judi Pickell seconded. Ayes: 5 Nays: 0. Motion passed.

Ayes

Jason Thelin
Greg Gordon
Carla Merrill

Nays

None

Judi Pickell
Lon Lott

D. 300 North Well Rehabilitation/Widdison Turbine Invoice

Shane Sorensen provided a memo in the packet detailing the progress and problems of rehabilitating the well on 300 North. Losing an expensive tool at the bottom of the well was a major setback and delayed completion of the progress. The project was finally completed with a final invoice of \$201,350. The last item was to install a new pump in the well, which would be ready for operation in 2020. He recommended approval of payment and noted that the lost tool and recovery costs of \$150,000 were borne by Widdison Turbine Services.

MOTION: Lon Lott moved to approve the proposed cost of \$201,350 to Widdison Turbine Services for the 300 North Well Rehabilitation. Greg Gordon seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Greg Gordon	
Carla Merrill	
Judi Pickell	
Lon Lott	

E. Alpine Days Chair

Mayor Stout said that last year the City had hired a fulltime person to run the 2019 Alpine Days. She was assisted by Melanie Ewing. There were some stresses and extra expenses but on the whole, Alpine Days went well. They once again needed to find a chairperson for the event.

Shane Sorensen said that they had hired a fulltime person with the intent that the same person would handle Alpine Days, sports, and park reservations, but since those events were all happening in the same time period, it didn't work out very well. They were rethinking the position and felt it would be better to have two part-time people or a part-time person and a contract person one to run Alpine Days and one to handles sports and park reservations. The benefit would be that there would be no conflicting schedules and they would save money by not having to pay fulltime benefits.

Mayor Stout said Melanie Ewing would be willing to do Alpine Days again and could be one of the part-time people or serve as an advisor.

Jason Thelin asked if that person would also handle the Easter Egg hunt and the Memorial Day program. The Youth Council were willing to help with the events, but they didn't want to be charge.

Lon Lott said the Lone Peak Business Alliance had at one time said they would be willing to do a little or a lot with Alpine Days. They did American Fork's Steel Days.

Shane Sorensen reviewed the financials for the 2019 Alpine Days. For the past three years they had budgeted about \$135,000 for Alpine Days with the anticipation that some of the cost would be covered by about \$75,000 in revenue. In 2019, the actual expenses were \$136,963. They had \$77,537 in revenue. The final cost to the City was \$59,425. On top of that cost, they paid out six months of salary and benefits in the amount of \$28,000.

For comparison purposes, the final cost of Alpine Days in 2018 was about \$36,000. He said the rodeo financials were a separate item and he would have them next week.

F. Open Meeting Act Training – David Church.

This item was postponed. Mr. Church said the Planning Commission members should be invited to the training.

VI. STAFF REPORTS

Chief Reed Thompson said they were working on the budget for the fire department. He didn't anticipate any big changes this year, but they needed to look at what they were going to do to remodel the fire station.

Chief Brian Gwilliam reported on the following:

- They were working on the police budget and should have it done by the next week.
- They were wrapping up their process of being accredited by the Police Chief Association.
- They'd gotten an email that the measurements and specifications for the bulletproof glass enclosure in the police department and court were wrong so there would be delays. He explained that they were retrofitting the front of the building to protect officers and staff. There had been some incidents.

Austin Roy said he'd attended the Utah Valley Sustainability Coalition of which Highland, Cedar Hills and Lehi were participants. They went over the legislative bills coming up and talked about water metering to be sustainable. He said it was a useful training.

Shane Sorensen reported on the following.

- Trail Day would be in August. They needed to focus on signage and project planning.
- The road hump project on Moyle Drive was going out to bid.
- They would be reconstructing the street on 600 North
- They would be replacing the water line on 800 South
- They were communicating with Alta Bank about concerns with the sign
- He asked the Council if they wanted a work session on the budget or to meet individually. The Council indicated it was helpful to hear other people's questions and input and would prefer a work session.
- He asked the Council about starting the meetings at 6 pm. They said there would need to a hard quit time.
- PI rate study. He said Lewis and Young were waiting on some information. He preferred to take the time to get the numbers right, so the new rates may be implemented a little later in the season.

VII. COUNCIL COMMUNICATION

Lon Lott asked if there would be PI connections into the cemetery with the road project on 600 North. Shane said there would be.

Judi Pickell said she would like to discuss an accessory apartment exception for people who were leaving on a mission or something similar. Provo had a three-year exemption for that situation.

Carla Merrill asked who was doing the Easter Egg Hunt and the Memorial Day Program. Mayor Stout said he understood that Lynn Higgins was planning on doing the Memorial Day program again. She asked about the possibility of recycling glass. There was a brief discussion about the downturn in recycling. Fewer people were doing it because of reports that it wasn't actually being recycled.

Troy Stout said he had a letter from Alpine Elementary kids saying the rules in Lambert Park were being violated a lot. They saw motorcycles and construction traffic going through there.

VIII. EXECUTIVE SESSION

MOTION: Lon Lott moved to go into Executive Session to discuss litigation. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.

The Council went into closed session at 10:15 pm.

They returned to open meeting at 11 pm and adjourned.

ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 3

Thru Period Ending: January 31, 2020

The Ridge At Alpine Phase 2

Location: North Elk Ridge Lane and Grove Drive

BOND HOLDER

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Construction Entrance	2	EACH @	\$ 2,500.00	\$ 5,000.00	0.0%	95.0%	\$ -
Silt Fence	2925	LF @	\$ 2.00	\$ 5,850.00	95.0%	95.0%	\$ 5,557.50
Inlet Protection	16	EACH @	\$ 150.00	\$ 2,400.00	0.0%	0.0%	\$ -
Toilet Rental	60	EACH @	\$ 100.00	\$ 6,000.00	0.0%	0.0%	\$ -
Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	0.0%	0.0%	\$ -
Street Sweeping	1	LS @	\$ 5,000.00	\$ 5,000.00	0.0%	0.0%	\$ -
Slope Stabilization (Reseeding disturbed areas)	2	AC @	\$ 250.00	\$ 500.00	0.0%	0.0%	\$ -
Concrete Washout	1	LS @	\$ 2,500.00	\$ 2,500.00	0.0%	0.0%	\$ -
MOBILIZATION & EARTH WORK							
Mobilization	1	LS @	\$ 7,500.00	\$ 7,500.00	0.0%	95.0%	\$ -
Demo of existing Barns & Misc Structures	1	LS @	\$ 50,000.00	\$ 50,000.00	0.0%	95.0%	\$ -
Clearing and Grubbing	7	ACRE @	\$ 1,850.00	\$ 12,950.00	0.0%	95.0%	\$ -
Site Cut/Fill	23160	CY @	\$ 3.50	\$ 81,060.00	0.0%	56.1%	\$ -
Temporary Detention Pond	1	LS @	\$ 16,201.58	\$ 16,201.58	0.0%	95.0%	\$ -
Drainage Swell	375	LF @	\$ 23.29	\$ 8,733.75	0.0%	95.0%	\$ -
Rip Rap for Drainage Swell	64	CY @	\$ 77.88	\$ 4,984.32	95.0%	95.0%	\$ 4,735.10
SANITARY SEWER							
Connect to Existing Sewer Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
8" SDR 35 Sewer Main	1835	LF @	\$ 35.00	\$ 64,225.00	14.7%	95.0%	\$ 9,458.75
60" Sanitary Sewer Manhole	3	EACH @	\$ 3,250.00	\$ 9,750.00	28.3%	95.0%	\$ 2,762.50
48" Sanitary Sewer Manhole	7	EACH @	\$ 2,950.00	\$ 20,650.00	14.3%	85.7%	\$ 2,950.00
4" Sewer Lateral	19	EACH @	\$ 1,000.00	\$ 19,000.00	0.0%	84.2%	\$ -
STORM DRAIN							
Connect to Existing Storm Drain Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
15" ADS Storm Drain Pipe	1820	LF @	\$ 38.00	\$ 69,160.00	13.0%	75.9%	\$ 9,006.00
60" Storm Drain Manhole	9	EACH @	\$ 3,800.00	\$ 34,200.00	0.0%	66.7%	\$ -
48" Storm Drain Manhole	3	EACH @	\$ 3,500.00	\$ 10,500.00	0.0%	95.0%	\$ -
Curb inlet Box	9	EACH @	\$ 2,850.00	\$ 25,650.00	0.0%	66.7%	\$ -
Double curb inlet box	2	EACH @	\$ 3,500.00	\$ 7,000.00	0.0%	95.0%	\$ -
CULINARY WATER							
Connect to Existing Culinary Waterline	2	EACH @	\$ 5,600.00	\$ 11,200.00	0.0%	50.0%	\$ -
8" PVC C900 Water Main	1840	LF @	\$ 31.00	\$ 57,040.00	0.0%	41.6%	\$ -
12" PVC C900 Water Main	220	LF @	\$ 46.75	\$ 10,285.00	0.0%	0.0%	\$ -
8" CW Tee	2	EACH @	\$ 1,120.00	\$ 2,240.00	0.0%	50.0%	\$ -
8" CW Bend	3	EACH @	\$ 1,091.41	\$ 3,274.23	0.0%	66.7%	\$ -
8" Gate Valve	8	EACH @	\$ 1,950.00	\$ 15,600.00	0.0%	37.5%	\$ -
12" CW Tee	1	EACH @	\$ 2,540.00	\$ 2,540.00	0.0%	0.0%	\$ -
12" Gate Valve	2	EACH @	\$ 3,470.00	\$ 6,940.00	0.0%	0.0%	\$ -
Temp Blowoff	2	EACH @	\$ 1,550.00	\$ 3,100.00	0.0%	50.0%	\$ -
1" Water Services	19	EACH @	\$ 1,375.00	\$ 26,125.00	0.0%	52.6%	\$ -
Fire Hydrant Assembly with Valve	5	EACH @	\$ 5,500.00	\$ 27,500.00	0.0%	40.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
Connect to Existing Irrigation Waterline	2	EACH @	\$ 4,905.00	\$ 9,810.00	0.0%	50.0%	\$ -
4" PVC C900 Irrigation Main	305	LF @	\$ 24.00	\$ 7,320.00	0.0%	0.0%	\$ -
6" PVC C900 Irrigation Main	500	LF @	\$ 26.00	\$ 13,000.00	87.0%	87.0%	\$ 11,310.00
12" PVC C900 Irrigation Main	1320	LF @	\$ 44.00	\$ 58,080.00	0.0%	25.8%	\$ -
4" PI Bend	1	EACH @	\$ 725.00	\$ 725.00	0.0%	0.0%	\$ -
4" Gate Valve	1	EACH @	\$ 1,750.00	\$ 1,750.00	0.0%	0.0%	\$ -
6" Gate Valve	2	EACH @	\$ 1,850.00	\$ 3,700.00	50.0%	50.0%	\$ 1,850.00
12" Gate Valve	7	EACH @	\$ 3,265.00	\$ 22,855.00	0.0%	42.9%	\$ -
12" PI Tee	3	EACH @	\$ 2,013.94	\$ 6,041.82	0.0%	33.3%	\$ -
12" PI Bend	5	EACH @	\$ 1,200.00	\$ 6,000.00	0.0%	60.0%	\$ -
Temp Blowoff	3	EACH @	\$ 1,550.00	\$ 4,650.00	0.0%	0.0%	\$ -
1" Pressurized Irrigation Services	19	EACH @	\$ 1,300.00	\$ 24,700.00	0.0%	31.6%	\$ -
1" PI Service - Entrance Landscaping	1	EACH @	\$ 1,300.00	\$ 1,300.00	0.0%	0.0%	\$ -
Air Vac Assemblies	2	EACH @	\$ 5,600.00	\$ 11,200.00	0.0%	0.0%	\$ -
2" PI Drain	1	EACH @	\$ 3,250.00	\$ 3,250.00	0.0%	0.0%	\$ -
PI Flush Valve	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	0.0%	\$ -
30" GRAVITY IRRIGATION							
30" ADS Gravity Irrigation	610	LF @	\$ 84.00	\$ 51,240.00	23.4%	95.0%	\$ 11,970.00
4'x4' SDCB	3	EACH @	\$ 4,500.00	\$ 13,500.00	0.0%	95.0%	\$ -
30" Flared End Section	2	EACH @	\$ 1,655.00	\$ 3,310.00	0.0%	0.0%	\$ -
ROADWAY IMPROVEMENTS							
Rough Grade and Proof Roll Native Subgrade	219538	SF @	\$ 0.15	\$ 32,930.70	0.0%	0.0%	\$ -
24" Curb Prep (6" Road Base)	4045	LF @	\$ 4.00	\$ 16,180.00	0.0%	0.0%	\$ -
24" Curb & Gutter	4045	LF @	\$ 14.50	\$ 58,652.50	0.0%	0.0%	\$ -
9" Untreated Base Course	72000	SF @	\$ 0.95	\$ 68,400.00	0.0%	0.0%	\$ -
3" Hot Mix Asphalt (PG58-28, 1/2", 15% RAP)	72000	SF @	\$ 1.50	\$ 108,000.00	0.0%	0.0%	\$ -
Sidewalk Prep (6" Road Base)	21325	SF @	\$ 0.80	\$ 17,060.00	0.0%	0.0%	\$ -
Concrete Sidewalk (4' Wide x 4" Thick)	21325	SF @	\$ 4.50	\$ 95,962.50	0.0%	0.0%	\$ -

ADA Ramp	8	EACH	@	\$	1,250.00	\$	10,000.00	0.0%	0.0%	\$	-
Concrete Valve Collars	25	EACH	@	\$	350.00	\$	8,750.00	0.0%	0.0%	\$	-
Concrete Manhole Collars	13	EACH	@	\$	450.00	\$	5,850.00	0.0%	0.0%	\$	-
Sanitary Sewer - Import Fill Trench Backfill	5940	TON	@	\$	13.50	\$	80,190.00	25.1%	95.0%	\$	20,155.50
Storm Drain and Gravity Irr - Import Fill Trench Backfill	5100	TON	@	\$	13.50	\$	68,850.00	8.5%	90.6%	\$	5,872.50
Culinary Water - Import Fill Trench Backfill	1635	TON	@	\$	13.50	\$	22,072.50	0.0%	52.9%	\$	-
Pressurized Irrigation - Import Fill Trench Backfill	2375	TON	@	\$	13.50	\$	32,062.50	47.4%	78.9%	\$	15,187.50
Dry Utilities	19	EACH	@	\$	6,500.00	\$	123,500.00	0.0%	0.0%	\$	-
OTHER											
Street Lights	3	EACH	@	\$	2,750.00	\$	8,250.00	0.0%	0.0%	\$	-
Mail Box and Pad	1	EACH	@	\$	2,500.00	\$	2,500.00	0.0%	0.0%	\$	-
Compaction Testing	1	LS	@	\$	7,000.00	\$	7,000.00	0.0%	0.0%	\$	-
Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	5,000.00	\$	5,000.00	0.0%	0.0%	\$	-
Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	3,500.00	\$	3,500.00	0.0%	0.0%	\$	-
Street Signs	4	EACH	@	\$	1,500.00	\$	6,000.00	0.0%	0.0%	\$	-
Survey	1	LS	@	\$	25,000.00	\$	25,000.00	0.0%	0.0%	\$	-
Retaining Wall by Russon's Residence	1	LS	@	\$	15,000.00	\$	15,000.00	0.0%	0.0%	\$	-
BASE BID TOTAL						\$	1,705,551.40	Previously Released: \$ 626,155.82			
10% Warranty Amount						\$	170,555.14				
TOTAL BOND AMOUNT						\$	1,876,106.54	This Release: \$ 100,815.35			
Total Released to Date						\$	726,971.17				
TOTAL BOND REMAINING						\$	1,149,135.37				


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.

Paul Kroff
Developer

Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

2/4/2020

Date

City Council
(by Charmayne Warnock - City Recorder)

Date

RESOLUTION NO. R2020-03

MUNICIPAL WASTEWATER PLANNING PROGRAM RESOLUTION

RESOLVED that Alpine City informs the Water Quality Board of the following actions taken by the Alpine City Council.

1. Reviewed the attached Municipal Wastewater Planning Report for 2019.
2. Have taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit (if applicable).

Passed by a (majority) (unanimous) vote.

Dated this 11th day of February, 2020.

Alpine City Mayor Troy Stout

Attest:

Alpine City Recorder Charmayne Warnock

Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2019
ALPINE CITY

Thank you for filling out the requested information. Please let DWQ know when it is approved by the Council.

Please download a copy of your form by clicking "Download PDF" below.

Below is a summary of your responses

[Download PDF](#)

SUBMIT BY APRIL 15, 2020

Are you the person responsible for completing this report for your organization?

☒ **Yes**

☐ **No**

This is the current information recorded for your facility:

Facility Name:	ALPINE CITY
Contact - First Name:	Shane
Contact - Last Name:	Sorensen
Contact - Title	City Admin / PW Dir.

Contact - Phone:	801-756-6347
Contact - Email:	ssorensen@alpinecity.org

Is this information above complete and correct?

☒ **Yes**

☐ **No**

Your wastewater system is described as Collection & Financial:

Classification: COLLECTION

Grade: II

(if applicable)

Classification: -

Grade: -

Is this correct?

WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

☒ **Yes**

☐ **No**

Financial Evaluation Section

Form completed by:

Shane L. Sorensen, P.E.

Part I: GENERAL QUESTIONS

Yes

No

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

☒☐

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

☒☐

Are Debt Service Reserve Fund⁶ requirements being met?

☒☐

What was the User Charge¹⁶ for 2019?

31.36

Do you have a water and/or sewer customer assistance program* (CAP)?

☒ Yes

☐ No

Part II: OPERATING REVENUES AND RESERVES

Yes

No

Are property taxes or other assessments applied to the sewer systems¹⁵?

☐☒

Yes

No

Are sewer revenues¹⁴ sufficient to cover

operations & maintenance costs⁹, and repair & replacement costs¹² (OM&R) at this time?

☒ Yes

☐ No

Are projected sewer revenues sufficient to cover OM&R costs for the *next five years*?

☒

☐

Does the sewer system have sufficient staff to provide proper OM&R?

☒

☐

Has a repair and replacement sinking fund¹³ been established for the sewer system?

☒

☐

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

☒

☐

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

Yes

No

Are sewer revenues sufficient to cover all costs of current capital improvements³ projects?

☒

☐

Has a Capital Improvements Reserve Fund⁴ been established to provide for anticipated capital improvement projects?

☒

☐

Are projected Capital Improvements Reserve Funds sufficient for the *next five years*?

☒

☐

Are projected Capital Improvements Reserve Funds sufficient for the *next ten years*?

☒

☐

Are projected Capital Improvements Reserve Funds sufficient for the *next twenty years*?

☒

☐

Part IV: FISCAL SUSTAINABILITY REVIEW

Yes

No

Have you completed a Rate Study¹¹ within the

☒

☐

last five years?

Yes

No

Do you charge Impact fees⁸?

☒☐

2019 Impact Fee =

\$492.66

Yes

No

Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?

☐☒

Do you maintain a Plan of Operations¹⁰?

☒☐

Have you updated your Capital Facility Plan² within the last five years?

☐☒

In what year was the Capital Facility Plan last updated?

2014

Yes

No

Do you use an Asset Management¹ system for your sewer systems?

☒☐

Describe the Asset Management System (check all that apply)

☐ Spreadsheet

☒ GIS

☒ **Accounting Software**

☐ Specialized Software

☐ Other

Yes

No

Do you know the total replacement cost of your sewer system capital assets?



2019 Replacement Cost =

\$7,580,000

Yes

No

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?



What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?



What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?

154,600

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost	Purpose of Improvements		
	Please enter a valid numerical value	Replace/Restore	New Technology	Increase Capacity
2020	50,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2020 thru 2024	250,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2025 thru 2029	250,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2030 thru 2034	250,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2035 thru 2039	250,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

☒ Yes

Collections System Section

Form completed by:

May Receive Continuing Education /units (CEUs)

Shane L. Sorensen, P.E.

Part I: SYSTEM DESCRIPTION

What is the largest diameter pipe in the collection system (diameter in inches)?

18

What is the average depth of the collection system (in feet)?

10

What is the total length of sewer pipe in the system (length in miles)?

61.1

How many lift/pump stations are in the collection system?

1

What is the largest capacity lift/pump station in the collection system (design capacity in gallons per minute)?

400

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

☐ Yes

☒ No

What year was your collection system first constructed (approximately)?

1979

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed? (If more than one, cite the oldest)

1979

PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

- (a) affects more than five private structures;*
- (b) affects one or more public, commercial or industrial structure(s);*
- (c) may result in a public health risk to the general public;*
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or*
- (e) discharges to Waters of the state.*

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Below include the number of SSOs that occurred in year: 2019

Number

Number of Class 1 SSOs in Calendar year

0

Number of Class 2 SSOs in Calendar year

Number

0

Please indicate what caused the SSO(s) in the previous question.

N/A

Please specify whether the SSOs were caused by contract or tributary community, etc.

N/A

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

☐ Yes

☒ No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

☐ Yes

☒ No

Number of new commercial/industrial connections in the last year

2

Number of new residential sewer connections added in the last year

37

Equivalent residential connections⁷ served

2950

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

4

Approximate population served

10,500

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at least at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

	Name First and Last Name	Grade	Email Please enter full email address
Chief Operator/DRC	Shane Sorensen	II	ssorensen@alpinecity.org

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	
Collection Grade II:	Landon Wallace, Greg Kmetzsch, Travis Austin, Shane Sorensen
Collection Grade III:	
Collection Grade IV:	

List all other Collection System operators by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	
Collection Grade II:	Landon Wallace, Greg Kmetzsch, Travis Austin, Shane Sorensen
Collection Grade III:	
Collection Grade IV:	
No Current Collection Certification:	

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

☒ Yes

☐ No

Part V: FACILITY MAINTENANCE

Yes

No

Have you implemented a preventative

Have you implemented a preventative maintenance program for your collection system?

☒ Yes

☐ No

Have you updated the collection system operations and maintenance manual within the past 5 years?

☒

☐

Do you have a written emergency response plan for sewer systems?

☒

☐

Do you have a written safety plan for sewer systems?

☒

☐

Is the entire collections system TV inspected at least every 5 years?

☒

☐

Is at least 85% of the collections system mapped in GIS?

☒

☐

Part VI: SSMP EVALUATION

Yes

No

Has your system completed a Sewer System Management Plan (SSMP)?

☒

☐

Has the SSMP been adopted by the permittee's governing body at a public meeting?

☒

☐

Has the completed SSMP been public noticed?

☒

☐

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

☐

☒

Date of Public Notice

09/08/2015

During 2019, was any part of the SSMP audited as part of the five year audit?

☐ Yes

☒ No

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

☒ Yes

☐ No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

System is in excellent condition.

What sewerage system capital improvements³ does the utility need to implement in the next 10 years?

General maintenance

What sewerage system problems, other than plugging, have you had over the last year?

None

Is your utility currently preparing or updating its capital facilities plan²?

☐ Yes

☐ Yes

☒ No

Does the municipality/district pay for the continuing education expenses of operators?

☒ **100% Covered**

☐ Partially cover

☐ Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

☒ **Yes**

☐ No

Any additional comments?

None

[This is the end of the Collections System questions](#)

To the best of my knowledge, the Collections System section is completed and accurate.

☒ **Yes**

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.

--



Has this been adopted by the council? If no, what date will it be presented to the council?

☐ Yes

☒ No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

02/11/2020

Please log in.

Email

ssorensen@alpinecity.org

PIN

....

NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions](#) page.

Budget Report for January 2020

Alpine City - General Fund FY 2019/2020 Budget				
Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Taxes				
Property taxes	\$ 1,773,635	\$ 1,664,910	94%	\$ 1,773,635
Redemption taxes	145,000	96,742	67%	145,000
Sales tax	1,300,000	615,350	47%	1,300,000
Motor vehicle taxes	110,000	58,966	54%	110,000
Mass transit	-	55,810	100%	125,000
Franchise fees	660,000	307,155	47%	660,000
Penalties & interest on delinquent	4,000	1,078	27%	4,000
Total Taxes	\$ 3,992,635	\$ 2,800,011	70%	\$ 4,117,635
License and Permits				
Business license & fees	\$ 25,000	\$ 9,525	38%	\$ 25,000
Plan check fees	175,000	104,371	60%	175,000
Building permits	350,000	184,006	53%	350,000
Building permit assessment	2,800	1,844	66%	2,800
Total License and Permits	\$ 552,800	\$ 299,746	54%	\$ 552,800
Intergovernmental Revenue				
Municipal recreation grant	\$ 5,400	\$ -	0%	\$ 5,400
Total Intergovernmental	\$ 5,400	\$ -	0%	\$ 5,400
Charges For Service				
Zoning & subdivision fees	\$ 20,000	\$ 13,364	67%	\$ 20,000
Annexation applications	500	-	0%	500
Sale of maps and publications	250	90	36%	250
Public safety district rental	38,516	28,887	75%	38,516
Waste collections sales	550,000	353,120	64%	550,000
Youth council	-	2,544	100%	3,000
Sale of cemetery lots	5,000	5,418	108%	7,500
Burial fees	45,000	26,500	59%	45,000
Total Charges for Service	\$ 659,266	\$ 429,923	65%	\$ 664,766
Fines and Forfeitures				
Fines	\$ 45,000	\$ 7,830	17%	\$ 45,000
Other fines	32,500	30,304	93%	32,500
Traffic school	5,000	3,555	71%	5,000
Total Fines and Forfeitures	\$ 82,500	\$ 41,689	51%	\$ 82,500
Rents & Other Revenues				
Recycling	\$ -	\$ -	0%	\$ -
Rents & concessions	65,000	13,955	21%	65,000
Sale of City land	-	-	0%	-
Total Rents & Other Revenues	\$ 65,000	\$ 13,955	21%	\$ 65,000

Alpine City - General Fund-Continued
FY 2019/2020 Budget

Revenues-continued	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Interest & Misc Revenues				
Interest earnings	\$ 80,000	\$ 205,761	257%	\$ 80,000
Alpine Days revenue	75,000	77,542	103%	80,000
Rodeo revenue	20,000	18,240	91%	20,000
Bicentennial books	500	80	16%	500
Sundry revenues	30,000	56,543	188%	75,000
Total Miscellaneous Revenues	\$ 205,500	\$ 358,166	174%	\$ 255,500
Transfers & Contributions				
Fund balance appropriation	\$ 61,050	\$ -	0%	\$ 61,050
Contribution from Capital Projects	-	-	-	0
Contribution for paramedic	30,000	18,698	62%	30,000
Total Contributions & Transfers	\$ 91,050	\$ 18,698	21%	\$ 91,050
Total General Fund Revenues	\$ 5,654,151	\$ 3,962,188	70%	\$ 5,834,651

Alpine City - General Fund-Continued
FY 2019/2020 Budget

Expenditures	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Administration	\$ 425,150	\$ 233,255	55%	\$ 425,150
Court	95,200	51,147	54%	95,200
Treasurer	43,250	32,021	74%	43,250
Elections	13,500	69	1%	13,500
Government Buildings	98,000	25,430	26%	98,000
Emergency Services	2,408,806	1,402,219	58%	2,408,806
Building Inspection	165,150	81,594	49%	165,150
Planning & Zoning	214,050	151,637	71%	214,050
Streets	605,350	296,180	49%	605,350
Parks & Recreation	445,250	355,764	80%	445,250
Cemetery	154,700	86,155	56%	154,700
Garbage	494,200	277,538	56%	494,200
Miscellaneous	491,545	3,580	1%	491,545
Total General Fund Expenditures	\$ 5,654,151	\$ 2,996,589	53%	\$ 5,654,151
Surplus/(Deficit)	\$ -	\$ 965,599		\$ 180,500
Fund Balance Beginning of Year				\$ 1,096,755
Projected Surplus/(Deficit)				\$ 180,500
Appropriate fund balance\Reserves				\$ (61,050)
Ending Fund Balance				\$ 1,216,205
Fund Balance Percentage				
General Fund Balance per state law needs to between 5% and 25% (Current projected fund balance)				21.51%

CLASS C ROADS
FY 2019/2020 Budget

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Interest earnings	\$ 18,000	\$ -	0%	\$ 18,000
Class "B&C" Road allotment	425,000	236,294	56%	425,000
Appropriation of fund balance	227,000	-	0%	227,000
Total Revenues	\$ 670,000	\$ 236,294	35%	\$ 670,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	670,000	397,712	59%	670,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 670,000	\$ 397,712	59%	\$ 670,000
Surplus/(Deficit)	\$ -	\$ (161,418)		\$ -

Fund Balance Beginning of Year	\$ 1,109,619
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (227,000)
Ending Fund Balance	\$ 882,619

Recreation Impact Fee Funds
FY 2019/2020 Budget

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Recreation facility fees	\$ 115,000	\$ 48,384	42%	\$ 100,000
Interest earnings	15,000	-	0%	15,000
Appropriation of fund balance	70,000	-	0%	70,000
Total Revenues	\$ 200,000	\$ 48,384	24%	\$ 185,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Park system	\$ 200,000	160,642	80%	\$ 250,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	\$ 200,000	\$ 160,642	80%	\$ 250,000
Surplus/(Deficit)	\$ -	\$ (112,258)		\$ (65,000)

Fund Balance Beginning of Year **\$ 763,387**

Projected Surplus/(Deficit) **\$ (65,000)**

Appropriate fund balance\Reserves **\$ (70,000)**

Ending Fund Balance **\$ 628,387**

Impact Fee Funds Streets FY 2019/2020 Budget

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Streets & transportation fees	\$ 105,000	\$ 21,300	20%	\$ 50,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 105,000	\$ 21,300	20%	\$ 50,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Streets & transport	\$ 105,000	-	0%	\$ 105,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 105,000	\$ -	0%	\$ 105,000
Surplus/(Deficit)	\$ -	\$ 21,300		\$ (55,000)

Fund Balance Beginning of Year	\$ 322,383
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Projected Surplus/(Deficit)	\$ (55,000)
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Appropriate fund balance\Reserves	\$ -
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Ending Fund Balance	\$ 267,383
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Alpine City - Capital Projects Fund
FY 2019/2020 Budget

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Interest revenue	\$ 15,000	\$ -	0%	\$ 15,000
Transfer from General Fund	-	-	0%	-
Contributions from builders	-	18,300	100%	20,000
Miscellaneous	-	4,089	100%	4,500
Fund Balance appropriation	389,000	-	0%	389,000
Total Revenues	\$ 404,000	\$ 22,389	6%	\$ 428,500

Expenditures	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Capital outlay other	\$ 377,500	42,532	11%	\$ 377,500
Capital outlay buildings	-	-	0%	-
Contribution to General Fund	-	-	0%	-
Capital outlay equipment	26,500	-	0%	26,500
Total Capital Expenditures	\$ 404,000	\$ 42,532	11%	\$ 404,000
Surplus/(Deficit)	\$ -	\$ (20,143)		\$ 24,500

Fund Balance Beginning of Year	\$ 1,573,174
Projected Surplus/(Deficit)	\$ 24,500
Appropriate fund balance\Reserves	\$ (389,000)
Ending Fund Balance	\$ 1,208,674

**Alpine City - Water Utility
FY 2019/2020 Budget**

	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
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Revenues

Operating Revenues

Metered water sales	\$ 725,000	\$ 452,426	62%	\$ 740,000
Other water revenue	12,500	17,327	139%	22,000
Water connection fee	17,500	13,770	79%	22,500
Penalties	5,500	4,286	78%	5,500
Total Miscellaneous Revenues	\$ 760,500	\$ 487,809	64%	\$ 790,000

Miscellaneous

Interest earned	\$ 32,500	\$ -	0%	\$ 32,500
Appropriated fund balance	238,500	-	0%	238,500
Total Utility Revenue	\$ 271,000	\$ -	0%	\$ 271,000

Total Utility Fund Revenues	\$ 1,031,500	\$ 487,809	47%	\$ 1,061,000
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	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
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Expenses

Water operating	\$ 416,000	\$ 247,351	59%	416,000
Depreciation	255,000	-	0%	255,000
Capital outlay- Buildings	25,000	-	0%	25,000
Capital outlay- Improvements	325,000	6,950	2%	325,000
Capital outlay- Equipment	10,500	3,125	30%	10,500
Total Utility Fund Expenses	\$ 1,031,500	\$ 257,426	25%	\$ 1,031,500

Surplus/(Deficit)	\$ -	\$ 230,383		\$ 29,500
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Cash Balance Beginning of Year				\$ 2,379,937
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Surplus/(Deficit)				\$ 29,500
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Appropriate fund balance\Reserves				\$ (238,500)
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Ending Cash Balance				\$ 2,170,937
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**Impact Fee Funds Water Impact Fees
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Water Impact Fees	\$ 75,000	\$ 64,011	85%	\$ 90,000
Interest earnings		-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 75,000	\$ 64,011	85%	\$ 90,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	Target Percent Target	Year End Projected Amount
Impact fee projects	\$ 75,000	773	1%	\$ 75,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 75,000	\$ 773	1%	\$ 75,000
Surplus/(Deficit)	\$ -	\$ 63,238		\$ 15,000

Fund Balance Beginning of Year **\$ 373,677**

Projected Surplus/(Deficit) **\$ 15,000**

Appropriate fund balance\Reserves **\$ -**

Ending Fund Balance **\$ 388,677**

**Alpine City - Sewer Utility
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Operating Revenues				
Sewer system sales	\$ 1,025,000	\$ 582,704	57%	\$ 1,025,000
Other revenue	10,000	-	0%	10,000
Sewer connection fee	5,000	3,375	68%	5,000
Total Miscellaneous Revenues	\$ 1,040,000	\$ 586,079	56%	\$ 1,040,000
Miscellaneous				
Interest earned	\$ 20,000	\$ -	0%	\$ 20,000
Appropriated fund balance	36,250	-	0%	36,250
Total Utility Revenue	\$ 56,250	\$ -	0%	\$ 56,250
Total Utility Fund Revenues	\$ 1,096,250	\$ 586,079	53%	\$ 1,096,250

