



ALPINE CITY COUNCIL **ELECTRONIC** MEETING AGENDA

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold an **Electronic Public Meeting** on **Tuesday, January 12, 2021 at 6:00 pm** in accordance with Utah Code Ann. §§ 52-4-210 et. seq., Open and Public Meetings Act. Pursuant to a written determination by Mayor Troy Stout finding that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present due to infectious and potentially dangerous nature of COVID-19 virus, public meetings will be held electronically on and through February 8, 2020 and can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpinecity.org Public Comments may be submitted to admin@alpinecity.org by 5:00 pm the day of the meeting.

- I. **WORK SESSION 6:00 – 7:00 pm**
 - A. **General Plan – Land Use**
- II. **CALL MEETING TO ORDER 7:00 pm**
 - A. **Roll Call** Mayor Troy Stout
 - B. **Prayer:** Carla Merrill
 - C. **Pledge:** By Invitation
- III. **CONSENT CALENDAR**
 - A. **Approve City Council minutes of December 8, 2020**
 - B. **Ordinance 2021-03: Appeal Authority**
 - C. **Bond Release No. 8 - The Ridge at Alpine Phase 3: \$153,712.10**
 - D. **Final Bond Release – The Ridge at Alpine Phase 2: \$144,029.32**
 - E. **Final Bond Release – The Ridge at Alpine Phase 1: \$133,119.12**
 - F. **Purchase Motor for Healey Well - Nickerson Company: \$38,514.00**
- IV. **PUBLIC COMMENT**
- V. **REPORTS AND PRESENTATIONS**
 - A. **OPMA Training**
 - B. **Financial Report**
- VI. **ACTION/DISCUSSION ITEMS**
 - A. **Ordinance 2021-01: Planning Commission Rules**
 - B. **Ordinance 2021-02: Commercial Site Plan Requirements**
 - C. **Ordinance 2021-04: Monument Signs**
- VII. **STAFF REPORTS**
- VIII. **COUNCIL COMMUNICATION**
- IX. **EXECUTIVE SESSION:** Discuss litigation, property acquisition, or the professional character, conduct or competency of personnel.
- X. **CONSIDERATION OF THE EXECUTION OF AGREEMENT:** with Patterson Construction and Autumn View Properties Regarding Quail Fire Dispute.

Mayor Troy Stout
January 8, 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, 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
GENERAL PLAN
DRAFT
2020**





ELEMENTS

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LAND USE



GOAL #1

Maintain and promote a historic small-town, rural atmosphere that embraces agricultural uses, open spaces and the mountainous surroundings of the City.



POLICIES

- 1.1 Promote and preserve both natural and developed open spaces around the City with a preference towards public open spaces. The City prefers that this is done through Planned Residential Developments (PRD) or by the public purchase of land.
- 1.2 Encourage, develop and/or maintain venues that enhance a sense of community and provide residents an opportunity to congregate.
- 1.3 Preserve animal rights and maintain a lenient level of regulations.
- 1.4 Encourage and maintain a safe, convenient and inviting atmosphere for pedestrians within commercial areas by applying the Gateway Historic District Design Guidelines.
- 1.5 Preserve and beautify the three gateways into the City and do so in a way so that it is clear that you are entering Alpine.
- 1.6 Encourage beautifying streetscapes while protecting City sidewalks and infrastructure through the implementation of Street Tree Guidelines.





GOAL #2



Provide clearly defined land zones to support the vision for a low density, rural atmosphere. Provide zoning that will allow a variety of lot sizes and housing types to meet the needs of varying ages of residents.



POLICIES

- 2.1 Land zoned as B-C (Business Commercial) shall consist of professional office, retail and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing.
- 2.2 Land zoned as MU (Mixed Use) shall consist of a mixture of business commercial and higher density residential type uses that reflect a historic small-town, rural atmosphere.
- 2.3 Land zoned as TR-10,000 (Town Residential – 10,000 square foot minimum lot size) shall include, but is not exclusive to, the area generally located within the originally settled town center of Alpine that is considered appropriate for higher density residential development.
- 2.4 Land zoned as CR-20,000 (Country Residential – 20,000 square foot minimum lot size) shall include, but is not exclusive to, traditional agricultural land and land located at a lower elevation that is considered appropriate for medium density residential development. These areas should provide for the perpetuation of the rural and open space image of the City.





- 2.5 Land zoned as CR-40,000 (Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City.
- 2.6 Land zoned as CE-5 (Critical Environment – 5 acre minimum lot size) shall consist of areas primarily located in mountainous areas of the City considered appropriate for very low density residential development. These areas, as a result of the presence of steep slope, adverse soil characteristics, flood hazard, mudflow, earthquake potential, wildfire hazard or similar critical and sensitive natural conditions are considered environmentally fragile. As a result of the large amount of area that is considered environmentally fragile, development will be clustered and interspersed with large and undisturbed open space areas.
- 2.7 Follow the Alpine City Annexation Policy Plan.





GOAL #3



Preserve and protect specific community characteristics such as hillsides, scenic views, critical lands and a historic small-town, rural atmosphere by using overlay zones which build on an underlying zone by setting additional and strict standards, and applying the standards of both zones.



POLICIES

- 3.1 The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures that are developed in the center of Alpine City (See Gateway Historic District Design Guidelines).
- 3.2 The Sensitive Lands Overlay Zones are to provide for safe, orderly and beneficial development of areas characterized by sensitive and hazardous conditions as shown on the official Sensitive and Hazard Area Maps (floodplain, urban/wildland, geologic hazards and hillside) and to limit alteration to topography and reduce encroachment upon, or alteration of, such areas.
 - 3.2.1 The Geologic Hazards Overlay Zone is to minimize the adverse effects of geologic hazards including surface fault ruptures, landslides, debris flows, rock fall and soil liquefaction.
 - 3.2.2 The Urban/Wildland Interface Overlay Zone is to establish standards for development and fire prevention in areas bordering on wildlands.



- 3.2.3 The Flood Damage Prevention Overlay Zone is to minimize public and private losses due to flood conditions in specific areas.
- 3.2.4 The Hillside Protection Overlay Zone is to establish standards for developments of certain hillsides located in the City to minimize soil and slope instability, to minimize erosion and to preserve the character of the hillsides.
- 3.3 The Senior Housing Overlay Zone is to provide for increased land use flexibility and specialized types of senior housing that recognizes and accommodates varied housing needs and desires of the community's senior housing population while promoting independence and a high quality of life.
- 3.4 The Assisted Living and Nursing Care Overlay Zone is to provide for increased land use flexibility to assure that health and human services are appropriately located in the community to meet the needs of aging residents.





Land Use Map



TRANSPORTATION & TRAFFIC CIRCULATION



GOAL #1

Create and maintain a multi-modal transportation system that is pedestrian friendly, safe and efficient.



POLICIES

- 1.1 Promote safe and efficient traffic circulation by following the Street Master Plan.
- 1.2 Connect neighborhoods and open spaces of the City with appropriate trails, sidewalks and bike lanes that support alternate forms of local transportation and recreation.
- 1.3 Work with adjacent communities and other agencies to acquire financial aid for transportation improvements. ~~and regional integration.~~
- 1.4 Emphasize the maintenance of roads to ensure a high quality road system.
- 1.5 Promote the use of roundabouts or other traffic flow options to prevent the need for stop lights therefore maintaining the historic small-town rural atmosphere.
- 1.6 Limit intermunicipal and unincorporated county street connections to existing planned connections only. Ensure that street connections to other municipalities, unincorporated county, or other areas outside the City





boundaries are compatible with the goals and policies of the General Plan, require City Council approval, and include required updates to the General Plan, Street Master Plan, and applicable ordinances. (PC)





Alpine City Street Improvement Plan

Project Number	Recommended Improvements		Planning Level Cost Estimate	Potential Funding Source*
	Project	Limits		
	0-5 Year Improvements			
1	Canyon Crest Road (west)	Canyon Crest Road to Westfield Road	\$165,600	C, O
2	Blue Spruce Road	Complete between Sunrise Drive and Lupine Drive	\$193,200	C, O
3	Ranch Drive & Dry Creek Bridge	Ranch Circle to Main Street	\$155,400 \$300,000	S, C, O
4	Country Manor Lane (South)	Oakwood Circle to Wintergreen Court	\$303,600	C, O
5	Elk Ridge Lane	East View Lane to Grove Drive		C, O
6	Three Falls Secondary Access	Three Falls Drive to Alpine Cove Drive		C, O
	5-10 Year Improvements			
7	Smooth Canyon	Healey Boulevard to Highland City		C, O
	10-20 Year Improvements			
8	Westfield Road	200 North to Pioneer Drive	\$441,600	C, O
9	Long Drive	Ranch Circle to Westfield Road	\$110,400	C, O
10	North Bald Mountain Drive	North of Bald Mountain Circle to Alpine Boulevard	\$400,200	C, O
11	Moyle Drive	Lambert Park to Box Elder Circle	\$345,000	C, O
12	1000 East (Lambert Park)	Moyle Drive to Box Elder Drive / Grove Drive	\$207,000	C, O
13	GPS System (street portion)		\$8,000	C, O
14	Intersection Improvements w/ ROW		\$1,020,000	S, C, O
15	TMP Update in 5 years		\$20,000	C, O
	Total Costs		\$3,670,000	

*Potential Funding Sources: F-Federal, S-State, C-City, and O-Other.

**Miscellaneous local roads are scattered throughout the various different implementation time frames but have not been included since they will most likely be built by developers as part of their developmen





Street Master Plan Insert

MODERATE INCOME HOUSING



PURPOSE

The Moderate Income Housing Element is intended to accomplish the following:

- Comply with Utah State Code;
- Summarize Alpine City's population, income levels, and housing values;
- Discuss constraints and opportunities for the provision of moderate income housing; and
- Identify goals and policies to address Alpine City housing needs.

DEFINITION

Moderate income housing is defined by the state as *“housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median income for households of the same size in the county in which the city is located.”*

For the purposes of this element, this definition is further refined to include the following income categories:

- A. Moderate Income: 51% – 80% of the county median income
- B. Low Income: 31% - 50% of the county median income
- C. Very Low: 30% or less of the county median income

STATE LAW AND LOCAL PLANNING

Utah Municipal Code Chapter 10-9a-403-B-iii requires each city to: 1) provide an estimate of the need for the development of additional moderate income housing within the city, and 2) to provide a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

State law requires each city to:



- Consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing;
- Meet the needs of people desiring to live there; and
- Allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life.

CURRENT AND FUTURE PROJECTIONS

POPULATION ESTIMATE

According to the U.S. Census Bureau population estimate for Alpine City in 2017 was 10,197 with a projected annual rate of growth of 117. Projected population for 2024 is 11,004.

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total Population: (ACS Table B01003)	9,651	10,197	117	11,004	807
Total Population in occupied housing units (ACS Table B25008)	9,651	10,197	117	11,004	807
Total Population in owner- occupied housing (ACS Table B25008)	8,695	8,780	63	9,014	234
Total Population in renter- occupied housing (ACS Table B25008)	956	1,417	54	1,990	573

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

TOTAL HOUSEHOLD UNITS

Over the next 5 years the U.S. Census Bureau projects the ratio of renter-occupied structures to owner occupied structures to increase at approximately 40 units per year:

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
TOTAL HOUSING UNITS (ACS Table B25001)	2,499	2,770	40	3,098	328

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.



EXISTING MODERATE INCOME HOUSING

Alpine City's existing moderate income housing is a mix of twin homes, apartments, duplexes, fourplexes, and cottages (senior housing). Overall, based on the City records as of October 2019, there are approximately 75 existing moderate income housing units.

HOUSEHOLD SIZE

Household size, unlike population, is projected to drop in the next 5 years. A possible indicator of an aging population.

	2009 American Community Survey	2017 American Community Survey	2024 Projection
Average Household Size (ACS Table B25010)	4.3	3.87	3.54

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey

ALPINE CITY MEDIAN HOUSHOLD INCOME

Median household income is projected to decrease over the next 5 years, which may be related to the projected decrease in household size.

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median household income (ACS Table B25119)	\$104,436	\$112,727	\$73	\$101,542	\$ (11,185)
Owner-occupied income (ACS Table B25119)	\$111,071	\$124,240	\$522	\$120,816	\$ (3,424)
Renter-occupied income (ACS Table B25119)	\$38,304	\$54,375	\$1,002	\$50,627	\$ (3,748)

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey

UTAH COUNTY AREA MEDIAN INCOME

Utah County area median income is projected to increase significantly over the next 5 years from \$67,042 in 2017 to \$108,972 in 2024, a difference of over \$41,000. If this projection is accurate, it would indicate that the median income gap between Alpine City and Utah County will close over the next 5 years.



	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,042	\$4,950	\$108,972	\$ 41,930

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American

GOAL

Promote moderate income housing that meets the needs of those desiring to live in Alpine.

POLICIES

- 1.1 Allow accessory apartments within owner-occupied dwellings throughout the City
- 1.2 Allow senior housing units to be built in more dense clusters to reduce costs of living.
- 1.3 Preserve existing moderate income housing.
- 1.4 Provide a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.