Expenses	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Sewer operating	\$ 890,750	\$ 443,278	50%	875,000
Depreciation	130,000	-	0%	130,000
Capital outlay- Improvements	65,000	24,795.00	38%	65,000
Capital outlay- Equipment	10,500	3,125	30%	10,500
Total Utility Fund Expenses	\$ 1,096,250	\$ 471,198	43%	\$ 1,080,500
Surplus/(Deficit)	\$ -	\$ 114,881		\$ 15,750
Cash Balance Beginning of Year				\$ 2,318,089
Surplus/(Deficit)				\$ 15,750.00
Appropriate fund balance\Reserves				\$ (36,250)
Ending Cash Balance				\$ 2,297,589

**Alpine City - Sewer Impact fee funds
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Sewer Impact Fees	\$ 20,000	\$ 12,317	62%	\$ 20,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 20,000	\$ 12,317	62%	\$ 20,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Sewer Impact fee projects	\$ 20,000	-	0%	\$ 20,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 20,000	\$ -	0%	\$ 20,000
Surplus/(Deficit)	\$ -	\$ 12,317		\$ -

Fund Balance Beginning of Year **\$ 76,806**

Projected Surplus/(Deficit) **\$ -**

Appropriate fund balance\Reserves **\$ -**

Ending Fund Balance **\$ 76,806**

**Alpine City - PI Fund
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Operating Revenues				
Irrigation water sales	\$ 900,000	\$ 558,281	62%	915,000
Other revenue	1,000	-	0%	1,000
PI connection fee	15,000	28,298	189%	35,000
PI Grant project	1,420,841	10,652	1%	1,420,841
Total Miscellaneous Revenues	\$ 2,336,841	\$ 597,231	26%	\$ 2,371,841
Miscellaneous				
Interest earned	\$ 20,000	\$ 144	1%	\$ 20,000
Appropriated fund balance	374,368	-	0%	374,368
Total Utility Revenue	\$ 394,368	\$ 144	0%	\$ 394,368
Total Utility Fund Revenues	\$ 2,731,209	\$ 597,375	22%	\$ 2,766,209

Expenses	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
PI operating	\$ 577,200	\$ 257,883	45%	1,477,200
Depreciation	223,704	-	0%	223,704
Capital outlay	150,000	-	0%	150,000
Capital outlay- Equipment	10,500	3,125	30%	10,500
Irrigation meter replacement	1,300,000	324,883	25%	400,000
Bond costs	4,500	2,000	44%	4,500
Debt Service	465,305	422,590	91%	465,305
Total Utility Fund Expenses	\$ 2,731,209	\$ 1,010,481	37%	\$ 2,731,209
Surplus/(Deficit)	\$ -	\$ (413,106)		\$ 35,000

Cash Balance Beginning of Year

\$ 1,154,447

Surplus/(Deficit)

\$ 35,000

Appropriate fund balance\Reserves

\$ (374,368)

Ending Cash Balance

\$ 815,079

Alpine City - Pressure Irrigation Impact fee funds
FY 2019/2020 Budget

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
PI Impact Fees	\$ 80,000	\$ 57,148	71%	\$ 95,000
Interest earnings	-	-	0%	-
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 80,000	\$ 57,148	71%	\$ 95,000
Expenditures	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
PI Impact fee projects	\$ 80,000	-	0%	\$ 80,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 80,000	\$ -	0%	\$ 80,000
Surplus/(Deficit)	\$ -	\$ 57,148		\$ 15,000
Fund Balance Beginning of Year				\$ 166,590
Projected Surplus/(Deficit)				\$ 15,000
Appropriate fund balance\Reserves				\$ -
Ending Fund Balance				\$ 181,590

**Alpine City - Storm Drain Fund
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Operating Revenues				
Storm drain revenue	\$ 175,000	\$ 105,146	60%	\$ 175,000
Other revenue	1,000	-	0%	1,000
SWPP fee	10,000	7,800	78%	10,000
Storm drain impact fee	-	-	0%	-
Total Miscellaneous Revenues	\$ 186,000	\$ 112,946	61%	\$ 186,000
Miscellaneous				
Interest earned	\$ 8,000	\$ -	0%	\$ 8,000
Appropriated fund balance	105,650	-	0%	105,650
Total Utility Revenue	\$ 113,650	\$ -	0%	\$ 113,650
Total Utility Fund Revenues	\$ 299,650	\$ 112,946	38%	\$ 299,650

Expenses	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
SD operating	\$ 106,150	\$ 61,549	58%	106,150
Depreciation	83,500	-	0%	83,500
Capital outlay	110,000	36,439	33%	110,000
Total Utility Fund Expenses	\$ 299,650	\$ 97,988	33%	\$ 299,650
Surplus/(Deficit)	\$ -	\$ 14,958		\$ -

Cash Balance Beginning of Year	\$ 676,090
Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (105,650)
Ending Cash Balance	\$ 570,440

**Alpine City - Storm Drain Impact fee funds
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	Target Percent Target	Year End Projected Amount
SD Impact Fees	\$ 55,000	\$ 14,400	26%	\$ 40,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 55,000	\$ 14,400	26%	\$ 40,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	Target Percent Target	Year End Projected Amount
SD Impact fee projects	\$ 55,000	31,848	58%	\$ 55,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 55,000	\$ 31,848	58%	\$ 55,000
Surplus/(Deficit)	\$ -	\$ (17,448)		\$ (15,000)

Fund Balance Beginning of Year **\$ 122,408**

Projected Surplus/(Deficit) **\$ (15,000)**

Appropriate fund balance\Reserves **\$ -**

Ending Fund Balance **\$ 107,408**

**Alpine City - Trust & Agency Fund
FY 2019/2020 Budget**

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Interest revenue	\$ 1,000	\$ -	0%	\$ 1,000
Total Revenues	\$ 1,000	\$ -	0%	\$ 1,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Interest expense	\$ 1,000	-	0%	\$ 1,000
Total Expenditures	\$ 1,000	\$ -	0%	\$ 1,000
Surplus/(Deficit)	\$ -	\$ -		\$ -

Fund Balance Beginning of Year	\$ 42,853
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 42,853

Alpine City - Cemetery Perpetual Fund
FY 2019/2020 Budget

Revenues	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Cemetery lot payments	\$ 15,000	\$ 16,253	108%	\$ 25,000
Upright Monument	2,500	1,050	42%	2,500
Interest revenues	2,500	-	0%	2,500
Total Revenues	\$ 20,000	\$ 17,303	87%	\$ 30,000

Expenditures	Budget FY 2020	Actual To Date FY 2020	58.4% Percent Target	Year End Projected Amount
Cemetery expenses	\$ 20,000	4,925	25%	\$ 20,000
Total Expenses	\$ 20,000	\$ 4,925	25%	\$ 20,000
Surplus/(Deficit)	\$ -	\$ 12,378		\$ 10,000

Fund Balance Beginning of Year	\$ 614,030
Projected Surplus/(Deficit)	\$ 10,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 624,030

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
JANUARY 31, 2020

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, AMERICAN FORK	606,565.26
01-1112	XPRESS BILL PAY	2,237.88
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	14,540,581.64
01-1170	UTILITY CASH CLEARING	(.01)
TOTAL COMBINED CASH		15,150,384.77
01-1190	CASH - ALLOCATION TO OTHER FUN	(15,150,384.77)

TOTAL GENERAL FUND CASH .00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	1,993,754.19
11	ALLOCATION TO CLASS C ROADS	948,200.07
15	ALLOCATION TO RECREATION IMPACT FEES	651,128.86
16	ALLOCATION TO STREET IMPACT FEES	343,683.22
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	2,752,615.75
51	ALLOCATION TO WATER FUND	2,639,538.29
52	ALLOCATION TO SEWER FUND	2,397,323.50
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	942,262.18
56	ALLOCATION TO STORM DRAIN FUND	690,485.58
70	ALLOCATION TO TRUST AND AGENCY FUND	281,645.71
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	655,012.49
81	ALLOCATION TO WATER IMPACT FEES	436,914.47
82	ALLOCATION TO SEWER IMPACT FEES	89,121.58
85	ALLOCATION TO PI IMPACT FEES	223,738.18
86	ALLOCATION TO STORM DRAIN IMPACT FEES	104,960.70
TOTAL ALLOCATIONS TO OTHER FUNDS		15,150,384.77
ALLOCATION FROM COMBINED CASH FUND - 01-1190		(15,150,384.77)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

ALPINE CITY CORPORATION

BALANCE SHEET

JANUARY 31, 2020

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	1,993,754.19	
10-1309	DEFERRED PROPERTY TAXES REC	1,709,397.68	
10-1311	ACCOUNTS RECEIVABLE	58,541.35	
10-1561	PREPAID EXPENSES	530.00	
	TOTAL ASSETS		3,762,223.22

LIABILITIES AND EQUITYLIABILITIES

10-2131	ACCOUNTS PAYABLE	(122.20)	
10-2221	FICA PAYABLE	121.75	
10-2222	FEDERAL WITHHOLDING PAYABLE	(785.21)	
10-2223	STATE WITHHOLDING PAYABLE	(5,733.95)	
10-2225	ULGT PAYABLE	(11,685.80)	
10-2226	ADDITIONAL EMP INSURANCES	373.68	
10-2227	RETIREMENT PAYABLE EMPLOYEES	195.88	
10-2229	WORKERS COMP PAYABLE	9,719.35	
10-2400	UNEARNED REVENUE	1,709,397.00	
	TOTAL LIABILITIES		1,701,480.50

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2980	BALANCE BEGINNING OF YEAR	1,095,143.18	
	REVENUE OVER EXPENDITURES - YTD	965,599.54	
	BALANCE - CURRENT DATE	2,060,742.72	
	TOTAL FUND EQUITY		2,060,742.72
	TOTAL LIABILITIES AND EQUITY		3,762,223.22

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	233,494.77	1,664,909.74	1,773,635.00	108,725.26	93.9
10-31-20 REDEMPTION TAXES	80,395.00	96,742.22	145,000.00	48,257.78	66.7
10-31-30 GENERAL SALES AND USE TAXES	126,912.33	615,350.06	1,300,000.00	684,649.94	47.3
10-31-31 MOTOR VEHICLE TAXES	10,820.07	58,966.28	110,000.00	51,033.72	53.6
10-31-32 MASS TRANSIT	11,941.74	55,809.68	.00	(55,809.68)	.0
10-31-40 FRANCHISE FEES	52,330.10	307,155.04	660,000.00	352,844.96	46.5
10-31-90 PENALTIES & INT. ON DELINQUENT	301.40	1,078.25	4,000.00	2,921.75	27.0
TOTAL TAXES	516,195.41	2,800,011.27	3,992,635.00	1,192,623.73	70.1
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	7,650.00	9,525.00	25,000.00	15,475.00	38.1
10-32-20 PLAN CHECK FEES	9,165.50	104,371.33	175,000.00	70,628.67	59.6
10-32-21 BUILDING PERMITS	14,612.02	184,005.96	350,000.00	165,994.04	52.6
10-32-22 BUILDING PERMIT ASSESSMENT	144.31	1,844.31	2,800.00	955.69	65.9
TOTAL LICENSES AND PERMITS	31,571.83	299,746.60	552,800.00	253,053.40	54.2
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42 MUNICIPAL RECREATION GRANT	.00	.00	5,400.00	5,400.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	5,400.00	5,400.00	.0
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	3,150.00	13,364.00	20,000.00	6,636.00	66.8
10-34-14 ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15 SALE OF MAPS AND PUBLICATIONS	.00	90.00	250.00	160.00	36.0
10-34-22 PUBLIC SAFETY DISTRICT RENTAL	9,629.00	28,887.00	38,516.00	9,629.00	75.0
10-34-40 WASTE COLLECTION SALES	50,730.49	353,120.24	550,000.00	196,879.76	64.2
10-34-69 YOUTH COUNCIL	.00	2,544.00	.00	(2,544.00)	.0
10-34-81 SALE OF CEMETERY LOTS	.00	5,417.50	5,000.00	(417.50)	108.4
10-34-83 BURIAL FEES	4,050.00	26,500.00	45,000.00	18,500.00	58.9
TOTAL CHARGES FOR SERVICES	67,559.49	429,922.74	659,266.00	229,343.26	65.2
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	4,590.00	7,829.78	45,000.00	37,170.22	17.4
10-35-15 OTHER FINES	.00	30,303.69	32,500.00	2,196.31	93.2
10-35-16 TRAFFIC SCHOOL	1,665.00	3,555.00	5,000.00	1,445.00	71.1
TOTAL FINES AND FORFEITURES	6,255.00	41,688.47	82,500.00	40,811.53	50.5

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-20 RENTS AND CONCESSIONS	2,600.00	13,955.00	65,000.00	51,045.00	21.5
TOTAL RENTS AND OTHER REVENUE	2,600.00	13,955.00	65,000.00	51,045.00	21.5
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	27,131.45	205,761.45	80,000.00	(125,761.45)	257.2
10-38-17 ALPINE DAYS REVENUE	5.00	77,542.39	75,000.00	(2,542.39)	103.4
10-38-18 RODEO REVENUE	13.00	18,240.00	20,000.00	1,760.00	91.2
10-38-50 BICENTENNIAL BOOKS	.00	80.00	500.00	420.00	16.0
10-38-70 DONATIONS	.00	450.00	.00	(450.00)	.0
10-38-90 SUNDRY REVENUES	5,227.33	56,093.14	30,000.00	(26,093.14)	187.0
TOTAL INTEREST AND MISC REVENUE	32,376.78	358,166.98	205,500.00	(152,666.98)	174.3
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-10 FUND BALANCE APPROPRIATION	.00	.00	61,050.00	61,050.00	.0
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,682.36	18,698.00	30,000.00	11,302.00	62.3
TOTAL TRANSFERS AND CONTRIBUTIONS	2,682.36	18,698.00	91,050.00	72,352.00	20.5
TOTAL FUND REVENUE	659,240.87	3,962,189.06	5,654,151.00	1,691,961.94	70.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	14,504.21	116,767.77	215,000.00	98,232.23	54.3
10-41-13 EMPLOYEE BENEFITS	6,772.58	51,440.24	93,500.00	42,059.76	55.0
10-41-14 OVERTIME WAGES	295.36	603.16	1,500.00	896.84	40.2
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	4,490.00	8,667.61	18,000.00	9,332.39	48.2
10-41-22 PUBLIC NOTICES	236.90	1,545.71	4,500.00	2,954.29	34.4
10-41-23 TRAVEL	.00	329.58	2,500.00	2,170.42	13.2
10-41-24 OFFICE SUPPLIES & POSTAGE	1,999.80	7,239.25	15,000.00	7,760.75	48.3
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	42.00	443.18	1,500.00	1,056.82	29.6
10-41-28 TELEPHONE	457.41	2,945.88	5,500.00	2,554.12	53.6
10-41-30 PROFESSIONAL SERVICES	.00	25,655.66	30,000.00	4,344.34	85.5
10-41-33 EDUCATION	.00	360.00	150.00	(210.00)	240.0
10-41-46 COUNCIL DISCRETIONARY FUND	552.24	5,631.79	15,000.00	9,368.21	37.6
10-41-47 MAYOR DISCRETIONARY FUND	.00	220.00	8,000.00	7,780.00	2.8
10-41-51 INSURANCE	.00	8,689.74	10,500.00	1,810.26	82.8
10-41-63 OTHER SERVICES	.00	.00	500.00	500.00	.0
10-41-64 OTHER EXPENSES	.00	2,715.00	4,000.00	1,285.00	67.9
TOTAL ADMINISTRATION	29,350.50	233,254.57	425,150.00	191,895.43	54.9

COURT

10-42-24 OFFICE EXPENSE & POSTAGE	2,923.42	18,247.54	30,000.00	11,752.46	60.8
10-42-31 PROFESSIONAL SERVICES	2,788.98	20,864.11	40,000.00	19,135.89	52.2
10-42-40 WITNESS FEES	.00	(37.00)	200.00	237.00	(18.5)
10-42-46 VICTIM REPARATION ASSESSMENT	1,910.94	12,071.90	25,000.00	12,928.10	48.3
TOTAL COURT	7,623.34	51,146.55	95,200.00	44,053.45	53.7

TREASURER

10-43-11 SALARIES & WAGES	1,092.52	8,496.76	14,300.00	5,803.24	59.4
10-43-13 EMPLOYEE BENEFITS	865.10	6,275.72	10,500.00	4,224.28	59.8
10-43-14 OVERTIME WAGES	61.44	465.94	.00	(465.94)	.0
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	99.00	669.00	500.00	(169.00)	133.8
10-43-23 TRAVEL	.00	163.21	500.00	336.79	32.6
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	.00	750.00	750.00	.0
10-43-31 PROFESSIONAL & TECHNICAL	300.00	3,050.00	5,200.00	2,150.00	58.7
10-43-33 EDUCATION	.00	.00	500.00	500.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	12,900.00	11,000.00	(1,900.00)	117.3
TOTAL TREASURER	2,418.06	32,020.63	43,250.00	11,229.37	74.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	.00	69.08	500.00	430.92	13.8
10-50-62 MISCELLANEOUS SERVICES	.00	.00	13,000.00	13,000.00	.0
TOTAL ELECTIONS	.00	69.08	13,500.00	13,430.92	.5
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	1,053.51	4,467.34	4,000.00	(467.34)	111.7
10-52-27 UTILITIES	1,826.12	7,212.58	20,000.00	12,787.42	36.1
10-52-51 INSURANCE	.00	8,689.74	9,000.00	310.26	96.6
10-52-63 OTHER SERVICES	546.00	4,983.00	20,000.00	15,017.00	24.9
10-52-72 CAPITAL OUTLAY BUILDINGS	77.80	77.80	45,000.00	44,922.20	.2
TOTAL GOVERNMENT BUILDINGS	3,503.43	25,430.46	98,000.00	72,569.54	26.0
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	99,393.95	695,757.65	1,197,728.00	501,970.35	58.1
10-57-63 FIRE-PROFESSIONAL SERVICE	94,452.32	661,166.24	1,133,428.00	472,261.76	58.3
10-57-72 ADMINISTRATION	6,470.79	45,295.53	77,650.00	32,354.47	58.3
TOTAL EMERGENCY SERVICES	200,317.06	1,402,219.42	2,408,806.00	1,006,586.58	58.2
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	2,900.81	21,935.46	37,850.00	15,914.54	58.0
10-58-13 EMPLOYEE BENEFITS	1,472.51	10,690.85	20,800.00	10,109.15	51.4
10-58-14 OVERTIME WAGES	.00	128.25	2,000.00	1,871.75	6.4
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	135.00	135.00	500.00	365.00	27.0
10-58-24 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
10-58-28 TELEPHONE	45.00	337.50	1,000.00	662.50	33.8
10-58-29 CONTRACT/BUILDING INSPECTOR	7,158.61	38,237.40	90,000.00	51,762.60	42.5
10-58-51 INSURANCE & SURETY BONDS	.00	8,689.74	10,000.00	1,310.26	86.9
10-58-65 BUILDING PERMIT SURCHARGE	567.90	1,440.27	2,500.00	1,059.73	57.6
TOTAL BUILDING INSPECTION	12,279.83	81,594.47	165,150.00	83,555.53	49.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	9,183.20	68,559.92	115,700.00	47,140.08	59.3
10-59-13 EMPLOYEE BENEFITS	4,753.77	34,052.04	57,900.00	23,847.96	58.8
10-59-14 OVERTIME WAGES	395.95	1,770.03	1,000.00	(770.03)	177.0
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,200.00	2,200.00	.0
10-59-23 TRAVEL	.00	201.84	1,500.00	1,298.16	13.5
10-59-24 OFFICE SUPPLIES & POSTAGE	114.75	695.39	3,000.00	2,304.61	23.2
10-59-30 PROFESSIONAL SERVICES	.00	46,154.91	30,000.00	(16,154.91)	153.9
10-59-31 LEGAL SERVICES FOR SUBDIVIS	.00	203.00	2,000.00	1,797.00	10.2
10-59-34 EDUCATION	.00	.00	750.00	750.00	.0
TOTAL PLANNING & ZONING	14,447.67	151,637.13	214,050.00	62,412.87	70.8
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	5,957.35	49,492.56	88,500.00	39,007.44	55.9
10-60-13 EMPLOYEE BENEFITS	4,361.32	33,896.06	58,000.00	24,103.94	58.4
10-60-14 OVERTIME WAGES	1,285.27	6,595.05	11,000.00	4,404.95	60.0
10-60-23 TRAVEL	.00	488.65	1,000.00	511.35	48.9
10-60-24 OFFICE SUPPLIES & POSTAGE	.00	.00	400.00	400.00	.0
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	8,190.36	29,993.43	36,000.00	6,006.57	83.3
10-60-26 STREET SUPPLIES AND MAINTENANC	6,159.79	34,119.30	70,000.00	35,880.70	48.7
10-60-27 UTILITIES	.00	30.07	500.00	469.93	6.0
10-60-28 TELEPHONE	75.37	562.35	900.00	337.65	62.5
10-60-29 POWER - STREET LIGHTS	.00	21,227.71	50,000.00	28,772.29	42.5
10-60-51 INSURANCE	.00	8,689.74	11,950.00	3,260.26	72.7
10-60-63 OTHER SERVICES	130.00	3,360.00	12,000.00	8,640.00	28.0
10-60-64 OTHER EXPENSES	839.55	26,683.84	3,500.00	(23,183.84)	762.4
10-60-70 CLASS C ROAD FUND	1,234.88	1,234.88	.00	(1,234.88)	.0
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	.00	25,532.00	200,000.00	174,468.00	12.8
10-60-74 CAPITAL OUTLAY - EQUIPMENT	.00	54,274.33	61,600.00	7,325.67	88.1
TOTAL STREETS	28,233.89	296,179.97	605,350.00	309,170.03	48.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	3,533.61	28,428.96	46,500.00	18,071.04	61.1
10-70-12 WAGES TEMPORARY EMPLOYEES	.00	14,727.78	28,500.00	13,772.22	51.7
10-70-13 EMPLOYEE BENEFITS	2,329.76	18,686.09	30,100.00	11,413.91	62.1
10-70-14 OVERTIME WAGES	79.38	1,202.37	1,500.00	297.63	80.2
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	.00	918.31	1,500.00	581.69	61.2
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,787.96	10,162.28	25,000.00	14,837.72	40.7
10-70-26 BUILDING AND GROUNDS SUPPLIES	1,036.48	24,171.96	26,500.00	2,328.04	91.2
10-70-27 UTILITIES	4,399.55	34,254.74	19,500.00	(14,754.74)	175.7
10-70-28 TELEPHONE	75.37	528.60	1,000.00	471.40	52.9
10-70-51 INSURANCE & SURETY BONDS	.00	8,808.66	1,500.00	(7,308.66)	587.2
10-70-59 DEER POPULATION CONTROL	.00	.00	40,000.00	40,000.00	.0
10-70-60 RODEO	1.43	35,694.57	25,000.00	(10,694.57)	142.8
10-70-64 OTHER EXPENSES	149.82	14,134.61	19,000.00	4,865.39	74.4
10-70-65 ALPINE DAYS	2.86	136,965.93	134,450.00	(2,515.93)	101.9
10-70-67 MOYLE PARK	201.93	2,094.74	9,000.00	6,905.26	23.3
10-70-68 LIBRARY	1,465.00	7,057.00	11,500.00	4,443.00	61.4
10-70-69 YOUTH COUNCIL	3,335.89	4,727.60	5,500.00	772.40	86.0
10-70-70 BOOK MOBILE	.00	13,200.00	13,200.00	.00	100.0
10-70-71 TRAILS	.00	.00	5,000.00	5,000.00	.0
TOTAL PARKS & RECREATION	18,399.04	355,764.20	445,250.00	89,485.80	79.9
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	3,533.59	28,428.84	46,500.00	18,071.16	61.1
10-77-12 WAGES TEMPORARY EMPLOYEE	.00	14,727.72	28,500.00	13,772.28	51.7
10-77-13 EMPLOYEE BENEFITS	2,329.74	18,685.30	30,100.00	11,414.70	62.1
10-77-14 OVERTIME WAGES	79.38	1,202.34	2,000.00	797.66	60.1
10-77-23 TRAVEL	.00	.00	500.00	500.00	.0
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	804.98	3,993.31	12,000.00	8,006.69	33.3
10-77-26 BUILDING AND GROUNDS	.00	6,398.24	12,000.00	5,601.76	53.3
10-77-27 CEMETERY PAVING	446.57	3,125.99	.00	(3,125.99)	.0
10-77-28 TELEPHONE	40.00	300.00	850.00	550.00	35.3
10-77-51 INSURANCE & SURETY BONDS	.00	8,689.74	10,000.00	1,310.26	86.9
10-77-63 OTHER SERVICES	.00	603.78	12,000.00	11,396.22	5.0
TOTAL CEMETERY	7,234.26	86,155.26	154,700.00	68,544.74	55.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	2,927.02	23,809.44	42,500.00	18,690.56	56.0
10-82-13 EMPLOYEE BENEFITS	2,027.26	15,059.68	26,300.00	11,240.32	57.3
10-82-14 OVERTIME WAGES	94.93	523.89	.00	(523.89)	.0
10-82-24 OFFICE SUPPLIES & POSTAGE	365.09	2,172.88	3,600.00	1,427.12	60.4
10-82-28 TELEPHONE	7.50	61.90	.00	(61.90)	.0
10-82-31 PROFESSIONAL & TECHNICAL	300.00	3,050.00	4,800.00	1,750.00	63.5
10-82-34 TECHNOLOGY UPDATE	963.29	3,455.94	5,000.00	1,544.06	69.1
10-82-61 TIPPING FEES	8,891.00	61,328.00	110,000.00	48,672.00	55.8
10-82-62 WASTE PICKUP CONTRACT	27,740.69	166,252.44	300,000.00	133,747.56	55.4
10-82-64 OTHER EXPENSES	202.21	1,823.47	2,000.00	176.53	91.2
TOTAL GARBAGE	43,518.99	277,537.64	494,200.00	216,662.36	56.2
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	1,024.47	3,520.14	15,000.00	11,479.86	23.5
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	471,545.00	471,545.00	.0
10-99-82 EMERGENCY PREP	.00	60.00	5,000.00	4,940.00	1.2
TOTAL MISCELLANEOUS	1,024.47	3,580.14	491,545.00	487,964.86	.7
TOTAL FUND EXPENDITURES	368,350.54	2,996,589.52	5,654,151.00	2,657,561.48	53.0
NET REVENUE OVER EXPENDITURES	290,890.33	965,599.54	.00	(965,599.54)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

JANUARY 31, 2020

CLASS C ROADS

ASSETS

11-1190 CASH - ALLOCATION FROM GENERAL

948,200.07

TOTAL ASSETS

948,200.07

LIABILITIES AND EQUITYFUND EQUITY

UNAPPROPRIATED FUND BALANCE:

11-2980 BALANCE BEGINNING OF YEAR

1,109,618.59

REVENUE OVER EXPENDITURES - YTD

(161,418.52)

BALANCE - CURRENT DATE

948,200.07

TOTAL FUND EQUITY

948,200.07

TOTAL LIABILITIES AND EQUITY

948,200.07

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	80,674.21	236,293.68	425,000.00	188,706.32	55.6
TOTAL SOURCE 33	80,674.21	236,293.68	425,000.00	188,706.32	55.6
<u>INTEREST AND MISC REVENUE</u>					
11-38-10 INTEREST EARNINGS	.00	.00	18,000.00	18,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	18,000.00	18,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
11-39-10 FUND BALANCE APPROPRIATION	.00	.00	227,000.00	227,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	227,000.00	227,000.00	.0
TOTAL FUND REVENUE	80,674.21	236,293.68	670,000.00	433,706.32	35.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND	.00	397,712.20	670,000.00	272,287.80	59.4
TOTAL DEPARTMENT 60	.00	397,712.20	670,000.00	272,287.80	59.4
TOTAL FUND EXPENDITURES	.00	397,712.20	670,000.00	272,287.80	59.4
NET REVENUE OVER EXPENDITURES	80,674.21	(161,418.52)	.00	161,418.52	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

RECREATION IMPACT FEES

ASSETS

15-1190	CASH - ALLOCATION FROM GENERAL	651,128.86	
	TOTAL ASSETS		651,128.86

LIABILITIES AND EQUITY

FUND EQUITY

15-2831	RESERVE-IMP RECREATION	571,085.62	
	UNAPPROPRIATED FUND BALANCE:		
15-2980	BALANCE BEGINNING OF YEAR	192,301.77	
	REVENUE OVER EXPENDITURES - YTD	(112,258.53)	
	BALANCE - CURRENT DATE	80,043.24	
	TOTAL FUND EQUITY		651,128.86
	TOTAL LIABILITIES AND EQUITY		651,128.86

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
15-37-31	RECREATION FACILITY FEES	.00	48,384.00	115,000.00	66,616.00	42.1
	TOTAL OPERATING REVENUES	.00	48,384.00	115,000.00	66,616.00	42.1
	<u>INTEREST AND MISC REVENUE</u>					
15-38-10	INTEREST EARNINGS	.00	.00	15,000.00	15,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	15,000.00	15,000.00	.0
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
15-39-10	FUND BALANCE APPROPRIATION	.00	.00	70,000.00	70,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	70,000.00	70,000.00	.0
	TOTAL FUND REVENUE	.00	48,384.00	200,000.00	151,616.00	24.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
15-40-31	PARK SYSTEM	937.62	160,642.53	200,000.00	39,357.47	80.3
	TOTAL EXPENDITURES	937.62	160,642.53	200,000.00	39,357.47	80.3
	TOTAL FUND EXPENDITURES	937.62	160,642.53	200,000.00	39,357.47	80.3
	NET REVENUE OVER EXPENDITURES	(937.62)	(112,258.53)	.00	112,258.53	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

STREET IMPACT FEES

<u>ASSETS</u>			
16-1190	CASH - ALLOCATION FROM GENERAL	343,683.22	
	TOTAL ASSETS		343,683.22
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	322,383.46	
	REVENUE OVER EXPENDITURES - YTD	21,299.76	
	BALANCE - CURRENT DATE	343,683.22	
	TOTAL FUND EQUITY		343,683.22
	TOTAL LIABILITIES AND EQUITY		343,683.22

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
16-37-21	STREETS & TRANSPORTATION FEES	.00	21,299.76	105,000.00	83,700.24	20.3
	TOTAL OPERATING REVENUES	.00	21,299.76	105,000.00	83,700.24	20.3
	TOTAL FUND REVENUE	.00	21,299.76	105,000.00	83,700.24	20.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
16-40-21	STREET & TRANSPORT EXPENSES	.00	.00	105,000.00	105,000.00	.0
	TOTAL EXPENDITURES	.00	.00	105,000.00	105,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	105,000.00	105,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	21,299.76	.00	(21,299.76)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

CAPITAL IMPROVEMENTS FUND

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	2,752,615.75	
	TOTAL ASSETS		2,752,615.75

LIABILITIES AND EQUITY

LIABILITIES

45-2124	OTHER BONDS	52,000.00	
45-2140	INFRA PROTECTION BONDS	798,319.09	
45-2147	OPEN SPACE BOND	102,000.00	
45-2150	RESTRICTED FOR ROADS	121,039.50	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2155	DONATION/LAMBERT PARK	121,014.22	
	TOTAL LIABILITIES		1,199,584.81

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
45-2960	EQUIPMENT REPLACEMENT	151,529.36	
45-2980	BALANCE BEGINNING OF YEAR	1,421,644.51	
	REVENUE OVER EXPENDITURES - YTD	(20,142.93)	
	BALANCE - CURRENT DATE	1,553,030.94	
	TOTAL FUND EQUITY		1,553,030.94
	TOTAL LIABILITIES AND EQUITY		2,752,615.75

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
45-38-10	INTEREST REVENUE	.00	.00	15,000.00	15,000.00	.0
45-38-16	CONTRIBUTION FROM BUILDERS	.00	18,300.46	.00	(18,300.46)	.0
45-38-17	MISCELLANEOUS REVENUE	.00	4,089.00	.00	(4,089.00)	.0
	TOTAL INTEREST AND MISC REVENUE	.00	22,389.46	15,000.00	(7,389.46)	149.3
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-11	CAPITOL IMPROVEMENTS FUND SURP	.00	.00	389,000.00	389,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	389,000.00	389,000.00	.0
	TOTAL FUND REVENUE	.00	22,389.46	404,000.00	381,610.54	5.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	468.75	42,532.39	377,500.00	334,967.61	11.3
45-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	26,500.00	26,500.00	.0
TOTAL EXPENDITURES	468.75	42,532.39	404,000.00	361,467.61	10.5
TOTAL FUND EXPENDITURES	468.75	42,532.39	404,000.00	361,467.61	10.5
NET REVENUE OVER EXPENDITURES	(468.75)	(20,142.93)	.00	20,142.93	.0

ALPINE CITY CORPORATION

BALANCE SHEET

JANUARY 31, 2020

WATER FUND

ASSETS

51-1190	CASH - ALLOCATION FROM GENERAL	2,639,538.29	
51-1311	WATER ACCOUNTS RECEIVABLE	51,684.35	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(1,758.43)	
51-1598	INVESTMENT IN WATER STOCK	73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS	49,974.00	
51-1611	LAND	219,000.00	
51-1621	BUILDING	169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(123,982.93)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI	13,952,834.79	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(5,095,536.10)	
51-1651	MACHINERY AND EQUIPMENT	1,158,241.43	
51-1652	ALLOWANCE FOR DEPRN-MACH & EQ	(344,464.70)	
TOTAL ASSETS			12,748,033.33