PARKS, RECREATION, TRAILS AND OPEN SPACE

GOAL #1

Plan and maintain a sustainable high-quality parks and trails network within the community.



POLICIES

- 1.1 Work closely with neighboring municipalities and the appropriate entities to coordinate recreation opportunities and designate specific parks for the use of organized recreational activities.
- 1.2 Work closely with neighboring municipalities and the appropriate entities to coordinate the trails between cities and plan connections.
- 1.3 Organize volunteer efforts to periodically cleanup trails on a staggered annual basis in accordance with the US Forest Service Trail Standards.
- 1.4 Designate trails for specific uses where needed (i.e. equestrian, hiking, biking, OHV/ATV). 
- 1.5 Implement and promote the Bonneville Shoreline Trail.





- APPENDAGE:
- A Moyle Park Master Plan
 - B Dry Creek Corridor Master Plan
 - C Trail Master Plan

GOAL #2

Identify and categorize city parks according to primary use and function.

POLICIES

- 2.1 Parks are classified under three main categories: Sports Parks, Family Parks, and Open Space Parks.
 - 2.1.1 Sports Parks are dedicated primarily to facilitating organized sports and sporting events. Sports Parks include:
 - Burgess Park
 - Healey/Smooth Canyon Parks
 - Rachel McTeer Park
 - 2.1.2 Family Parks are dedicated primarily to community and family leisure activities, no organized sports allowed. Family Parks include:
 - Beck's Hill Park
 - Creekside Park
 - Legacy Park
 - Moyle Park
 - Petersen Park
 - Silver Leaf Park



- 2.1.3  Open Space Parks are areas of generally undisturbed land and vegetation allowing for recreational activity in a natural environment. 
Open Space Parks include:

Dry Creek Corridor

Hog Hollow Trailhead

Lambert Park

Rodeo Grounds

 Three Falls Open Space





Moyle Park Master



Dry Creek Corridor Master





Trail Master Plan



PARKS, RECREATION, TRAILS AND OPEN SPACE – LAMBERT PARK

GOAL #1

Plan and maintain a sustainable high quality natural trails park for multiple uses.



POLICIES

- 1.1 Clearly define park boundaries and entrances.
- 1.2 Designate developed vs undeveloped areas of the park. Developed areas to include improvements such as parking lots, restrooms, cell tower, or city infrastructure. Undeveloped areas are generally left as natural and open as possible.
- 1.3 Clearly define and sign trails and roads and their appropriate uses.
- 1.4 Designate Lambert Park as a non-motorized park except as permitted by the City.
- 1.5 Work with neighboring property owners to allow for the connection and continuity of trails between the park and surrounding areas, this includes the Bonneville Shoreline Trail.
- 1.6 Organize volunteer efforts for the general maintenance, cleanup, weed control, and other needs of the park.
- 1.7 Protect and preserve the poppy area.
- 1.8 Implement use policies to preserve and protect park resources for public use, enjoyment, and safety.
- 1.9 Implement policies to preserve the ecology and enhance environmental stewardship of the park.



ATTACHED: Lambert Park Master Plan



Lambert Master





ECONOMIC DEVELOPMENT

GOAL #1

To promote economic growth and commercial development that attracts local resident spending in the community, while still preserving the City's small town historic feel.



POLICIES

- 1.1 Seek to attract a stable flagship business that will stimulate economic growth and attract other likeminded businesses to the community.
- 1.2   Seek to expand and retain existing businesses in the community.
- 1.3 Seek to attract new low-impact businesses that fit the character and scale of Alpine City.
- 1.4 Promote patronage of local businesses from the citizens of Alpine and neighboring communities.
- 1.5 Actively work with developers to influence and encourage the best possible designs and outcomes for the community.



- 1.6 Seek to enhance parks, trails, and open space near the business commercial zone to compliment commercial development and thus create an area that is ideal for local leisure activity, shopping, and recreation.





**ALPINE CITY
GENERAL PLAN
DRAFT
2020**



Summary of Comments on GP 2020 - DRAFT W CC Notes.pdf

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- | | | | | |
|---|-----------|----------------|----------------------|-----------------------------|
|  | Number: 1 | Author: Austin | Subject: Sticky Note | Date: 10/6/2020 10:57:24 AM |
| Jessica Smuin: City should consider triggered setbacks for mega homes (if over X in size greater setbacks must be implemented). | | | | |
|  | Number: 2 | Author: Austin | Subject: Sticky Note | Date: 10/6/2020 11:55:38 AM |
| Carla Merrill: Gates on Moyle Drive should be part of General Plan. | | | | |
|  | Number: 3 | Author: Austin | Subject: Sticky Note | Date: 10/6/2020 11:57:58 AM |
| Carla Merrill: Senior Housing should be limited to households of no more than 4 people to avoid people using the senior housing for what it was not intended. | | | | |



ELEMENTS

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 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:25:09 AM
Lon Lott: Add a section regarding the City's stance on Dark Skies. Include City goal for night lighting.



LAND USE



GOAL #1

Maintain and promote a historic small-town, rural atmosphere that embraces agricultural uses, open spaces and the mountainous surroundings of the City.



POLICIES

- 1.1 Promote and preserve both natural and developed open spaces around the City with a preference towards public open spaces. The City prefers that this is done through Planned Residential Developments (PRD) or by the public purchase of land.
- 1.2 Encourage, develop and/or maintain venues that enhance a sense of community and provide residents an opportunity to congregate.
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- 1.6 Encourage beautifying streetscapes while protecting City sidewalks and infrastructure through the implementation of Street Tree Guidelines.



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	Number: 1	Author: Austin	Subject: Sticky Note	Date: 10/6/2020 9:53:37 AM
	Jason Thelin: We need to consider light pollution on the hillside areas.			
	Number: 2	Author: Austin	Subject: Sticky Note	Date: 10/6/2020 10:59:21 AM
	Jessica Smuin: Should the City implement a survey to the community like they did back in 2007? Could use Qualtrics?			
	Number: 3	Author: Austin	Subject: Sticky Note	Date: 10/6/2020 11:36:09 AM
	Greg Gordon: How can we preserve the agricultural areas in town? Also, provide access to open space for the public.			
	Number: 4	Author: Austin	Subject: Sticky Note	Date: 10/6/2020 11:37:56 AM
	Greg Gordon: Create Art Committee			
	Number: 5	Author: Austin	Subject: Sticky Note	Date: 10/6/2020 11:40:46 AM
	Greg Gordon: Encourage horses and horse rights in Alpine.			
	Number: 6	Author: Austin	Subject: Sticky Note	Date: 10/6/2020 11:39:49 AM
	Greg Gordon: Lights along main street and at cross walks for pedestrians.			
	Number: 7	Author: Austin	Subject: Sticky Note	Date: 10/6/2020 11:28:01 AM
	Lon Lott: 1.7 Access to trails, mountains and open space. 1.8 Block gondolas/ski lifts.			
	Number: 8	Author: Austin	Subject: Sticky Note	Date: 10/6/2020 11:37:05 AM
	Lon Lott: Forest service land swap in north east corner of town.			

GOAL #2



Provide clearly defined land zones to support the vision for a low density, rural atmosphere. Provide zoning that will allow a variety of lot sizes and housing types to meet the needs of varying ages of residents.



POLICIES

- 2.1 Land zoned as B-C (Business Commercial) shall consist of professional office, retail and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing.
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 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:01:35 AM
Jessica Smuin: City's density plan is like a funnel. Should allow for higher density/ BC in south end of town.

 Number: 2 Author: Austin Subject: Sticky Note Date: 10/6/2020 10:00:05 AM
Jason Thelin: Add a new goal/policy that outlines the City's plan for zoning density, "Bullseye Density".



- 2.5 Land zoned as CR-40,000 (Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City.
- 2.6 Land zoned as CE-5 (Critical Environment – 5 acre minimum lot size) shall consist of areas primarily located in mountainous areas of the City considered appropriate for very low density residential development. These areas, as a result of the presence of steep slope, adverse soil characteristics, flood hazard, mudflow, earthquake potential, wildfire hazard or similar critical and sensitive natural conditions are considered environmentally fragile. As a result of the large amount of area that is considered environmentally fragile, development will be clustered and interspersed with large and undisturbed open space areas.
- 2.7 Follow the Alpine City Annexation Policy Plan.



1

 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:59:35 AM

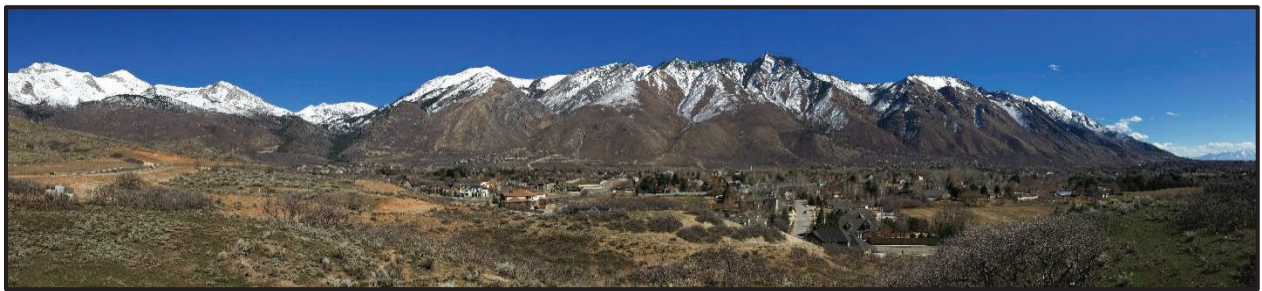
Carla Merrill:

2.8 Density shall be high to low, gradually transitioning from center of town.



GOAL #3 1

Preserve and protect specific community characteristics such as hillsides, scenic views, critical lands and a historic small-town, rural atmosphere by using overlay zones which build on an underlying zone by setting additional and strict standards, and applying the standards of both zones.



POLICIES

- 3.1 The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures that are developed in the center of Alpine City (See Gateway Historic District Design Guidelines).
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 - 3.2.1 The Geologic Hazards Overlay Zone is to minimize the adverse effects of geologic hazards including surface fault ruptures, landslides, debris flows, rock fall and soil liquefaction.
 - 3.2.2 The Urban/Wildland Interface Overlay Zone is to establish standards for development and fire prevention in areas bordering on wildlands.

 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:41:37 AM
Greg Gordon: Views should be protected, both valley views and mountain views.



- 3.2.3 The Flood Damage Prevention Overlay Zone is to minimize public and private losses due to flood conditions in specific areas.
- 3.2.4 The Hillside Protection Overlay Zone is to establish standards for developments of certain hillsides located in the City to minimize soil and slope instability, to minimize erosion and to preserve the character of the hillsides.
- 3.3 The Senior Housing Overlay Zone is to provide for increased land use flexibility and specialized types of senior housing that recognizes and accommodates varied housing needs and desires of the community's senior housing population while promoting independence and a high quality of life.
- 3.4 The Assisted Living and Nursing Care Overlay Zone is to provide for increased land use flexibility to assure that health and human services are appropriately located in the community to meet the needs of aging residents.



 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:03:47 AM

Jessica Smuin:

GOAL #4 = Main Street Gateway Historic Zone (policies for signage, plan for a City gateway sign).

 Number: 2 Author: Austin Subject: Sticky Note Date: 10/6/2020 12:01:22 PM

Carla Merrill:

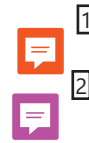
3.5 Moderate Income Housing Overlay - town homes permitted in center of town and on south end of town.



Land Use Map



TRANSPORTATION & TRAFFIC CIRCULATION



GOAL #1

Create and maintain a multi-modal transportation system that is pedestrian friendly, safe and efficient.



POLICIES

- 1.1 Promote safe and efficient traffic circulation by following the Street Master Plan.
- 1.2 Connect neighborhoods and open spaces of the City with appropriate trails, sidewalks and bike lanes that support alternate forms of local transportation and recreation.
- 1.3 Work with adjacent communities and other agencies to acquire financial aid for transportation improvements. ~~and regional integration.~~
- 1.4 Emphasize the maintenance of roads to ensure a high quality road system.
- 1.5 Promote the use of roundabouts or other traffic flow options to prevent the need for stop lights therefore maintaining the historic small-town rural atmosphere.
- 1.6 Limit intermunicipal and unincorporated county street connections to existing planned connections only. Ensure that street connections to other municipalities, unincorporated county, or other areas outside the City

Page: 9

	Number: 1	Author: Austin	Subject: Sticky Note	Date: 10/6/2020 10:10:37 AM
Jason Thelin: Add policy about an Active Transportation Plan (designated and planned routes around town for bikers and runners).				
	Number: 2	Author: Austin	Subject: Sticky Note	Date: 10/6/2020 11:06:22 AM
Jessica Smuin: Consider alternative forms of transportation by supporting the lifestyle that exists in Alpine...connect parks with designated routes for bikers.				
	Number: 3	Author: Austin	Subject: Sticky Note	Date: 10/6/2020 11:07:28 AM
Jessica Smuin: Block new access to other communities.				



boundaries are compatible with the goals and policies of the General Plan, require City Council approval, and include required updates to the General Plan, Street Master Plan, and applicable ordinances. (PC)



 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 10:18:43 AM

Jason Thelin:

- (1) Define "Gateway",
- (2) Clearly state that we only have 3 "Gateways",
- (3) If a connection is not shown, an amendment to the Street Master Plan shall be required before it would be allowed.

Also, make sure planned future connections would still be allowed.

 Number: 2 Author: Austin Subject: Sticky Note Date: 10/6/2020 12:03:14 PM

Carla Merrill: Connector roads to be limited to only those shown in the City's current transportation master plan.

 Number: 3 Author: Austin Subject: Sticky Note Date: 10/6/2020 12:05:22 PM

Carla Merrill:

- 1.7 Implement and promote an Active Transportation Plan



Alpine City Street Improvement Plan

Project Number	Recommended Improvements		Planning Level Cost Estimate	Potential Funding Source*
	Project	Limits		
	0-5 Year Improvements			
1	Canyon Crest Road (west)	Canyon Crest Road to Westfield Road	\$165,600	C, O
2	Blue Spruce Road	Complete between Sunrise Drive and Lupine Drive	\$193,200	C, O
3	Ranch Drive & Dry Creek Bridge	Ranch Circle to Main Street	\$155,400 \$300,000	S, C, O
4	Country Manor Lane (South)	Oakwood Circle to Wintergreen Court	\$303,600	C, O
5	Elk Ridge Lane	East View Lane to Grove Drive		C, O
6	Three Falls Secondary Access	Three Falls Drive to Alpine Cove Drive		C, O
	5-10 Year Improvements			
7	Smooth Canyon	Healey Boulevard to Highland City		C, O
	10-20 Year Improvements			
8	Westfield Road	200 North to Pioneer Drive	\$441,600	C, O
9	Long Drive	Ranch Circle to Westfield Road	\$110,400	C, O
10	North Bald Mountain Drive	North of Bald Mountain Circle to Alpine Boulevard	\$400,200	C, O
11	Moyle Drive	Lambert Park to Box Elder Circle	\$345,000	C, O
12	1000 East (Lambert Park)	Moyle Drive to Box Elder Drive / Grove Drive	\$207,000	C, O
13	GPS System (street portion)		\$8,000	C, O
14	Intersection Improvements w/ ROW		\$1,020,000	S, C, O
15	TMP Update in 5 years		\$20,000	C, O
	Total Costs		\$3,670,000	

*Potential Funding Sources: F-Federal, S-State, C-City, and O-Other.

**Miscellaneous local roads are scattered throughout the various different implementation time frames but have not been included since they will most likely be built by developers as part of their developmen







Street Master Plan Insert

MODERATE INCOME HOUSING



PURPOSE

The Moderate Income Housing Element is intended to accomplish the following:

- Comply with Utah State Code;
- Summarize Alpine City's population, income levels, and housing values;
- Discuss constraints and opportunities for the provision of moderate income housing; and
- Identify goals and policies to address Alpine City housing needs.

DEFINITION

Moderate income housing is defined by the state as *“housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median income for households of the same size in the county in which the city is located.”*

For the purposes of this element, this definition is further refined to include the following income categories:

- A. Moderate Income: 51% – 80% of the county median income
- B. Low Income: 31% - 50% of the county median income
- C. Very Low: 30% or less of the county median income

STATE LAW AND LOCAL PLANNING

Utah Municipal Code Chapter 10-9a-403-B-iii requires each city to: 1) provide an estimate of the need for the development of additional moderate income housing within the city, and 2) to provide a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

State law requires each city to:



- Consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing;
- Meet the needs of people desiring to live there; and
- Allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life.

CURRENT AND FUTURE PROJECTIONS

POPULATION ESTIMATE

According to the U.S. Census Bureau population estimate for Alpine City in 2017 was 10,197 with a projected annual rate of growth of 117. Projected population for 2024 is 11,004.

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total Population: (ACS Table B01003)	9,651	10,197	117	11,004	807
Total Population in occupied housing units (ACS Table B25008)	9,651	10,197	117	11,004	807
Total Population in owner- occupied housing (ACS Table B25008)	8,695	8,780	63	9,014	234
Total Population in renter- occupied housing (ACS Table B25008)	956	1,417	54	1,990	573

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

TOTAL HOUSEHOLD UNITS

Over the next 5 years the U.S. Census Bureau projects the ratio of renter-occupied structures to owner occupied structures to increase at approximately 40 units per year:

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
TOTAL HOUSING UNITS (ACS Table B25001)	2,499	2,770	40	3,098	328

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:32:22 AM
Lon Lott: Add a comma to the population estimate section and consider wordsmithing.



EXISTING MODERATE INCOME HOUSING

Alpine City's existing moderate income housing is a mix of twin homes, apartments, duplexes, fourplexes, and cottages (senior housing). Overall, based on the City records as of October 2019, there are approximately 75 existing moderate income housing units.

HOUSEHOLD SIZE

Household size, unlike population, is projected to drop in the next 5 years. A possible indicator of an aging population.

	2009 American Community Survey	2017 American Community Survey	2024 Projection
Average Household Size (ACS Table B25010)	4.3	3.87	3.54

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey

ALPINE CITY MEDIAN HOUSHOLD INCOME

Median household income is projected to decrease over the next 5 years, which may be related to the projected decrease in household size.

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median household income (ACS Table B25119)	\$104,436	\$112,727	\$73	\$101,542	\$ (11,185)
Owner-occupied income (ACS Table B25119)	\$111,071	\$124,240	\$522	\$120,816	\$ (3,424)
Renter-occupied income (ACS Table B25119)	\$38,304	\$54,375	\$1,002	\$50,627	\$ (3,748)

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey

UTAH COUNTY AREA MEDIAN INCOME

Utah County area median income is projected to increase significantly over the next 5 years from \$67,042 in 2017 to \$108,972 in 2024, a difference of over \$41,000. If this projection is accurate, it would indicate that the median income gap between Alpine City and Utah County will close over the next 5 years.



	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,042	\$4,950	\$108,972	\$ 41,930

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American

GOAL

Promote moderate income housing that meets the needs of those desiring to live in Alpine.

POLICIES

- 1.1 Allow accessory apartments within owner-occupied dwellings throughout the City
- 1.2 Allow senior housing units to be built in more dense clusters to reduce costs of living.
- 1.3 Preserve existing moderate income housing.
- 1.4 Provide a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.



 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 1:26:46 PM

Carla Merrill:

Deed Restricted Moderate Income Housing ... possibly allow below a certain elevation.

PARKS, RECREATION, TRAILS AND OPEN SPACE

GOAL #1

Plan and maintain a sustainable high-quality parks and trails network within the community.



POLICIES

- 1.1 Work closely with neighboring municipalities and the appropriate entities to coordinate recreation opportunities and designate specific parks for the use of organized recreational activities.
- 1.2 Work closely with neighboring municipalities and the appropriate entities to coordinate the trails between cities and plan connections.
- 1.3 Organize volunteer efforts to periodically cleanup trails on a staggered annual basis in accordance with the US Forest Service Trail Standards.
- 1.4 Designate trails for specific uses where needed (i.e. equestrian, hiking, biking, OHV/ATV). 
- 1.5 Implement and promote the Bonneville Shoreline Trail.



 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 1:28:07 PM
Carla Merrill: Delete mention of OHV/ATV from item 1.4

 Number: 2 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:09:55 AM
Jessica Smuin: define improved versus unimproved parks. Protect unimproved parks as much as possible.

 Number: 3 Author: Austin Subject: Sticky Note Date: 10/6/2020 1:29:45 PM
Carla Merrill: Promote trail committee involvement in design and implementation of all City trails.



- APPENDAGE: A Moyle Park Master Plan
- B Dry Creek Corridor Master Plan
- C Trail Master Plan

GOAL #2

Identify and categorize city parks according to primary use and function.

POLICIES

- 2.1 Parks are classified under three main categories: Sports Parks, Family Parks, and Open Space Parks.
- 2.1.1 Sports Parks are dedicated primarily to facilitating organized sports and sporting events. Sports Parks include:
- Burgess Park
- Healey/Smooth Canyon Parks
- Rachel McTeer Park
- 2.1.2 Family Parks are dedicated primarily to community and family leisure activities, no organized sports allowed. Family Parks include:
- Beck's Hill Park
- Creekside Park
- Legacy Park
- Moyle Park
- Petersen Park
- Silver Leaf Park



- 2.1.3 ¹ Open Space Parks are areas of generally undisturbed land and vegetation allowing for recreational activity in a natural environment. ² Open Space Parks include:

Dry Creek Corridor

Hog Hollow Trailhead

Lambert Park

Rodeo Grounds

³ Three Falls Open Space



-
-  Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 10:25:17 AM
Jason Thelin: Should we allow hard surfaces? (asphalt, concrete, etc.). Parking?
-
-  Number: 2 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:45:02 AM
Greg Gordon: Add language about leisure.
-
-  Number: 3 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:13:14 AM
Jessica Smuin:
2.1.4 Improved and Unimproved open space.

Allow arts at Rodeo grounds (outdoor theatre).
-
-  Number: 4 Author: Austin Subject: Sticky Note Date: 10/6/2020 10:22:49 AM
Jason Thelin: Goal # 3 = Secure access to mountains and hillsides for ALL residents (work with developers and homeowners to ensure this)
by enforcing, preserving and maintaining current access.



Moyle Park Master



Dry Creek Corridor Master

- 1 
- 2 
- 3 



Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:16:16 AM
Jessica Smuin: Designate the path as an asphalt trail or road base as alternative.



Number: 2 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:47:52 AM
Greg Gordon: In favor of paving the Corridor Trail.



Number: 3 Author: Austin Subject: Sticky Note Date: 10/6/2020 1:31:25 PM
Carla Merrill: How can we implement this sooner? Should the City start working towards retaining the banks and preventing future erosion?



Trail Master Plan

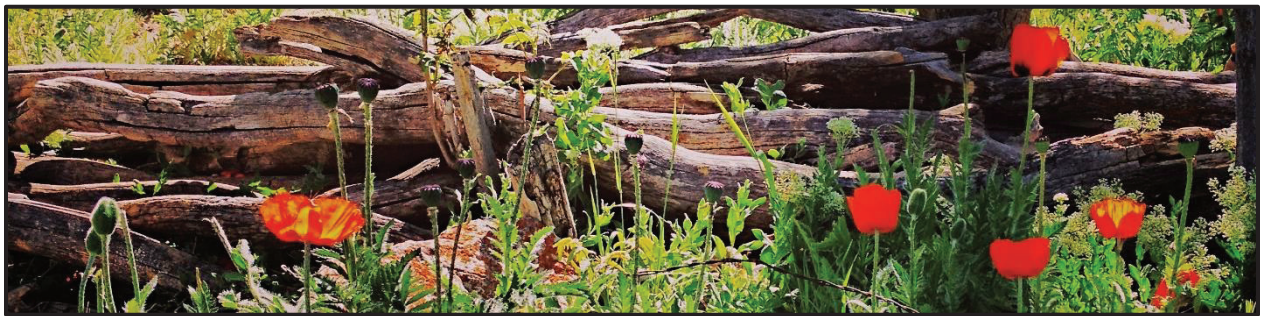


 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:48:54 AM
Greg Gordon: More City control of area near shooting range and trails in that area.

PARKS, RECREATION, TRAILS AND OPEN SPACE – LAMBERT PARK

GOAL #1

Plan and maintain a sustainable high quality natural trails park for multiple uses.



POLICIES

- 1.1 Clearly define park boundaries and entrances.
- 1.2 Designate developed vs undeveloped areas of the park. Developed areas to include improvements such as parking lots, restrooms, cell tower, or city infrastructure. Undeveloped areas are generally left as natural and open as possible.
- 1.3 Clearly define and sign trails and roads and their appropriate uses.
- 1.4 Designate Lambert Park as a non-motorized park except as permitted by the City.
- 1.5 Work with neighboring property owners to allow for the connection and continuity of trails between the park and surrounding areas, this includes the Bonneville Shoreline Trail.
- 1.6 Organize volunteer efforts for the general maintenance, cleanup, weed control, and other needs of the park.
- 1.7 Protect and preserve the poppy area.
- 1.8 Implement use policies to preserve and protect park resources for public use, enjoyment, and safety.
- 1.9 Implement policies to preserve the ecology and enhance environmental stewardship of the park.



Number: 1

Author: Austin

Subject: Sticky Note

Date: 10/6/2020 10:47:08 AM

Jason Thelin:

1.10 Paths, roads, and trais shall be unpaved or gravel (NO all weather access roads in Lambert Park).



ATTACHED: Lambert Park Master Plan



Lambert Master



1



2

 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:18:05 AM
Jessica Smuin: Preserve the current boundary of park. Prevent any future pieces of the park from becoming developed, etc.

 Number: 2 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:50:12 AM
Greg Gordon: Include arrows showing which way the trails go (help identify downhill trails etc.).



ECONOMIC DEVELOPMENT

GOAL #1

To promote economic growth and commercial development that attracts local resident spending in the community, while still preserving the City's small town historic feel.