LIABILITIES AND EQUITYLIABILITIES

51-2151	UTILITY DEPOSIT	35,500.00	
51-2171	PROFESS & TECH SERVICES TBP	13,346.82	
51-2181	PRV VALVE COUNTY	50,000.00	
51-2230	ST COMPENSATED ABSENCES	2,181.32	
51-2290	NET PENSION LIABILITY	95,364.00	
51-2410	DEFERRED INFLOWS-PENSIONS	6,346.00	
51-2530	LT COMPENSATED ABSENCES	205.00	
TOTAL LIABILITIES			202,943.14

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
51-2980	BEGINNING OF YEAR	12,314,707.02	
	REVENUE OVER EXPENDITURES - YTD	230,383.17	
BALANCE - CURRENT DATE		12,545,090.19	
TOTAL FUND EQUITY			12,545,090.19
TOTAL LIABILITIES AND EQUITY			12,748,033.33

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	57,655.80	452,425.83	725,000.00	272,574.17	62.4
51-37-12 OTHER WATER REVENUE	1,154.00	17,327.04	12,500.00	(4,827.04)	138.6
51-37-16 WATER CONNECTION FEE	920.00	13,770.00	17,500.00	3,730.00	78.7
51-37-17 PENALTIES	556.75	4,286.11	5,500.00	1,213.89	77.9
TOTAL OPERATING REVENUES	60,286.55	487,808.98	760,500.00	272,691.02	64.1
<u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	.00	.00	32,500.00	32,500.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	32,500.00	32,500.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	238,500.00	238,500.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	238,500.00	238,500.00	.0
TOTAL FUND REVENUE	60,286.55	487,808.98	1,031,500.00	543,691.02	47.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	9,196.78	74,736.20	132,000.00	57,263.80	56.6
51-80-13 EMPLOYEE BENEFITS	6,419.66	49,054.64	82,700.00	33,645.36	59.3
51-80-14 OVERTIME WAGES	1,321.12	7,059.86	11,000.00	3,940.14	64.2
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	126.66	276.66	2,500.00	2,223.34	11.1
51-80-23 TRAVEL	133.92	569.32	3,000.00	2,430.68	19.0
51-80-24 OFFICE SUPPLIES & POS	370.87	11,801.32	13,000.00	1,198.68	90.8
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,183.42	7,759.57	21,000.00	13,240.43	37.0
51-80-26 BUILDING AND GROUNDS SUPPLIES	3,256.00	20,052.66	35,000.00	14,947.34	57.3
51-80-27 UTILITIES	550.15	14,843.64	25,000.00	10,156.36	59.4
51-80-28 TELEPHONE	166.19	1,157.17	2,000.00	842.83	57.9
51-80-31 PROFESSIONAL & TECHNICAL SERVI	1,226.13	11,612.61	18,900.00	7,287.39	61.4
51-80-33 EDUCATION	90.00	90.00	1,000.00	910.00	9.0
51-80-34 TECHNOLOGY UPDATE	964.47	3,710.89	10,000.00	6,289.11	37.1
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	.00	8,689.74	10,900.00	2,210.26	79.7
51-80-62 MISCELLANEOUS SERVICES	2,631.40	15,380.21	33,000.00	17,619.79	46.6
51-80-63 OTHER EXPENSES	3,376.07	20,556.32	15,000.00	(5,556.32)	137.0
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	.00	25,000.00	25,000.00	.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	.00	6,950.00	325,000.00	318,050.00	2.1
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	3,125.00	10,500.00	7,375.00	29.8
TOTAL WATER EXPENDITURES	31,012.84	257,425.81	1,031,500.00	774,074.19	25.0
TOTAL FUND EXPENDITURES	31,012.84	257,425.81	1,031,500.00	774,074.19	25.0
NET REVENUE OVER EXPENDITURES	29,273.71	230,383.17	.00	(230,383.17)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

JANUARY 31, 2020

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	2,397,323.50	
52-1312	SEWER ACCOUNTS RECEIVABLE	91,608.62	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,500.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	46,116.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(38,066.22)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	7,581,524.12	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(2,796,461.80)	
52-1651	MACHINERY AND EQUIPMENT	276,090.93	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(186,272.83)	
TOTAL ASSETS			7,436,405.32

LIABILITIES AND EQUITYLIABILITIES

52-2230	ST COMPENSATED ABSENCES	22,929.00	
52-2290	NET PENSION LIABILITY	88,002.00	
52-2300	TSSD CLEARING ACCOUNT	5,124.00	
52-2410	DEFERRED INFLOWS-PENSIONS	5,856.00	
52-2530	LT COMPENSATED ABSENCES	2,097.00	
TOTAL LIABILITIES			124,008.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	7,197,516.52	
	REVENUE OVER EXPENDITURES - YTD	114,880.80	
BALANCE - CURRENT DATE		7,312,397.32	
TOTAL FUND EQUITY			7,312,397.32
TOTAL LIABILITIES AND EQUITY			7,436,405.32

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	81,479.78	582,704.41	1,025,000.00	442,295.59	56.9
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	250.00	3,375.00	5,000.00	1,625.00	67.5
TOTAL OPERATING REVENUES	81,729.78	586,079.41	1,040,000.00	453,920.59	56.4
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	.00	.00	20,000.00	20,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	20,000.00	20,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	36,250.00	36,250.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	36,250.00	36,250.00	.0
TOTAL FUND REVENUE	81,729.78	586,079.41	1,096,250.00	510,170.59	53.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	9,196.78	74,736.20	132,000.00	57,263.80	56.6
52-81-13 EMPLOYEE BENEFITS	6,421.69	49,070.19	82,750.00	33,679.81	59.3
52-81-14 OVERTIME WAGES	1,321.12	7,059.86	10,500.00	3,440.14	67.2
52-81-23 TRAVEL	133.92	569.32	2,500.00	1,930.68	22.8
52-81-24 OFFICE SUPPLIES & POSTAGE	365.11	9,040.16	12,000.00	2,959.84	75.3
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	342.80	4,289.72	10,000.00	5,710.28	42.9
52-81-26 BUILDING AND GROUND SUPPLIES	1,032.39	6,579.87	12,000.00	5,420.13	54.8
52-81-27 UTILITIES	.00	225.47	500.00	274.53	45.1
52-81-28 TELEPHONE	126.23	948.13	4,250.00	3,301.87	22.3
52-81-31 PROFESSIONAL & TECHNICAL	300.00	3,050.00	8,000.00	4,950.00	38.1
52-81-34 TECHNOLOGY UPDATE	964.47	4,478.36	6,000.00	1,521.64	74.6
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	48,149.65	273,724.42	598,250.00	324,525.58	45.8
52-81-64 OTHER EXPENSES	207.56	9,506.91	12,000.00	2,493.09	79.2
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	.00	24,795.00	65,000.00	40,205.00	38.2
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	3,125.00	10,500.00	7,375.00	29.8
TOTAL SEWER EXPENDITURES	68,561.72	471,198.61	1,096,250.00	625,051.39	43.0
TOTAL FUND EXPENDITURES	68,561.72	471,198.61	1,096,250.00	625,051.39	43.0
NET REVENUE OVER EXPENDITURES	13,168.06	114,880.80	.00	(114,880.80)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	942,262.18	
55-1284	CASH - 2010 BOND FUND #418	143.20	
55-1311	ACCOUNTS RECEIVABLE	86,691.16	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,363.11)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	31,791.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	13,269,617.68	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(3,589,914.47)	
55-1651	MACHINERY AND EQUIPMENT	316,319.05	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(169,590.60)	
55-1910	DEFERED AMOUNT ON REFUNDING	186,355.02	
TOTAL ASSETS			11,071,311.11

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	23,795.00	
55-2171	ESCROW FT CREEK BOOSTER DESIGN	365.78	
55-2230	ST COMPENSATED ABSENCES	4,945.53	
55-2290	NET PENSION LIABILITY	60,666.00	
55-2410	DEFERRED INFLOWS-PENSIONS	4,037.00	
55-2511	CURRENT PORTION OF BONDS	375,000.00	
55-2531	BOND - 2010 WATER REFUNDING	2,500,000.00	
55-2540	LT COMPENSATED ABSENCES	123.00	
TOTAL LIABILITIES			2,968,932.31

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2980	BALANCE BEGINNING OF YEAR	8,515,485.55	
	REVENUE OVER EXPENDITURES - YTD	(413,106.75)	
BALANCE - CURRENT DATE		8,102,378.80	
TOTAL FUND EQUITY			8,102,378.80
TOTAL LIABILITIES AND EQUITY			11,071,311.11

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

PRESSURIZED IRRIGATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
55-33-20	PI IRRIGATION GRANT PROJECT	5,619.19	10,651.98	1,420,841.00	1,410,189.02	.8
	TOTAL INTERGOVERNMENTAL REVENUE	5,619.19	10,651.98	1,420,841.00	1,410,189.02	.8
	<u>OPERATING REVENUES</u>					
55-37-11	IRRIGATION WATER SALES	80,014.73	558,281.04	900,000.00	341,718.96	62.0
55-37-12	OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
55-37-16	PRESSURIZED CONNECTION FEE	3,526.00	28,297.90	15,000.00	(13,297.90)	188.7
	TOTAL OPERATING REVENUES	83,540.73	586,578.94	916,000.00	329,421.06	64.0
	<u>INTEREST AND MISC REVENUE</u>					
55-38-10	INTEREST EARNINGS	.28	143.97	20,000.00	19,856.03	.7
	TOTAL INTEREST AND MISC REVENUE	.28	143.97	20,000.00	19,856.03	.7
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	374,368.00	374,368.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	374,368.00	374,368.00	.0
	TOTAL FUND REVENUE	89,160.20	597,374.89	2,731,209.00	2,133,834.11	21.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	7,818.64	63,379.29	112,500.00	49,120.71	56.3
55-40-13 EMPLOYEE BENEFITS	5,595.62	42,944.14	72,500.00	29,555.86	59.2
55-40-14 OVERTIME WAGES	1,262.00	7,000.54	13,000.00	5,999.46	53.9
55-40-23 TRAVEL	133.92	569.32	1,200.00	630.68	47.4
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	1,110.19	18,717.48	58,000.00	39,282.52	32.3
55-40-26 BUILDING & GROUNDS SUPPLIES	.00	5,860.12	12,000.00	6,139.88	48.8
55-40-27 UTILITIES	135.84	70,698.79	225,000.00	154,301.21	31.4
55-40-28 TELEPHONE	95.83	720.23	1,500.00	779.77	48.0
55-40-29 OFFICE SUPPLIES & POSTAGE	4,236.49	7,519.29	12,000.00	4,480.71	62.7
55-40-31 PROFESSIONAL & TECHNICAL SERVI	150.00	3,299.49	5,000.00	1,700.51	66.0
55-40-32 ENGINEER SERVICES	.00	.00	10,000.00	10,000.00	.0
55-40-33 TECHNOLOGY UPDATE	964.47	3,710.89	.00	(3,710.89)	.0
55-40-34 ANNUAL AUDIT - UTAH WATER	.00	.00	8,000.00	8,000.00	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	.00	8,689.74	12,000.00	3,310.26	72.4
55-40-62 MISCELLANEOUS SERVICES	2,326.28	15,476.48	33,000.00	17,523.52	46.9
55-40-63 OTHER EXPENSES	2,737.87	6,798.24	1,500.00	(5,298.24)	453.2
55-40-73 CAPITAL OUTLAY	.00	.00	150,000.00	150,000.00	.0
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	3,125.00	10,500.00	7,375.00	29.8
55-40-75 IRRIGATION METER REPLACEMENT	4,466.69	324,882.60	400,000.00	75,117.40	81.2
55-40-79 AGENTS FEES	2,500.00	2,500.00	2,500.00	.00	100.0
55-40-80 TRUSTEE FEES	.00	2,000.00	2,000.00	.00	100.0
55-40-84 BOND INTEREST #8938222	.00	47,590.00	.00	(47,590.00)	.0
55-40-86 BOND PRINCIPAL #0352418	.00	375,000.00	375,000.00	.00	100.0
55-40-87 BOND INTEREST #0352418	.00	.00	90,305.00	90,305.00	.0
TOTAL EXPENDITURES	33,533.84	1,010,481.64	1,831,209.00	820,727.36	55.2
TOTAL FUND EXPENDITURES	33,533.84	1,010,481.64	1,831,209.00	820,727.36	55.2
NET REVENUE OVER EXPENDITURES	55,626.36	(413,106.75)	900,000.00	1,313,106.75	(45.9)

ALPINE CITY CORPORATION

BALANCE SHEET

JANUARY 31, 2020

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	690,485.58	
56-1313	STORM DRAIN ACCTS RECEIVABLE	16,128.61	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,381.89)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	12,411.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	5,615,755.64	
56-1632	ALLOWANCE FOR DEPRECIATION	(1,329,846.29)	
	TOTAL ASSETS		5,218,607.88

LIABILITIES AND EQUITYLIABILITIES

56-2230	ST COMPENSATED ABSENCES	7,308.00	
56-2290	NET PENSION LIABILITY	23,684.00	
56-2410	DEFERRED INFLOWS-PENSIONS	1,576.00	
56-2530	LT COMPENSATED ABSENCES	687.00	
	TOTAL LIABILITIES		33,255.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
56-2920	CONTRA IMPACT FEE	164,127.13	
56-2980	BALANCE BEGINNING OF YEAR	5,006,267.40	
	REVENUE OVER EXPENDITURES - YTD	14,958.35	
	BALANCE - CURRENT DATE	5,185,352.88	
	TOTAL FUND EQUITY		5,185,352.88
	TOTAL LIABILITIES AND EQUITY		5,218,607.88

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	15,081.34	105,145.85	175,000.00	69,854.15	60.1
56-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13 SWPP FEE	600.00	7,800.00	10,000.00	2,200.00	78.0
TOTAL OPERATING REVENUES	15,681.34	112,945.85	186,000.00	73,054.15	60.7
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	.00	.00	8,000.00	8,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	8,000.00	8,000.00	.0
<u>SOURCE 39</u>					
56-39-12 UNAPPROPRIATED FUND EQUITY	.00	.00	105,650.00	105,650.00	.0
TOTAL SOURCE 39	.00	.00	105,650.00	105,650.00	.0
TOTAL FUND REVENUE	15,681.34	112,945.85	299,650.00	186,704.15	37.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	3,002.13	25,396.86	43,500.00	18,103.14	58.4
56-40-13 EMPLOYEE BENEFITS	2,148.45	16,203.12	27,500.00	11,296.88	58.9
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	25.00	200.00	2,000.00	1,800.00	10.0
56-40-23 TRAVEL	.00	435.40	650.00	214.60	67.0
56-40-24 OFFICE SUPPLIES & POSTAGE	96.50	96.50	2,500.00	2,403.50	3.9
56-40-26 BUILDING & GROUND SUPPLIES	585.00	870.24	4,500.00	3,629.76	19.3
56-40-27 STORM DRAIN UTILITIES	45.27	316.89	.00	(316.89)	.0
56-40-34 TECHNOLOGY UPDATE	1,714.46	4,460.88	5,000.00	539.12	89.2
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	.00	8,689.70	10,000.00	1,310.30	86.9
56-40-62 MISCELLANEOUS SERVICES	240.88	4,879.16	10,000.00	5,120.84	48.8
56-40-73 CAPITAL OUTLAY	6,768.00	36,438.75	110,000.00	73,561.25	33.1
TOTAL EXPENDITURES	14,625.69	97,987.50	299,650.00	201,662.50	32.7
TOTAL FUND EXPENDITURES	14,625.69	97,987.50	299,650.00	201,662.50	32.7
NET REVENUE OVER EXPENDITURES	1,055.65	14,958.35	.00	(14,958.35)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

TRUST AND AGENCY FUND

ASSETS

70-1190	CASH - ALLOCATION TO OTHER FUN	281,645.71	
	TOTAL ASSETS		281,645.71

LIABILITIES AND EQUITY

LIABILITIES

70-2422	CASH BOND TERRY PEARCE SITE	1,007.20	
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00	
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00	
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00	
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20	
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00	
70-2449	RED DEER CONSTRUCTION	6,312.00	
70-2450	PERRY/APPLE CREEK ACRES	84.00	
70-2451	ALPINE ACRES PLAT C C&G	2,240.00	
70-2453	CARL PACK STREET ESCROW	12,279.17	
70-2454	JOANN PACK STREET ESCROW	12,198.38	
70-2455	WAYNE PACK STREET ESCROW	12,198.38	
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00	
70-2457	JONES SITE PLAN 253 N 200 E	547.00	
70-2458	VINTAGE PLACE B	845.00	
70-2461	CONRAD'S LANDING	31,009.91	
70-2500	RIDGE AT ALPINE COVE NORTH	26,881.71	
70-2501	RIDGE AT ALPINE COVE SOUTH	42,949.91	
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61	
70-2544	DON ROGERS - FORT CANYON	1,291.31	
70-2545	DON ROGERS - FORT CANYON	12,918.62	
70-2572	BOND FOR JAMES MOYLE	3,010.00	
70-2579	BOND FOR RED PINE DRIVE	2,995.00	
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00	
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50	
70-2599	BOND FOR 300 NORTH EXTENTION	10,586.00	
	TOTAL LIABILITIES		215,146.90

FUND EQUITY

70-2600	BOND FOR BECK PINES PLAT A	4,167.30	
70-2602	BOND FOR BECK PINES PLAT C	3,715.54	
70-2610	BOND FOR HERITAGE HILLS	10,800.00	
70-2620	ALPINE WATER TANK HOLE IN WALL	(4,500.00)	
70-2630	ALPINE WATER TANK BLUE ROCK C	4,500.00	
UNAPPROPRIATED FUND BALANCE:			
70-2980	BALANCE BEGINNING OF YEAR	47,815.97	
	BALANCE - CURRENT DATE	47,815.97	
	TOTAL FUND EQUITY		66,498.81

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

TRUST AND AGENCY FUND

TOTAL LIABILITIES AND EQUITY

281,645.71

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
70-38-10 INTEREST REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL FUND REVENUE	.00	.00	1,000.00	1,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

TRUST AND AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
70-40-64	MISCELLANEOUS EXPENSES	.00	.00	1,000.00	1,000.00	.0
	TOTAL EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190	CASH - ALLOCATION TO OTHER FUN	655,012.49	
	TOTAL ASSETS		655,012.49

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	642,634.99	
	REVENUE OVER EXPENDITURES - YTD	12,377.50	
	BALANCE - CURRENT DATE	655,012.49	
	TOTAL FUND EQUITY		655,012.49
	TOTAL LIABILITIES AND EQUITY		655,012.49

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

CEMETERY PERPETUAL CARE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56	CEMETERY LOT PAYMENTS	.00	16,252.50	15,000.00	(1,252.50)	108.4
71-33-58	UPRIGHT MONUMENT	75.00	1,050.00	2,500.00	1,450.00	42.0
	TOTAL INTERGOVERNMENTAL REVENUE	75.00	17,302.50	17,500.00	197.50	98.9
	<u>INTEREST AND MISC REVENUE</u>					
71-38-10	INTEREST REVENUE	.00	.00	2,500.00	2,500.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	2,500.00	2,500.00	.0
	TOTAL FUND REVENUE	75.00	17,302.50	20,000.00	2,697.50	86.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	4,925.00	20,000.00	15,075.00	24.6
TOTAL EXPENDITURES	.00	4,925.00	20,000.00	15,075.00	24.6
TOTAL FUND EXPENDITURES	.00	4,925.00	20,000.00	15,075.00	24.6
NET REVENUE OVER EXPENDITURES	75.00	12,377.50	.00	(12,377.50)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

WATER IMPACT FEES

<u>ASSETS</u>			
81-1190	CASH - ALLOCATION FROM GENERAL	436,914.47	
	TOTAL ASSETS		436,914.47
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
81-2980	BALANCE BEGINNING OF YEAR	373,676.93	
	REVENUE OVER EXPENDITURES - YTD	63,237.54	
	BALANCE - CURRENT DATE	436,914.47	
	TOTAL FUND EQUITY		436,914.47
	TOTAL LIABILITIES AND EQUITY		436,914.47

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
81-37-20 WATER IMPACT FEES	2,246.00	64,011.00	75,000.00	10,989.00	85.4
TOTAL OPERATING REVENUES	2,246.00	64,011.00	75,000.00	10,989.00	85.4
TOTAL FUND REVENUE	2,246.00	64,011.00	75,000.00	10,989.00	85.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	773.46	75,000.00	74,226.54	1.0
TOTAL IMPACT FEE PROJECTS	.00	773.46	75,000.00	74,226.54	1.0
TOTAL FUND EXPENDITURES	.00	773.46	75,000.00	74,226.54	1.0
NET REVENUE OVER EXPENDITURES	2,246.00	63,237.54	.00	(63,237.54)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

SEWER IMPACT FEES

ASSETS

82-1190	CASH - ALLOCATION FROM GENERAL	89,121.58	
	TOTAL ASSETS		89,121.58

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	76,805.08	
	REVENUE OVER EXPENDITURES - YTD	12,316.50	
	BALANCE - CURRENT DATE	89,121.58	
	TOTAL FUND EQUITY		89,121.58
	TOTAL LIABILITIES AND EQUITY		89,121.58

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	985.32	12,316.50	20,000.00	7,683.50	61.6
TOTAL OPERATING REVENUES	985.32	12,316.50	20,000.00	7,683.50	61.6
TOTAL FUND REVENUE	985.32	12,316.50	20,000.00	7,683.50	61.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	20,000.00	20,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	20,000.00	20,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	20,000.00	20,000.00	.0
NET REVENUE OVER EXPENDITURES	985.32	12,316.50	.00	(12,316.50)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

JANUARY 31, 2020

PI IMPACT FEES

ASSETS

85-1190 CASH - ALLOCATION FROM GENERAL

223,738.18

TOTAL ASSETS

223,738.18

LIABILITIES AND EQUITYFUND EQUITY

UNAPPROPRIATED FUND BALANCE:

85-2980 BALANCE BEGINNING OF YEAR

166,589.73

REVENUE OVER EXPENDITURES - YTD

57,148.45

BALANCE - CURRENT DATE

223,738.18

TOTAL FUND EQUITY

223,738.18

TOTAL LIABILITIES AND EQUITY

223,738.18

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
85-37-20 PI IMPACT FEES	4,055.43	57,148.45	80,000.00	22,851.55	71.4
TOTAL OPERATING REVENUES	4,055.43	57,148.45	80,000.00	22,851.55	71.4
TOTAL FUND REVENUE	4,055.43	57,148.45	80,000.00	22,851.55	71.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
85-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	80,000.00	80,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	80,000.00	80,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	80,000.00	80,000.00	.0
NET REVENUE OVER EXPENDITURES	4,055.43	57,148.45	.00	(57,148.45)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

STORM DRAIN IMPACT FEES

ASSETS

86-1190	CASH - ALLOCATION FROM GENERAL	104,960.70	
	TOTAL ASSETS		104,960.70

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(164,127.13)	
86-2980	BALANCE BEGINNING OF YEAR	286,535.53	
	REVENUE OVER EXPENDITURES - YTD	(17,447.70)	
	BALANCE - CURRENT DATE	104,960.70	
	TOTAL FUND EQUITY		104,960.70
	TOTAL LIABILITIES AND EQUITY		104,960.70

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

STORM DRAIN IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
86-37-20	STORM DRAIN IMPACT FEES	.00	14,400.00	55,000.00	40,600.00	26.2
	TOTAL OPERATING REVENUES	.00	14,400.00	55,000.00	40,600.00	26.2
	TOTAL FUND REVENUE	.00	14,400.00	55,000.00	40,600.00	26.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2020

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	31,847.70	55,000.00	23,152.30	57.9
TOTAL IMPACT FEE PROJECTS	.00	31,847.70	55,000.00	23,152.30	57.9
TOTAL FUND EXPENDITURES	.00	31,847.70	55,000.00	23,152.30	57.9
NET REVENUE OVER EXPENDITURES	.00	(17,447.70)	.00	17,447.70	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

FUND 91

ASSETS

91-1611	LAND	22,775,041.33	
91-1621	BUILDINGS	1,844,182.97	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	36,946,053.30	
91-1651	MACHINERY AND EQUIPMENT	1,014,311.17	
91-1690	ACCUMULATED DEPRECIATION	(21,619,404.86)	
TOTAL ASSETS			40,960,183.91

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	2,810,131.28	
BALANCE - CURRENT DATE		40,960,183.91	
TOTAL FUND EQUITY			40,960,183.91
TOTAL LIABILITIES AND EQUITY			40,960,183.91

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2020

GENERAL LONG-TERM DEBT

ASSETS

95-1610	DEFERRED OUTFLOW PENSION	158,775.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	406,671.07	
	TOTAL ASSETS		565,446.07

LIABILITIES AND EQUITY

LIABILITIES

95-2090	SWEEPER LEASE	144,543.00	
95-2290	NET PENSION LIABILITY	302,985.00	
95-2410	DEFERRED INFLOWS PENSION	20,163.00	
	TOTAL LIABILITIES		467,691.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
95-2940	ACC COMP ABSENCES-CURRENT	89,474.35	
95-2950	ACC COMP ABSENCES	8,280.72	
	BALANCE - CURRENT DATE	97,755.07	
	TOTAL FUND EQUITY		97,755.07
	TOTAL LIABILITIES AND EQUITY		565,446.07

ALPINE CITY COUNCIL AGENDA

SUBJECT: Road Grade Exception Request – Brookside Meadows Subdivision

FOR CONSIDERATION ON: 11 February 2020

PETITIONER: Greg Wilding, representing David Gifford.

ACTION REQUESTED BY PETITIONER: Review and approve exception.

BACKGROUND INFORMATION:

Developer is seeking an exception to the City standard for road grades in an intersection. Specifically, five percent (5%) grades through the intersections of the Brookside Meadows Subdivision. Development Code states (4.07.090):

“Street intersections: Shall have a vertical alignment such that the grade shall not exceed three percent (3%) for a minimum distance of fifty feet (50') each way from the centerline of the intersection.”

The Planning Commission reviewed the exception request and recommends approval:

MOTION: Alan Macdonald moved to recommend approval of the exception request based on the following:

- *The 5% design would reduce retaining walls;*
- *The sight distance outside the site triangle will be better due to less cut slopes;*
- *Due to low traffic volume, the need for vehicular storage area is not anticipated;*
- *The request follows generally accepted planning and engineering;*
- *The request does not vary the zone, use or lot size of the development.*

Ethan Allen seconded the motion. There were 4 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

*Ethan Allen
John MacKay
Jane Griener
Alan MacDonald*

Nays:

None

STAFF RECOMMENDATION

Approve the exception with the outlined conditions.

SAMPLE MOTION TO APPROVE (Staff's recommendation)

I motion to APPROVE the exception request based on the following:

- The 5% design would reduce retaining walls;
- The sight distance outside the site triangle will be better due to less cut slopes;
- Due to low traffic volume, the need for vehicular storage area is not anticipated;
- The request follows generally accepted planning and engineering;
- The request does not vary the zone, use or lot size of the development.

SAMPLE MOTION TO DENY

I motion to DENY the exception request based on the following:

- **INSERT FINDING**



**ALPINE CITY
STAFF REPORT**
January 29, 2020

To: Alpine City Planning Commission & City Council

From: Staff

Prepared By: Austin Roy, City Planner
Planning & Zoning Department

Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: Brookside Meadows – ROAD GRADE EXCEPTION REQUEST

Applicant: Greg Wilding of Wilding Engineering, representing David Gifford
Project Location: Approximately 430 North 400 West
Zoning: CR-20,000 Zone
Acreage: 13.306 Acres
Lot Number & Size: 15 lots ranging from 0.31 acres to 0.63 acres
Request: Recommend approval of an exception to the roadway intersection grading requirements

SUMMARY

Brookside Meadows consists of 15 lots on 13.306 acres. The development is located at approximately 430 North 400 West, and in the CR 20,000 zone. The final plan shows a connection to the Whitby Woodlands Subdivision on the east side of the property. The Developer is requesting an exception to the development code's street intersection standard which states (DC 4.07.090 (4)):

***"Street intersections:** Shall have a vertical alignment such that the grade shall not exceed three percent (3%) for a minimum distance of fifty feet (50') each way from the centerline of the intersection."*

The Developer is requesting to be able to use 5% grades instead of 3% as required by code.

Regarding Exceptions in this circumstance, DC 4.01.202 states:

"When in the opinion of the City Planner and City Engineer, the best interest of the City would not be served by the literal enforcement of the design or improvement standards in this ordinance, the City Council may grant an exception from these standards.

Prior to the City Council considering the exception, the City Planner and City Engineer shall submit a written recommendation to the Planning Commission. The recommended exception shall be based on generally accepted planning and engineering. The recommended exception may not vary the zone, use or lot size of the development. The Planning Commission shall review the recommendation and advise the City Council as to whether or not the exception should or should not be granted."

BACKGROUND

At the time this letter is written the development has been approved through Preliminary applications and is submitted for Final Approval with road grades that meet current ordinance. The Developer feels an exception to the Street Intersections code would:

1. reduce the height of retaining walls;
2. improve the safety and sight distances at the intersection by reduction of the cut slope heights;
3. reduce depths of cuts on uphill lots.

It is also stated that 5% grades are common among other surrounding cities.

The Developer's request letter is attached as Exhibit A.

ANALYSIS

Staff has reviewed each item mentioned in the request and found the following:

Reduce the height of retaining walls

The Developer had previously submitted a 5% intersection design which did show less height and quantity of retaining walls. To be more specific, along Soldier Circle the 5% design showed no retaining walls at all. There were some other grading redlines on that plan which would affect the design. A corrected 5% design may not completely eliminate the retaining walls on this section of road but it would reduce them.

It appears that regardless of a 3% or 5% intersection design, the tiered retaining walls shown along Whitby Woodlands Drive will remain. So no change there.

Exhibits B and C are the plan views of the 5% and 3% intersection designs respectively.

Improve the safety and sight distances at the intersection by reduction of the cut slope heights

The cut slope at the intersection, as measured along the outer edge of the sight triangle, remains the same on each design. Both designs show six feet of cut on the edge of the sight triangle. The difference is the total cut slope height which is less with the 5% design. In terms of sight triangle safety or sight distance within the site triangle, there is no change or added benefit.

Does this mean drivers only look for visual cues in just the site triangle? No. Drivers will look as far ahead up the approaching road as they can as they enter the intersection. This means they're using more area for visual cues than just the sight triangle to try to see oncoming traffic as they approach the intersection. With the 5% intersection design, the total cut slope height beyond the site triangle is less than the 3% design. It is difficult to say how much less because the 5% design submitted was not a refined final design. Having said that, the overall grading

would be less impactful on the lot with a 5% design and therefore, outside the site triangle, there would be better visual clarity of oncoming traffic.

Reduction of cut slopes heights on uphill lots

This item was partially mentioned in the first, reduction of retaining wall heights. As mentioned there, retaining walls may or may not be eliminated on Soldier Circle with a 5% design but would definitely be there with a 3% design. Less retaining walls and less cut slopes translates to less future maintenance for the City and to Lots that are more accessible for driveways and easier to build on.

5% Intersection designs are common among surrounding cities

The following is data collected from some surrounding cities regarding intersection design:

Draper City – 5% (9-16-050 (i))
Park City – 2% (15-7.3-4 (g)) Includes grading the sight triangle for visibility
Lindon City – 3% (17.32.160 (4))
Cedar Hills – unspecified
Pleasant Grove - unspecified
Provo City – unspecified
Mapleton City – unspecified

It is safe to say that the “generally accepted...engineering” for intersection design grades is somewhere between 0 and 5 percent based on surrounding city codes.

ALPINE CITY STAFF RESEARCH

AASHTO (American Association of State Highway Officials) is the standard by which most cities in the nation base their roadway design from. AASHTO covers a broad range of street design (ie – freeway, highway, local, and rural roads). Chapter 9 discusses intersections in depth. Exhibit D is page 586 of AASHTO that covers this topic. It specifically says “*intersecting roads should be as flat as practical on those sections that are to be used for storage of stopped vehicles...*” It talks about how 3 percent is a grade not to exceed without making changes in design elements but goes on to say, “*Where conditions make such designs too expensive, grades should not exceed about 6 percent, with a corresponding adjustment in specific geometric design elements.*”

This intersection will have a very low volume of traffic and therefore Staff does not anticipate this intersection to “be used for storage of stopped vehicles.”

Staff has also looked at the intersecting slopes of many intersections around town. There are many locations in the city that do not adhere to the 3 percent design rule. In newer subdivisions, intersections meet the ordinance, but a large portion of the city was built prior to the ordinance and therefore older intersections typically do not meet ordinance. This isn’t to say that because the City has intersections that don’t meet ordinance it’s ok to keep building them that way; this is stated because there are a large majority of intersections that do not meet the 3% intersection design rule and most drivers have no problem navigating these intersections safely.

STAFF RECOMMENDATION

Review staff report and findings and make a motion to approve or deny the proposed exception.

Findings are outlined below.

Findings for a Positive Motion:

- A. The 5% design would reduce retaining walls which will be the City's responsibility for maintenance once development is done. This is clearly in the "best interest of the city," as stated by Alpine City Ordinance;
- B. With less height of cut slopes at the intersection, the sight distance outside the site triangle will be better;
- C. The intersection is not expected to have a high volume of traffic and therefore is not anticipated to need a large flat area to "store vehicles" waiting to enter/exit the intersection. Without the need to "store vehicles", the need for flatter slopes mentioned by AASHTO is minimized;
- D. The request falls within "generally accepted planning and engineering," as stated by Alpine City Ordinance;
- E. The request does not "vary the zone, use or lot size of the development."