POLICIES

- 1.1 Seek to attract a stable flagship business that will stimulate economic growth and attract other likeminded businesses to the community.
- 1.2 Seek to expand and retain existing businesses in the community.
- 1.3 Seek to attract new low-impact businesses that fit the character and scale of Alpine City.
- 1.4 Promote patronage of local businesses from the citizens of Alpine and neighboring communities.
- 1.5 Actively work with developers to influence and encourage the best possible designs and outcomes for the community.



Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:53:13 AM

Greg Gordon: Maybe promote more than one flagship business to avoid dependence on one business in the community? How much does the flagship contribute to the community, is it worth the trade off?



Number: 2 Author: Austin Subject: Sticky Note Date: 10/6/2020 1:33:10 PM

Carla Merrill: Is 1.1 something Alpine is still interested in? Is it possible?



- 1.6 Seek to enhance parks, trails, and open space near the business commercial zone to compliment commercial development and thus create an area that is ideal for local leisure activity, shopping, and recreation.

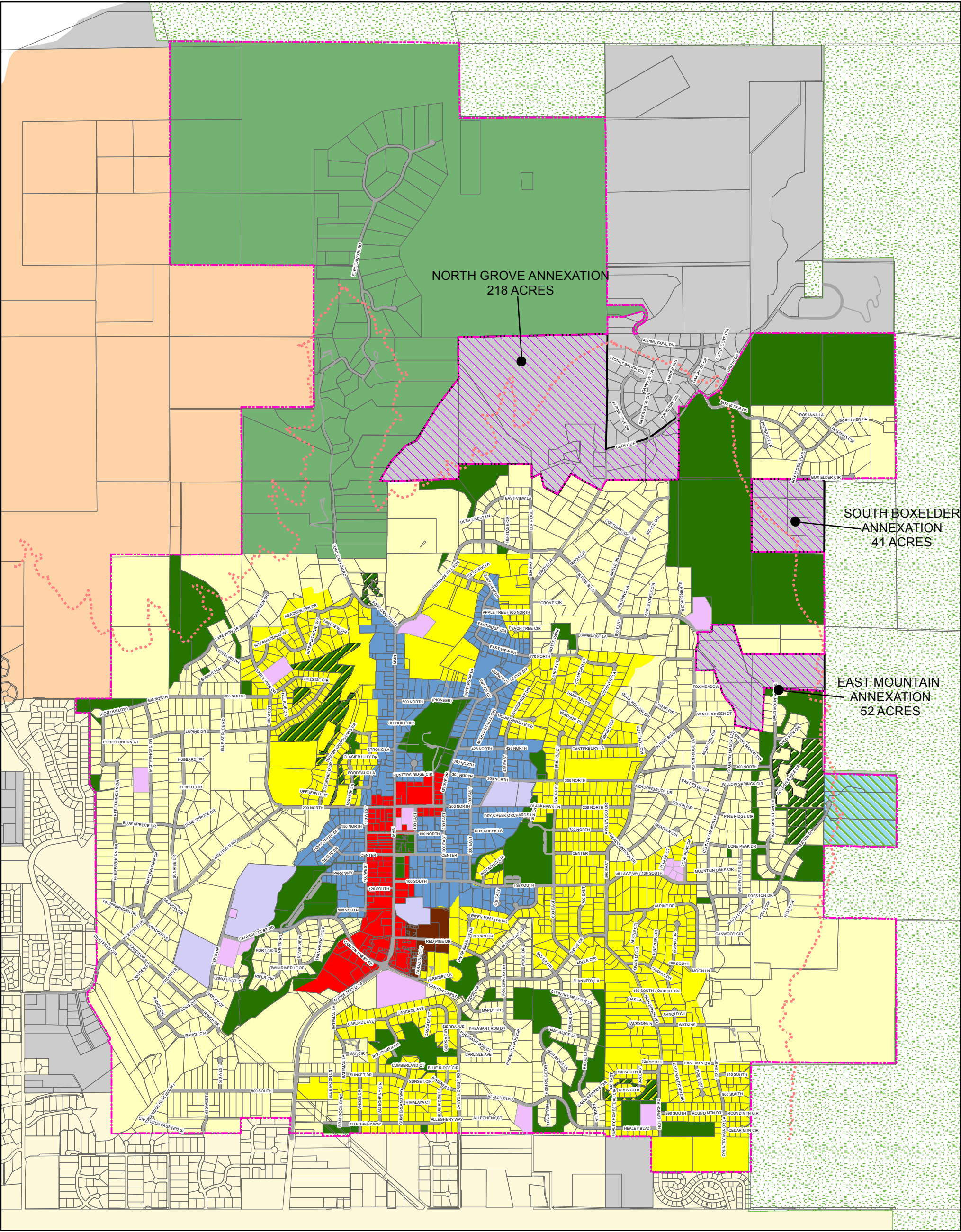


1

 Number: 1 Author: Austin Subject: Sticky Note Date: 10/6/2020 11:51:34 AM

Greg Gordon:

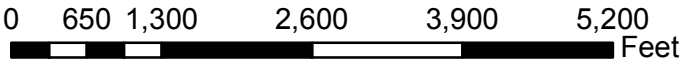
1.7 Promote businesses that support local needs and interests.



Resolution No. R2012-01
Adopted March 27, 2012



APLINE CITY LAND USE MAP



Map Legend

- | | | |
|---------------------------|-----------------------------|----------------------|
| General Plan Annex Areas | Business Commercial | Alpine City Boundary |
| Forest Service Property | Senior Housing Overlay Zone | 5,350' Contour Line |
| Draper | High Density (1/4 acre) | |
| Highland | Medium Density (1/2 acre) | |
| Public Open Space | Low Density (1 acre) | |
| Private Open Space | Very Low Density (5 acre) | |
| Unincorporated Properties | | |
| School Properties | | |
| Church Properties | | |
| Conservation Easement | | |

ALPINE CITY COUNCIL ELECTRONIC MEETING
on Tuesday, December 8, 2020 at 6:00 pm

I. WORK SESSION 6:00 – 7:00 pm

A. Trails Discussion

Mayor Troy Stout explained in the last City Council meeting the Council discussed the trail behind Paul Anderson property, the new fitness center on Main Street next to Mountainville Academy. He said tonight the councils work session will be a continuation of that conversation. Shane Sorensen, City Administrator, said it would be beneficial to have a discussion when a trail can be required and when a developer could be required to pay for an off-site trail. Craig Hall, City Attorney, said he had a discussion with staff of what the general legal parameters are for off-site extractions or payment. He said there is a different set of rules for on-site and off-site extractions or payments.

Greg Gordon, City Council member, said it would be helpful if Craig Hall could provide background on requirements of trails to know when the city can require monetary help with the trail and how we can require it and if the trail is on or off the property. He asked when the city trail crosses over an easement of private property who maintains that or the liability. He asked if the city could require how wide the trail can be and can the trail go through a parking lot, is there a minimum standard. Craig Hall said first exactions off-site, the city has impact fee or exactions for public safety, fire department and parks. He said trails outside of a park are not included in that impact fee. He said to impose an impact fee the city would have to capital facilities plan where impact fees need to be spent within a six-year period. He said there has got to be a nexus between a private property owner and the impact fee whose funds are going to be used on an offsite project or acquisition of property. He said the city ordinances for off-site extractions may be a little deficient in that regard.

Lon Lott, City Council member, asked on the off-site extraction aspect, does that mean that anything along an area that is designated on the Trail Master Plan but is on private property is considered to the city's if it is not city owned and there are no projects going is that considered an off-site extraction. Craig Hall said it is only an off-site extraction if the city is doing the construction or to collect money. He said if you have a trail that crosses over private property the city would need to acquire it by easement to connect the trail. He said the city would have to do a study in relationship to the parcel and look at what the capital cost of the proposed extraction would be and what would need to be collected. He said he thinks the city needs to look and see where the city needs to improve the acquisitions. He said liability would be with the city if the city has easement, the city must keep the trail safe like in the Jordan River Parkway has specific standards and Alpine City can use impact fees to do that. He said the city is authorized to use that, but a parking lot would be joint liability. Mayor Troy Stout asked about the width requirement of the trail. Craig Hall said a multi-use trail would be different than a single use trail with a dictated width. Shane Sorensen said that the impact fees for parks are not for trails. He said the city does not have the impact fees for trails. Mayor Troy Stout asked if the impact fees could be used from the parks if the trail goes across the park. Shane Sorensen said the impact fees were to go towards a trail, the trail would need to cross over 25% of the open space and addition density. Lon Lott said in the future what is our next step to have site acquisitions. He said the city's lack of it on our capital, some of these trails the city does not have properties on these and we must be able to purchase an easement from these residents and on the Master Plan. He said the city needs to decide where point A to point B are going to be located and start collecting fees.

Jason Thelin, City Council member, asked where the exact location for point A is to point B, he asked Lon Lott to elaborate on location. Lon Lott said moving down that creek bed the city will have to move the trail over because of the four other properties to the east of the fitness center. He said the city will need a bridge at some point in the area if that happens. Jason Thelin said he does not see the city has much flexibility when it comes to this trail. Lon Lott said some of the four properties have fences and only a 10-to-15-foot back yard. He said that the city will have to find a way to put the trail in using impact fees and capital gains if then the city needs to find the best option to go from point A to point B. Shane Sorensen said the way impact fees are set up Dry Creek, the city would fund that through the general fund or parks budget and if a development comes in and the city has a PRD (Planned Residential Development) then we can get them to pay for it. He said it would be within that property leading up to the adoptions of this plan if it did not have a trail on that property. Craig Hall said why is the city moving the alignment after the answer is sure. Greg Gordon said looking at the current case trail going along the creek does the city or could because it is adjacent to the trail what is the city's latitude there to pull the trail there. Craig Hall asked Greg Gordon if it would be for convenience or because it would be the best location. Greg Gordon answered because of convenience because it is going in now. Craig Hall asked if anyone approached the Mountainville Academy. Lon Lott said he had approached the school and wanted to meet with them, to the property owner opinion. He said the school and its board have a government bond that does not allow that. Craig Hall said the city could work with getting consent from the school and state to get a bond released from the bond security for other uses of Dry Creek. He said The Dry Creek area trail does not have any economic value to the school. Greg Gordon said the school and city were looking at it as a sale or

lease option, maybe the school would allow a trail easement on that property. Lon Lott said he asked the school about changing the footprint at the end of last year, but Mr. Jack Garzella, Board Chair of the Board of Trustees for Mountainville Academy, said the school was not in favor of that. He said the city should look further down the creek bed the city's objective is getting from point A to point B, is it going to be a paved trail or what type of trail would this be. Mayor Troy Stout said the city needs to think about what activities would be happening near their homes and consider lighting in the area. Lon Lott said those are somethings to consider for that area. He said he can understand all the different property owner concerns along the creek bed. He said the city should put an easement in beforehand, when putting in a trail.

Greg Gordon said working with Mountainville Academy makes more sense than putting the trail on the Alpine Fitness Center side of the creek bed. Jason Thelin asked if the city can ask the property owner to put the trail in. Craig Hall said with the city's ordinance, the property owner can give it as a gift. Jason Thelin said the property owner was given a two-foot easement; he feels like there should be something the city can do. Lon Lott said he does recall it as a gift, an easement or deal with the property owner. Jason Thelin said the city had the discussion the property owner implied or made a promise to the city. Greg Gordon said his understanding was that 35 feet had been opened and the area is Mountainville property, could a two-foot trail be enough for one person to walk through.

B. Historic Gateway Guidelines Discussion

Mayor Troy Stout said regarding the Historic Gateway Guidelines, what is the consistency what is the city trying to enforce and who is sitting in the judgement seat. Shane Sorensen said Austin Roy, City Planner, went back to the City General Plans between 2002 to 2010. He said now 2015 is the latest addition that Planning Commission reviews and makes suggestion to the City Council. He said the bottom line of the guideline is that it is subjective, and every person is going to see them differently and the Planning Commission is not going to make the decision just a recommendation to the City Council. Austin Roy said one of the Planning Commission members made a check list for the historic gateway for the Planning Commission to make their recommendation, but the guideline leaves a lot of subjectivity.

Jason Thelin said he had a concern as he listened to the last two Planning Commission meetings. He said when the site plan was being presented by Austin Roy, then it was turned over to Jed Mulhlestien, City Engineer, to make comments and from there it went to Jane Griener. He said he did not think that Austin Roy really talked through the historical gateway committee's responsibilities. He said he is not sure if they know what they can do as a committee, Jane started to explain. He said he knows there was some frustrations on the Planning Commission's part that the council had asked what they looked at when making their decision. He said while listening to the two previous Planning Commission meetings there was one individual on the Planning Commission that said they should follow the Historic Gateway Guideline. He said he is wondering on the side of the city and council is the priority and importance on the Historical Gateway for the Planning Commission to follow or is it just another check list. Mayor Troy Stout said it is a good point and if only a few people know the rules. He suggested training or questioned if the city needs the Historic Gateway anymore. Mayor Troy Stout suggested having Austin Roy have a training for the Planning Commission to help them understand the historic gateway guidelines. Austin Roy said the Planning Commission goes through an extensive process when reviewing site plans and the historic gateway is just one small portion of that. He said the Planning Commission are tasked with making a recommendation to the City Council and are an advisory board only, and they can advise to make changes but ultimately the City Council adopts or passes items, resolutions, or ordinance.

He asked Craig Hall if a resolution holds as much weight as an ordinance. Craig Hall answered no.

Craig Hall asked if the Council knows what historical is and what that vision is. He said the Planning Commission and the staff need to be given guidelines and ordinance or a standard, so that the city has backing. Greg Gordon said the city has these guidelines and have had these revisions and beyond that can the city say no more modern building. He asked at what point are we taking away peoples right to develop or utilize their property and maintain the city's desired design. Craig Hall said the boundary is economics, when it becomes so oppressive that a developer cannot meet reasonable guidelines. He said that is when the city will get push back and either projects will be abandoned, or the property owner will file a lawsuit. He said the guidelines need to be reasonable. Shane Sorensen said since 2015 the city has had 12 site plans that have been approved, looking back at those buildings build the council can see if they fit into the Historic Gateway idea they have. Mayor Troy Stout said he thought that would be a good idea for the council to review those buildings.

C. Ordinance 2020-20 Discussion: New start time and work sessions for City Council 2021

Mayor Troy Stout said the City Council would like to have a new start time of 6:00 pm to have a work session prior to City Council Meetings. He said having City Council meetings begin at 7:00pm or sooner and end at or before 9:00pm unless a unanimous vote is taken. He said the City Council would be voting on this later in the meeting.

II. CALL MEETING TO ORDER

The meeting was called to order at 7:00 pm by Mayor Troy Stout

Mayor Troy Stout read the following statement:

Due to the seriousness of the current worldwide COVID-19 pandemic, the rapid spread of the infection throughout Utah, and its potentially deadly and life-altering effects, I, Mayor Troy Stout of Alpine and chair of the Alpine City Council, determined that conducting an electronic meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location at this time. This determination will expire on January 7, 2021.

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

Council members: Carla Merrill, Jessica Smuin, Lon Lott, Greg Gordon, Jason Thelin

*Carla Merrill will be joining later.

Staff: Shane Sorensen, Austin Roy, Craig Hall, Chief Brian Gwilliam, Chief Reed Thompson, Jane Griener, Bonnie Cooper

Other: Paul Anderson, Matthew Jackson

A. Prayer:

Greg Gordon

Mayor Troy Stout announced the sad news that, former Alpine resident, and City Council member, Hata Purri passed away, after a short battle with cancer. He had moved with his family to New Zealand. He will be missed.

III. CONSENT CALENDAR

A. Approve City Council minutes of November 24, 2020

B. Bond Release No. 7 - The Ridge at Alpine Phase 3: \$7,035.50

Motion: Lon Lott moved to approve the Consent Calendar with the changes of the November 24, 2020 minutes made by Jason Thelin and Lon Lott. Jason Thelin seconded the motion. There were 4 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jessica Smuin
Greg Gordon
Lon Lott
Jason Thelin

Nays

IV. PUBLIC COMMENT

Matthew Jackson
Alpine

Matthew Jackson proposed to the City Council to consider putting in a skate park. He recommended putting the skate park in Creekside Park. He said he collected 116 signatures of Alpine residents on his petition to the City Council to have a skate park in Alpine City.

Mayor Troy Stout suggest putting the skate park as an agenda item in January or February. Shane Sorensen said the city staff had done a proposal previously and in the end the council voted it down. Mayor Troy Stout said previously there was a concern about outside traffic coming into Alpine to use a skate park.

V. REPORTS AND PRESENTATIONS

No Reports or Presentations

*Carla Merrill joined the meeting.

VI. ACTION/DISCUSSION ITEMS

A. Alpine Fitness Center: Final Approval

Austin Roy said the Alpine Fitness Center is being brought back to the City Council for further discussion. He said the Planning Commission met and reviewed the Historic Gateway Guidelines and new building proposed for Alpine Fitness Center on the property located at 235 South Main Street. He said the proposed building would be 9,380 square feet located on a property of approximately 0.58 acres. He said the property is in the Business Commercial Zone and Gateway Historic District. He said the proposed site plan includes: 40 off-street parking stalls (38 required), and 5,037 square feet of landscaping (20% of total lot area).

Austin Roy gave a brief history of what happened at previous Planning Commission and City Council meetings. He said the applicant has been granted a setback exception (08/13/2019 City Council approved a 15' front and 2' side (north) setback exception), parking exception (09/10/2019 City Council approved parking within 15' of front property line), and two land swaps (09/10/2019 City Council approved a 234.23 square foot exchange; 05/12/2020 City Council approved 430 square foot exchange to accommodate underground powerlines) by the City Council and has worked with Dominion Gas and Utah County on the removal of a gas line and easement. He said the proposed building and site plan have been designed accordingly.

He said on November 17, 2020, the Planning Commission recommended approval of the proposed site plan:

MOTION: *Ethan Allen moved to recommend approval of the proposed site plan for the Alpine Fitness with the following conditions:*

1. *The developer signs a storm drain maintenance agreement for the property.*
2. *The developer obtains a Demolition Permit prior to construction.*
3. *The developer meets fire code requirements as outlined in the Lone Peak Fire Department Review.*

Alan MacDonald seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:	Nays:
Alan MacDonald	None
Jane Griener	
Ed Bush	
Ethan Allen	
Troy Slade	
John MacKay	
Sylvia Christiansen	

He said on November 24, 2020, the City Council decided to table the item for further review by the Planning Commission and asked that the Planning Commission revisit and review the site plan with regards to compliance with the Gateway Historic District Design Guidelines.

MOTION: *Carla Merrill moved to table The Alpine Fitness Center and send the proposal back to the Planning Commission and request that they compare it to the gateway historical document and make sure the elements of the buildings fit within those specifications.*

Jessica Smuin seconded the motion. There were 4 Ayes and 1 Nay, as recorded below. The motion passed.

Ayes:	Nays:
Carla Merrill	Lon Lott
Jason Thelin	
Jessica Smuin	
Greg Gordon	

He said on December 1, 2020, the Planning Commission went through the Gateway Historic District Design Guidelines item by item and reviewed the Alpine Fitness Site Plan for compliance with each item. He said following the review, the Planning Commission recommended approval of the site plan.

MOTION: *I, Alan MacDonald, find that the Alpine Fitness building as proposed meets the objective design guidelines as well as the intent of the Alpine historic district and make a motion therefore to recommend approval of the project as proposed.*

John MacKay seconded the motion. There were 6 Ayes and 1 Nay, as recorded below. The motion passed.

Ayes:	Nays:
Alan MacDonald	Jane Griener
John MacKay	
Sylvia Christiansen	
Ethan Allen	

Troy Slade
Ed Bush

Mayor Troy Stout opened the discussion for the Alpine Fitness Center to the City Council Members. Lon Lott said he personally liked the option of breaking up the north side in option #3. He said he likes the option B on the fire door. He said he thinks as he has looked through the stone, wood and stucco the property owner choose. He said as he went through the Historic Guideline, he believes the council should address those items he mentioned. He said he liked the fact that the property owner listens to the City Council especially on the north side of the Fitness Center. Mayor Troy Stout said he had another building in mind of how historical stucco looked. Lon Lott said it could be plaster, historical homes used it, but it is a lot of personal preference on taste and color choices. He said the Fitness Center has street level windows and has that open look. Jason Thelin said he likes option #3 and how it has been broken up on the north side of the building as well. Lon Lott said it offset the building and he thinks the residents would see it a little differently. Austin Roy said this roof has little timber that hold it out in the front corner of the building.

Jane Griener, Planning Commission Chair, said she would prefer a three-dimensional rendering of the building. She said she thinks it would be a little easier to see what the property owner had in mind. Greg Gordon asked if that was a requirement to bring a three-dimensional rendering of a building to the Planning Commission before approval. Jane Griener answered no, it is not required. Austin Roy said Bank of American Fork now Alta Bank did, but most property owners do not submit a three-dimensional rendering. Jason Thelin said the goal is not to be condescending, and he apologized to the Planning Commission, for critiquing them and asked Jane Griener to pass that along to the Planning Commission members. Jane Griener said she appreciated that comment from Jason Thelin.

Fire Chief Reed Thompson said concerning the fire door it is not necessary to have paved access, just a landing would be sufficient. He said the fire door cannot be obstructed by any landscaping. Jason Thelin asked about light on the front of the building. Paul Anderson said it is just an accent light just a rustic look and it is not very bright. He said the braces are timbers and are decorative only. He said the lights are to accent to the roof to draw the eye vertical to the roof. He said he will not be having the lights on all night long especially since he and his family live next door. Jason Thelin asked what the property owner's plan was for drainage from the roof. Paul Anderson, property owner, said the pitch is draining down the wall to the drainage system.

Greg Gordon said he likes the modification taupe door color and option #3 of the northside of the building, but he said he fine with either option when residents come down the road from the south side all options would look good. He said the Planning Commission met the Historic Guidelines. He said he likes the building the property owner presented at the meeting tonight.

Jessica Smuin, City Council member, said she still did not see that the building meets the Historic Gateway Guidelines. She said she prefers the continuity like they have in cities such as Park City and Heber City, mimicking historic building. She said the city has a few buildings that can be model after. She said she just does not think this building is a good fit for Alpine Historic Gateway. Mayor Troy Stout asked the City Council what would bring this building more compliant in their minds. Jessica Smuin said she believes the roofing is modern and the building does not fit the simplicity look of downtown Alpine. She questioned if the building meets the city's overall goal.

Paul Anderson said the Planning Commission took the Historic Guidelines and took the recommendations of the City Council. He said he took a survey of 552 people and followed their recommendations and made changes the fire door color and broke up the north side of the building with different building materials.

Motion: Jessica Smuin moved to deny the Alpine Fitness Center based on the following: The building does not meet the Historical Gateway Guideline. Jason Thelin seconded the motion. There were 2 Ayes and 3 Nays as recorded below. The motion failed.

Ayes
 Jessica Smuin
 Carla Merrill

Nays
 Lon Lott
 Greg Gordon
 Jason Thelin

First Substitute Motion: Lon Lott made a substitute motion to approve the proposed site plan for the Alpine Fitness Center with the modifications of option #2 and fire door option #2 with the following conditions:

1. The developer signs a storm drain maintenance agreement for the property.
2. The developer obtains a demolition permit prior to construction.
3. The developer update plans to include the currently adopted decorative style streetlight.
4. The developer will grant the two-foot easement on the northside of the property.

5. The developer meets the fire code.

Greg Gordon seconded the motion. There were 2 Ayes and 3 Nays as recorded below. The motion failed.

Ayes

Greg Gordon
Lon Lott

Nays

Jason Thelin
Carla Merrill
Jessica Smuin

Greg Gordon said more people are going to be able to utilize this building and is in favor of the building. Jason Thelin said he is on the fence on this issue, the trail committee said the city should have some type of bond, but it should have been a bond for Mountainville. He asked now if the city have an easement can we get a bond on Paul Anderson's property. Craig Hall said that could be an option. Greg Gordon said that would be good option. Lon Lott said the bond would be for expenses on his portion of the property. He asked when a trail is built in the future bond for half of the trail can the city do that. Carla Merrill asked if the city could make that a condition before approval. Craig Hall said the city does not have contingency plan could postpone and have a special meeting later. Lon Lott said allowing a person to build on their property to use squeeze something out of this area. Carla Merrill said to revisit that exception. Greg Gordon asked if the city could have the property owner install the trail. Carla Merrill said the trail should be the length of the property. Carla Merrill said she thinks the property owner should set up a bond for the trail. Jason Thelin voiced concern regarding setback reductions that were granted to the property owner and agreements and promises made by the property owner at that time. He said he is hoping what the city agreed to is going to happen. Austin Roy said the city did not want to grant a two-foot setback if it would limit the city options to have a trail there in the future. Lon Lott said having the developer grant the city the two-foot easement on the north side of his property will not give the city access any further down the creek bed past that property. Carla Merrill said the council need to think ahead because the city does not know what the future of the trail will be. She said the trail may take ten to twenty years to build. Lon Lott explained that the trail would still be better on Mountainville Academy's property. Greg Gordon said trail work has basically already been done and prepared. Carla Merrill voiced concerns with the city not getting what it was promised by the property owner. Jason Thelin discussed being able to have the property owner bond for a portion of the trail.

Second Substitute Motion: Carla Merrill made a substitute motion to approve the proposed site plan for the Alpine Fitness Center with the modifications of option #2 and fire door option #2 with the following conditions:

1. The developer signs a storm drain maintenance agreement for the property.
2. The developer obtains a demolition permit prior to construction.
3. The developer update plans to include the currently adopted decorative style streetlight.
4. The developer will grant the two-foot easement on the northside of the property.
5. The developer meets the fire code.
6. The developer required to bond the money needed for the trail on the north side of the property line.

Jason Thelin seconded the motion.

Carla Merrill withdrew her substitute motion. No vote was taken.

Final Substitute Motion: Jason Thelin made a substitute motion to approve the proposed site plan for the Alpine Fitness Center with the modifications of option #2 and fire door option #2 with the following conditions:

1. The developer signs a storm drain maintenance agreement for the property.
2. The developer obtains a demolition permit prior to construction.
3. The developer update plans to include the currently adopted decorative style streetlight.
4. The developer will grant the two-foot easement on the northside of the property.
5. The developer meets the fire code.
6. The developer provides a bond for the trail from Main Street to the north east side portion of the property line, for one half of a four-foot trail system.