Findings for a Motion to Deny:

- A. The site triangle is unchanged as far as site distances are concerned;
- B. The 5% design simply has steeper grades and is not as safe as a 3% design, particularly in slick conditions.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE (Staff's recommendation)

I motion to APPROVE the exception request based on the following:

- A. The 5% design would reduce retaining walls;
- B. The sight distance outside the site triangle will be better due to less cut slopes;
- C. Due to low traffic volume, the need for vehicular storage area is not anticipated;
- D. The request follows generally accepted planning and engineering;
- E. The request does not vary the zone, use or lot size of the development.

SAMPLE MOTION TO TABLE

I motion to DENY the exception request based on the following:

- **INSERT FINDING**

EXHIBIT A

Exception Request Letter



January 21, 2020

Alpine City Planning Commission
20 N. Main Street
Alpine, UT 84004

Re: Request for exception to Alpine city Municipal Code 4.07.090 Road Grades for the Brookside Meadows Subdivision

Commissioners,

Thank you for your review and consideration of the following request for an exception to the Alpine City Municipal Code section 4.07.090 (4), wherein it states

Street Intersections: Have a vertical alignment such that the grade shall not exceed three percent (3%) for a minimum distance of fifty feet (50') each way from the centerline of the intersection.

We request an exception to allow five percent (5%) grades through the intersections on this project.

The Brookside Meadows subdivision is situated in a section of Alpine City where there is terrain with steeper grades and we are working hard on an engineering design that will conform better with the slopes. This exception will minimize the required cutting and filling to construct the roadways. This exception will benefit the design by:

1. Reducing the height of retaining walls.
2. Improving safety and sight distances at the intersection by reducing the cut slope heights.
3. Reducing depths of cuts on uphill lots

It is our professional opinion that this is an appropriate design criteria for this location, and quite frankly for any hillside development intersections. It is the same requirement that other cities in this area use for intersection design.

Sincerely,
WILDING ENGINEERING, INC.

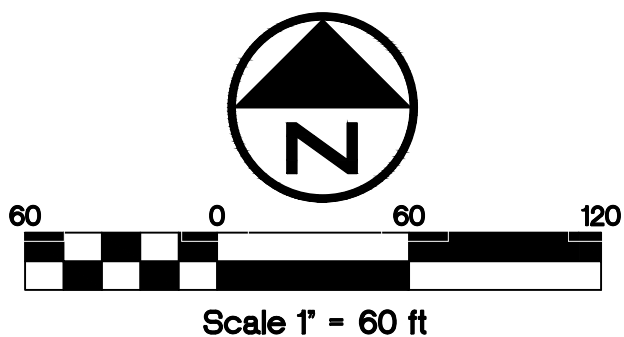
Jason Peterson, PE

EXHIBIT B

5% Intersection Design

BROOKSIDE MEADOWS

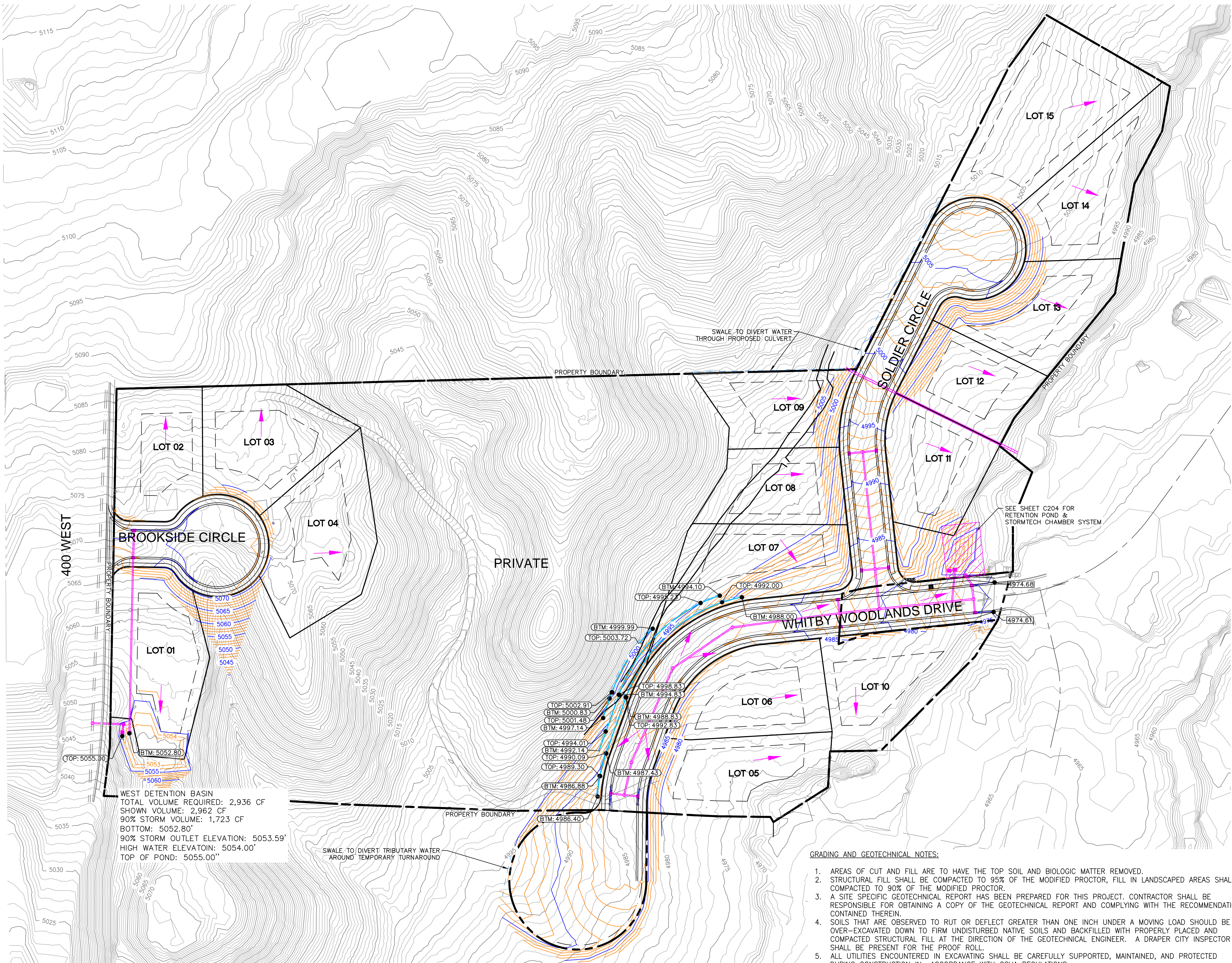
GRADING & DRAINAGE PLAN



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:
DRAINAGE NOTES
1. WHEN APPLYING FOR BUILDING PERMITS, EACH LOT SHALL SUBMIT A SEPARATE GRADING & DRAINAGE PLAN TO SHOW HOW IT WILL RETAIN A 100-YEAR EVENT, WITH THE EXCEPTION OF LOTS 1, 7, 8, AND 9.
2. WATER IS NOT TO CROSS PROPERTY LINES. PROPERTY LINE BERMS MAY BE NEEDED.
3. ARROWS SHOW ANTICIPATED FLOW DIRECTION.



WEST DETENTION BASIN
TOTAL VOLUME REQUIRED: 2,936 CF
SHOWN VOLUME: 2,962 CF
90% STORM VOLUME: 1,723 CF
BOTTOM: 5052.80'
90% STORM OUTLET ELEVATION: 5053.59'
HIGH WATER ELEVATION: 5054.00'
TOP OF POND: 5055.00'

LEGEND

- | | |
|-------------------------|--|
| PROPOSED CONTOUR | |
| PROPOSED INDEX | |
| EXISTING CONTOUR | |
| EXISTING INDEX CONTOUR | |
| UTILITY EASEMENT | |
| PROPOSED SWALE | |
| DRAINAGE DIRECTION | |
| PROPOSED CATCH BASIN | |
| PROPOSED CLEANOUT | |
| PROPOSED SD MANHOLE | |
| PROPOSED FINISHED GRADE | |
| EXISTING GRADE | |

- GRADING AND GEOTECHNICAL NOTES:
- AREAS OF CUT AND FILL ARE TO HAVE THE TOP SOIL AND BIOLOGIC MATTER REMOVED.
 - STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR, FILL IN LANDSCAPED AREAS SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR.
 - A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE GEOTECHNICAL REPORT AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED THEREIN.
 - SOILS THAT ARE OBSERVED TO RUT OR DEFLECT GREATER THAN ONE INCH UNDER A MOVING LOAD SHOULD BE OVER-EXCAVATED DOWN TO FIRM UNDISTURBED NATIVE SOILS AND BACKFILLED WITH PROPERLY PLACED AND COMPACTED STRUCTURAL FILL AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER. A DRAPER CITY INSPECTOR SHALL BE PRESENT FOR THE PROOF ROLL.
 - ALL UTILITIES ENCOUNTERED IN EXCAVATING SHALL BE CAREFULLY SUPPORTED, MAINTAINED, AND PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH OSHA REGULATIONS.
 - ALL PIPING SHALL BE PROTECTED FROM LATERAL DISPLACEMENT AND POSSIBLE DAMAGE RESULTING FROM IMPACT OR UNBALANCED LOADING DURING BACKFILLING OPERATIONS BY BEING ADEQUATELY BEDDED.
 - THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION.

PROJECT INFORMATION

BROOKSIDE MEADOWS

GRADING & DRAINAGE PLAN

ALPINE CITY, UTAH

DRAWN TMS	CHECKED JRP	PROJECT # 19011
DATE 11/05/2019		
SCALE 1" = 60'		
SHEET C203-04/14		
ENGINEER'S STAMP		

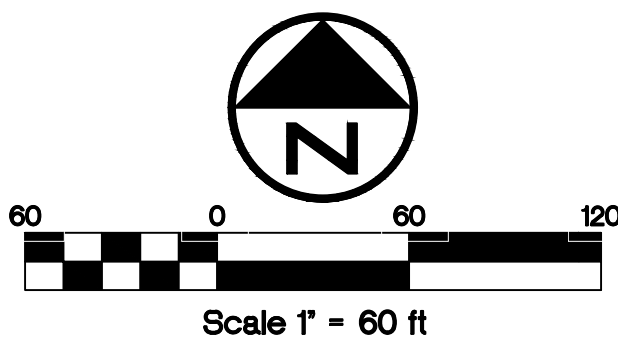
C:\DATA\19011_Olson_Property\dwg\19011_Base.dwg
PLOT DATE: Nov 05, 2019

EXHIBIT C

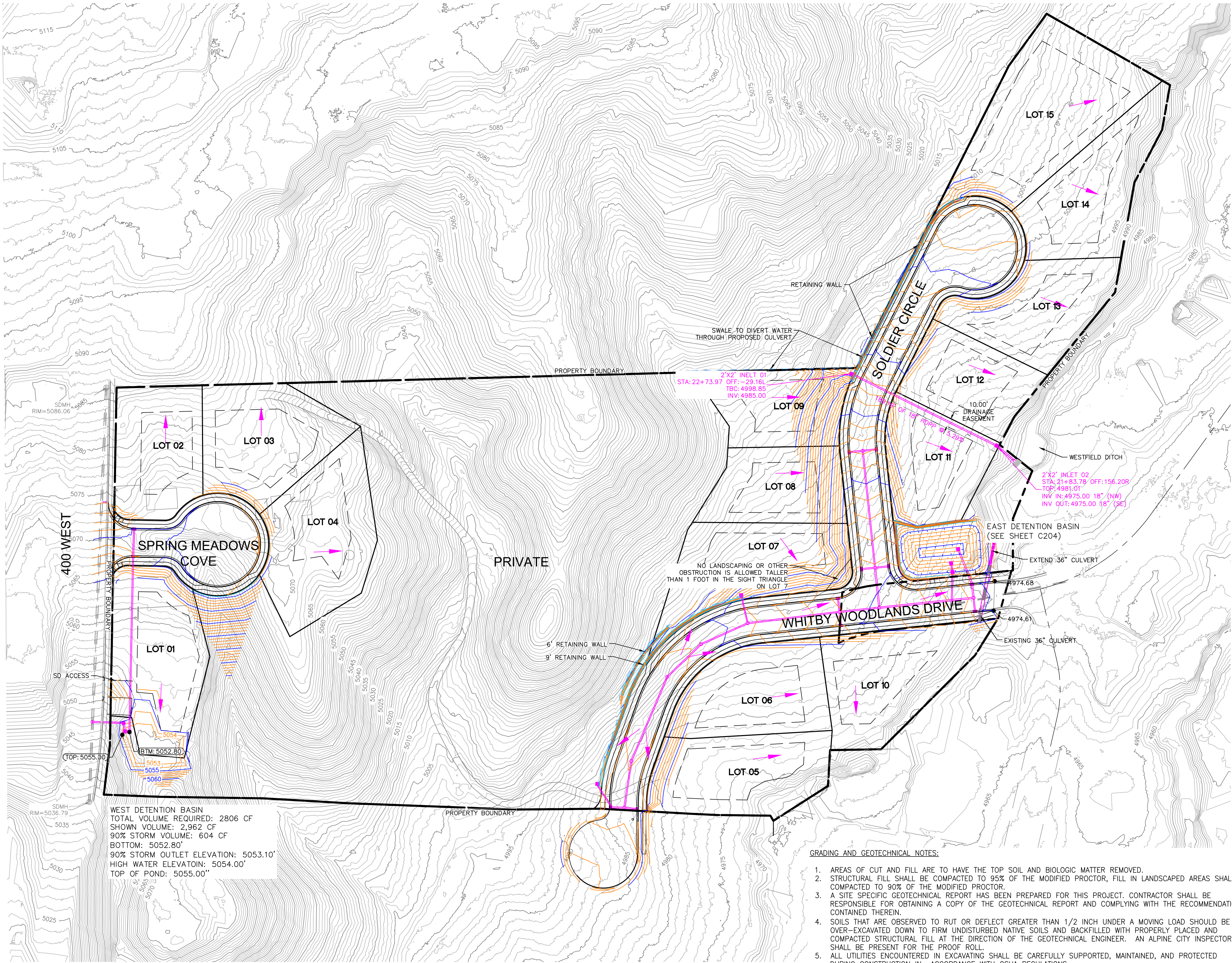
3% Intersection Design

BROOKSIDE MEADOWS

GRADING & DRAINAGE PLAN



DRAWING NOTES:
DRAINAGE NOTES
1. WHEN APPLYING FOR BUILDING PERMITS, EACH LOT SHALL SUBMIT A SEPARATE GRADING & DRAINAGE PLAN TO SHOW HOW IT WILL RETAIN A 100-YEAR EVENT, WITH THE EXCEPTION OF LOTS 1, 7, 8, AND 9.
2. WATER IS NOT TO CROSS PROPERTY LINES. PROPERTY LINE BERMS MAY BE NEEDED.
3. ARROWS SHOW ANTICIPATED FLOW DIRECTION.



LEGEND	
PROPOSED CONTOUR	
PROPOSED INDEX	
EXISTING CONTOUR	
EXISTING INDEX CONTOUR	
UTILITY EASEMENT	
PROPOSED SWALE	
DRAINAGE DIRECTION	
PROPOSED CATCH BASIN	
PROPOSED CLEANOUT	
PROPOSED SD MANHOLE	
PROPOSED FINISHED GRADE	
EXISTING GRADE	

NO.	REVISION	DATE

PROJECT INFORMATION
BROOKSIDE MEADOWS

GRADING & DRAINAGE PLAN

ALPINE CITY, UTAH

DRAWN TMS	CHECKED JRP	PROJECT # 19011
DATE 11/05/2019		
SCALE 1" = 60'		
SHEET C203-04/14		

- GRADING AND GEOTECHNICAL NOTES:
1. AREAS OF CUT AND FILL ARE TO HAVE THE TOP SOIL AND BIOLOGIC MATTER REMOVED.
 2. STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR. FILL IN LANDSCAPED AREAS SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR.
 3. A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE GEOTECHNICAL REPORT AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED THEREIN.
 4. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT GREATER THAN 1/2 INCH UNDER A MOVING LOAD SHOULD BE OVER-EXCAVATED DOWN TO FIRM UNDISTURBED NATIVE SOILS AND BACKFILLED WITH PROPERLY PLACED AND COMPACTED STRUCTURAL FILL AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER. AN ALPINE CITY INSPECTOR SHALL BE PRESENT FOR THE PROOF ROLL.
 5. ALL UTILITIES ENCOUNTERED IN EXCAVATING SHALL BE CAREFULLY SUPPORTED, MAINTAINED, AND PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH OSHA REGULATIONS.
 6. ALL PIPING SHALL BE PROTECTED FROM LATERAL DISPLACEMENT AND POSSIBLE DAMAGE RESULTING FROM IMPACT OR UNBALANCED LOADING DURING BACKFILLING OPERATIONS BY BEING ADEQUATELY BEDDED.
 7. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION.

C:\DATA\19011_Olson_Property\dwg\19011_Base.dwg
PLOT DATE: Jan 17, 2020

EXHIBIT D

AASHTO INTERSECTION DESIGN, PAGE 586

Intersection Design

Profile

Combinations of grade lines that make vehicle control difficult should be avoided at intersections. Substantial grade changes should be avoided at intersections, but it is not always practical to do so. Adequate sight distance should be provided along both intersecting roads and across their included corners, as discussed below, even where one or both intersecting roads are on vertical curves.

The gradients of intersecting roads should be as flat as practical on those sections that are to be used for storage of stopped vehicles, sometimes referred to as “storage platforms.”

The calculated stopping and accelerating distances for passenger cars on grades of 3 percent or less differ little from the corresponding distances on the level. Grades steeper than 3 percent may need changes in several design elements to sustain operations equivalent to those on level roads. Most drivers are unable to judge the effect of steep grades on stopping or accelerating distances. Their normal deductions and reactions may thus be in error at a critical time. Accordingly, grades in excess of 3 percent should be avoided on the intersecting roads in the vicinity of the intersection. Where conditions make such designs too expensive, grades should not exceed about 6 percent, with a corresponding adjustment in specific geometric design elements.

The profile gradelines and cross sections on the legs of an intersection should be adjusted for a distance back from the intersection proper to provide a smooth junction and proper drainage. Normally, the gradeline of the major road should be carried through the intersection and that of the minor road should be adjusted to it. This design involves a transition in the crown of the minor road to an inclined cross section at its junction with the major road. For simple unchannelized intersections involving low design speeds and stop or signal control, it may be desirable to warp the crowns of both roads into a plane at the intersection; the appropriate plane depends on the direction of drainage and other conditions. Changes from one cross slope to another should be gradual. Intersections at which a minor road crosses a multilane divided highway with a narrow median on a superelevated curve should be avoided whenever practical because of the difficulty in adjusting grades to provide a suitable crossing. Gradelines of separate turning roadways should be designed to fit the cross slopes and longitudinal grades of the intersection legs.

The alignment and grades are subject to greater constraints at or near intersections than on the open road. At or near intersections, the combination of horizontal and vertical alignment should provide traffic lanes that are clearly visible to drivers at all times, clearly understandable for any desired direction of travel, free from the potential for conflicts to appear suddenly, and consistent in design with the portions of the highway just traveled.

The combination of vertical and horizontal curvature should allow adequate sight distance at an intersection. As discussed in Chapter 3, “Combinations of Horizontal and Vertical Alignment,” a sharp horizontal curve following a crest vertical curve is undesirable, particularly on intersection approaches.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Major Subdivision Final Plat – Brookside Meadows Subdivision

FOR CONSIDERATION ON: 11 February 2020

PETITIONER: Greg Wilding, representing David Gifford

ACTION REQUESTED BY PETITIONER: Approve the final plat and plans.

BACKGROUND INFORMATION:

Brookside Meadows consists of 15 lots on 13.306 acres. The development is located at approximately 430 North 400 West, and in the CR 20,000 zone. The final plan shows a connection to the Whitby Woodlands Subdivision on the east side of the property.

The City Council has reviewed and approved the concept plan and Planned Residential Development (PRD) status of the subdivision and the Planning Commission has approved the Preliminary Plan. The developer is now seeking approval of the Final Plat.

The Planning Commission recommends approval of the final plat:

MOTION: John MacKay moved to recommend approval the Brookside Meadows Final plan with the following conditions:

- *Prior to recording the developer:*
 - *Remove existing buildings or include the removal of existing buildings in the bond;*
 - *Meet the Water Policy;*
 - *Provide escrow funds for a roadway preservation coat;*
 - *Provide a cost estimate for development;*
 - *Address the redlines on the plat and plans including the 5% exception recommended to city council if approved;*
- *The Developer address landscaping and open style fence requirements on the retaining wall plans prior to construction of said items.*

Alan MacDonald seconded the motion. There were 4 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Ethan Allen

John MacKay

Jane Griener

Alan MacDonald

Nays:

None

STAFF RECOMMENDATION:

Review and approve the Final Plat and Plans.

SAMPLE MOTION TO APPROVE

I motion to approve the Brookside Meadows Subdivision Final Plat with the following conditions:

- Prior to recording the developer:
 - Remove existing buildings or include the removal of existing buildings in the bond;
 - Meet the Water Policy;
 - Provide escrow funds for a roadway preservation coat;
 - Provide a cost estimate for development;
 - Address the redlines on the plat and plans including the 5% exception recommended by the Planning Commission.
- The Developer address landscaping and open style fence requirements on the retaining wall plans prior to construction of said items.

SAMPLE MOTION TO TABLE

I motion to table the Brookside Meadows Final Plat based on the following:

- ***INSERT FINDING***



**ALPINE CITY
STAFF REPORT**
January 28, 2020

To: Alpine City Planning Commission & City Council

From: Staff

Prepared By: Austin Roy, City Planner
Planning & Zoning Department

Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: Brookside Meadows – FINAL

Applicant: Greg Wilding of Wilding Engineering, representing David Gifford
Project Location: Approximately 430 North 400 West
Zoning: CR-20,000 Zone
Acreage: 13.306 Acres
Lot Number & Size: 15 lots ranging from 0.31 acres to 0.63 acres
Request: Recommend and approve the Final Plat

SUMMARY

Brookside Meadows consists of 15 lots on 13.306 acres. The development is located at approximately 430 North 400 West, and in the CR 20,000 zone. The final plan shows a connection to the Whitby Woodlands Subdivision on the east side of the property.

BACKGROUND

The City Council has reviewed and approved the concept plan and Planned Residential Development (PRD) status of the subdivision. The Planning Commission has approved the Preliminary Plan. The developer is now seeking approval of the Final Plat.

ANALYSIS

PRD Status and Requirements

The City Council approved PRD at Concept. The open space is to be dedicated as “private” as a condition of approval.

Lot Width and Area

Lot width requirements for the CR-20,000 zone are 110 feet for a standard lot, and 80 feet for a cul-de-sac lot located on a curve. Lots located within a PRD shall have a width of not less than 90 feet (measured 30 feet back from the front property line) and the length of the front lot line abutting the City street shall not be less than 60 feet. The proposed lots appear to meet the lot with requirements for a PRD.

Lots in the CR-20,000 zone are required to be a minimum of 20,000 square feet in size. However, the Brookside Meadows Subdivision has been approved as a PRD, which grants density bonuses for the dedication of open space. The proposed final plan appears to meet the density requirements set forth in the PRD ordinance.

Use

The developer is proposing that the lots be used for single-unit detached dwellings, which is consistent with the permitted uses for the CR-20,000 zone.

Sensitive Lands (Wildland Urban Interface)

See the Engineering and Public Works, and the Lone Peak Fire Department Reviews below for further comments on sensitive lands requirements.

Trails

The City Trail Master Plan shows no trails within the development area, nor any proposed trails. Not applicable to the subdivision.

General Plan

As part of the City General Plan, the Street Master Plan, shows a proposed new local street running through the Brookside Meadows property, connecting Whitby Woodlands Drive with 200 North street. The proposed final plan has incorporated the proposed new local street from the street master plan, which connects earlier phases of the Whitby Woodlands PRD Subdivision to future phases of the Whitby Woodlands PRD Subdivision.

Other

Previous plans showed a conflicting street name for the cul-de-sac, this has been changed to Spring Meadows Cove, which does not conflict with any other street name in the city and is approved.

REVIEWS

PLANNING AND ZONING DEPARTMENT REVIEW

The analysis section in the body of this report serves as the Planning and Zoning Department review.

ENGINEERING AND PUBLIC WORKS DEPARTMENT REVIEW

At Final, Engineering reviews previous redline comments on the construction drawings and reviews the final plat. Most of the comments have been corrected and are approved. There are a few minor remaining redline comments for both the construction drawings and plat that need corrected and approved by Staff prior to recording. All major items discussed at Preliminary

have been addressed. For informational purposes only, the review comments from Preliminary are left in this report and are as follows:

Streets

The plans show a compliant cul-de-sac extending off 400 West (less than 450 feet), an extension of Whitby Woodlands Drive which terminates in a temporary turn-a-round, and a cul-de-sac running northward off Whitby Woodlands Drive. The roads meet ordinance regarding width, length, grade, and curvature. There is a large roadway cut at the intersection of Whitby Woodlands Drive and the proposed Soldier Circle. Because of the cut, there is the potential to block the sight triangle with landscaping at this intersection on Lot 7. Dev. Code 3.21.060.5 states that *“The sight triangle on corner lots shall not be obstructed. Privacy fences, walls, or hedges shall not exceed three (3) feet in height, and open-style fences shall not exceed four (4) feet...”* The grading on this corner lot shows dirt over six (6) feet high within the sight triangle, on the outer edge, this could cause an obstruction of the sight triangle. Engineering recommends EITHER a retaining wall be added just outside the sight triangle to lower the grading OR a landscaping restriction be added restricting all shrubs/trees/landscaping features to be less than one (1) foot tall to reduce all obstructions within the sight triangle area. **(This has been addressed by requiring landscaping to be less than one foot tall in the sight triangle. It was shown on the construction drawings but redlined to be shown on the plat.)**

Staff was concerned that the grading of Soldier Circle would make it difficult, if not impossible, to construct driveways to the uphill lots 7 – 9. The Developer submitted a driveway design showing how the worst-case scenario, lot 9, could have a driveway built and therefore the lots are viable lots.

Dev. Code 4.17 and Standard Detail 1b require roadway cuts to remain within fifty (50) feet of the public right of way. Where they do extend into this area, a slope easement shall be placed on the plat for the slopes (to be reviewed at Final Approval. **This was reviewed and redlined on the plat**). The grading for Brookside Circle shows a large nine (9) foot tall retaining wall on the south side to reduce the amount of fill pushing into the private open space and to keep the fill slope within the fifty (50) foot clear zone. If the retaining wall was eliminated, the grading would extend another forty (40) feet into private open space. In this instance, Staff would be in favor of an exception to the 50-foot clear zone requirement to eliminate a large retaining wall that would be the city’s responsibility to maintain in the future. See attached Exhibit A showing the differences between the two situations. **(An exception to the grading was granted.)**

Speaking of retaining walls, a tiered wall system is proposed on the west side of Whitby Woodlands Drive as well as another on the west and north sides of the easterly detention basin. The tiered retaining wall along Whitby Woodlands Dr. will require landscaping per Dev. Code 3.32.030.5.f and the wall in the detention basin will require an open style fence on the north side per Dev. Code 3.32.030.5.g.

For reference, these sections state:

“f. For terraced walls viewable from the nearest public right-of-way, the horizontal separation between walls shall be planted with a minimum of five shrubs for every 20 linear feet of planting area. The size of the shrubs shall be less than one-half the width of the terrace. Shrubs shall be watered by drip

irrigation to minimize erosion by property owner, not by Alpine City.

g. Walls greater than four (4) feet in height (H) placed within H/2 of an adjacent property line, which would create a drop-off for the adjacent property, shall install a fence along the top of the wall in accordance with ADC 3.21.060.”

(Retaining wall designs are to be submitted prior to construction, landscaping and a fence will be part of those plans.)

The Fire Chief has approved road grades and design. His report is attached.

Lots

Lots, and slopes on lots, were covered extensively at Concept. Since Concept, a Geotech report has been submitted requiring certain setbacks from the tops and bottoms of steep slopes. The report specifically mentions lots 1-9. The final plat needs to reflect the setbacks mentioned in the report. This can be discussed further at that time. **(The plat alluded towards these setbacks but was redlined to more clearly call them out.)**

Utilities

A detailed utility plan has been submitted and reviewed. The subdivision has been accounted for within the utility master plans. Horrocks Engineers has modeled each utility system and has given recommendations regarding line sizing. That letter is attached and the plans reflect the recommendations.

Sewer System. 8-inch sewer mains exist in both Whitby Woodlands Dr. 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 stub southward for a future phase on development. An existing home located at 430 N 400 W was recently removed. The sewer lateral for that lot can be either reused or capped in place, 10-feet behind sidewalk.

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 8 and 12-inch waterlines in the surrounding roads which would serve the development. The plans show connection to 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 430 N 400 W would be re-used for lot 1. The Fire Chief has approved the location of proposed fire hydrants.

Pressurized Irrigation System. Similar to the culinary, 6-inch pressurized irrigation lines exist in the surrounding roads which would serve the development. The plans show connection to these lines with 6-inch and 4-inch lines throughout the development. Horrocks review letter recommends 6 and 4-inch lines within the development. 1-inch laterals are shown to be constructed for each new lot. The two existing services for 430 N 400 W would be re-used for lots 1 and 2.

Storm Water Drainage System. The development shows a storm drain system that meets City Standards. The storm drain system report is attached for reference. In general, two detention ponds are proposed for the east and west sides of development. Each pond retains the 90th percentile storm and detains all storms larger, up to the 100-yr event storm. The larger storms are released at a controlled rate to the existing systems in 400 W or within Whitby Woodlands system.

A storm water pollution prevention plan (SWPPP) was submitted with the plans. A City Land Disturbance permit will be obtained prior to construction which incorporates the SWPPP and requires a state storm water permit as well. The contractor will be required to follow erosion and control guidelines during construction to prevent erosion, dust, and downstream pollution.

Natural Hazards

Sensitive Lands. The proposed development falls within the Geologic Hazards Overlay Zone which has areas identified as having the potential for rockfall, slide, and debris flows. Within these areas the Sensitive Lands Ordinance applies (DC 3.12). Section 3.12.090.4.e states *“Development shall not be allowed within fifty (50) feet of slopes in excess of forty (40) percent, areas subject to landsliding, or other high-hazard geologic areas as determined by a soils report and/or geology report produced pursuant to the requirements of item H-5 documentation.”* Lots 3-5 and 7-9 would be affected by this ordinance and be required to show setbacks from the 40% and greater slopes at a minimum. A rockfall study, if more restrictive, would override that. Lot 9 would be impacted the most as the 50-foot setback extends deep into the lot. Slope stability is the concern when building on top of steep slopes. The added pressure of a structure could cause the slope to fail. Two geotechnical reports were submitted which did show slope stability tests for all areas of concern. The slope stability analysis has shown that the stability of Lot 9 would be safe if built to the regular zoning setbacks; the 50-foot setback can be reduced to the typical setbacks of the zone as shown.

Rockfall, debris flow, and slides were also reviewed and, in each instance, were shown to have a low risk for such an event. With this information, Staff would be in support of the preliminary plan as shown, with typical zoning setbacks applied to each lot, subject to the top/toe of slope recommendations as previously mentioned.

Flood Plain. The property is situated away from the mapped flood plains of Fort and Dry Creek.

Irrigation Ditches. Westfield Ditch runs along the east side of the development. Ditches are typically required to be piped when development occurs (Dev. Code 4.07.190) but this section of ditch (Westfield Ditch, north of 200 North) is specifically required to be left open per agreement with Alpine Irrigation Company. The plans reflect this and an easement is shown for the ditch on the plat.

Other

The property has existing buildings onsite. Prior to the recordation of any phase of development that contains existing buildings, the existing building(s) must be removed, existing services either re-used or cut/capped/removed; or a bond provided to ensure those things will happen prior to a building permit being issued on the affected lot(s).

There are minor redlines on the drawings which need corrected and approved by Staff prior to Final submittal.

Alpine City specifications require escrow funds for a roadway preservation coat (See Alpine City Construction Standard Specifications 300.030 & 600.020). The amount for this requirement will be calculated based on current preservation coat costs at the time of recording. **The escrow funds for this roadway preservation coat will be required of the Developer prior to recording.**

The water policy will need to be met for this development.

An engineer's cost estimate will be required for bonding purposes.

LONE PEAK FIRE DEPARTMENT REVIEW

See the attached review from the Lone Peak Fire Department.

HORROCKS ENGINEER'S REVIEW

See the attached review from Horrocks Engineering.

NOTICING

Notice has been properly issued in the manner outlined in City and State Code

STAFF RECOMMENDATION

Review staff report and findings and make a motion to approve or table the proposed subdivision. Findings are outlined below.

Findings for a Positive Motion:

- A. The streets and layout appear to meet ordinance;
- B. Plan appears to comply with the General Plan and Street Master Plan, showing a local street running through the southeast corner of the property, connecting Whitby Woodlands Drive to future phases of the Whitby Woodlands PRD Subdivision.
- C. The property appears to meet the requirements of a PRD, based on slope analysis, lot width, and density requirements, as well as the other requirements including:
 - a. Recognize and incorporate natural conditions of site;
 - b. Efficiently utilize land resources and benefit the public in delivery of utilities and services;
 - c. Help to provide variety to style of dwelling available;
 - d. Preserve open space for recreational, scenic and public service needs;
 - e. Be consistent with objectives of underlying zone;
- D. There are no major hazards of concern mentioned in the geotechnical reports.

Findings for a Motion to Table:

- A. None.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

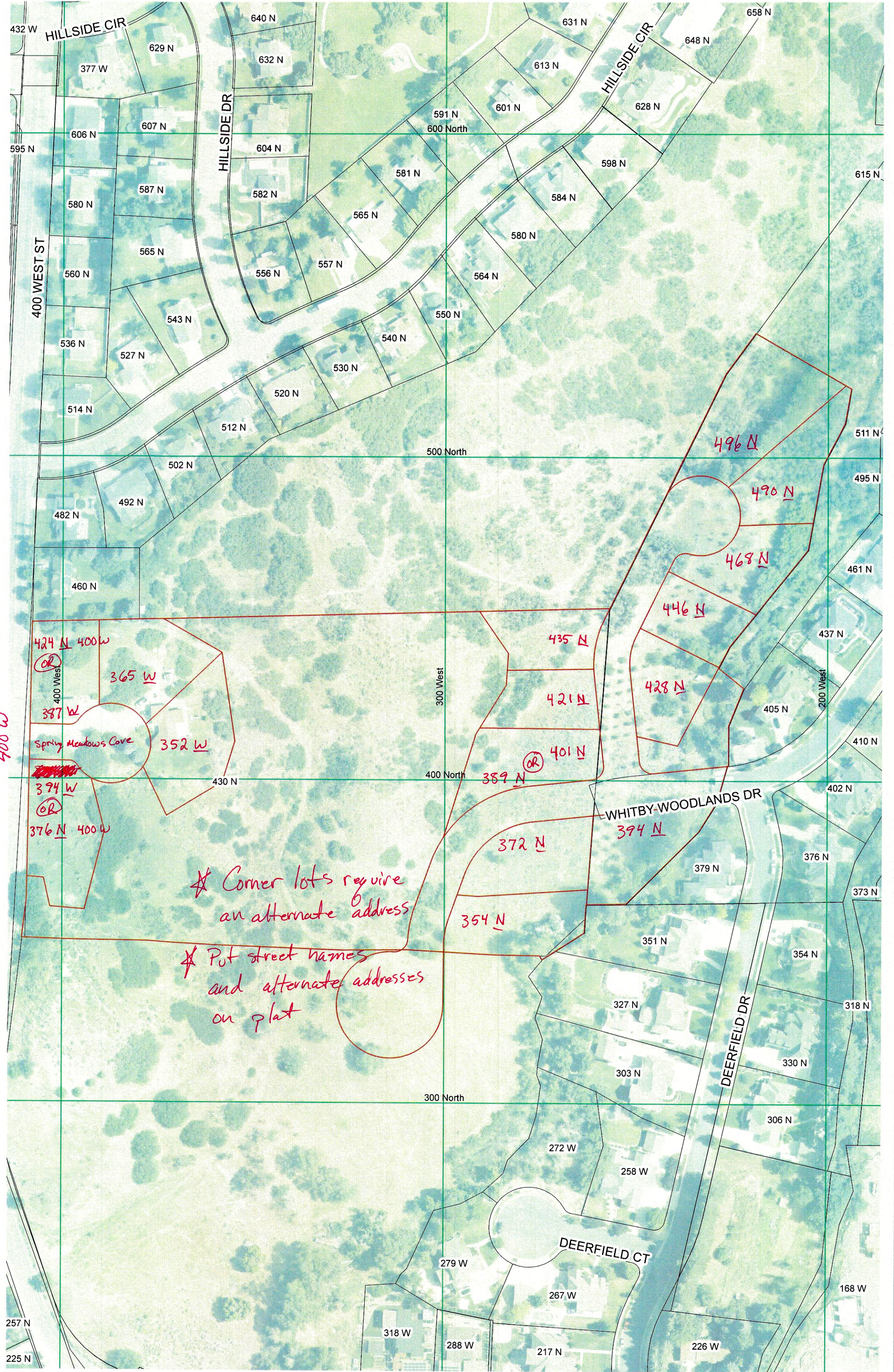
I motion to approve the Brookside Meadows final plan with the following conditions:

- Prior to recording the Developer:
 - Remove existing buildings or include the removal of existing buildings in the bond;
 - Meet the Water Policy;
 - Provide escrow funds for a roadway preservation coat;
 - Provide a cost estimate for development;
 - Address the redlines on the plat and plans.
- The Developer address landscaping and open style fence requirements on the retaining wall plans prior to construction of said items.

SAMPLE MOTION TO TABLE

I motion to table the Brookside Meadows final plan based on the following:

- ****INSERT FINDING****



432 W
HILLSIDE CIR
629 N
377 W
606 N
607 N
595 N
580 N
587 N
565 N
560 N
536 N
514 N
527 N
543 N
512 N
502 N
482 N
492 N
460 N
424 N 400 W
365 W
387 W
Spring Meadows Cove
352 W
394 W
376 N 400 W
430 N
400 North
300 West
435 N
421 N
401 N
389 N
372 N
354 N
300 North
272 W
258 W
279 W
318 W
288 W
217 N
226 W
168 W
631 N
601 N
591 N
600 North
581 N
565 N
557 N
556 N
540 N
530 N
520 N
550 N
564 N
580 N
584 N
598 N
628 N
648 N
658 N
615 N
511 N
495 N
461 N
437 N
405 N
410 N
402 N
376 N
373 N
354 N
318 N
330 N
306 N

400 W
400 West
400 North
300 West
200 West
HILLSIDE DR
HILLSIDE CIR
400 WEST ST
300 NORTH
200 NORTH
100 NORTH
DEERFIELD DR
DEERFIELD CT
WHITBY WOODLANDS DR

* Corner lots require an alternate address
* Put street names and alternate addresses on plat

496 N
490 N
468 N
446 N
428 N
394 N

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



NOTES:

1. OPEN SPACE PARCELS ARE PRIVATE AND ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. ALL OF OPEN SPACE A AND OPEN SPACE B IS A PUBLIC UTILITY, PRIVATE DETENTION, AND PRIVATE DRAINAGE EASEMENT.
3. ALL LOTS SHALL BE SUBJECT TO PUBLIC UTILITY EASEMENTS AS FOLLOWS:
 - a. 10 FEET ON FRONT AND REAR
 - b. 10 FEET ON EXTERIOR LINES OF SUBDIVISION
 - c. 5 FEET ON SIDE LOT LINES
4. THE ALL OF ADJACENT TO THE SLOPES SHALL BE THE MORE RESTRICTIVE OF EITHER THE SETBACK SPECIFIED ON THIS PLAN OR THE SETBACK FROM THE SLOPE AS SPECIFIED IN SOILS REPORT.

THE SLOPES SHALL BE TO BE GRADED BACK AND RETAINING WALLS TO BE USED AS NECESSARY TO CREATE BUILDABLE PADS.

- Name the exact report and call out the lots it specifies

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

A TRACT OF LAND BEING SITUATE IN THE NORTH HALF OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 89°38'36" WEST BETWEEN THE EAST QUARTER AND THE WEST QUARTER OF SAID SECTION 24, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS

AND TO HEREBY DEEDS FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWING THAT THE CITY INTENDED TO ACQUIRE OR TO HOLD OR TO CONVEY VOLUNTARILY, DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE FREE AND UNHINDERED TRAVEL AND PASSAGE OF TRAFFIC THEREON, AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF ANY EASEMENT OR OTHER ENCUMBRANCE ON A DEDICATED STREET, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND DEVELOPMENTS THEREON, TO REMAIN WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ____ DAY OF _____, A.D. 20____.

SIGNATURE _____ PRINT NAME _____

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED
BEFORE ME _____ WHO BEING DULY SWORN OF AFFIRMED,
DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID
DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES
THEREIN STATED.

SIGNATURE	PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
-----------	---

THE CITY COUNCIL OF THE CITY OF ALPINE, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 20____,

ENGINEER _____ CITY RECORDER (SEE SEAL BELOW) _____

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE APLINE CITY
PLANNING COMMISSION.

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

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

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
-----------------	--------------------	---------------------

KAGAN M.

DIXON

No. 9061091



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	48.46'	254.00'	10°55'54"	S78°32'03"W	48.39'
C2	1.76'	200.00'	0°30'10"	N83°44'27"E	1.76'
C3	22.59'	19.93'	64°57'55"	S57°43'58"E	21.40'
C4	21.71'	19.93'	62°42'06"	S58°43'02"W	20.64'
C5	305.66'	60.00'	291°53'18"	N01°04'00"E	67.20'
C6	14.65'	15.00'	55°56'39"	N60°57'37"W	14.07'
C7	14.65'	15.00'	55°56'39"	N63°05'40"E	14.07'
C8	39.91'	60.00'	38°06'51"	S54°10'46"W	39.18'
C9	74.59'	60.00'	71°13'56"	N17°08'50"W	69.88'
C10	74.81'	60.00'	71°26'17"	N00°11'16"E	70.06'
C11	87.34'	60.00'	83°24'01"	N77°36'25"E	79.83'
C12	29.01'	60.00'	27°42'14"	S46°50'28"E	28.23'
C14	58.96'	177.00'	19°05'06"	S102°29'06"	58.69'
C15	40.97'	123.00'	19°05'06"	S10°02'30"W	40.78'
C16	199.00'	177.00'	64°24'57"	S51°47'31"W	188.68'
C17	43.75'	177.00'	14°09'44"	S26°39'55"W	43.64'
C18	155.25'	177.00'	50°15'13"	S58°52'23"W	150.32'
C19	138.29'	123.00'	64°24'57"	S51°47'31"W	131.12'
C20	31.43'	20.00'	90°02'00"	N38°59'00"E	28.29'
C21	31.40'	20.00'	89°58'00"	S51°01'00"E	28.28'
C22	101.34'	177.00'	32°48'20"	S102°22'10"W	99.97'
C23	91.32'	177.00'	29°33'42"	S11°59'29"W	90.81'
C24	10.02'	177.00'	3°14'38"	S04°24'41"E	10.02'
C25	70.43'	123.00'	32°48'20"	S102°22'10"W	69.47'
C26	69.49'	123.00'	32°22'15"	S10°09'08"W	68.57'
C27	0.93'	123.00'	0°28'05"	S26°33'18"W	0.93'
C28	272.19'	60.00'	259°55'17"	N23°16'02"W	91.98'
C29	113.64'	60.00'	108°31'06"	S81°01'54"W	97.40'
C30	62.25'	60.00'	59°26'46"	N45°09'09"W	59.50'
C31	96.30'	60.00'	91°57'23"	N60°42'55"E	86.69'
C32	27.90'	20.00'	79°55'18"	S66°43'58"W	25.29'
C33	85.88'	150.00'	32°48'20"	S102°22'10"W	84.72'
C34	168.64'	150.00'	64°24'57"	S51°47'31"W	159.90'
C35	49.96'	150.00'	19°05'06"	S102°02'30"W	49.73'

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	6.91'	N30°16'09"W	L21	50.78'	S32°00'00"W
L2	61.10'	N89°15'56"W	L22	155.00'	S45°00'00"W
L3	27.89'	N87°26'36"W	L23	59.67'	S89°00'44"W
L4	109.48'	N86°48'27"W	L24	41.92'	S03°23'29"W
L5	100.18'	S89°28'07"W	L25	75.64'	S57°26'29"W
L6	193.36'	N87°50'37"W	L26	41.99'	S88°56'21"E
L7	100.37'	N86°42'12"W	L27	41.12'	N88°55'06"W
L8	120.91'	N89°08'14"W	L28	24.91'	N85°04'24"W
L9	65.93'	N87°48'00"W	L29	44.11'	N124°27'27"W
L10	58.16'	N07°04'00"E	L30	51.77'	N85°31'14"W
L11	74.92'	N36°03'20"E	L31	122.17'	S114°02'22"W
L12	52.88'	S10°00'00"W	L32	81.27'	S142°25'52"E
L13	69.81'	S27°39'52"W	L33	80.87'	N2°06'26"W
L14	130.00'	S10°00'00"W	L34	28.86'	S77°02'00"E
L15	187.00'	S39°00'00"W	L35	135.73'	S63°48'47"E
L16	37.00'	S27°40'00"W			
L17	48.84'	S51°16'59"E			
L18	60.16'	S22°00'00"W			
L19	60.52'	S00°00'00"E			
L20	50.18'	S42°10'04"W			

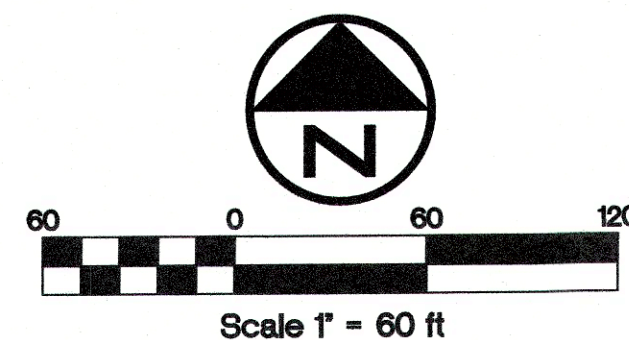
APPROVAL AS TO FORM

APPROVED TO FORM THIS ____ DAY OF _____, A.D. 20____

CITY ATTORNEY

BROOKSIDE MEADOWS

UTILITY PLAN



DRAWING NOTES:

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE TO BE IN ACCORDANCE WITH ALL ALPINE CITY STANDARDS AND SPECIFICATION.
2. ADA RAMP TO BE LOCATED ALL INTERSECTIONS WITH SIDEWALKS. RAMP SHALL MEET ADA REQUIREMENTS FOR SLOPE.

UTILITY NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALPINE CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
3. ALL UTILITIES SHALL REMAIN ACTIVE DURING CONSTRUCTION.

WATERLINE NOTES

1. THRUST BLOCKS OR MECHANICAL RESTRAINING DEVICES SHALL BE USED FOR TEES, VALVES, PLUGS, CAPS AND BENDS.
2. MINIMUM BURY DEPTH OF WATERLINE IS 4'.
3. DUCTILE IRON PIPE SHALL BE USED FOR ALL CULINARY DRINKING WATER MAINS UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

SEWER NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERTS ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION ANY NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
4. PVC SEWER LINES TO BE SDR-35 PVC PIPE.

PRESSURIZED IRRIGATION NOTES

1. THRUST BLOCKS OR MECHANICAL RESTRAINING DEVICES SHALL BE USED FOR TEES, VALVES, PLUGS, CAPS AND BENDS.
2. MINIMUM BURY DEPTH OF THE PRESSURIZED IRRIGATION LINE IS 2'.
3. PRESSURIZED IRRIGATION LINES ARE TO BE PVC C-900.

LEGEND

- ① 1" CTS POLY WATER LATERAL
- ② 4" SEWER LATERAL
- ③ EXISTING WATER LATERAL
- ④ 1" SECONDARY WATER LATERAL
- ⑤ EXISTING SECONDARY WATER LATERAL (MODIFY FOR A 1" METER)
- PROPOSED 8" SEWER
- PROPOSED 8" WATERLINE
- SW PROPOSED SECONDARY WATERLINE (SIZE VARIES)
- FH PROPOSED FIRE HYDRANT W/ ASSEMBLY
- EXISTING SEWER
- EXISTING WATERLINE
- EXISTING SECONDARY LINE
- EXISTING FIRE HYDRANT
- SL PROPOSED STREET LIGHT

NO.	REVISION	DATE

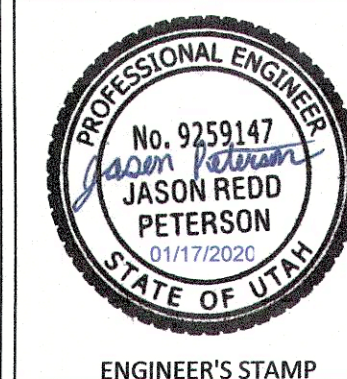
PROJECT INFORMATION

BROOKSIDE MEADOWS

UTILITY PLAN

ALPINE CITY, UTAH

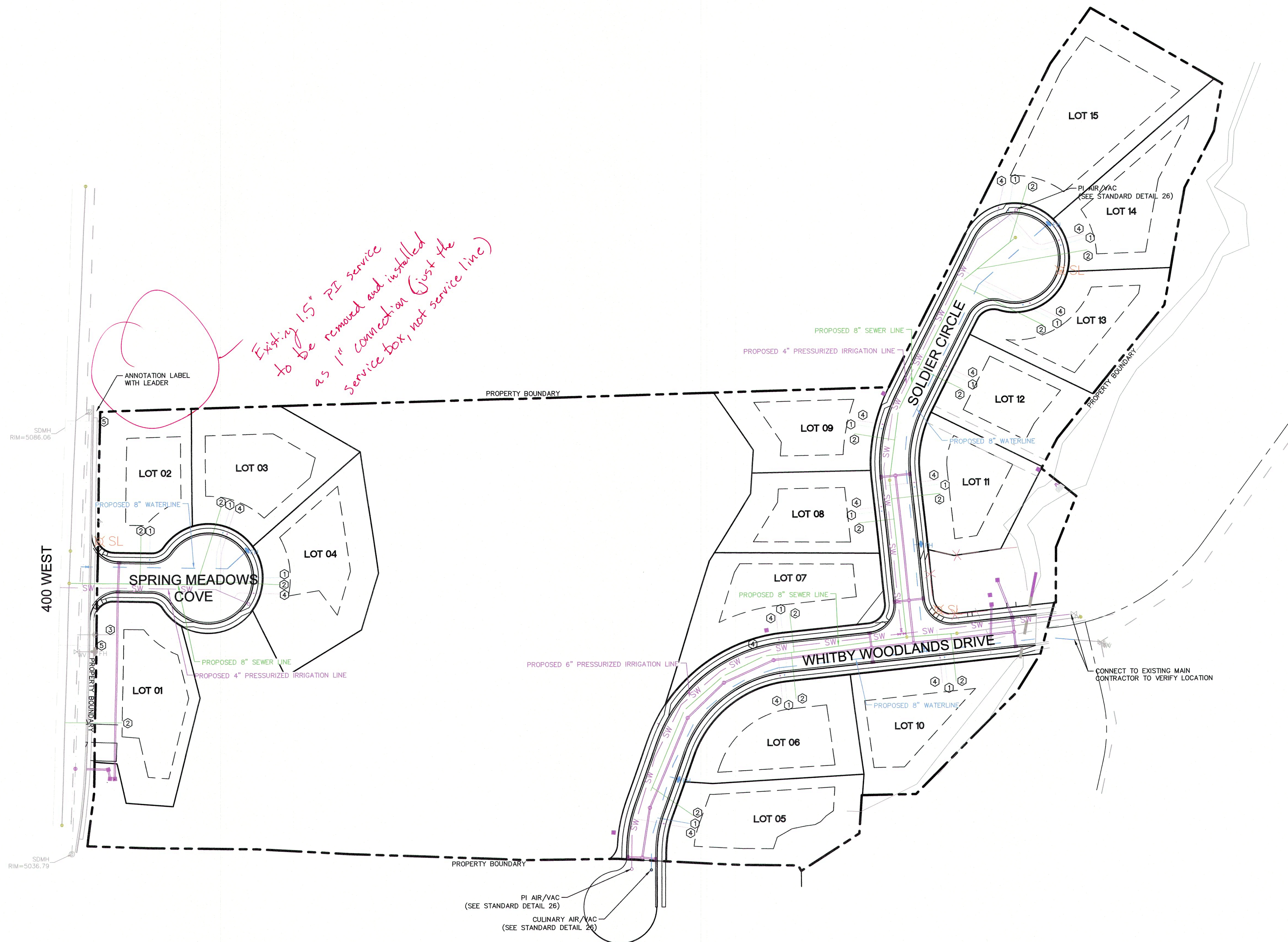
DRAWN	CHECKED	PROJECT #
TMS	JRP	19011



DATE
11/05/2019

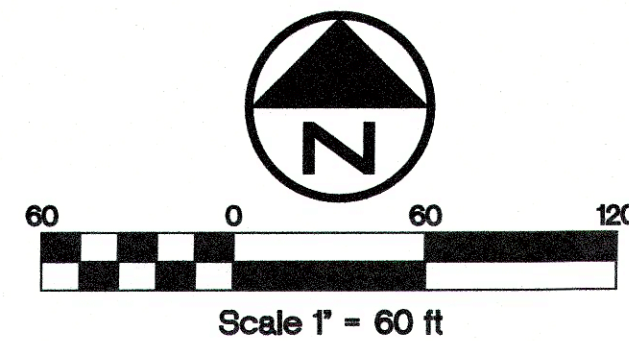
SCALE
1" = 60'

SHEET
C202-03/14



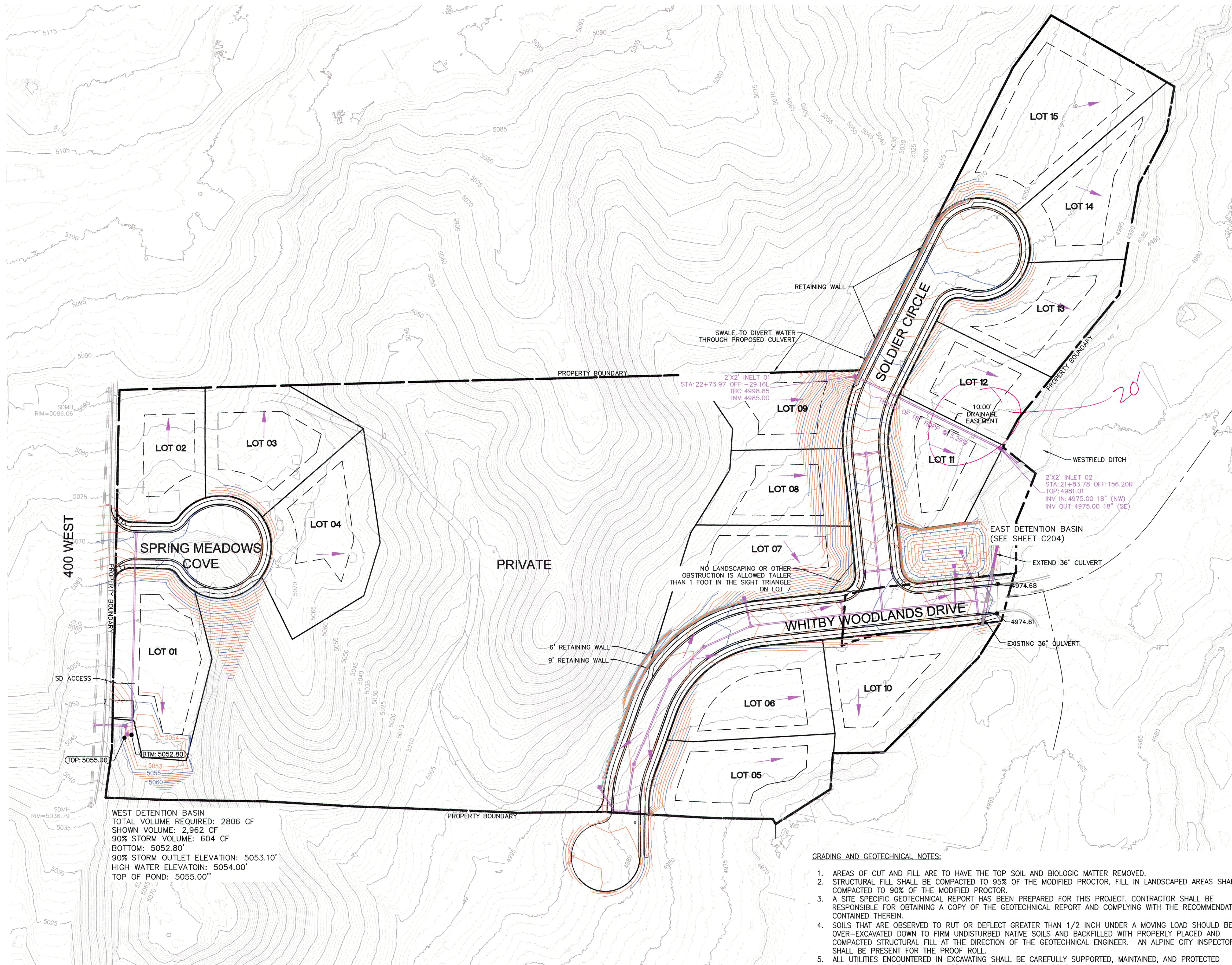
BROOKSIDE MEADOWS

GRADING & DRAINAGE PLAN



DRAWING NOTES:

- DRAINAGE NOTES
1. WHEN APPLYING FOR BUILDING PERMITS, EACH LOT SHALL SUBMIT A SEPARATE GRADING & DRAINAGE PLAN TO SHOW HOW IT WILL RETAIN A 100-YEAR EVENT, WITH THE EXCEPTION OF LOTS 1, 7, 8, AND 9.
 2. WATER IS NOT TO CROSS PROPERTY LINES. PROPERTY LINE BERM MAY BE NEEDED.
 3. ARROWS SHOW ANTICIPATED FLOW DIRECTION.



LEGEND

PROPOSED CONTOUR	
PROPOSED INDEX	
EXISTING CONTOUR	
EXISTING INDEX CONTOUR	
UTILITY EASEMENT	
PROPOSED SWALE	
DRAINAGE DIRECTION	
PROPOSED CATCH BASIN	
PROPOSED CLEANOUT	
PROPOSED SD MANHOLE	
PROPOSED FINISHED GRADE	
EXISTING GRADE	

NO.	REVISION	DATE

PROJECT INFORMATION

BROOKSIDE MEADOWS

GRADING & DRAINAGE PLAN

ALPINE CITY, UTAH

DRAWN TMS	CHECKED JRP	PROJECT # 19011
DATE 11/05/2019		SCALE 1" = 60'
SHEET C203-04/14		ENGINEER'S STAMP



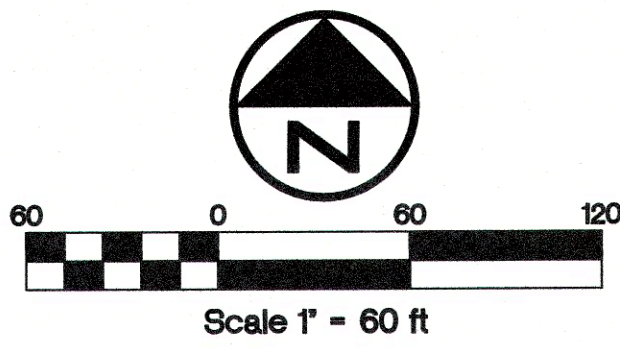
GRADING AND GEOTECHNICAL NOTES:

1. AREAS OF CUT AND FILL ARE TO HAVE THE TOP SOIL AND BIOLOGIC MATTER REMOVED.
2. STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR, FILL IN LANDSCAPED AREAS SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR.
3. A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE GEOTECHNICAL REPORT AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED THEREIN.
4. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT GREATER THAN 1/2 INCH UNDER A MOVING LOAD SHOULD BE OVER-EXCAVATED DOWN TO FIRM UNDISTURBED NATIVE SOILS AND BACKFILLED WITH PROPERLY PLACED AND COMPACTED STRUCTURAL FILL AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER. AN ALPINE CITY INSPECTOR SHALL BE PRESENT FOR THE PROOF ROLL.
5. ALL UTILITIES ENCOUNTERED IN EXCAVATING SHALL BE CAREFULLY SUPPORTED, MAINTAINED, AND PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH OSHA REGULATIONS.
6. ALL PIPING SHALL BE PROTECTED FROM LATERAL DISPLACEMENT AND POSSIBLE DAMAGE RESULTING FROM IMPACT OR UNBALANCED LOADING DURING BACKFILLING OPERATIONS BY BEING ADEQUATELY BEDDED.
7. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION.

C:\DATA\19011_Open_Property\dwg\19011_Base.dwg
PLOT DATE: Jan 17, 2020

BROOKSIDE MEADOWS

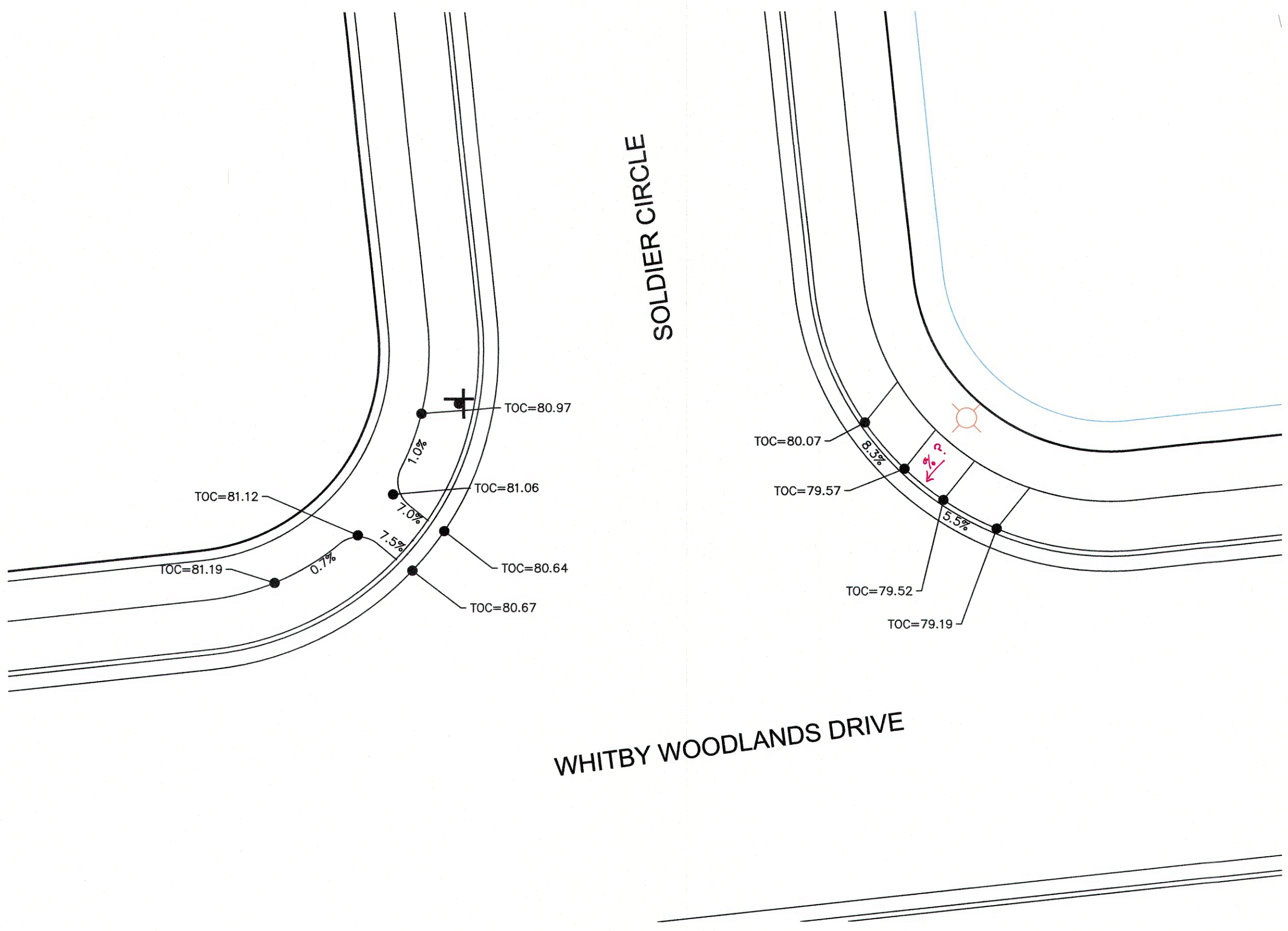
ADA DESIGN



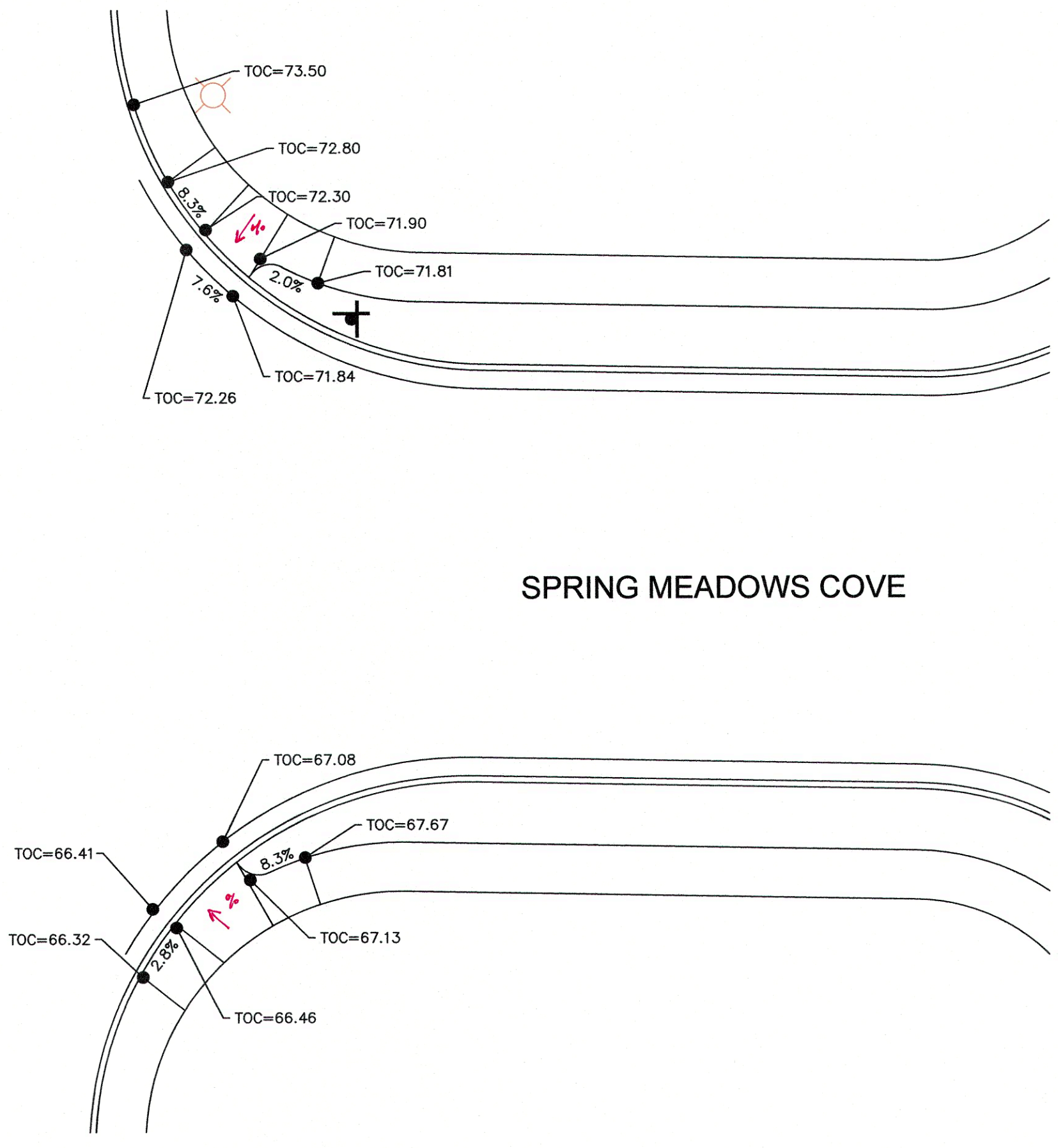
WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:



400 WEST



NO.	REVISION	DATE

PROJECT INFORMATION

BROOKSIDE MEADOWS

ADA DESIGN

ALPINE CITY, UTAH

DRAWN
JRP

CHECKED
JRP

PROJECT #
19011

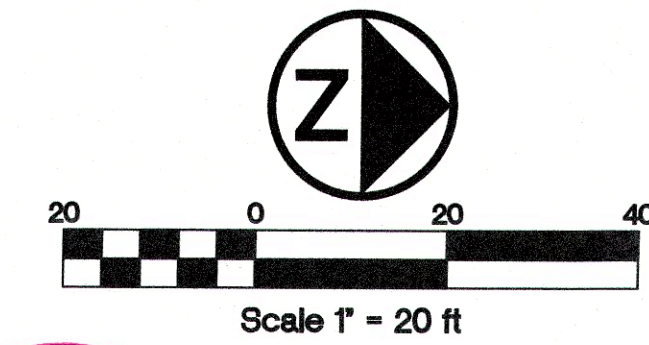
ENGINEER'S STAMP

DATE
11/05/2019

SCALE
1" = 60'

SHEET
C208

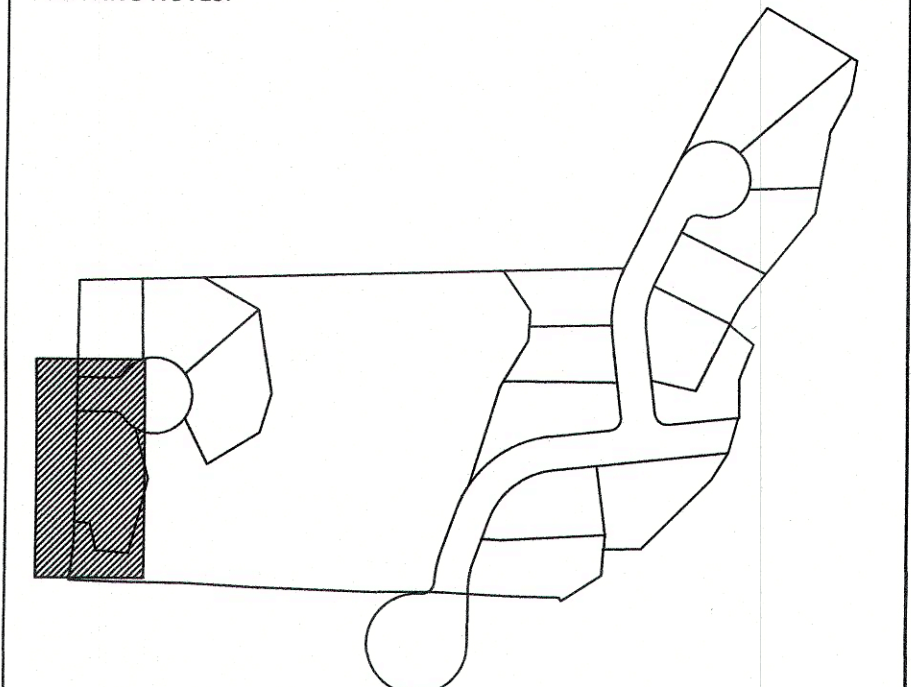
C:\DATA\19011_Olson_Property\dwg\19011_SD_Profiles and ADA sheets.dwg
PLOT DATE: Jan 17, 2020



WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:



VICINITY MAP

1. THE VERTICAL DATUM USED IS THE 1988 NORTH AMERICAN VERTICAL DATUM.
2. THE ORIFICE PLATE SHALL BE BOLTED TO THE OUTLET OF THE SPECIFIED STRUCTURE.
3. STUB ALL UTILITY LATERALS 10' PAST THE SIDEWALK, MARK WITH 4X4 POST PAINTED GREEN (SEWER), PURPLE (SECONDARY WATER) OR BLUE (CULINARY WATER).

LEGEND

PROPOSED CONTOUR	
PROPOSED INDEX CONTOUR	
EXISTING CONTOUR	
EXISTING INDEX CONTOUR	
PROPOSED STORM DRAIN	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	
PROPOSED PRESSURIZED IRRIGATION	SW
PUBLIC UTILITY EASEMENT	
PROPOSED FIRE HYDRANT	
PROPOSED STREET LIGHT	
PROPOSED SEWER MANHOLE	
EXISTING STORMDRAIN MANHOLE	
PROPOSED CATCH BASIN	
PROPOSED CLEANOUT BOX	

NO.	REVISION	DATE

PROJECT INFORMATION

BROOKSIDE MEADOWS

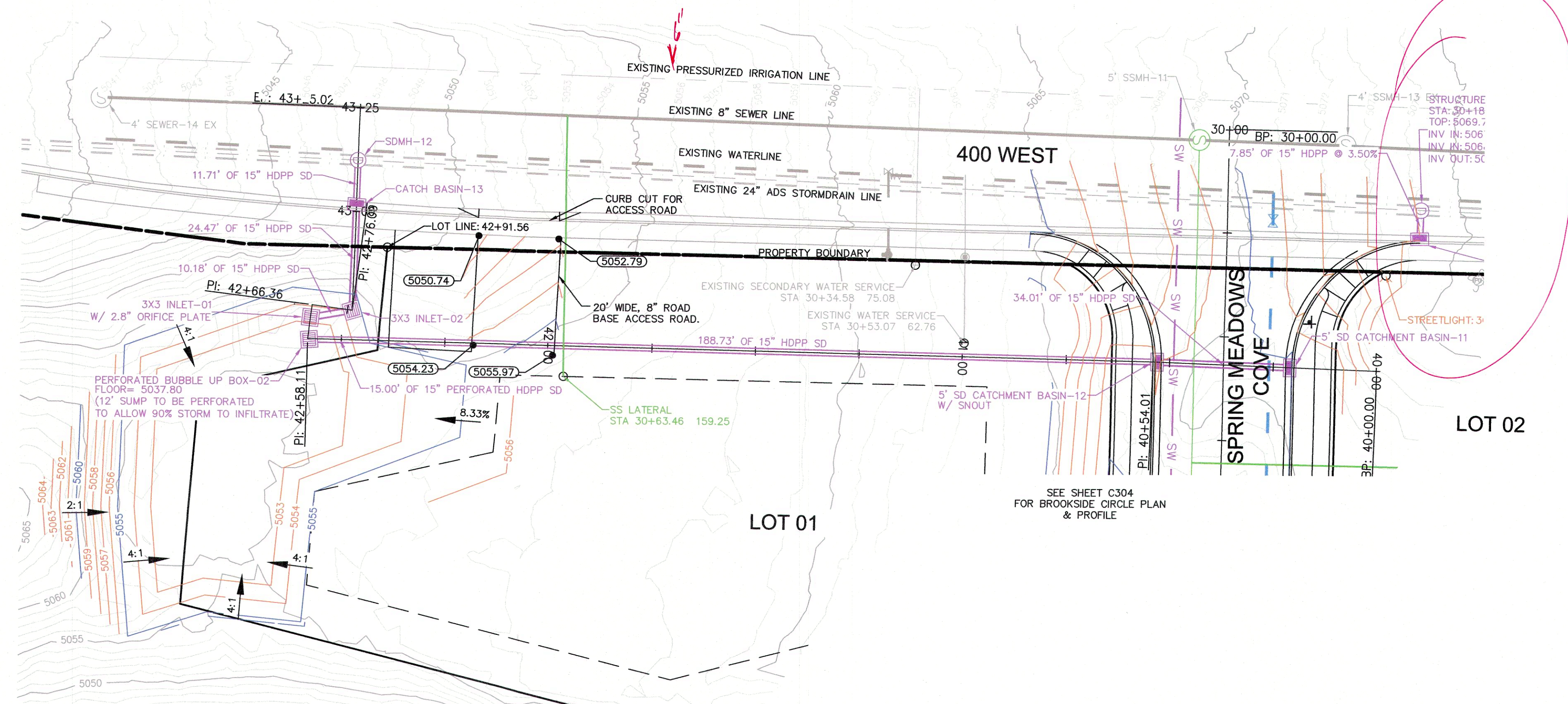
PLAN & PROFILE
TO WEST RETENTION

STA 30+00 - 32+03.05

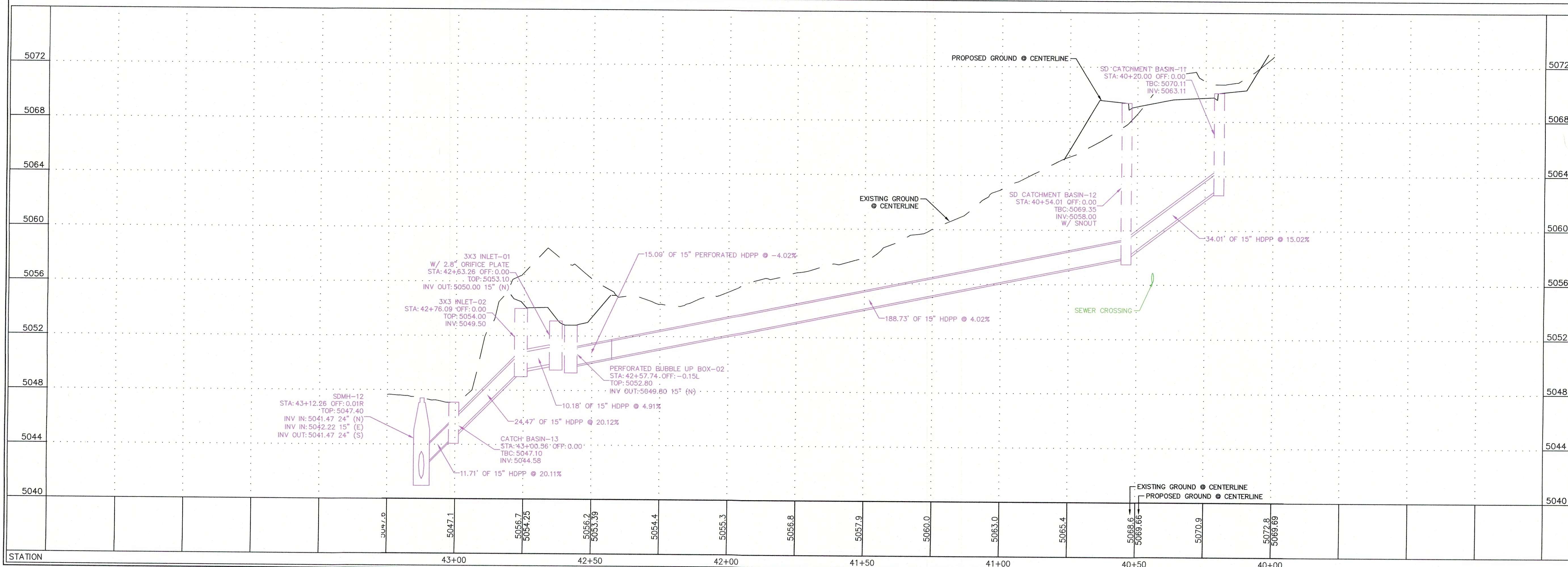
ALPINE CITY, UTAH

DRAWN TMS	CHECKED JRP	PROJECT # 19011
DATE 11/05/2019		
HORIZONTAL SCALE 1" = 20'		
VERTICAL SCALE 1" = 4'		
SHEET C305-12/14		

ENGINEER'S STAMP



SCALES
HOR. 1" = 20'
VER. 1" = 4'



G:\DATA\19011_Olsen_Property\dwg\19011_Base.dwg
PLOT DATE: Jan 17, 2020

To: Jed Muhlestein
Alpine City

From: John E. Schiess, P.E.

Date: Aug 28, 2019

Memorandum

Subject: Alpine Ridge Hydraulic Modeling Results and Recommendations

The proposed development consists of 9 single family home lots split between Hog Hollow Rd (4) and Whitby Woodlands Dr (5).

The development proposes 9 culinary ERC's, 2.3 irrigated acres, and 9 sanitary sewer ERU's. The current master plan anticipated 4 culinary ERC's, 6.2 irrigated acres, and 4 sanitary sewer ERU's. Proposed connections are slightly different than the master plan projected. 5 more culinary and sanitary sewer connection will not adversely affect operations of those systems. Less irrigated acreage will enhance buildout service in the PI system.

The proposed culinary water improvements have been modeled in both the current and buildout models. The proposed improvements fit well within the City's culinary water master plan and modeling shows them to be adequate.

The proposed pressurized irrigation improvements have been modeled in both the current and buildout models under both wet and dry year supply conditions. The proposed improvements fit well within the City's pressurized irrigation master plan and modeling shows them to be adequate.

The proposed sanitary sewer improvements have been modeled in both the current and buildout models. The proposed improvements fit well within the City's sanitary sewer master plan and modeling shows them to be adequate.

Recommendations:

1. None.

Comments:

2. Fire flow available in the area surrounding the proposed improvements should be over 2,500 gallons per minute at 20 psi for the proposed lines.



LONE PEAK FIRE DISTRICT
5582 PARKWAY WEST DRIVE
HIGHLAND, UTAH 84003
(801) 763-5365
WWW.LONEPEAKFIRE.COM

REED M. THOMPSON, FIRE CHIEF

MEMORANDUM

DATE: 9 December 2019

To: Jed Muhlestein, City Engineer, Alpine City
Austin Roy, City Planner, Alpine City
Cc: Shane Sorensen, City Administrator, Alpine City

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

SUBJECT: BROOKSIDE MEADOWS SUBDIVISION PRELIMINARY DESIGN

The preliminary plans for Brookside Meadows submitted on 5 November 2019, formerly submitted as concept drawings under the name of Alpine Ridge Estates on 12 Aug 2019. Fire hydrants appear to be located in accordance with appropriate spacing as required by the International Fire Code.

The update to those plans and review of the new plans have the following items that need to be addressed:

- The cover page general/construction notes need to reflect language identifying this project as within the Wildland Urban Interface Area and as such is subject to compliance with the Alpine City Sensitive Land Ordinance and Wildland-Urban Interface Site Plan/Development Review Guide.
- The temporary turnaround on Whitby Woodlands Drive to the south of the project boundary shall be an all-weather access road capable of sustaining the weight limits of fire apparatus as required in the International Fire Code.
- The area designated as open space shall be cleared of all dead fall, leaf litter, and standing dead oak in an effort to address fire spread mitigation.
- No vertical construction shall commence until water lines are tested, streets are accessible including turnarounds.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Short Term Rental Ordinance

FOR CONSIDERATION ON: 11 February 2020

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review Planning Commission recommendations, proposed ordinances and decide how the City shall address Short Term Rentals.

BACKGROUND INFORMATION:

On September 17, 2019 staff proposed an ordinance (2020-04) to regulate and permit Short Term Rentals; to allow them with certain restrictions. The Planning Commission held a public hearing, reviewed the proposal and after some discussion tabled the item to a future meeting. The discussion continued at the October 15, 2019 meeting, where the Planning Commission made the following motion:

***MOTION:** Alan MacDonald moved to recommend DENIAL of the Short Term Rentals based on the following:*

- 1. Short term rentals tend to limit or reduce the availability of Moderate Income Housing;*
- 2. Short Term Rentals are too often a nuisance to neighboring property owners; and*
- 3. Staff draft an ordinance to allow for the effective enforcement of the prohibition of Short Term Rentals in the City of Alpine.*

Jane Griener seconded the motion. There were 4 Ayes and 2 Nays (recorded below). The motion passed.

Ayes: Bryce Higbee, Jane Griener, Alan MacDonald, Jessica Smuin

Nays: Sylvia Christiansen, John MacKay

Staff subsequently prepared an alternative ordinance (2020-02) to prohibit Short Term Rentals, which was discussed at the January 7, 2020 meeting, and again at the February 4, 2020 meeting, where the Planning Commission held a public hearing on the alternative ordinance and then made the following recommendation:

***MOTION:** Alan MacDonald moved to recommend approval of Ordinance 2020-02.*

John MacKay seconded the motion. There were 4 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Ethan Allen

John MacKay

Jane Griener

Alan MacDonald

Nays:

None

STAFF RECOMMENDATION:

Review proposed ordinances, Planning Commission recommendations, and decide how the City shall address Short Term Rentals.

SAMPLE MOTION TO APPROVE:

I motion that Ordinance _____ be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that Ordinance _____ be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE:

I motion that Short Term Rental Ordinance be tabled for the following reason(s):

- ***Insert Finding***

SHORT TERM RENTAL CONSIDERATIONS

There are currently approximately 30-35 Short Term Rentals in Alpine. If Alpine considered a Short Term Rental Ordinance (STR) what are the questions that should be answered?

How many short term rental units would be allowed in the City

There could be no limit on the number of units or for example Sandy City limits STRs to 2 per 100 dwellings. In Alpine's case this would allow 50 STRs.

How many rentals in each home would be allowed? This could be as low as one or up to three or four.

How many bedrooms would be allowed in each unit? The City could set a limit on the number of bedrooms allowed.

Should a short term rental be owner occupied? An STR could require that the rental be owner occupied or that a local manager be required.

Permits & licenses- A STR would be required to obtain a Business License

Which Zones would STRs be allowed? They could be allowed in any zone.

How many people would be allowed to stay in the units? The City could limit the number of people allowed to stay in the unit.

Parking- Parking could be limited to the garage and driveway.

Revenue- How much revenue would be generated by STRs

One time Application Fee of $\$250 \times 30 = \7500

Annual Renewal $\$150 \times 30 = \4500 per year

Transient Room Tax of 1% assuming 30 rentals bringing in \$50,000 per year each would be \$1,500,000 and would generate \$15,000 per year in taxes.

ORDINANCE NO. 2020-04

**AN ORDINANCE AMENDING THE ALPINE CITY DEVELOPMENT CODE TO
REGULATE AND PERMIT SHORT TERM RENTALS IN THE CITY**

WHEREAS, the Alpine City Council has deemed it to be in the best interest of Alpine City to adopt requirements for Short Term Rentals; and

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

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

NOW THEREFORE BE IT ORDAINED by the Council of Alpine City, in the State of Utah, as follows:

1. Exhibit A, attached hereto, is hereby adopted as part of the Alpine City Development Code and shall be placed therein and included in all future editions thereof until amended or repealed.
2. This ordinance shall take effect upon posting in accordance with state law.

PASSED this _____ day of February, 2020.

Mayor

ATTEST:

City Recorder

DRAFT 8-24-19

Chapter 7 SHORT-TERM RENTALS

Sections:

7.01 Findings; Purpose. Definitions.

7.02 Permit required. Minimum duration. Where permitted. Exceptions.

7.03 Minimum Duration Permit application and renewal; Approval standards.

7.04 Exceptions

7.05 Permit Application and Renewal

7.06 Display of Permit

7.07 Exterior display of contact information.

7.08 Occupancy Limits

7.09 Parking

7.10 Maintenance

7.11 Binding Effect

7.12 Inspections

7.13 Reserved

7.14 Fees

7.15 Violations and Penalties.

The City Council finds that while short-term rental properties may provide additional lodging opportunities for visitors to the City, such use is, essentially, a commercial use that can have a significant adverse impact on the appearance, tranquility and standard of living in the surrounding neighborhoods and, therefore, merits careful regulation and enforcement. The purpose of this chapter is to regulate short-term rentals in the City in order to safeguard the peace, safety and general welfare of existing neighborhoods by reducing or eliminating detrimental effects caused by noise, vandalism, overcrowding, congestion, traffic, parking and other adverse effects that may accompany the introduction of transient populations in neighborhoods as a result of the operation of short-term rental properties.

7.01 Definitions.

A. "Bedroom" means a room designated and used primarily for sleeping and rest on a bed. Every bedroom shall have at least one operable emergency escape and rescue opening that

complies with all applicable requirements and standards set forth in the latest version of the International Building Code adopted by the City.

B. “Director” means the city’s planner, his designee, or any other designee of the City.

C. “Short-term rental” means the rental, letting of rooms or sub- leasing/renting of any structure, dwelling or portion thereof for occupancy, dwelling, lodging or sleeping purposes for at least three but not more than 30 consecutive days in duration.

D. “Short-term rental operator” or “operator” means the owner or a responsible party designated by the owner of a short-term rental property to act for and in behalf of the owner in managing the property. If the operator is not the owner, the actions, undertakings and certifications of the operator shall be binding on the owner. To assure prompt response to complaints and _ issues concerning a short-term rental property, the operator must:

1. maintain a call center or other complaint “hotline” that 1s staffed by a live person (i.e.—mere voicemail or an answering machine is non-compliant with this requirement) and fully responsive 24 hours per day, 365 days per year;
2. cause a responsible party with decision-making authority to be on-site

at the short-term rental property within one hour after the telephonic lodging of a complaint reasonably requiring the operator’s on-site presence, including, without limitation, complaints from neighbors and the city concerning the behavior of occupants or guests of the short-term rental property; and

3. continuously maintain on file with the city the operator’s current (i) address, (ii) telephone number, and (ii) facsimile number and/or e-mail address, for the city’s use in contacting the operator for purposes of this chapter and Title 5 of this code, which information shall be promptly updated on the city’s records by the operator as such information changes.

E. “Short-term rental property” means real property licensed under this chapter for use for short-term rental purposes.

7.02 Permit required.

All short-term rental properties shall obtain a short-term rental permit from the city prior to operation. A short-term rental permit is a conditional use permit that is in addition to, and not in substitution for, a business license for each short-term rental property required by title 7.08 of this code. A short-term rental permit previously granted as provided in this chapter, and which has not been previously terminated, may be renewed annually upon application by the holder to the director. The holder’s failure to, annually renew a short-term rental permit as provided in this chapter is, of itself, grounds for revocation of such conditional.

7.03-Minimum duration.

Renting, letting of rooms or sub- leasing/renting of any structure or dwelling or portion thereof for occupancy, dwelling, lodging or sleeping purposes for less than three consecutive calendar days in duration is prohibited in any zone in the city where residential use is a permitted or conditional use unless use of such structure, etc. as a hotel, motel, bed and breakfast or similar use has been specifically authorized as a permitted or conditional use of such parcel.

A. Short-term rental permits, and renewals thereof, may be approved by the director as conditional uses in the city's TR 10,000, CR- 20,000, CR- 40,000, CE-5 and Business Commercial zoning districts.

7.04 Exceptions.

Rentals of more than 30 consecutive days in duration in any of the city's residential zoning districts are not required to obtain a short-term rental permit.

7.05 Permit application and renewal; Approval standards.

Application for, and issuance of, a short-term rental permit shall proceed as follows:

- A. The applicant shall submit an application for a short-term rental permit, or annual renewal thereof, to the city on a city-approved form, paying all applicable fees and complying with all required inspections. Unless sooner revoked, issued permits initially shall expire on the first July 1 "that follows issuance of the permit by at least five months, with renewal permits expiring each July 1, thereafter. The City shall provide to the operator a written renewal notice for each currently issued short- term rental permit. Failure to renew a short-term rental permit within one month after the deadline specified in such renewal notice shall, of itself, constitute grounds for revocation of such conditional use. The applicant may be the operator of the proposed short-term rental property or the operator's agent. Both the operator and the applicant (if different from the operator) shall be responsible for compliance with all provisions of this chapter. and all other applicable ordinances regulating or applicable to short-term rentals, including, without
- B. An initial or renewal application for a short-term rental permit shall include a declaration of compliance with all legal requirements and all other applicable laws, which shall be signed and sworn to by the operator under penalty of perjury. Material misstatements in such declaration by the operator, or elsewhere in the application, shall, of itself, constitute grounds for rejection of the application or revocation of any resulting conditional use (issued in error based on such improper application).
- C. The application shall be granted unless the director makes one or more of the following findings:
 1. The proposed use is not a conditional use under this chapter;
 2. The permit should not be granted due to (a) uncured violations of this chapter or of any other applicable law, ordinance, rule or regulation, (b) the occurrence of three or more violations for such short-term rental property during the (typically, 12-month)

term of the preceding permit (in which event the operator may not re-apply for any available short-term rental permit or business license for such property for two years from the date of denial), or (c) any other reason for which the short-term rental permit application legally could have been denied; or

3, The City is unable to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use on the surrounding residential properties and neighborhood.

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In recognition that short-term rental uses are commercial in nature, and can have a significant adverse impact on the appearance, tranquility and standard of living in surrounding residential neighborhoods, the following special operational standards are mandatory for all short-term rental properties in order to protect the health, safety, welfare and tranquility of the surrounding residential neighborhoods:

A. Each short-term rental operator shall ensure that the occupants and guests of its short-term rental property do not create unreasonable noise or disturbances (judged against, inter alia, the nature of the neighborhood where the short-term rental property is located, the time of day of the noise or disturbance, and the level of noise or similar disturbances then emanating from surrounding properties), engage in disorderly conduct, or violate provisions of this code or any other applicable federal, state, county, city or other law,

mule or regulation (collectively, “applicable laws”) pertaining to noise, disorderly conduct, overcrowding,

illegal consumption of alcohol, use of illegal drugs, or otherwise. An operator shall be deemed to have ensured compliance with applicable laws if it

1. clearly advises its occupants and guests of such requirements before they take occupancy of the property;
2. promptly and appropriately responds to complaints concerning the behavior of its occupants and guests as required by this chapter;
3. promptly evicts from the short-term rental property any who have failed to comply with applicable laws on two or more occasions (“persistent violations”) during their period of

occupancy of a short-term rental property; and

4. refuses to allow any persons who have engaged in or been party to persistent violations of applicable laws in their occupancy of a short-term rental property to occupy in the future any short-term rental property under such operator’s ownership or control.

B. Promptly upon notification that the occupants or guests of a short-term rental property have violated subsection 7. (A) above, the operator shall use its most diligent best efforts to prevent a recurrence of such conduct by those occupants or guests and all future occupants

and guests. Such response by the operator to the notification shall occur within one hour after receipt. Failure to timely or properly respond to a complaint regarding any such violation as provided in this subsection shall constitute a violation of this chapter and shall be grounds for imposition of the penalties specified in section 7. below.

C. Each operator shall ensure that the operation of its short-term rental property complies with all other requirements of this code and all other applicable laws.

D. The director shall be authorized to prospectively impose additional reasonable conditions, applicable to all short-term rental properties in the city, as necessary to achieve the intent and objectives of this chapter. The city shall endeavor to notify all short-term rental operators of any change in the standards applicable to short-term rentals and short-term rental properties.

E. A short-term rental property shall not contain more than four (4) bedrooms. Only one short term rental is allowed per property.

F, Short-term rental properties and all related or accessory structures or improvements shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the surrounding neighborhood.

G. Snow shall be removed from sidewalks and driveways as provided by the City Municipal Code.

H. A short-term rental property shall not have any signs visible from the exterior of the premises that advertise the use, other than as required by this chapter.

I. The use of a property in a residential neighborhood for short-term rental purposes shall not change the exterior appearance of the property so that it appears dissimilar from residential properties in the surrounding neighborhood.

J. Outdoor pools, hot tubs, saunas or spas shall not be used between the hours of 10:00 p.m. and 8:00 a.m.

K. Occupants and guests of a short- term rental property shall not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any other applicable federal, state, county, city or other law, rule' or _ regulation (collectively, "applicable laws") pertaining to noise, disorderly conduct, overcrowding, illegal consumption of alcohol, use of illegal drugs, or otherwise.

7.06 Display of permit.

Each operator shall affix and maintain a copy of its short-term rental permit on the inside of the main entry door of the short-term rental property to which it applies.

7.07 Exterior display of contact information.

A. Short-term rental operators shall prominently display in a city-approved location on the exterior of the short-term rental property that is visible to the general public and/or the

common areas of the surrounding neighborhood, the name and 24-hour per day, 365-days per year telephone number for the short-term rental operator who will take and resolve complaints regarding operation of the short-term rental property and its © occupants and guests. Such display also shall include (1) a telephone number to report violations of this chapter to a city code compliance officer 24 hours per day, 365 days per year; (2) the identifying number of the city-issued business license for the property; and (3) the date of the last city inspection of the property. The city will prescribe the form of said display of contact and other information. Applicants also — shall provide such information to all property owners residing within 300 feet of the short-term rental property. Operators shall provide updated contact information to all recipients, and for all purposes, specified hereunder as such information changes.

B. Operators shall respond (in person, if appropriate) to telephonic complaints within one hour after such complaint is made. Inappropriate and/or non-response to such complaints shall constitute a violation of this chapter, and shall be grounds for imposition of the

The operator must continuously maintain in force and effect a city business license for the short-term rental property and timely shall pay all taxes and fees relating to such business, including, without limitation, the city's transient room tax.

7.08 Occupancy limits.

A. The city has determined that the preferred means to avoid or minimize safety concerns and the adverse impacts on the surrounding neighborhood attending a large transient population residing in one dwelling is to limit both the occupancy of each short term rental property and the bedrooms available for use at such property. Consequently, occupancy in any short-term rental property shall not exceed the lesser of:

1. Up to two adults (persons aged 18 and above) and two related children (persons under age 18) per bedroom,
2. Total occupancy (adults and children) of no more than 12 persons in the entire short-term rental property.

B. A short-term rental property may not be artificially divided or partitioned for the purpose of increasing the available occupancy of an otherwise standard dwelling unit such as a house, a condominium unit, or an apartment.

7.09 Parking.

Occupants or guests of any short- term rental property shall not park more vehicles at the short-term rental property than can be legally parked in the garage or carport or on the driveway. Parking of occupant or guest vehicles on the public right-of-way adjoining the short-

term rental property, or on areas of the property designated as (or intended for, based on the landscaping of the surrounding neighborhood) yard or lawn, is prohibited. Required parking areas shall be properly maintained and be available for use at all times.

7.10 Maintenance.

All short-term rental properties shall comply with chapter 7.05 of this code, entitled “Nuisances and Abatement.”

7.11 Binding effect.

A. The requirements of this chapter shall be in effect throughout the time that a short-term rental permit is in effect for a property, notwithstanding that such property may be used intermittently by its owner or non-paying guests, based on the city’s determinations that, inter alia,

1. Given the practical difficulty of determining whether or not the occupants are paying guests, enforcement of this chapter should be based on whether the property is licensed as a short-term rental property rather than the identity of its occupants from time to time;
2. Such a property essentially exists to provide lodging for a transient population (which may include a non- resident owner or its non-resident guests) that may not honor neighborhood mores or exhibit neighborly consideration to the same extent as more permanent residents; and
3. Requiring such compliance may encourage an owner that is not actively engaged in a short-term rental business for a property to terminate the short-term rental permit for such property, thereby mitigating the adverse impact on the character of the surrounding neighborhood posed by the potential

B. A short-term rental permit may be terminated at any time by the owner of a short-term rental property upon submission to the city of the property owner’s signed, notarized written notice of such termination.

7.12 Inspections.

A. The city has determined that the preferred method of assuring compliance with this chapter is through regular annual inspections of the short-term rental property at the time of permit application or renewal; through possible additional intermittent regular inspections upon prior notice to the operator during the term of a permit; and through special inspections immediately upon the city’s reasonable determination that a violation of this chapter may have occurred. Consequently, the city shall have the right to inspect a short-term rental property for compliance with the requirements of this code. Such an inspection (a “renewal inspection”) shall occur after application and _ before issuance of the short-term rental permit or any renewal thereof.

B. Additional inspections (“inter- mittent inspections”) may occur during the term of an issued permit upon at least 24 hours’ prior telephonic or written (via e-mail, facsimile or personal delivery) notice to the operator (measured from the time of delivery of such notice), using the operator’s contact information on file with the city.

C. The city also shall have the right to immediately inspect (a “violation inspection”) a short term rental property for compliance with this chapter upon issuance of a citation for violation of this chapter.

D. All inspections under this chapter shall comply with the requirements of section 7.12 (or its successor) of this code.

E. If necessary to gain entry for inspection purposes, the city may obtain an administrative search warrant.

F. Failure by an owner, operator, occupant or guest to allow inspection of a short-term rental property as provided in this section shall, of itself, constitute grounds for

1. Revocation of an issued short- term rental permit for such property as provided, in the case of an intermittent inspection or a violation inspection, or
2. Rejection of an application for renewal of a short-term rental permit, in the case of a renewal inspection.