Greg Gordon seconded the motion. There were 3 Ayes and 2 Nays, as recorded below. The motion passed.

Ayes

Greg Gordon
Lon Lott
Jason Thelin

Nays

Jessica Smuin
Carla Merrill

B. Ordinance 2020-20: An Ordinance Amending Section 3.10.020 of the Alpine City Municipal Code Pertaining to the Meeting Schedule of the City Council Ordinance 2020-20

Mayor Troy Stout had mentioned this ordinance in the work session of this meeting. Shane Sorensen said if the council did not have everyone present at each meeting then the vote would be the majority of the council present. Lon Lott

said if three are there and two votes yes that would pass. Craig Hall said that is correct. Craig Hall said he can rewrite the Ordinance before having the Mayor sign it.

Motion: Lon Lott moved to approve the Consent Calendar as with the following change that it be a simple present majority proposed. Carla Merrill seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Carla Merrill
Jessica Smuin
Greg Gordon
Lon Lott
Jason Thelin

VII. STAFF REPORTS

Craig Hall wished everyone a Merry Christmas and said he would be dropping off some honey from his beehives to City Hall.

VIII. COUNCIL COMMUNICATION

Carla Merrill said she was approached by Westfield Elementary School regarding new marquee lighting for the school. She asked what kind of addition to the sign ordinance could be made to allow for color lighting for the schools in Alpine. Mayor Troy Stout was concerned about Timberline Middle School using colored lighting or using an amber lighting because it was less intrusive. Austin Roy said colors should not be a factor when it comes to the school's sign. Carla Merrill asked if the city could regulate what goes onto a school's property or is it done by a school district. Greg Gordon asked if the sign would be on the road or the building. Carla Merrill said Westfield Elementary School it would be located near the drop off zone. Austin Roy said the school would have to comply with the city ordinances. Greg Gordon said tightening up the hours of when the sign is on.

Mayor Troy Stout said he had gotten a lot of positive feedback regarding Christmas lights. He said the city had relaxed the sign lights ordinance for businesses.

IX. EXECUTIVE SESSION:

None held.

Motion: Lon Lott moved adjourn until next year 2021. Greg Gordon seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Carla Merrill
Greg Gordon
Lon Lott
Jason Thelin

Meeting adjourned at 9:12 pm

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2021-03 Appeal Authority

FOR CONSIDERATION ON: 12 January 2021

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve the ordinance as proposed.

BACKGROUND INFORMATION:

A few sections in the Development Code need to be cleaned up which reference the Board of Adjustments. When the City adopted the administrative hearing process a few years ago a few sections of the Development Code did not get updated to change Board of Adjustments to Appeal Authority. This needs to be corrected as soon as possible so that the code accurately outlines the administrative hearing process.

The Planning Commission has reviewed the ordinance, held a public hearing, and recommended approval:

MOTION: *Ed Bush moved to recommend approval of Ordinance 2021-03 Appeal Authority as proposed. John MacKay seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.*

Ayes:

Jane Griener

Ed Bush

Ethan Allen

Troy Slade

John MacKay

Sylvia Christiansen

Nays:

None

STAFF RECOMMENDATION:

Approve the ordinance as proposed.

SAMPLE MOTION TO APPROVE:

I motion that Ordinance 2021-03 be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that Ordinance 2021-03 be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I motion that Ordinance 2021-03 be tabled/denied based on the following:

- ***Insert Finding***

**ALPINE CITY
ORDINANCE 2021-03**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.01.120; 2.03.050;
AND 3.25.150 OF THE ALPINE CITY DEVELOPMENT CODE TO CLARIFY
SECTIONS PERTAINING TO THE APPEAL AUTHORITY.**

WHEREAS, The City Council adopted Ordinance 2015-01 on February 10, 2015 to eliminate the Board of Adjustment and institute an Appeal Authority; and

WHEREAS, the City Council adopted ordinance 2017-10 on June 13, 2017 to amend the ordinance to require that hearings for appeals from a land use decision be based on the record of proceedings and not de novo; and

WHEREAS, the ordinance has been found in 2021 to still contain references to the Board of Adjustments; and

WHEREAS, on January 5, 2021, the Planning Commission recommended approval of the ordinance as proposed; and

WHEREAS, the City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to clarify sections pertaining to the Appeal Authority; 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 3.01.120; 2.03.050; and 3.25.150 contained in the attached document will supersede Article 3.01.120; 2.03.050; and 3.25.150 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.01.120 Fees And Charges” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.01.120 Fees And Charges

(Ord. 94-02, 2/8/94). All costs for the processing of applications for zone changes, subdivision reviews, conditional use approvals, ~~Board of Adjustment~~Appeal Authority rulings, and similar actions required under the terms of this ordinance shall be borne by the applicant. The City Council may, by resolution, establish fees for the processing of such applications and the administration of this ordinance and provide for the assessment and collection thereof.

SECTION 2: AMENDMENT “2.03.050 District Court Review Of Appeal Authority Decisions” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

2.03.050 District Court Review Of Appeal Authority Decisions

1. Any person adversely affected by any decision of the Land Use Hearing Officer or the ~~Board of Adjustment~~Appeal Authority may petition the district court for a review of the decision. However, no person may challenge in district court the City’s land use decision until that person has exhausted the person’s administrative remedies as provided in Utah State Code Title 10, Chapter 9a, Part 7, Appeal Authority and Variances, if applicable.
2. In the petition, the petitioner may only allege that the Land Use Hearing Officer’s or the ~~Board of Adjustment~~Appeal Authority’s decision was arbitrary, capricious, or illegal.
3.
 - a. The petition is barred unless it is filed within 30 days after the Land Use Hearing Officer’s or the ~~Board of Adjustment~~Appeal Authority’s decision is final.
 - b.
 - i. The time under Part 3,a to file a petition is tolled from the date a property owner files a request for arbitration of a constitutional taking issue with the private property ombudsman under Utah Code Annotated 13-43-204 until 30 days after:
 - (1) the arbitrator issues a final award; or
 - (2) the private property ombudsman issues a written statement under Utah Code Annotated 13-43-204(3)(b) declining to arbitrate or to appoint an arbitrator.
 - ii. A tolling under Part 3,b,i operates only as to the specific constitutional taking issues that are the subject of the request for arbitration filed with the private property ombudsman by a property owner.
 - iii. A request for arbitration filed with the private property ombudsman after the time under Part 3,a to file a petition has expired does not affect the time to file a petition.
4.
 - a. The Land Use Hearing Officer or the ~~Board of Adjustment~~Appeal Authority shall transmit to the district court the record of its proceedings including its minutes, findings, orders, and if available, a true and correct transcript of its proceedings.
 - b. If the proceeding was taped, a transcript of that tape recording is a true and

- correct transcript for purposes of this Part.
5. a. i. If there is a record, the district court's review is limited to the record provided by the Land Use Hearing Officer or the ~~Board of Adjustment~~ Appeal Authority.
 - ii. The court may not accept or consider any evidence outside the Land Use Hearing Officer or the ~~Board of Adjustment~~ Appeal Authority record unless that evidence was offered to the Hearing Officer or the Board and the court determines that it was improperly excluded by the Hearing Officer or the Board.
 - b. If there is no record, the court may call witnesses and take evidence.
 6. The court shall affirm the decision of the Land Use Hearing Officer or the ~~Board of Adjustment~~ Appeal Authority if the decision is supported by substantial evidence in the record and is not arbitrary, capricious, or illegal.
 7. a. The filing of a petition does not stay the decision of the Land Use Hearing Officer or the ~~Board of Adjustment~~ Appeal Authority.
 - b. i. Before filing a petition under this section or a request for mediation or arbitration of a constitutional taking issue under Utah Code Annotated 13-43-204, the aggrieved party may petition the Land Use Hearing Officer or the ~~Board of Adjustment~~ Appeal Authority to stay its decision.
 - ii. Upon receipt of a petition to stay, the Land Use Hearing Officer or the ~~Board of Adjustment~~ Appeal Authority may order its decision stayed pending district court review if the Land Use Hearing Officer or the Board of Adjustment finds it to be in the best interest of the City.
 - iii. After a petition is filed under this section or a request for mediation or arbitration of a constitutional taking issue is filed under Utah Code Annotated 13-43-204, the petitioner may seek an injunction from the district court staying the Land Use Hearing Officer's or the ~~Board of Adjustment~~ Appeal Authority's decision.

(Ord. 98-02, 1/13/98. Amended Ord. 2006-17, 11/14/06; Ord. 2013-03, 3/12/13; Ord. 2015-01, 02/10/15; Ord. No. 2017-10, 06/13/17)

SECTION 3: **AMENDMENT** "3.25.150 Appeals And Variances" of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.25.150 Appeals And Variances

Any person dissatisfied with the decision of Alpine City in regards to this Chapter shall have the right to appeal the decision to the Alpine City ~~Board of Adjustment~~Appeal Authority within ten (10) days after said decision is made final in writing. The appellant shall follow the appeal process as outlined in DCA 2.03.040 (Appeals from Land Use Decisions).

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

**ALPINE CITY
ORDINANCE 2021-03**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.01.120; 2.03.050;
AND 3.25.150 OF THE ALPINE CITY DEVELOPMENT CODE TO CLARIFY
SECTIONS PERTAINING TO THE APPEAL AUTHORITY.**

WHEREAS, The City Council adopted Ordinance 2015-01 on February 10, 2015 to eliminate the Board of Adjustment and institute an Appeal Authority; and

WHEREAS, the City Council adopted ordinance 2017-10 on June 13, 2017 to amend the ordinance to require that hearings for appeals from a land use decision be based on the record of proceedings and not de novo; and

WHEREAS, the ordinance has been found in 2021 to still contain references to the Board of Adjustments; and

WHEREAS, on January 5, 2021, the Planning Commission recommended approval of the ordinance as proposed; and

WHEREAS, the City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to clarify sections pertaining to the Appeal Authority; 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 3.01.120; 2.03.050; and 3.25.150 contained in the attached document will supersede Article 3.01.120; 2.03.050; and 3.25.150 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.01.120 Fees And Charges” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.01.120 Fees And Charges

(Ord. 94-02, 2/8/94). All costs for the processing of applications for zone changes, subdivision reviews, conditional use approvals, Appeal Authority rulings, and similar actions required under the terms of this ordinance shall be borne by the applicant. The City Council may, by resolution, establish fees for the processing of such applications and the administration of this ordinance and provide for the assessment and collection thereof.

SECTION 2: **AMENDMENT** “2.03.050 District Court Review Of Appeal Authority Decisions” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

2.03.050 District Court Review Of Appeal Authority Decisions

1. Any person adversely affected by any decision of the Land Use Hearing Officer or the Appeal Authority may petition the district court for a review of the decision. However, no person may challenge in district court the City’s land use decision until that person has exhausted the person’s administrative remedies as provided in Utah State Code Title 10, Chapter 9a, Part 7, Appeal Authority and Variances, if applicable.
2. In the petition, the petitioner may only allege that the Land Use Hearing Officer’s or the Appeal Authority’s decision was arbitrary, capricious, or illegal.
3.
 - a. The petition is barred unless it is filed within 30 days after the Land Use Hearing Officer’s or the Appeal Authority decision is final.
 - b.
 - i. The time under Part 3,a to file a petition is tolled from the date a property owner files a request for arbitration of a constitutional taking issue with the private property ombudsman under Utah Code Annotated 13-43-204 until 30 days after:
 - (1) the arbitrator issues a final award; or
 - (2) the private property ombudsman issues a written statement under Utah Code Annotated 13-43-204(3)(b) declining to arbitrate or to appoint an arbitrator.
 - ii. A tolling under Part 3,b,i operates only as to the specific constitutional taking issues that are the subject of the request for arbitration filed with the private property ombudsman by a property owner.
 - iii. A request for arbitration filed with the private property ombudsman after the time under Part 3,a to file a petition has expired does not affect the time to file a petition.
4.
 - a. The Land Use Hearing Officer or the Appeal Authority shall transmit to the district court the record of its proceedings including its minutes, findings, orders, and if available, a true and correct transcript of its proceedings.
 - b. If the proceeding was taped, a transcript of that tape recording is a true and correct transcript for purposes of this Part.
5.
 - a.
 - i. If there is a record, the district court’s review is limited to the record provided by the Land Use Hearing Officer or the Appeal Authority.

- ii. The court may not accept or consider any evidence outside the Land Use Hearing Officer or the Appeal Authority record unless that evidence was offered to the Hearing Officer or the Board and the court determines that it was improperly excluded by the Hearing Officer or the Board.
 - b. If there is no record, the court may call witnesses and take evidence.
- 6. The court shall affirm the decision of the Land Use Hearing Officer or the Appeal Authority if the decision is supported by substantial evidence in the record and is not arbitrary, capricious, or illegal.
- 7.
 - a. The filing of a petition does not stay the decision of the Land Use Hearing Officer or the Appeal Authority
 - b.
 - i. Before filing a petition under this section or a request for mediation or arbitration of a constitutional taking issue under Utah Code Annotated 13-43-204, the aggrieved party may petition the Land Use Hearing Officer or the Appeal Authority to stay its decision.
 - ii. Upon receipt of a petition to stay, the Land Use Hearing Officer or the Appeal Authority may order its decision stayed pending district court review if the Land Use Hearing Officer or the Board of Adjustment finds it to be in the best interest of the City.
 - iii. After a petition is filed under this section or a request for mediation or arbitration of a constitutional taking issue is filed under Utah Code Annotated 13-43-204, the petitioner may seek an injunction from the district court staying the Land Use Hearing Officer's or the Appeal Authority's decision.