7.13 (Reserved).

7.14 Fees.

The operator of a short-term rental property shall pay a yearly business license fee for the short-term rental property. An applicant for a short-term rental permit also shall pay

A. A one-time application fee conditional uses, as specified in the consolidated fee schedule; and

B. An annual permit renewal fee as specified in the consolidated fee schedule.

7.15 Violations and penalties.

A. Failure to comply with this chapter shall constitute a violation of this code for which a citation may be issued and penalties may be imposed by the city. Each day that a violation occurs or continues is a separate violation.

B. Operation of a property in the city for short-term rental purposes

without a permit or a business license shall be a violation of this code and shall be punishable as provided in this section of this code, with each day of unlicensed operation constituting a separate offense.

C. For noncompliance with this chapter of a permitted and licensed short-term rental property, the issuing officer shall issue a written citation to the operator, specifying the violation and the penalty to be imposed for such violation. Except as otherwise provided in this chapter, the penalty for violation of this chapter shall be as follows:

1. For the first violation within any 12 month period, the penalty shall be \$250;

2. For a second violation within any 12-month period, the penalty shall be an additional \$500; and,
3. For a third violation within any 12 month period, the penalty shall be an additional \$1,000 and revocation of the short term rental permit and the business license for the subject property; provided, however, that the operator may not re-apply for any available short- term rental permit or business license for such property for two years from the date of such revocation.

7.16 Appeals.

An operator desiring to contest a citation must appeal the citation to the City's appeal authority.

**ALPINE CITY
ORDINANCE 2020-2**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.01.110; 3.02.090; 3.03.100;
3.04.100; 3.05.100; AND 3.07.080 OF THE ALPINE CITY DEVELOPMENT CODE
PERTAINING TO SHORT TERM RENTALS.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to prohibit Short Term Rentals within City boundaries; and

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

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

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.01.110; 3.02.090; 3.03.100; 3.04.100; 3.05.100; and 3.07.080 contained in the attached document will supersede Article 3.01.110; 3.02.090; 3.03.100; 3.04.100; 3.05.100; and 3.07.080 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: AMENDMENT “3.01.110 Definitions” of the Alpine City
Development Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.01.110 Definitions

ACCESSORY APARTMENT. A subordinate dwelling unit within and part of a principle dwelling and which has its own cooking, sleeping and sanitation facilities.

ACCESSORY BUILDING. A detached subordinate building, the use of which is appropriate, subordinate, and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot or parcel of land with the main building or use.

AGRICULTURE. The tilling of soil, the raising of crops, horticulture, the gardening, but not including the keeping or raising of domestic animals or fowl, except household pets, and not including any agricultural industry or business such as fruit packing plants, commercial egg production, or similar uses.

APIARY. Any place where one (1) or more colonies of bees are located.

AVERAGE SLOPE OF LOT. The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.

BEEKEEPING EQUIPMENT. Anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards, and extractors.

BUILDABLE AREA. (Ord. 94-02, 2/8/94) A lot or portion thereof possessing all of the following physical characteristics:

1. The area contains no territory having a natural slope of twenty (20) percent or greater;
2. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands subject to earth slippage, landslide or rockfall;
3. The engineering properties of the soil provide adequate structural support for the intended use;
4. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
5. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
6. The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment.

BUILDING. Any structure having a roof supported by columns or walls, built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

CIVIC BUILDING. A structure owned by the City and used for governmental purposes, including administrative buildings (City Hall) fire stations, police stations, libraries, but not including shop and repair facilities.

COLONY. Bees in a hive including queens, workers, or drones.

CONDITIONAL USE. A use of land that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CUSTOMARY RESIDENTIAL ACCESSORY STRUCTURE. A structure constructed on the same zoning lot as a dwelling and which is intended for the incidental and exclusive use of the residents of said dwelling, including but not limited to detached garages, carports, swimming pools, tennis courts, green houses, storage buildings, and satellite dishes.

DEVELOPMENT. Any change to a parcel of ground, which alters it from its natural state in any way. This includes clearing, excavation, grading, installation of any infrastructure or erection of any types of buildings.

DWELLING CLUSTER. A Group of three (3) or more single-unit detached Dwellings whose respective Buildable Areas are located no more than 400 feet from one Buildable Area to the next closest Buildable Area as measured from the midpoint of each Buildable Area.

DWELLING UNIT. One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided within the dwelling unit. See also Dwelling, Single Family.

DWELLING, MULTIPLE-UNIT. A building arranged to be occupied by two (2) or more families, the structure having two (2) or more attached dwelling units.

DWELLING, SINGLE FAMILY. A building arranged or designed to include only one (1) dwelling unit occupied by one (1) family, including extended living areas or an accessory apartment which may be approved as provided elsewhere in this Code.

FAMILY. An individual or two (2) or more persons related by blood, marriage, adoption, or guardianship; or a group of not more than four (4) persons, (excluding domestic help) who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities. "Family" does not exclude the care of foster children.

FENCES. A fence shall include any tangible barrier, an obstruction of any material, a line of obstacles, lattice work, screen, wall, hedge, or continuous growth of shrubs with the purpose of preventing passage or view across a boundary or lot line. (Ord. 2004-13, 9/28/04)

1. Privacy fences are structures where the field of vision through the fence is less than 50%.
2. Open-style fences are structures where the field of vision through the fence is 50% or greater.

FRONTAGE. The width of the lot or parcel of land measured at the required front setback-line.

GARAGE/CARPORT (PRIVATE). A structure for the parking or temporary storage of automobiles, but which does not involve commercial repairing or storage.

GEOLOGIC HAZARD. A hazard inherent in the surface or subsurface of the earth or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to movement, failure, or shifting of earth.

GROUP LIVING ARRANGEMENT. A group living or congregate living arrangement where groups of more than four unrelated persons live together in a single dwelling unit, including, but not limited to, a batching apartment, boarding house, Congregate Living Unit, Assisted Living Facility, Nursing Care Facility, Residential Facility for Persons With a Disability, dormitory, student housing, fraternity, club, institutional group, half-way house, or similar group living or congregate living arrangement.

GUEST HOUSE. An accessory building constructed on the same zoning lot as the principle Single-Unit dwelling to be used for temporary occupancy.

HANDICRAFT PRODUCTION. Production of an individual's one-of-a-kind objects for sale on the site.

HELICOPTER. A manned aircraft in which lift, flight and landing is achieved by means of one or more power-driven horizontal propellers.

HELIPORT. An area on land or upon a building or structure set aside and used for the landing or takeoff of helicopters or other manned rotary wing aircrafts capable of vertical takeoff or landing.

HIVE. A frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle which may be used to house bees.

HOME OCCUPATION. Any gainful occupation, service, profession or similar activity conducted in a consistent and ongoing manner within a dwelling. Business activity consisting primarily of the sale of goods produced elsewhere on the premises (i.e. retail sales establishment) shall not qualify as a home occupation.

HOBBY BEEKEEPER. A person who owns or has charge of eight (8) or fewer hives of bees.

HONEYBEE. The common honeybee, *Apis mellifera* species, at any stage of development, but not including the African honeybee, *Apis mellifera scutellata* species, or any hybrid thereof.

HOUSEHOLD PETS. Animals or fowl ordinarily permitted to a residence and kept for company or pleasure, such as dogs, cats, fish and canaries. Household pets do not include inherently or potentially dangerous animals or fowl, or those normally considered agricultural livestock.

IMPERVIOUS MATERIAL. Matter that is impenetrable as by moisture.

LOT. A parcel or unit of land describable either by metes and bounds, or by other legal plat designation held or intended to be held in separate ownership or leasehold or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map, or shown on a plat used in the lease or sale of land resulting from the division of a larger tract into smaller units. Lots shall be generally rectangular in nature, and shall have no more than five sides without an exception being recommended by the Planning Commission and approved by the City Council; the front of a property, located at the front right of way, does not count against this requirement.

LOT, CORNER. Shall mean a lot located at the junction of and fronting on two (2) or more intersecting streets.

MOBILE HOME. A detached dwelling designed for long-term occupancy and to be transported on its own wheels, or on a flatbed or other trailer or detachable wheels, and arriving at the site where it is to be occupied as a complete dwelling unit ready for occupancy except for connections to utilities and other minor work. Removal of such wheels or placing such dwelling unit on a foundation shall not remove such unit from classification as a mobile home. Excluded from this definition shall be those permanent dwelling structures that are constructed of component parts that are transported to the building site and which meet structural requirements of the Uniform Building Code and which are finished with exterior building material that is typical of permanent residential buildings.

NON-CONFORMING USE. A building or structure, or portion thereof, or use of a building or land which does not conform to use regulations for the district in which it is situated, but which is in conformity with said regulations, if any, at the time of its establishment.

OFF STREET PARKING. An area adjoining a building providing for the parking of automobiles which does not include a public street but has convenient access to it.

OFFICE, PROFESSIONAL. A building or space used by persons such as accountants, architects, artists, dentists, designers, engineers, lawyers, physicians, realtors, teachers, and others who, by virtue of training and for license, are qualified to perform services of a professional nature, and where storage of goods and sale of merchandise is minimal and secondary to performance of the service.

OPEN SPACE. The use of land which leaves soil generally undisturbed and upon which natural vegetation, whether or not native to the area, occupies the major visible aspect of the land.

PERMITTED USE. A use of land for which no conditional use permit is required.

PUBLIC USE. A use operated or supervised exclusively by a public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities, and public utilities.

QUASI PUBLIC USE. A use operated by a private non-profit educational, religious, recreational, charitable or philanthropic institution, having the primary purpose of serving the general public, such as churches, private schools, hospitals and similar uses.

REASONABLE ACCOMMODATION. A reasonable change in any rule, policy, practice, or service necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling when compared to similarly-situated persons or groups.

RECREATION, PUBLIC. Recreation facilities operated by a public agency and open to the public with or without a fee.

RESIDENCE. A dwelling unit where an individual or family is actually domiciled at a given point in time and not a place of temporary sojourn or transient visit. Temporary sojourn or transient visit shall be thirty (30) days or less.

RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY. A residence in which no more than eight (8) unrelated persons with a disability resides and which is:

1. Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, of the Utah Code, Licensure of Programs and Facilities; or
2. Licensed or certified by the Department of Human Health under Title 26, Chapter 21, Health Care Facilities Licensing and Inspection Act.

RETAINING WALL. Any structure designed to resist the lateral displacement of soil or other materials. Examples include block walls, rock walls, concrete walls and segmented walls. A retaining wall is not considered a fence.

SIGN. Any device for visual communication to the public displayed out-of-doors, including signs painted on exterior walls, and interior illuminated signs, to be viewed from out-of-doors, but not including a flag, badge, or ensign of any government or government agency.

STREET, PUBLIC. A thoroughfare which has been dedicated and accepted by proper public authority (or abandoned to the public) or a thoroughfare not less than twenty-four (24) feet wide which has been made public by right of use and which affords the principal means of access to abutting property.

STRUCTURE. Anything constructed, the use of which requires fixed location upon the ground, or attached to something having a fixed location upon the ground, and which creates an impervious material on or above the ground; definition includes "building."

YARD. A required space on a lot other than a court, unoccupied and unobstructed from the ground upward, by buildings, except as otherwise provided herein.

YARD, FRONT. A space between the front of the main building on a lot and the front lot line or line of an abutting street or right-of-way and extending across the full width of a lot. The depth (or setback) of the front yard is the minimum distance between the front lot line, and the front-most part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches, and decks).

YARD, REAR. A space between the back wall of the nearest main building extending the full width of the lot and the lot line that is most distant from, and is most nearly parallel with, the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a ten foot (10') line parallel to the front line, lying wholly within the lot for the purpose of establishing the minimum rear yard. The depth (or setback) of the rear yard is the minimum distance between the rear lot line and the rearmost part of the primary structure of the nearest main building at the foundation level.

(Primary structure includes overhangs, porches and decks. See drawing in Appendix A). (Ord. 2004-13, 9/28/04)

YARD, SIDE. A yard that is neither a front yard nor a rear yard. The depth (or setback) of the side yard is the minimum distance between the side lot line and the nearest part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches and decks).

ZONING LOT (Ord. 94-02, 2/8/94). A lot or parcel of land which:

1. Meets all area (lot size), frontage (width), setback (yard), and other zoning requirements applicable within the zone in which it is located;
2. Abuts upon and has direct access to a street which has been dedicated to the City or otherwise accepted by the City as a City Street;
3. Is served by the minimum level of improvements required for issuance of a building permit or for which the construction of the minimum level of improvements is secured through the posting of a performance guarantee; and
4. Is shown as a separate lot on the final plat of a subdivision or similar development, which has been approved in accordance with the applicable ordinance, or is legally exempted from compliance with said ordinance. A parcel which is part of an unapproved or illegal subdivision shall not qualify as a zoning lot.

(Amended by Ord. 2004-14 on 9/28/04; Ord. 2009-16, 10/13/09; Ord. 20011-06, 03/08/11; Ord. 2011-12, 10/25/11; Ord. 2014-11, 6/24/14; Ord. 2015-02, 02/10/15; Ord. 2015-07, 05/26/15)

AFTER AMENDMENT

3.01.110 Definitions

ACCESSORY APARTMENT. A subordinate dwelling unit within and part of a principle dwelling and which has its own cooking, sleeping and sanitation facilities.

ACCESSORY BUILDING. A detached subordinate building, the use of which is appropriate, subordinate, and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot or parcel of land with the main building or use.

AGRICULTURE. The tilling of soil, the raising of crops, horticulture, the gardening, but not including the keeping or raising of domestic animals or fowl, except household pets, and not including any agricultural industry or business such as fruit packing plants, commercial egg production, or similar uses.

APIARY. Any place where one (1) or more colonies of bees are located.

AVERAGE SLOPE OF LOT. The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.

BEEKEEPING EQUIPMENT. Anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards, and extractors.

BUILDABLE AREA. (Ord. 94-02, 2/8/94) A lot or portion thereof possessing all of the following physical characteristics:

1. The area contains no territory having a natural slope of twenty (20) percent or greater;
2. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands subject to earth slippage, landslide or rockfall;
3. The engineering properties of the soil provide adequate structural support for the intended use;
4. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
5. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
6. The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment.

BUILDING. Any structure having a roof supported by columns or walls, built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

CIVIC BUILDING. A structure owned by the City and used for governmental purposes, including administrative buildings (City Hall) fire stations, police stations, libraries, but not including shop and repair facilities.

COLONY. Bees in a hive including queens, workers, or drones.

CONDITIONAL USE. A use of land that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CUSTOMARY RESIDENTIAL ACCESSORY STRUCTURE. A structure constructed on the same zoning lot as a dwelling and which is intended for the incidental and exclusive use of the residents of said dwelling, including but not limited to detached garages, carports, swimming pools, tennis courts, green houses, storage buildings, and satellite dishes.

DEVELOPMENT. Any change to a parcel of ground, which alters it from its natural state in any way. This includes clearing, excavation, grading, installation of any infrastructure or erection of any types of buildings.

DWELLING CLUSTER. A Group of three (3) or more single-unit detached Dwellings whose respective Buildable Areas are located no more than 400 feet from one Buildable Area to the next closest Buildable Area as measured from the midpoint of each Buildable Area.

DWELLING UNIT. One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided within the dwelling unit. See also Dwelling, Single Family.

DWELLING, MULTIPLE-UNIT. A building arranged to be occupied by two (2) or more families, the structure having two (2) or more attached dwelling units.

DWELLING, SINGLE FAMILY. A building arranged or designed to include only one (1) dwelling unit occupied by one (1) family, including extended living areas or an accessory apartment which may be approved as provided elsewhere in this Code.

FAMILY. An individual or two (2) or more persons related by blood, marriage, adoption, or guardianship; or a group of not more than four (4) persons, (excluding domestic help) who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities. "Family" does not exclude the care of foster children.

FENCES. A fence shall include any tangible barrier, an obstruction of any material, a line of obstacles, lattice work, screen, wall, hedge, or continuous growth of shrubs with the purpose of preventing passage or view across a boundary or lot line. (Ord. 2004-13, 9/28/04)

1. Privacy fences are structures where the field of vision through the fence is less than 50%.
2. Open-style fences are structures where the field of vision through the fence is 50% or greater.

FRONTAGE. The width of the lot or parcel of land measured at the required front setback-line.

GARAGE/CARPORT (PRIVATE). A structure for the parking or temporary storage of automobiles, but which does not involve commercial repairing or storage.

GEOLOGIC HAZARD. A hazard inherent in the surface or subsurface of the earth or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to movement, failure, or shifting of earth.

GROUP LIVING ARRANGEMENT. A group living or congregate living arrangement where groups of more than four unrelated persons live together in a single dwelling unit, including, but not limited to, a batching apartment, **boarding house**, Congregate Living Unit, Assisted Living Facility, Nursing Care Facility, Residential Facility for Persons With a Disability, dormitory, student housing, fraternity, club, institutional group, half-way house, or similar group living or congregate living arrangement.

GUEST HOUSE. An accessory building constructed on the same zoning lot as the principle Single-Unit dwelling to be used for temporary occupancy.

HANDICRAFT PRODUCTION. Production of an individual's one-of-a-kind objects for sale on the site.

HELICOPTER. A manned aircraft in which lift, flight and landing is achieved by means of one or more power-driven horizontal propellers.

HELIPORT. An area on land or upon a building or structure set aside and used for the landing or takeoff of helicopters or other manned rotary wing aircrafts capable of vertical takeoff or landing.

HIVE. A frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle which may be used to house bees.

HOME OCCUPATION. Any gainful occupation, service, profession or similar activity conducted in a consistent and ongoing manner within a dwelling. Business activity consisting primarily of the sale of goods produced elsewhere on the premises (i.e. retail sales establishment) shall not qualify as a home occupation.

HOBBY BEEKEEPER. A person who owns or has charge of eight (8) or fewer hives of bees.

HONEYBEE. The common honeybee, *Apis mellifera* species, at any stage of development, but not including the African honeybee, *Apis mellifera scutellata* species, or any hybrid thereof.

HOUSEHOLD PETS. Animals or fowl ordinarily permitted to a residence and kept for company or pleasure, such as dogs, cats, fish and canaries. Household pets do not include inherently or potentially dangerous animals or fowl, or those normally considered agricultural livestock.

IMPERVIOUS MATERIAL. Matter that is impenetrable as by moisture.

LOT. A parcel or unit of land describable either by metes and bounds, or by other legal plat designation held or intended to be held in separate ownership or leasehold or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map, or shown on a plat used in the lease or sale of land resulting from the division of a larger tract into smaller units. Lots shall be generally rectangular in nature, and shall have no more than five sides without an exception being recommended by the Planning Commission and approved by the City Council; the front of a property, located at the front right of way, does not count against this requirement.

LOT, CORNER. Shall mean a lot located at the junction of and fronting on two (2) or more intersecting streets.

MOBILE HOME. A detached dwelling designed for long-term occupancy and to be transported on its own wheels, or on a flatbed or other trailer or detachable wheels, and arriving at the site where it is to be occupied as a complete dwelling unit ready for occupancy except for connections to utilities and other minor work. Removal of such wheels or placing such dwelling unit on a foundation shall not remove such unit from classification as a mobile home. Excluded from this definition shall be those permanent dwelling structures that are constructed of component parts that are transported to the building site and which meet structural requirements of the Uniform Building Code and which are finished with exterior building material that is typical of permanent residential buildings.

NON-CONFORMING USE. A building or structure, or portion thereof, or use of a building or land which does not conform to use regulations for the district in which it is situated, but which is in conformity with said regulations, if any, at the time of its establishment.

OFF STREET PARKING. An area adjoining a building providing for the parking of automobiles which does not include a public street but has convenient access to it.

OFFICE, PROFESSIONAL. A building or space used by persons such as accountants, architects, artists, dentists, designers, engineers, lawyers, physicians, realtors, teachers, and others who, by virtue of training and for license, are qualified to perform services of a professional nature, and where storage of goods and sale of merchandise is minimal and secondary to performance of the service.

OPEN SPACE. The use of land which leaves soil generally undisturbed and upon which natural vegetation, whether or not native to the area, occupies the major visible aspect of the land.

PERMITTED USE. A use of land for which no conditional use permit is required.

PUBLIC USE. A use operated or supervised exclusively by a public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities, and public utilities.

QUASI PUBLIC USE. A use operated by a private non-profit educational, religious, recreational, charitable or philanthropic institution, having the primary purpose of serving the general public, such as churches, private schools, hospitals and similar uses.

REASONABLE ACCOMMODATION. A reasonable change in any rule, policy, practice, or service necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling when compared to similarly-situated persons or groups.

RECREATION, PUBLIC. Recreation facilities operated by a public agency and open to the public with or without a fee.

RESIDENCE. A dwelling unit where an individual or family is actually domiciled at a given point in time and not a place of temporary sojourn or transient visit. Temporary sojourn or transient visit shall be thirty (30) days or less.

RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY. A residence in which no more than eight (8) unrelated persons with a disability resides and which is:

1. Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, of the Utah Code, Licensure of Programs and Facilities; or
2. Licensed or certified by the Department of Human Health under Title 26, Chapter 21, Health Care Facilities Licensing and Inspection Act.

RETAINING WALL. Any structure designed to resist the lateral displacement of soil or other materials. Examples include block walls, rock walls, concrete walls and segmented walls. A retaining wall is not considered a fence.

SHORT TERM RENTAL. ~~A place of temporary sojourn or transient visit~~ Temporary lodging or place of stay that is rented (including but not limited to: hotels, motels, bed and breakfast, boarding houses, etc.): Temporary sojourn or transient visit shall be for a period of thirty (30) consecutive days or less.

SIGN. Any device for visual communication to the public displayed out-of-doors, including signs painted on exterior walls, and interior illuminated signs, to be viewed from out-of-doors, but not including a flag, badge, or ensign of any government or government agency.

STREET, PUBLIC. A thoroughfare which has been dedicated and accepted by proper public authority (or abandoned to the public) or a thoroughfare not less than twenty-four (24) feet wide which has been made public by right of use and which affords the principal means of access to abutting property.

STRUCTURE. Anything constructed, the use of which requires fixed location upon the ground, or attached to something having a fixed location upon the ground, and which creates an impervious material on or above the ground; definition includes "building."

YARD. A required space on a lot other than a court, unoccupied and unobstructed from the ground upward, by buildings, except as otherwise provided herein.

YARD, FRONT. A space between the front of the main building on a lot and the front lot line or line of an abutting street or right-of-way and extending across the full width of a lot. The depth (or setback) of the front yard is the minimum distance between the front lot line, and the front-most part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches, and decks).

YARD, REAR. A space between the back wall of the nearest main building extending the full width of the lot and the lot line that is most distant from, and is most nearly parallel with, the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a ten foot (10') line parallel to the front line, lying wholly within the lot for the purpose of establishing the minimum rear yard. The depth (or setback) of the rear yard is the minimum distance between the rear lot line and the rearmost part of the primary structure of the nearest main building at the foundation level.

(Primary structure includes overhangs, porches and decks. See drawing in Appendix A). (Ord. 2004-13, 9/28/04)

YARD, SIDE. A yard that is neither a front yard nor a rear yard. The depth (or setback) of the side yard is the minimum distance between the side lot line and the nearest part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches and decks).

ZONING LOT (Ord. 94-02, 2/8/94). A lot or parcel of land which:

1. Meets all area (lot size), frontage (width), setback (yard), and other zoning requirements applicable within the zone in which it is located;
2. Abuts upon and has direct access to a street which has been dedicated to the City or otherwise accepted by the City as a City Street;
3. Is served by the minimum level of improvements required for issuance of a building permit or for which the construction of the minimum level of improvements is secured through the posting of a performance guarantee; and
4. Is shown as a separate lot on the final plat of a subdivision or similar development, which has been approved in accordance with the applicable ordinance, or is legally exempted from compliance with said ordinance. A parcel which is part of an unapproved or illegal subdivision shall not qualify as a zoning lot.

(Amended by Ord. 2004-14 on 9/28/04; Ord. 2009-16, 10/13/09; Ord. 20011-06, 03/08/11; Ord. 2011-12, 10/25/11; Ord. 2014-11, 6/24/14; Ord. 2015-02, 02/10/15; Ord. 2015-07, 05/26/15)

SECTION 2: **AMENDMENT** “3.02.090 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

BEFORE AMENDMENT

3.02.090 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(Ord. 2015-02, 02/10/15)

AFTER AMENDMENT

3.02.090 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Short Term Rentals.** ~~All types of Short Term Rentals shall be strictly~~ are prohibited.

(Ord. 2015-02, 02/10/15)

SECTION 3: **AMENDMENT** “3.03.100 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

BEFORE AMENDMENT

3.03.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(Ord. 95-24, 11/14/95; Ord. 2014-11, 6/24/14)

AFTER AMENDMENT

3.03.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Shorter Term Rentals.** ~~All types of Short Term Rentals shall be strictly~~ are prohibited.

(Ord. 95-24, 11/14/95; Ord. 2014-11, 6/24/14)

SECTION 4: **AMENDMENT** “3.04.100 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

BEFORE AMENDMENT

3.04.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

AFTER AMENDMENT

3.04.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Short Term Rentals.** ~~All types of Short Term Rentals shall be strictly are prohibited.~~

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

SECTION 5: **AMENDMENT** “3.05.100 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

BEFORE AMENDMENT

3.05.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(Ord. 95-28, 11/28/95)

AFTER AMENDMENT

3.05.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Short Term Rentals.** ~~All types of Short Term Rentals shall be strictly are prohibited.~~

(Ord. 95-28, 11/28/95)

SECTION 6: **AMENDMENT** “3.07.080 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.07.080 Special Provisions

1. **Uses Within Buildings.** All commercial activities and storage shall be conducted entirely within a fully enclosed building, except those uses deemed by the City to be customarily and appropriately conducted in the open, including gasoline dispensing, plant nursery displays, temporarily parked automobiles in need of repair, and temporary sale of Christmas trees.
2. **Site Plan to Be Approved For All New Commercial Uses.** Prior to the establishment of a new commercial use or the construction of a new building, a site plan shall be submitted, reviewed and recommended by the Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04).
3. **Off-street Parking.** Off-street parking area which requires backing from the off-street parking space onto the street right-of-way in order to exit shall not be permitted. All ingress and egress shall be by forward motion only.

All points of ingress and egress to a commercial use or off-street parking areas shall be as shown on the site plan and shall be located not less than forty (40) feet from any intersection of public streets.

All off-street parking areas shall be hard-surfaced and shall be bordered by a curb or other barrier.

The number of required parking spaces and other particulars about the design and construction of off-street parking shall conform to the provisions of DCA 3.24.

4. **Trash Storage.** Adequate facilities for the disposal of solid waste shall be provided. All containers for the temporary storage and disposal solid waste material shall be of a size, type and quantity approved by the City shall be maintained in a location as shown on the Site Plan.
5. **Storage Containers.** The use of any portable unit, pod, or similar type of storage container is prohibited in this zone unless approved by the city.

6. **Surface Water Drainage to be Retained On-site.** All additional surface drainage generated as a result of development activity shall be disposed of on-site, as determined by the City Engineer.
7. **Height of Buildings.** The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of DCA 3.21.080. (Ord. 96-15, 12/18/96).
8. **Landscaping Required.** As a means of mitigating safety hazards or adverse visual impacts all areas of the site not devoted to buildings or off street parking shall be landscaped. The landscaped area shall be not less than twenty (20) percent of the total area of the site. In addition to all other plan elements, the site plan shall contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.
9. **Design of Commercial Structures.** Commercial buildings shall comply with the following architectural design criteria. (Preliminary architectural design drawings of all building elevations shall be presented to the Planning Commission for review).
 - a. The exterior of all commercial buildings shall be finished predominantly with wood and/or brick, stucco, stone or similar materials in accordance with guidelines in the Historical/Commercial/Residential Ordinance. Pitched roofs are preferred.
 - b. The architectural styles of the business district should be consistent and harmonious. The style of building design and trim should be compatible with the relatively uncomplicated rural, small town character of Alpine. Extremely irrelevant, contrived or inconsistent styles will be discouraged.
10. **Water Rights Conveyance Requirements.** Water rights shall be conveyed to the City in accordance with the provisions of DCA 3.21.070.
11. **Nuisances Prohibited.** No land or building shall be used in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazard, noise, or vibration, smoke, dust, odor, or other form of air pollution; liquid or solid refuse or wastes; or other substance, condition or element in such a manner or in such an amount as to adversely affect the surrounding area or adjoining premises.
12. **Accessory Buildings.** All accessory buildings shall be located in accordance with the following (Ordinance 2002-13) (Amended by Ord. 2006-14, 9/12/06; Ord. 2010-03, 8/24/10):
 - a. Setback from main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 - b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 - c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 - d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than ten (10) feet from the rear lot line and five (5) feet from the side lot

line, except that no minimum rear or side setback shall be required when all the following conditions are met:

- i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.
- e. Accessory Building Height. The maximum height of any accessory building shall be twenty (20) feet as measured from the average finished grade of the ground surface adjacent to the foundation of the structure to the top of the ridge line.
- i. Exceptions to the Height Requirement. Chimneys, flag poles, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height, provided that no such ancillary structure shall extend to a height in excess of fifteen (15) feet above the building.
 - ii. Additional Accessory Building Height. For every one (1) foot of additional height above twenty (20) feet, an additional two (2) feet of side yard and rear yard setback will be required. The maximum height of the accessory building as measured to the ridgeline shall be thirty (30) feet.

13. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

AFTER AMENDMENT

3.07.080 Special Provisions

1. **Uses Within Buildings.** All commercial activities and storage shall be conducted entirely within a fully enclosed building, except those uses deemed by the City to be customarily and appropriately conducted in the open, including gasoline dispensing, plant nursery displays, temporarily parked automobiles in need of repair, and temporary sale of Christmas trees.
2. **Site Plan to Be Approved For All New Commercial Uses.** Prior to the establishment of a new commercial use or the construction of a new building, a site plan shall be submitted, reviewed and recommended by the Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04).

3. **Off-street Parking.** Off-street parking area which requires backing from the off-street parking space onto the street right-of-way in order to exit shall not be permitted. All ingress and egress shall be by forward motion only.

All points of ingress and egress to a commercial use or off-street parking areas shall be as shown on the site plan and shall be located not less than forty (40) feet from any intersection of public streets.

All off-street parking areas shall be hard-surfaced and shall be bordered by a curb or other barrier.

The number of required parking spaces and other particulars about the design and construction of off-street parking shall conform to the provisions of DCA 3.24.

4. **Trash Storage.** Adequate facilities for the disposal of solid waste shall be provided. All containers for the temporary storage and disposal solid waste material shall be of a size, type and quantity approved by the City shall be maintained in a location as shown on the Site Plan.
5. **Storage Containers.** The use of any portable unit, pod, or similar type of storage container is prohibited in this zone unless approved by the city.
6. **Surface Water Drainage to be Retained On-site.** All additional surface drainage generated as a result of development activity shall be disposed of on-site, as determined by the City Engineer.
7. **Height of Buildings.** The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of DCA 3.21.080. (Ord. 96-15, 12/18/96).
8. **Landscaping Required.** As a means of mitigating safety hazards or adverse visual impacts all areas of the site not devoted to buildings or off street parking shall be landscaped. The landscaped area shall be not less than twenty (20) percent of the total area of the site. In addition to all other plan elements, the site plan shall contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.
9. **Design of Commercial Structures.** Commercial buildings shall comply with the following architectural design criteria. (Preliminary architectural design drawings of all building elevations shall be presented to the Planning Commission for review).
 - a. The exterior of all commercial buildings shall be finished predominantly with wood and/or brick, stucco, stone or similar materials in accordance with guidelines in the Historical/Commercial/Residential Ordinance. Pitched roofs are preferred.
 - b. The architectural styles of the business district should be consistent and harmonious. The style of building design and trim should be compatible with the relatively uncomplicated rural, small town character of Alpine. Extremely irrelevant, contrived or inconsistent styles will be discouraged.

10. **Water Rights Conveyance Requirements.** Water rights shall be conveyed to the City in accordance with the provisions of DCA 3.21.070.
11. **Nuisances Prohibited.** No land or building shall be used in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazard, noise, or vibration, smoke, dust, odor, or other form of air pollution; liquid or solid refuse or wastes; or other substance, condition or element in such a manner or in such an amount as to adversely affect the surrounding area or adjoining premises.
12. **Accessory Buildings.** All accessory buildings shall be located in accordance with the following (Ordinance 2002-13) (Amended by Ord. 2006-14, 9/12/06; Ord. 2010-03, 8/24/10):
- a. Setback from main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 - b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 - c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 - d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back no less than ten (10) feet from the rear lot line and five (5) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.
 - e. Accessory Building Height. The maximum height of any accessory building shall be twenty (20) feet as measured from the average finished grade of the ground surface adjacent to the foundation of the structure to the top of the ridge line.
 - i. Exceptions to the Height Requirement. Chimneys, flag poles, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height, provided that no such ancillary structure shall extend to a height in excess of fifteen (15) feet above the building.

- ii. Additional Accessory Building Height. For every one (1) foot of additional height above twenty (20) feet, an additional two (2) feet of side yard and rear yard setback will be required. The maximum height of the accessory building as measured to the ridgeline shall be thirty (30) feet.

13. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

14. **Short Term Rentals.** ~~All types of Short Term Rentals shall be strictly~~ are prohibited.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

SECTION 7: AMENDMENT “3.07.030 Conditional Uses” of the Alpine City
Development Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.07.030 Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of DCA 3.10.
2. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.
3. Hotels and motels.
4. Schools, churches, hospitals (human care), nursing homes and other similar quasi-public buildings subject to approval by the Planning Commission.
5. Civic Buildings. (Ord. 95-10, 4/25/9)
6. Restaurants, provided that any such facility providing drive-up window service shall also include an area for inside service to patrons in an amount not less than fifty (50%) of the total floor area of the structure. In addition, the following shall apply to restaurants.
(Ord. 97-05, 5/27/97)
 - a. A traffic analysis shall be provided as part of the conditional use application.
 - b. The drive-up window and driveway shall be unobtrusive and be screened from the street by berming and landscaping.
 - c. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.
 - d. Restaurants must comply with provisions of the sign ordinance.
 - e. Restaurants must comply with the landscaping and design provisions in the B-C zone.

- f. Any drive-through window must be located on the side of the restaurant building which does not abut a public street and must be screened from the street side with berming and landscaping.
 - g. Any drive-through window must have a stacking lane which will accommodate at least six cars off of the public street.
- 7. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
- 8. Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.
- 9. Sexually-oriented businesses are a conditional use in the Business Commercial (BC) zone and are subject to the provisions of this chapter, including (Ord. 2010-07, 5/11/10):
 - a. No sexually-oriented business shall be located within:
 - i. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;
 - ii. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;
 - iii. One thousand (1,000) feet of a liquor store; and
 - iv. One thousand (1,000) feet of any other sexually-oriented business.

For the purposes of this section, distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the sexually-oriented business is located, and:

- (1) The closest property line of any school, day care facility, public park, library, and religious institution;
 - (2) The nearest property line of any residential use or residential zone;
 - (3) The nearest property line of any liquor store; and
 - (4) The closest exterior wall of another sexually-oriented business.
- 10. Home occupations, subject to the provisions of DCA 3.23.070 Part 3.
- 11. Accessory apartments, subject to the provisions of DCA 3.23.070 Part 1.
- 12. Mechanical Automotive Repair Shops
 - a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
 - b. There shall be no more than 5 automobile bays.
 - c. No automobiles shall be stored on the property for more than 14 days.
 - d. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshall, and Environmental Protection Agency.
 - e. Mechanical automotive repair shops must abut directly upon and have access to Main Street (south of southern property line of the property located at 30 South Main Street) or Canyon Crest Road within the Business Commercial zone.

- f. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than 3 parking spaces provided per bay.
 - g. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).
13. Dog Kennels/Boarding Facilities
- a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
 - b. Dogs shall be kept primarily indoors, with the exception of short periods of time for the dogs to exercise, relieve themselves, go on walks, etc.
 - c. Shall have no more than twenty (20) individual dog kennel runs, with total dogs not to exceed 1.2 times the number of kennel runs.
 - d. No more than one dog shall share a kennel run without the owner's permission.
 - e. Facility shall be sound proofed, and include an indoor dog run.
 - f. Shall comply with City off-street parking requirements.
 - g. Shall provide daily disposal of all animal feces and wastes.
 - h. Shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).
 - i. There shall be adequate and effective means of control of insects and rodents at all times, such control shall be carefully monitored.
 - j. Operator shall bear full responsibility for recapturing and controlling any escaped animal.
 - k. Must have an active DVM relationship to immediately treat a sick or injured animal requiring medical attention.
 - l. Facility shall be located not less than 150 from the nearest neighboring dwelling structure.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

AFTER AMENDMENT

3.07.030 Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

- 1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of DCA 3.10.
- 2. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.
- ~~3. Hotels and motels.~~
- 4. Schools, churches, hospitals (human care), nursing homes and other similar quasi-public buildings subject to approval by the Planning Commission.
- 5. Civic Buildings. (Ord. 95-10, 4/25/9)
- 6. Restaurants, provided that any such facility providing drive-up window service shall also

include an area for inside service to patrons in an amount not less than fifty (50%) of the total floor area of the structure. In addition, the following shall apply to restaurants.
(Ord. 97-05, 5/27/97)

- a. A traffic analysis shall be provided as part of the conditional use application.
 - b. The drive-up window and driveway shall be unobtrusive and be screened from the street by berming and landscaping.
 - c. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.
 - d. Restaurants must comply with provisions of the sign ordinance.
 - e. Restaurants must comply with the landscaping and design provisions in the B-C zone.
 - f. Any drive-through window must be located on the side of the restaurant building which does not abut a public street and must be screened from the street side with berming and landscaping.
 - g. Any drive-through window must have a stacking lane which will accommodate at least six cars off of the public street.
7. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
 8. Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.
 9. Sexually-oriented businesses are a conditional use in the Business Commercial (BC) zone and are subject to the provisions of this chapter, including (Ord. 2010-07, 5/11/10):
 - a. No sexually-oriented business shall be located within:
 - i. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;
 - ii. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;
 - iii. One thousand (1,000) feet of a liquor store; and
 - iv. One thousand (1,000) feet of any other sexually-oriented business.

For the purposes of this section, distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the sexually-oriented business is located, and:

- (1) The closest property line of any school, day care facility, public park, library, and religious institution;
 - (2) The nearest property line of any residential use or residential zone;
 - (3) The nearest property line of any liquor store; and
 - (4) The closest exterior wall of another sexually-oriented business.
10. Home occupations, subject to the provisions of DCA 3.23.070 Part 3.
 11. Accessory apartments, subject to the provisions of DCA 3.23.070 Part 1.
 12. Mechanical Automotive Repair Shops

- a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
- b. There shall be no more than 5 automobile bays.
- c. No automobiles shall be stored on the property for more than 14 days.
- d. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshall, and Environmental Protection Agency.
- e. Mechanical automotive repair shops must abut directly upon and have access to Main Street (south of southern property line of the property located at 30 South Main Street) or Canyon Crest Road within the Business Commercial zone.
- f. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than 3 parking spaces provided per bay.
- g. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).

13. Dog Kennels/Boarding Facilities

- a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
- b. Dogs shall be kept primarily indoors, with the exception of short periods of time for the dogs to exercise, relieve themselves, go on walks, etc.
- c. Shall have no more than twenty (20) individual dog kennel runs, with total dogs not to exceed 1.2 times the number of kennel runs.
- d. No more than one dog shall share a kennel run without the owner's permission.
- e. Facility shall be sound proofed, and include an indoor dog run.
- f. Shall comply with City off-street parking requirements.
- g. Shall provide daily disposal of all animal feces and wastes.
- h. Shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).
- i. There shall be adequate and effective means of control of insects and rodents at all times, such control shall be carefully monitored.
- j. Operator shall bear full responsibility for recapturing and controlling any escaped animal.
- k. Must have an active DVM relationship to immediately treat a sick or injured animal requiring medical attention.
- l. Facility shall be located not less than 150 from the nearest neighboring dwelling structure.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Judi Pickell	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

**ALPINE CITY
ORDINANCE 2020-2**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.01.110; 3.02.090; 3.03.100;
3.04.100; 3.05.100; AND 3.07.080 OF THE ALPINE CITY DEVELOPMENT CODE
PERTAINING TO SHORT TERM RENTALS.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to prohibit Short Term Rentals within City boundaries; and

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

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

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.01.110; 3.02.090; 3.03.100; 3.04.100; 3.05.100; and 3.07.080 contained in the attached document will supersede Article 3.01.110; 3.02.090; 3.03.100; 3.04.100; 3.05.100; and 3.07.080 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: AMENDMENT “3.01.110 Definitions” of the Alpine City
Development Code is hereby *amended* as follows:

A M E N D M E N T

3.01.110 Definitions

ACCESSORY APARTMENT. A subordinate dwelling unit within and part of a principle dwelling and which has its own cooking, sleeping and sanitation facilities.

ACCESSORY BUILDING. A detached subordinate building, the use of which is appropriate, subordinate, and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot or parcel of land with the main building or use.

AGRICULTURE. The tilling of soil, the raising of crops, horticulture, the gardening, but not including the keeping or raising of domestic animals or fowl, except household pets, and not including any agricultural industry or business such as fruit packing plants, commercial egg production, or similar uses.

APIARY. Any place where one (1) or more colonies of bees are located.

AVERAGE SLOPE OF LOT. The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.

BEEKEEPING EQUIPMENT. Anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards, and extractors.

BUILDABLE AREA. (Ord. 94-02, 2/8/94) A lot or portion thereof possessing all of the following physical characteristics:

1. The area contains no territory having a natural slope of twenty (20) percent or greater;
2. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands subject to earth slippage, landslide or rockfall;
3. The engineering properties of the soil provide adequate structural support for the intended use;
4. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
5. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
6. The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment.

BUILDING. Any structure having a roof supported by columns or walls, built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

CIVIC BUILDING. A structure owned by the City and used for governmental purposes, including administrative buildings (City Hall) fire stations, police stations, libraries, but not including shop and repair facilities.

COLONY. Bees in a hive including queens, workers, or drones.

CONDITIONAL USE. A use of land that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CUSTOMARY RESIDENTIAL ACCESSORY STRUCTURE. A structure constructed on the same zoning lot as a dwelling and which is intended for the incidental and exclusive use of the residents of said dwelling, including but not limited to detached garages, carports, swimming pools, tennis courts, green houses, storage buildings, and satellite dishes.

DEVELOPMENT. Any change to a parcel of ground, which alters it from its natural state in any way. This includes clearing, excavation, grading, installation of any infrastructure or erection of any types of buildings.

DWELLING CLUSTER. A Group of three (3) or more single-unit detached Dwellings whose respective Buildable Areas are located no more than 400 feet from one Buildable Area to the next closest Buildable Area as measured from the midpoint of each Buildable Area.

DWELLING UNIT. One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided within the dwelling unit. See also Dwelling, Single Family.

DWELLING, MULTIPLE-UNIT. A building arranged to be occupied by two (2) or more families, the structure having two (2) or more attached dwelling units.

DWELLING, SINGLE FAMILY. A building arranged or designed to include only one (1) dwelling unit occupied by one (1) family, including extended living areas or an accessory apartment which may be approved as provided elsewhere in this Code.

FAMILY. An individual or two (2) or more persons related by blood, marriage, adoption, or guardianship; or a group of not more than four (4) persons, (excluding domestic help) who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities. "Family" does not exclude the care of foster children.

FENCES. A fence shall include any tangible barrier, an obstruction of any material, a line of obstacles, lattice work, screen, wall, hedge, or continuous growth of shrubs with the purpose of preventing passage or view across a boundary or lot line. (Ord. 2004-13, 9/28/04)

1. Privacy fences are structures where the field of vision through the fence is less than 50%.
2. Open-style fences are structures where the field of vision through the fence is 50% or greater.

FRONTAGE. The width of the lot or parcel of land measured at the required front setback-line.

GARAGE/CARPORT (PRIVATE). A structure for the parking or temporary storage of automobiles, but which does not involve commercial repairing or storage.

GEOLOGIC HAZARD. A hazard inherent in the surface or subsurface of the earth or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to movement, failure, or shifting of earth.

GROUP LIVING ARRANGEMENT. A group living or congregate living arrangement where groups of more than four unrelated persons live together in a single dwelling unit, including, but not limited to, a batching apartment, , Congregate Living Unit, Assisted Living Facility, Nursing Care Facility, Residential Facility for Persons With a Disability, dormitory, student housing, fraternity, club, institutional group, half-way house, or similar group living or congregate living arrangement.

GUEST HOUSE. An accessory building constructed on the same zoning lot as the principle Single-Unit dwelling to be used for temporary occupancy.

HANDICRAFT PRODUCTION. Production of an individual's one-of-a-kind objects for sale on the site.

HELICOPTER. A manned aircraft in which lift, flight and landing is achieved by means of one or more power-driven horizontal propellers.

HELIPORT. An area on land or upon a building or structure set aside and used for the landing or takeoff of helicopters or other manned rotary wing aircrafts capable of vertical takeoff or landing.

HIVE. A frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle which may be used to house bees.

HOME OCCUPATION. Any gainful occupation, service, profession or similar activity conducted in a consistent and ongoing manner within a dwelling. Business activity consisting primarily of the sale of goods produced elsewhere on the premises (i.e. retail sales establishment) shall not qualify as a home occupation.

HOBBY BEEKEEPER. A person who owns or has charge of eight (8) or fewer hives of bees.

HONEYBEE. The common honeybee, *Apis mellifera* species, at any stage of development, but not including the African honeybee, *Apis mellifera scutellata* species, or any hybrid thereof.

HOUSEHOLD PETS. Animals or fowl ordinarily permitted to a residence and kept for company or pleasure, such as dogs, cats, fish and canaries. Household pets do not include inherently or potentially dangerous animals or fowl, or those normally considered agricultural livestock.

IMPERVIOUS MATERIAL. Matter that is impenetrable as by moisture.

LOT. A parcel or unit of land describable either by metes and bounds, or by other legal plat designation held or intended to be held in separate ownership or leasehold or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map, or shown on a plat used in the lease or sale of land resulting from the division of a larger tract into smaller units. Lots shall be generally rectangular in nature, and shall have no more than five sides without an exception being recommended by the Planning Commission and approved by the City Council; the front of a property, located at the front right of way, does not count against this requirement.

LOT, CORNER. Shall mean a lot located at the junction of and fronting on two (2) or more intersecting streets.

MOBILE HOME. A detached dwelling designed for long-term occupancy and to be transported on its own wheels, or on a flatbed or other trailer or detachable wheels, and arriving at the site where it is to be occupied as a complete dwelling unit ready for occupancy except for connections to utilities and other minor work. Removal of such wheels or placing such dwelling unit on a foundation shall not remove such unit from classification as a mobile home. Excluded from this definition shall be those permanent dwelling structures that are constructed of component parts that are transported to the building site and which meet structural requirements of the Uniform Building Code and which are finished with exterior building material that is typical of permanent residential buildings.

NON-CONFORMING USE. A building or structure, or portion thereof, or use of a building or land which does not conform to use regulations for the district in which it is situated, but which is in conformity with said regulations, if any, at the time of its establishment.

OFF STREET PARKING. An area adjoining a building providing for the parking of automobiles which does not include a public street but has convenient access to it.

OFFICE, PROFESSIONAL. A building or space used by persons such as accountants, architects, artists, dentists, designers, engineers, lawyers, physicians, realtors, teachers, and others who, by virtue of training and for license, are qualified to perform services of a professional nature, and where storage of goods and sale of merchandise is minimal and secondary to performance of the service.

OPEN SPACE. The use of land which leaves soil generally undisturbed and upon which natural vegetation, whether or not native to the area, occupies the major visible aspect of the land.

PERMITTED USE. A use of land for which no conditional use permit is required.

PUBLIC USE. A use operated or supervised exclusively by a public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities, and public utilities.

QUASI PUBLIC USE. A use operated by a private non-profit educational, religious, recreational, charitable or philanthropic institution, having the primary purpose of serving the general public, such as churches, private schools, hospitals and similar uses.

REASONABLE ACCOMMODATION. A reasonable change in any rule, policy, practice, or service necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling when compared to similarly-situated persons or groups.

RECREATION, PUBLIC. Recreation facilities operated by a public agency and open to the public with or without a fee.

RESIDENCE. A dwelling unit where an individual or family is actually domiciled at a given point in time and not a place of temporary sojourn or transient visit. Temporary sojourn or transient visit shall be thirty (30) days or less.

RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY. A residence in which no more than eight (8) unrelated persons with a disability resides and which is:

1. Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, of the Utah Code, Licensure of Programs and Facilities; or
2. Licensed or certified by the Department of Human Health under Title 26, Chapter 21, Health Care Facilities Licensing and Inspection Act.

RETAINING WALL. Any structure designed to resist the lateral displacement of soil or other materials. Examples include block walls, rock walls, concrete walls and segmented walls. A retaining wall is not considered a fence.

SHORT TERM RENTAL. Temporary lodging or place of stay that is rented (including but not limited to: hotels, motels, bed and breakfast, boarding houses, etc.) for a period of thirty (30) consecutive days or less.

SIGN. Any device for visual communication to the public displayed out-of-doors, including signs painted on exterior walls, and interior illuminated signs, to be viewed from out-of-doors, but not including a flag, badge, or ensign of any government or government agency.

STREET, PUBLIC. A thoroughfare which has been dedicated and accepted by proper public authority (or abandoned to the public) or a thoroughfare not less than twenty-four (24) feet wide which has been made public by right of use and which affords the principal means of access to abutting property.

STRUCTURE. Anything constructed, the use of which requires fixed location upon the ground, or attached to something having a fixed location upon the ground, and which creates an impervious material on or above the ground; definition includes "building."

YARD. A required space on a lot other than a court, unoccupied and unobstructed from the ground upward, by buildings, except as otherwise provided herein.

YARD, FRONT. A space between the front of the main building on a lot and the front lot line or line of an abutting street or right-of-way and extending across the full width of a lot. The depth (or setback) of the front yard is the minimum distance between the front lot line, and the front-most part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches, and decks).

YARD, REAR. A space between the back wall of the nearest main building extending the full width of the lot and the lot line that is most distant from, and is most nearly parallel with, the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a ten foot (10') line parallel to the front line, lying wholly within the lot for the purpose of establishing the minimum rear yard. The depth (or setback) of the rear yard is the minimum distance between the rear lot line and the rearmost part of the primary structure of the nearest main building at the foundation level.

(Primary structure includes overhangs, porches and decks. See drawing in Appendix A). (Ord. 2004-13, 9/28/04)

YARD, SIDE. A yard that is neither a front yard nor a rear yard. The depth (or setback) of the side yard is the minimum distance between the side lot line and the nearest part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches and decks).

ZONING LOT (Ord. 94-02, 2/8/94). A lot or parcel of land which:

1. Meets all area (lot size), frontage (width), setback (yard), and other zoning requirements applicable within the zone in which it is located;
2. Abuts upon and has direct access to a street which has been dedicated to the City or otherwise accepted by the City as a City Street;
3. Is served by the minimum level of improvements required for issuance of a building permit or for which the construction of the minimum level of improvements is secured through the posting of a performance guarantee; and
4. Is shown as a separate lot on the final plat of a subdivision or similar development, which has been approved in accordance with the applicable ordinance, or is legally exempted from compliance with said ordinance. A parcel which is part of an unapproved or illegal subdivision shall not qualify as a zoning lot.

(Amended by Ord. 2004-14 on 9/28/04; Ord. 2009-16, 10/13/09; Ord. 20011-06, 03/08/11; Ord. 2011-12, 10/25/11; Ord. 2014-11, 6/24/14; Ord. 2015-02, 02/10/15; Ord. 2015-07, 05/26/15)

SECTION 2: **AMENDMENT** "3.02.090 Special Provisions" of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.02.090 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Short Term Rentals.** Short Term Rentals are prohibited.

(Ord. 2015-02, 02/10/15)

SECTION 3: **AMENDMENT** “3.03.100 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.03.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Shorter Term Rentals.** Short Term Rentals are prohibited.

(Ord. 95-24, 11/14/95; Ord. 2014-11, 6/24/14)

SECTION 4: **AMENDMENT** “3.04.100 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.04.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Short Term Rentals.** Short Term Rentals are prohibited.

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

SECTION 5: **AMENDMENT** “3.05.100 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.05.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

2. **Short Term Rentals.** Short Term Rentals are prohibited.

(Ord. 95-28, 11/28/95)

SECTION 6: **AMENDMENT** “3.07.080 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.07.080 Special Provisions

1. **Uses Within Buildings.** All commercial activities and storage shall be conducted entirely within a fully enclosed building, except those uses deemed by the City to be customarily and appropriately conducted in the open, including gasoline dispensing, plant nursery displays, temporarily parked automobiles in need of repair, and temporary sale of Christmas trees.
2. **Site Plan to Be Approved For All New Commercial Uses.** Prior to the establishment of a new commercial use or the construction of a new building, a site plan shall be submitted, reviewed and recommended by the Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04).
3. **Off-street Parking.** Off-street parking area which requires backing from the off-street parking space onto the street right-of-way in order to exit shall not be permitted. All ingress and egress shall be by forward motion only.

All points of ingress and egress to a commercial use or off-street parking areas shall be as shown on the site plan and shall be located not less than forty (40) feet from any intersection of public streets.

All off-street parking areas shall be hard-surfaced and shall be bordered by a curb or other barrier.

The number of required parking spaces and other particulars about the design and construction of off-street parking shall conform to the provisions of DCA 3.24.

4. **Trash Storage.** Adequate facilities for the disposal of solid waste shall be provided. All containers for the temporary storage and disposal solid waste material shall be of a size, type and quantity approved by the City shall be maintained in a location as shown on the Site Plan.
5. **Storage Containers.** The use of any portable unit, pod, or similar type of storage container is prohibited in this zone unless approved by the city.

6. **Surface Water Drainage to be Retained On-site.** All additional surface drainage generated as a result of development activity shall be disposed of on-site, as determined by the City Engineer.
7. **Height of Buildings.** The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of DCA 3.21.080. (Ord. 96-15, 12/18/96).
8. **Landscaping Required.** As a means of mitigating safety hazards or adverse visual impacts all areas of the site not devoted to buildings or off street parking shall be landscaped. The landscaped area shall be not less than twenty (20) percent of the total area of the site. In addition to all other plan elements, the site plan shall contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.
9. **Design of Commercial Structures.** Commercial buildings shall comply with the following architectural design criteria. (Preliminary architectural design drawings of all building elevations shall be presented to the Planning Commission for review).
 - a. The exterior of all commercial buildings shall be finished predominantly with wood and/or brick, stucco, stone or similar materials in accordance with guidelines in the Historical/Commercial/Residential Ordinance. Pitched roofs are preferred.
 - b. The architectural styles of the business district should be consistent and harmonious. The style of building design and trim should be compatible with the relatively uncomplicated rural, small town character of Alpine. Extremely irrelevant, contrived or inconsistent styles will be discouraged.
10. **Water Rights Conveyance Requirements.** Water rights shall be conveyed to the City in accordance with the provisions of DCA 3.21.070.
11. **Nuisances Prohibited.** No land or building shall be used in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazard, noise, or vibration, smoke, dust, odor, or other form of air pollution; liquid or solid refuse or wastes; or other substance, condition or element in such a manner or in such an amount as to adversely affect the surrounding area or adjoining premises.
12. **Accessory Buildings.** All accessory buildings shall be located in accordance with the following (Ordinance 2002-13) (Amended by Ord. 2006-14, 9/12/06; Ord. 2010-03, 8/24/10):
 - a. Setback from main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 - b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 - c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 - d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than ten (10) feet from the rear lot line and five (5) feet from the side lot

line, except that no minimum rear or side setback shall be required when all the following conditions are met:

- i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.
- e. Accessory Building Height. The maximum height of any accessory building shall be twenty (20) feet as measured from the average finished grade of the ground surface adjacent to the foundation of the structure to the top of the ridge line.
- i. Exceptions to the Height Requirement. Chimneys, flag poles, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height, provided that no such ancillary structure shall extend to a height in excess of fifteen (15) feet above the building.
 - ii. Additional Accessory Building Height. For every one (1) foot of additional height above twenty (20) feet, an additional two (2) feet of side yard and rear yard setback will be required. The maximum height of the accessory building as measured to the ridgeline shall be thirty (30) feet.

13. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

14. **Short Term Rentals.** Short Term Rentals are prohibited.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

SECTION 7: AMENDMENT “3.07.030 Conditional Uses” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.07.030 Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of DCA 3.10.
2. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.
3. Schools, churches, hospitals (human care), nursing homes and other similar quasi-public buildings subject to approval by the Planning Commission.
4. Civic Buildings. (Ord. 95-10, 4/25/9)
5. Restaurants, provided that any such facility providing drive-up window service shall also include an area for inside service to patrons in an amount not less than fifty (50%) of the total floor area of the structure. In addition, the following shall apply to restaurants. (Ord. 97-05, 5/27/97)
 - a. A traffic analysis shall be provided as part of the conditional use application.
 - b. The drive-up window and driveway shall be unobtrusive and be screened from the street by berming and landscaping.
 - c. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.
 - d. Restaurants must comply with provisions of the sign ordinance.
 - e. Restaurants must comply with the landscaping and design provisions in the B-C zone.
 - f. Any drive-through window must be located on the side of the restaurant building which does not abut a public street and must be screened from the street side with berming and landscaping.
 - g. Any drive-through window must have a stacking lane which will accommodate at least six cars off of the public street.
6. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
7. Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.
8. Sexually-oriented businesses are a conditional use in the Business Commercial (BC) zone and are subject to the provisions of this chapter, including (Ord. 2010-07, 5/11/10):
 - a. No sexually-oriented business shall be located within:
 - i. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;
 - ii. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;
 - iii. One thousand (1,000) feet of a liquor store; and
 - iv. One thousand (1,000) feet of any other sexually-oriented business.

For the purposes of this section, distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the sexually-oriented business is located, and:

- (1) The closest property line of any school, day care facility, public park, library, and religious institution;

- (2) The nearest property line of any residential use or residential zone;
 - (3) The nearest property line of any liquor store; and
 - (4) The closest exterior wall of another sexually-oriented business.
- 9. Home occupations, subject to the provisions of DCA 3.23.070 Part 3.
- 10. Accessory apartments, subject to the provisions of DCA 3.23.070 Part 1.
- 11. Mechanical Automotive Repair Shops
 - a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
 - b. There shall be no more than 5 automobile bays.
 - c. No automobiles shall be stored on the property for more than 14 days.
 - d. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshall, and Environmental Protection Agency.
 - e. Mechanical automotive repair shops must abut directly upon and have access to Main Street (south of southern property line of the property located at 30 South Main Street) or Canyon Crest Road within the Business Commercial zone.
 - f. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than 3 parking spaces provided per bay.
 - g. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).
- 12. Dog Kennels/Boarding Facilities
 - a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
 - b. Dogs shall be kept primarily indoors, with the exception of short periods of time for the dogs to exercise, relieve themselves, go on walks, etc.
 - c. Shall have no more than twenty (20) individual dog kennel runs, with total dogs not to exceed 1.2 times the number of kennel runs.
 - d. No more than one dog shall share a kennel run without the owner's permission.
 - e. Facility shall be sound proofed, and include an indoor dog run.
 - f. Shall comply with City off-street parking requirements.
 - g. Shall provide daily disposal of all animal feces and wastes.
 - h. Shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).
 - i. There shall be adequate and effective means of control of insects and rodents at all times, such control shall be carefully monitored.
 - j. Operator shall bear full responsibility for recapturing and controlling any escaped animal.
 - k. Must have an active DVM relationship to immediately treat a sick or injured animal requiring medical attention.
 - l. Facility shall be located not less than 150 from the nearest neighboring dwelling structure.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Judi Pickell	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance No. 2020-03 – Floodplain Ordinance Update

FOR CONSIDERATION ON: 11 February 2020

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve the proposed update.

BACKGROUND INFORMATION:

FEMA is updating maps for Utah County in June 2020. Prior to doing so, they are requiring cities to update and reference the new map. In order to be in compliance with this update, the City needs to amend the ordinance to reference the most current maps applicable to the area.

STAFF RECOMMENDATION:

Review and approve the proposed update.

SAMPLE MOTION TO APPROVE

I motion to approve Ordinance 2020-03 as proposed.

SAMPLE MOTION TO TABLE

I motion to table Ordinance 2020-03 based on the following:

- ***INSERT FINDING***

**ALPINE CITY
ORDINANCE 2020-03**

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.12.040.4 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO FLOOD PLAIN LANDS IN THE SENSITIVE LAND ORDINANCE.

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to update the classification of Flood Plain Lands; and

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

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

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.12.040.4 contained in the attached document will supersede Article 3.12.040.4 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.12.040 Sensitive Land Classifications” of the Alpine City Development Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.12.040 Sensitive Land Classifications

The following factors shall be used to determine the classification of various lands and their constraints to building and development on them:

1. **Geologic Hazard Lands.** Lands identified on the Official Alpine City Hazards map as having landslide, debris flow, rock fall, soil liquefaction or surface-fault-rupture hazards.
2. **Hillside Lands.** Lands identified on the Official Alpine City Hazard map as having an elevation above 5350 feet Mean Sea level.
3. **Wildland Urban Interface Lands.** Lands identified on the Official Alpine City Hazard map as having potential wild fire hazard.
4. **Flood Plain Lands.** Lands with potential stream flow and flood hazard. Flood plain lands consist of all lands contained within the 100-year flood plain as defined by Federal Emergency Management Agency, in Flood Insurance Rate Map (FIRM) #490228005A, dated April 4, 1983. The April 4, 1983 FIRM map is also adopted as the Official Alpine City Hazard map for flood damage prevention overlay zone.

(Original Ordinance No. 2002-01. Amended by Ordinance 2005-03, 1/25/05)

AFTER AMENDMENT

3.12.040 Sensitive Land Classifications

The following factors shall be used to determine the classification of various lands and their constraints to building and development on them:

1. **Geologic Hazard Lands.** Lands identified on the Official Alpine City Hazards map as having landslide, debris flow, rock fall, soil liquefaction or surface-fault-rupture hazards.
2. **Hillside Lands.** Lands identified on the Official Alpine City Hazard map as having an elevation above 5350 feet Mean Sea level.
3. **Wildland Urban Interface Lands.** Lands identified on the Official Alpine City Hazard map as having potential wild fire hazard.
4. **Flood Plain Lands.** Lands with potential stream flow and flood hazard. Flood plain lands consist of all lands contained within the ~~100-year~~ 1% annual chance flood ~~plain~~ as defined by Federal Emergency Management Agency, in the most current Flood Insurance Rate Map (FIRM) ~~#490228005A, dated April 4, 1983~~ shown for Alpine City. The ~~April 4, 1983~~ FIRM map is also adopted as the Official Alpine City Hazard map for flood damage prevention overlay zone.

(Original Ordinance No. 2002-01. Amended by Ordinance 2005-03, 1/25/05)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Judi Pickell	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

**ALPINE CITY
ORDINANCE 2020-03**

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.12.040.4 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO FLOOD PLAIN LANDS IN THE SENSITIVE LAND ORDINANCE.

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to update the classification of Flood Plain Lands; and

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

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

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.12.040.4 contained in the attached document will supersede Article 3.12.040.4 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.12.040 Sensitive Land Classifications” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.12.040 Sensitive Land Classifications

The following factors shall be used to determine the classification of various lands and their constraints to building and development on them:

1. **Geologic Hazard Lands.** Lands identified on the Official Alpine City Hazards map as having landslide, debris flow, rock fall, soil liquefaction or surface-fault-rupture hazards.
2. **Hillside Lands.** Lands identified on the Official Alpine City Hazard map as having an elevation above 5350 feet Mean Sea level.
3. **Wildland Urban Interface Lands.** Lands identified on the Official Alpine City Hazard map as having potential wild fire hazard.
4. **Flood Plain Lands.** Lands with potential stream flow and flood hazard. Flood plain lands consist of all lands contained within the 1% annual chance flood as defined by Federal Emergency Management Agency, in the most current Flood Insurance Rate Map (FIRM) shown for Alpine City. The FIRM map is also adopted as the Official Alpine City Hazard map for flood damage prevention overlay zone.

(Original Ordinance No. 2002-01. Amended by Ordinance 2005-03, 1/25/05)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Judi Pickell	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Alpine Utah County Utah	NO PROJECT	BASE MAP CHANGES
	COMMUNITY NO.: 490228		
IDENTIFIER	City of Alpine UT - Update	APPROXIMATE LATITUDE AND LONGITUDE: 40.445, -111.788 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 4902280005A DATE: April 4, 1983		NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map;

FLOODING SOURCE(S) AND REVISED REACH(ES)

See Page 2 for Additional Flooding Sources

Dry Creek – from approximately 1,250 feet downstream of the confluence with Hog Hollow to Grove Road.

Fort Creek – from the confluence with Dry Creek to the confluence with West Fork Fort Creek.

Hog Hollow – from the confluence to approximately 3,390 feet upstream of the confluence with Dry Creek.

East Fork Fort Creek – From the confluence to approximately 2,830 feet upstream of the confluence with Fort Creek.

SUMMARY OF REVISIONS

This Letter of Map Revision (LOMR) is an update of a LOMR (Case Number 16-08-0236P) effective September 2, 2016. The September 2 LOMR had updated roads that were not incorporated into the updated FIRM for the City of Alpine, Utah County, Utah, and effective April 4, 1983. This LOMR does not revise the base floodplain, regulatory floodway, or BFEs* along Dry Creek, Fort Creek, Hog Hollow, East Fork Fort Creek, West Fork Fort Creek and Middle Fork Fort Creek presented in the September 2 LOMR.

*BFEs – Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web site at <http://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbitt, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE(S) AND REVISED REACH(ES)

West Fork Fort Creek – From the confluence to approximately 640 feet upstream of the confluence with Fort Creek.

Middle Fork Fort Creek – From the confluence to approximately 730 feet upstream of the confluence with Fort Creek.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on our Web site at <http://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick Sacbitt".

Patrick "Rick" F. Sacbitt, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional information about the NFIP is available on our Web site at <http://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacibit".

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jeanine D. Petterson
Director, Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

STATUS OF THE COMMUNITY NFIP MAPS

We are preparing a revised FIRM and FIS report for Utah County in our countywide format; therefore, we will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the countywide FIRM and FIS report, which will present information from the effective FIRMs and FIS reports for your community and other incorporated communities in Utah County, will be distributed for review in approximately four months. We will incorporate the modifications made by this LOMR into the preliminary countywide FIRM before it is distributed and the modifications will be included when the countywide FIRM becomes effective.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web-site at <http://www.fema.gov/national-flood-insurance-program>.

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**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

This revision is effective as of the date of this letter. Any requests to review or alter this determination should be made within 30 days and must be based on scientific data.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our Web-site at <http://www.fema.gov/national-flood-insurance-program>.

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