(Ord. 98-02, 1/13/98. Amended Ord. 2006-17, 11/14/06; Ord. 2013-03, 3/12/13; Ord. 2015-01, 02/10/15; Ord. No. 2017-10, 06/13/17)

SECTION 3: **AMENDMENT** "3.25.150 Appeals And Variances" of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.25.150 Appeals And Variances

Any person dissatisfied with the decision of Alpine City in regards to this Chapter shall have the right to appeal the decision to the Alpine City Appeal Authority within ten (10) days after said decision is made final in writing. The appellant shall follow the appeal process as outlined in DCA 2.03.040 (Appeals from Land Use Decisions).

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

ALPINE CITY
BOND RELEASE FORM
Release No. 8

Thru Period Ending: December 31, 2020

The Ridge At Alpine Phase 3
Location: North Elk Ridge Lane and Grove Drive

BOND HOLDER

Item # & Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
10 Stabilized Construction Entrance	2	EACH @	\$ 3,000.00	\$ 6,000.00	0.0%	50.0%	\$ -
20 Silt Fence	2,500	LF @	\$ 2.75	\$ 6,875.00	0.0%	0.0%	\$ -
30 Curb Inlet Protection	7	EACH @	\$ 300.00	\$ 2,100.00	0.0%	95.0%	\$ -
31 Toilet Rental	3	MON @	\$ 250.00	\$ 750.00	0.0%	0.0%	\$ -
32 Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	0.0%	0.0%	\$ -
33 Slope Stabilization (Reseeding disturbed areas)	45,000	SF @	\$ 0.19	\$ 8,550.00	0.0%	0.0%	\$ -
34 Concrete Washout	1	LS @	\$ 1,000.00	\$ 1,000.00	0.0%	0.0%	\$ -
MOBILIZATION & EARTH WORK							
40 Mobilization	1	LS @	\$ 66,055.84	\$ 66,055.84	0.0%	95.0%	\$ -
50 Demo House and Shed	1	LS @	\$ 60,000.00	\$ 60,000.00	0.0%	95.0%	\$ -
60 Tree Removal	40	EACH @	\$ 375.00	\$ 15,000.00	0.0%	95.0%	\$ -
SANITARY SEWER							
70 Cast in Place Sewer Manhole	1	EACH @	\$ 8,500.00	\$ 8,500.00	0.0%	0.0%	\$ -
80 8" PVC SDR 35 Sewer Main	395	LF @	\$ 36.00	\$ 14,220.00	0.0%	0.0%	\$ -
90 2" Pressure Sewer Main	870	LF @	\$ 36.00	\$ 31,320.00	0.0%	0.0%	\$ -
100 48" Sanitary Sewer Manhole	2	EACH @	\$ 2,950.00	\$ 5,900.00	0.0%	0.0%	\$ -
110 1.25" HDPE Sewer Laterals With Cleanouts	9	EACH @	\$ 1,150.00	\$ 10,350.00	0.0%	0.0%	\$ -
120 4" PVC Sanitary Sewer Lateral	5	EACH @	\$ 1,150.00	\$ 5,750.00	0.0%	0.0%	\$ -
STORM DRAIN							
130 15" ADS N-12 Storm Drain	656	LF @	\$ 40.00	\$ 26,240.00	0.0%	95.0%	\$ -
140 15" End Section	1	EACH @	\$ 1,500.00	\$ 1,500.00	0.0%	95.0%	\$ -
150 30" ADS N-12 Storm Drain	1,008	LF @	\$ 84.00	\$ 84,672.00	0.0%	95.0%	\$ -
160 30" End Section	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
170 60" Storm Drain Manhole	3	EACH @	\$ 3,250.00	\$ 9,750.00	0.0%	95.0%	\$ -
180 Curb Inlet Box/ Storm Drain Cleanout Box	8	EACH @	\$ 2,850.00	\$ 22,800.00	0.0%	95.0%	\$ -
190 Pond Control Box	1	EACH @	\$ 3,500.00	\$ 3,500.00	0.0%	95.0%	\$ -
200 RipRap	77	CY @	\$ 63.80	\$ 4,912.60	0.0%	95.0%	\$ -
CULINARY WATER							
210 Connect to Existing Waterline	1	EACH @	\$ 3,550.00	\$ 3,550.00	0.0%	95.0%	\$ -
220 8" PVC C900 DR18 Culinary Waterline	855	LF @	\$ 31.00	\$ 26,505.00	0.0%	38.2%	\$ -
230 8" CW Bend	2	EACH @	\$ 850.00	\$ 1,700.00	0.0%	0.0%	\$ -
240 8" CW Tee	1	EACH @	\$ 1,250.00	\$ 1,250.00	0.0%	95.0%	\$ -
250 8" Gate Valve	4	EACH @	\$ 1,950.00	\$ 7,800.00	0.0%	25.0%	\$ -
260 Fire Hydrant	2	EACH @	\$ 5,500.00	\$ 11,000.00	0.0%	50.0%	\$ -
270 AirVac	1	EACH @	\$ 3,500.00	\$ 3,500.00	0.0%	0.0%	\$ -
280 1" CTS Poly Culinary Services	6	EACH @	\$ 1,375.00	\$ 8,250.00	0.0%	0.0%	\$ -
345 Temp Blowoff	1	EACH @	\$ 1,550.00	\$ 1,550.00	0.0%	95.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
290 Connect to Pressurized Irrigation Line	1	EACH @	\$ 3,550.00	\$ 3,550.00	0.0%	95.0%	\$ -
300 6" PVC C900 DR18 Pressurized Irrigation Line	855	LF @	\$ 26.00	\$ 22,230.00	0.0%	31.6%	\$ -
310 6" PI Bend	2	EACH @	\$ 750.00	\$ 1,500.00	0.0%	0.0%	\$ -
320 6" Gate Valve	3	EACH @	\$ 1,850.00	\$ 5,550.00	0.0%	33.3%	\$ -
330 1" CTS Poly PI Services	6	EACH @	\$ 1,300.00	\$ 7,800.00	0.0%	0.0%	\$ -
340 PI Drain with Valve	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
345 Temp Blowoff	1	EACH @	\$ 1,550.00	\$ 1,550.00	0.0%	95.0%	\$ -
ROADWAY IMPROVEMENTS							
360 Rough Grade Native Sub-Grade	25,900	SF @	\$ 0.15	\$ 3,885.00	0.0%	95.0%	\$ -
370 24" Curb & Gutter Prep (6" Road Base)	545	LF @	\$ 5.00	\$ 2,725.00	95.0%	95.0%	\$ 2,588.75
380 24" Curb and Gutter APWA Type A	545	LF @	\$ 14.50	\$ 7,902.50	95.0%	95.0%	\$ 7,507.38
390 9" Road Base - Includes Temp Turn Around	13,800	SF @	\$ 0.95	\$ 13,110.00	64.8%	64.8%	\$ 8,496.80
391 9" Road Base - Temporary Access Roads	12,050	SF @	\$ 0.95	\$ 11,447.50	95.0%	95.0%	\$ 10,875.13
400 3" Hot Mix Asphalt - Includes Temp Turnaround	13,800	SF @	\$ 1.50	\$ 20,700.00	0.0%	0.0%	\$ -
410 Sidewalk Prep (6" Road Base)	2,180	SF @	\$ 0.80	\$ 1,744.00	95.0%	95.0%	\$ 1,656.80
420 Concrete Sidewalk (4' Wide X 5" Thick)	2,180	SF @	\$ 5.25	\$ 11,445.00	95.0%	95.0%	\$ 10,872.75
440 Concrete Valve Collars	7	EACH @	\$ 450.00	\$ 3,150.00	0.0%	0.0%	\$ -
450 Concrete Manhole Collars	5	EACH @	\$ 550.00	\$ 2,750.00	0.0%	0.0%	\$ -
460 Dry Utilities- Per Lot Budget (Remaining 13 Lots)	6	EACH @	\$ 6,500.00	\$ 39,000.00	0.0%	0.0%	\$ -
Trench Import Material							
470 Sanitary Sewer-Import Material for Trench Backfill	4,100	TON @	\$ 13.50	\$ 55,350.00	0.0%	0.0%	\$ -
480 Storm Drain Import Material for Trench Backfill	985	TON @	\$ 13.50	\$ 13,297.50	0.0%	95.0%	\$ -
490 Culinary Water-Import Material for Trench Backfill	950	TON @	\$ 13.50	\$ 12,825.00	0.0%	95.0%	\$ -
500 Pressurized Irrigation-Import Material for Trench Backfill	950	TON @	\$ 13.50	\$ 12,825.00	0.0%	95.0%	\$ -
Phase 3 & 4 Mass Excavation							
510 Clear and Grub, Waste Onsite	541,500	SF @	\$ 0.05	\$ 27,075.00	0.0%	95.0%	\$ -
520 Site Cut/Fill	76,914	CY @	\$ 3.50	\$ 269,199.00	0.0%	87.1%	\$ -
530 Crush Native Material for Roadway Fill	71,134	CY @	\$ 8.50	\$ 604,639.00	0.0%	95.0%	\$ -
Fees & Add-Ons							
540 Engineering	1	LS @	\$ 20,000.00	\$ 20,000.00	0.0%	95.0%	\$ -
550 Survey	1	LS @	\$ 20,000.00	\$ 20,000.00	0.0%	50.0%	\$ -

570 Inspection Fees	12	LOTS	@	\$	418.00	\$	5,016.00	0.0%	100.0%	\$	-
580 Dry Utility Design - Installation Covered In Line Item 460	1	LS	@	\$	25,000.00	\$	25,000.00	0.0%	95.0%	\$	-
590 Landscaping for Phase 2 Open Space	1	LS	@	\$	100,000.00	\$	100,000.00	0.0%	0.0%	\$	-
600 *Fort Creek Booster Pump (Over-Run)	1	LS	@	\$	115,000.00	\$	115,000.00	0.0%	100.0%	\$	-
605 Check Dam (Over-run)	1	LS	@	\$	125,000.00	\$	125,000.00	89.4%	95.0%	\$	111,714.50
OTHER											
610 Mail Box and Pad	1	EACH	@	\$	3,500.00	\$	3,500.00	0.0%	0.0%	\$	-
620 Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	3,500.00	\$	3,500.00	0.0%	0.0%	\$	-
630 Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	2,500.00	\$	2,500.00	0.0%	0.0%	\$	-
640 Street Signs	2	EACH	@	\$	1,500.00	\$	3,000.00	0.0%	0.0%	\$	-

BASE BID TOTAL	\$	2,043,865.94	Previously Released: \$	1,381,933.60
10% Warranty Amount	\$	204,386.59		
TOTAL BOND AMOUNT	\$	2,248,252.53	This Release: \$	153,712.10
<i>Total Released to Date</i>	\$	1,535,645.70		
TOTAL BOND REMAINING	\$	712,606.83		

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.

*Retention for Fort Creek Booster Pump is held in Phase 1 Bond

Paul Kroff
Developer

Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

12/17/2020

Date

City Council
(by Bonnie Cooper - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM
FINAL BOND RELEASE / WARRANTY START

Thru Period Ending: JANUARY 7, 2020

The Ridge At Alpine Phase 1
Location: North Elk Ridge Lane

BOND HOLDER

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Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Construction Entrance	1	EACH @	\$ 2,500.00	\$ 2,500.00	5.0%	100.0%	\$ 125.00
Silt Fence	2925	LF @	\$ 2.00	\$ 5,850.00	5.0%	100.0%	\$ 292.50
Inlet Protection	9	EACH @	\$ 150.00	\$ 1,350.00	5.0%	100.0%	\$ 67.50
Toilet Rental	60	EACH @	\$ 100.00	\$ 6,000.00	25.8%	100.0%	\$ 1,547.50
Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	5.0%	100.0%	\$ 12.50
Street Sweeping	1	LS @	\$ 5,000.00	\$ 5,000.00	20.0%	100.0%	\$ 1,000.00
Slope Stabilization (Reseeding disturbed areas)	10	AC @	\$ 200.00	\$ 2,000.00	100.0%	100.0%	\$ 2,000.00
Concrete Washout	1	LS @	\$ 2,500.00	\$ 2,500.00	25.0%	100.0%	\$ 625.00
MOBILIZATION & EARTH WORK							
Mobilization	1	LS @	\$ 7,500.00	\$ 7,500.00	5.0%	100.0%	\$ 375.00
Clearing and Grubbing	13	ACRE @	\$ 1,300.00	\$ 16,900.00	5.0%	100.0%	\$ 845.00
Site Cut/Fill	44500	CY @	\$ 3.50	\$ 155,750.00	5.0%	100.0%	\$ 7,787.50
SANITARY SEWER							
Connect to Existing Sewer Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	5.0%	100.0%	\$ 125.00
8" SDR 35 Sewer Main	1220	LF @	\$ 35.00	\$ 42,700.00	5.0%	100.0%	\$ 2,135.00
60" Sanitary Sewer Manhole	2	EACH @	\$ 3,250.00	\$ 6,500.00	5.0%	100.0%	\$ 325.00
48" Sanitary Sewer Manhole	5	EACH @	\$ 2,950.00	\$ 14,750.00	5.0%	100.0%	\$ 737.50
4" Sewer Lateral	11	EACH @	\$ 980.00	\$ 10,780.00	5.0%	100.0%	\$ 539.00
STORM DRAIN							
Connect to Existing Storm Drain Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	5.0%	100.0%	\$ 125.00
15" ADS Storm Drain Pipe	820	LF @	\$ 38.00	\$ 31,160.00	5.0%	100.0%	\$ 1,558.00
18" ADS Storm Drain Pipe	62	LF @	\$ 48.00	\$ 2,976.00	5.0%	100.0%	\$ 148.80
60" Storm Drain Manhole	6	EACH @	\$ 3,800.00	\$ 22,800.00	5.0%	100.0%	\$ 1,140.00
Curb inlet Box	7	EACH @	\$ 2,850.00	\$ 19,950.00	5.0%	100.0%	\$ 997.50
4' x 4' Cleanout Box	4	EACH @	\$ 3,500.00	\$ 14,000.00	5.0%	100.0%	\$ 700.00
60" Storm Drain Sump	1	EACH @	\$ 3,850.00	\$ 3,850.00	5.0%	100.0%	\$ 192.50
Debris Flow Nets	1	LS @	\$ 271,692.00	\$ 271,692.00	5.0%	100.0%	\$ 13,584.70
Temporary Storm Drain Pond	8650	CY @	\$ 3.50	\$ 30,275.00	35.6%	100.0%	\$ 10,775.00
Storm Drain Pond B	8453	CY @	\$ 3.50	\$ 29,585.50	5.0%	100.0%	\$ 1,479.28
Storm Drain Pond A - Stormtech	1	LS @	\$ 65,000.00	\$ 65,000.00	5.0%	100.0%	\$ 3,250.00
CULINARY WATER							
Connect to Existing Culinary Waterline	1	EACH @	\$ 5,600.00	\$ 5,600.00	5.0%	100.0%	\$ 280.00
8" PVC C900 Water Main	995	LF @	\$ 28.00	\$ 27,860.00	5.0%	100.0%	\$ 1,393.00
12" PVC C900 Water Main	425	LF @	\$ 39.50	\$ 16,787.50	5.0%	100.0%	\$ 839.38
8" CW Tee	1	EACH @	\$ 800.00	\$ 800.00	5.0%	100.0%	\$ 40.00
8" CW Bend	4	EACH @	\$ 800.00	\$ 3,200.00	5.0%	100.0%	\$ 160.00
12" CW Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	5.0%	100.0%	\$ 60.00
12" CW Bend	4	EACH @	\$ 1,200.00	\$ 4,800.00	5.0%	100.0%	\$ 240.00
12" CW Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	5.0%	100.0%	\$ 125.00
Temp Blowoff	4	EACH @	\$ 1,550.00	\$ 6,200.00	5.0%	100.0%	\$ 310.00
8" Gate Valve	7	EACH @	\$ 1,950.00	\$ 13,650.00	5.0%	100.0%	\$ 682.50
12" Gate Valve	1	EACH @	\$ 3,265.00	\$ 3,265.00	5.0%	100.0%	\$ 163.25
1" Water Services	11	EACH @	\$ 1,250.00	\$ 13,750.00	5.0%	100.0%	\$ 687.50
Fire Hydrant Assembly with Valve	3	EACH @	\$ 5,500.00	\$ 16,500.00	5.0%	100.0%	\$ 825.00
PRESSURIZED IRRIGATION SYSTEM							
Remove Existing 8" Pressurized Irrigation Line	200	LF @	\$ 12.00	\$ 2,400.00	5.0%	100.0%	\$ 120.00
Connect to Existing Irrigation Waterline	1	EACH @	\$ 4,850.00	\$ 4,850.00	5.0%	100.0%	\$ 242.50
4" PVC C900 Irrigation Main	650	LF @	\$ 24.00	\$ 15,600.00	5.0%	100.0%	\$ 780.00
6" PVC C900 Irrigation Main	65	LF @	\$ 26.00	\$ 1,690.00	5.0%	100.0%	\$ 84.50
12" PVC C900 Irrigation Main	885	LF @	\$ 38.00	\$ 33,630.00	5.0%	100.0%	\$ 1,681.50
4" PI Bend	6	EACH @	\$ 725.00	\$ 4,350.00	5.0%	100.0%	\$ 217.50
12" PI Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	5.0%	100.0%	\$ 60.00
12" PI Bend	3	EACH @	\$ 1,200.00	\$ 3,600.00	5.0%	100.0%	\$ 180.00
12" PI Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	5.0%	100.0%	\$ 125.00
Temp Blowoff	3	EACH @	\$ 1,550.00	\$ 4,650.00	5.0%	100.0%	\$ 232.50
4" Gate Valve	2	EACH @	\$ 1,750.00	\$ 3,500.00	5.0%	100.0%	\$ 175.00
6" Gate Valve	1	EACH @	\$ 1,850.00	\$ 1,850.00	5.0%	100.0%	\$ 92.50
12" Gate Valve	5	EACH @	\$ 3,265.00	\$ 16,325.00	5.0%	100.0%	\$ 816.25
1" Pressurized Irrigation Services	11	EACH @	\$ 1,300.00	\$ 14,300.00	5.0%	100.0%	\$ 715.00
1" PI Service - Trailhead Landscaping	1	EACH @	\$ 1,300.00	\$ 1,300.00	5.0%	100.0%	\$ 65.00
Air Vac Assemblies	2	EACH @	\$ 5,600.00	\$ 11,200.00	5.0%	100.0%	\$ 560.00
ROADWAY IMPROVEMENTS							
Sawcut And Remove Asphalt	6000	SF @	\$ 0.85	\$ 5,100.00	5.0%	100.0%	\$ 255.00
Asphalt Trench Patching (4" HMA AC20)	6000	SF @	\$ 4.60	\$ 27,600.00	5.0%	100.0%	\$ 1,380.00
Rough Grade and Proof Roll Native Subgrade	89200	SF @	\$ 0.10	\$ 8,920.00	5.0%	100.0%	\$ 446.00
24" Curb Prep (6" Road Base)	2640	LF @	\$ 4.00	\$ 10,560.00	5.0%	100.0%	\$ 528.00
24" Curb & Gutter	2640	LF @	\$ 14.00	\$ 36,960.00	5.0%	100.0%	\$ 1,848.00
9" Untreated Base Course	49600	SF @	\$ 0.95	\$ 47,120.00	5.0%	100.0%	\$ 2,356.00
3" Hot Mix Asphalt (PG58-28, 1/2", 15% RAP)	49600	SF @	\$ 1.30	\$ 64,480.00	5.0%	100.0%	\$ 3,224.00
Sidewalk Prep (6" Road Base)	12630	SF @	\$ 0.80	\$ 10,104.00	5.0%	100.0%	\$ 505.20
Concrete Sidewalk (4' Wide x 6" Thick)	12630	SF @	\$ 3.50	\$ 44,205.00	5.0%	100.0%	\$ 2,210.25
ADA Ramp	6	EACH @	\$ 1,250.00	\$ 7,500.00	5.0%	100.0%	\$ 375.00

Trailhead Drive Approach w/ 6" UTBC	180	SF	@	\$	4.30	\$774.00	5.0%	100.0%	\$	38.70	
Trailhead Parking Lot Asphalt Millings (4" Thick)	4000	SF	@	\$	0.95	\$3,800.00	5.0%	100.0%	\$	190.00	
Concrete Valve Collars	22	EACH	@	\$	350.00	\$7,700.00	5.0%	100.0%	\$	385.00	
Concrete Manhole Collars	13	EACH	@	\$	450.00	\$5,850.00	5.0%	100.0%	\$	292.50	
Parking Lot Landscaping & Screening	1	LS	@	\$	2,500.00	\$2,500.00	100.0%	100.0%	\$	2,500.00	
OTHER											
Street Lights	3	EACH	@	\$	2,750.00	\$8,250.00	5.0%	100.0%	\$	412.50	
Mail Box and Pad	1	EACH	@	\$	2,500.00	\$2,500.00	100.0%	100.0%	\$	2,500.00	
Compaction Testing	1	LS	@	\$	7,000.00	\$7,000.00	5.0%	100.0%	\$	350.00	
Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	5,000.00	\$5,000.00	5.0%	100.0%	\$	250.00	
Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	3,500.00	\$3,500.00	5.0%	100.0%	\$	175.00	
Street Signs	3	EACH	@	\$	1,500.00	\$4,500.00	100.0%	100.0%	\$	4,500.00	
Trails	1	LS	@	\$	47,147.50	\$47,147.50	5.0%	100.0%	\$	2,357.38	
Survey	1	LS	@	\$	25,000.00	\$25,000.00	10.0%	100.0%	\$	2,500.00	
Fort Creek Variable Speed Pump Project	1	LS	@	\$	342,205.50	\$342,205.50	11.4%	100.0%	\$	39,097.94	
BASE BID TOTAL						\$	1,743,952.00	Previously Released: \$			1,610,832.88
10% Warranty Amount						\$	174,395.20				
TOTAL BOND AMOUNT						\$	1,918,347.20	This Release: \$			133,119.12
<i>Total Released to Date</i>						\$	1,743,952.00				
TOTAL BOND REMAINING (WARRANTY AMOUNT)						\$	174,395.20				

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

1/7/2021

Date

City Council
(by Bonnie Cooper - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM
FINAL BOND RELEASE

Thru Period Ending: January 7, 2021

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	5.0%	100.0%	\$ 250.00
Silt Fence	2925	LF @	\$ 2.00	\$ 5,850.00	5.0%	100.0%	\$ 292.50
Inlet Protection	16	EACH @	\$ 150.00	\$ 2,400.00	5.0%	100.0%	\$ 120.00
Toilet Rental	60	EACH @	\$ 100.00	\$ 6,000.00	100.0%	100.0%	\$ 6,000.00
Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	100.0%	100.0%	\$ 250.00
Street Sweeping	1	LS @	\$ 5,000.00	\$ 5,000.00	100.0%	100.0%	\$ 5,000.00
Slope Stabilization (Reseeding disturbed areas)	2	AC @	\$ 250.00	\$ 500.00	100.0%	100.0%	\$ 500.00
Concrete Washout	1	LS @	\$ 2,500.00	\$ 2,500.00	100.0%	100.0%	\$ 2,500.00
MOBILIZATION & EARTH WORK							
Mobilization	1	LS @	\$ 7,500.00	\$ 7,500.00	5.0%	100.0%	\$ 375.00
Demo of existing Barns & Misc Structures	1	LS @	\$ 50,000.00	\$ 50,000.00	5.0%	100.0%	\$ 2,500.00
Clearing and Grubbing	7	ACRE @	\$ 1,850.00	\$ 12,950.00	5.0%	100.0%	\$ 647.50
Site Cut/Fill	23160	CY @	\$ 3.50	\$ 81,060.00	5.0%	100.0%	\$ 4,053.00
Temporary Detention Pond	1	LS @	\$ 16,201.58	\$ 16,201.58	5.0%	100.0%	\$ 810.08
Drainage Swell	375	LF @	\$ 23.29	\$ 8,733.75	5.0%	100.0%	\$ 436.69
Rip Rap for Drainage Swell	64	CY @	\$ 77.88	\$ 4,984.32	5.0%	100.0%	\$ 249.22
SANITARY SEWER							
Connect to Existing Sewer Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	5.0%	100.0%	\$ 125.00
8" SDR 35 Sewer Main	1835	LF @	\$ 35.00	\$ 64,225.00	5.0%	100.0%	\$ 3,211.25
60" Sanitary Sewer Manhole	3	EACH @	\$ 3,250.00	\$ 9,750.00	5.0%	100.0%	\$ 487.50
48" Sanitary Sewer Manhole	7	EACH @	\$ 2,950.00	\$ 20,650.00	9.6%	100.0%	\$ 1,991.25
4" Sewer Lateral	19	EACH @	\$ 1,000.00	\$ 19,000.00	5.0%	100.0%	\$ 950.00
STORM DRAIN							
Connect to Existing Storm Drain Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	5.0%	100.0%	\$ 125.00
15" ADS Storm Drain Pipe	1820	LF @	\$ 38.00	\$ 69,160.00	5.0%	100.0%	\$ 3,458.00
60" Storm Drain Manhole	9	EACH @	\$ 3,800.00	\$ 34,200.00	5.0%	100.0%	\$ 1,710.00
48" Storm Drain Manhole	3	EACH @	\$ 3,500.00	\$ 10,500.00	5.0%	100.0%	\$ 525.00
Curb inlet Box	9	EACH @	\$ 2,850.00	\$ 25,650.00	5.0%	100.0%	\$ 1,282.50
Double curb inlet box	2	EACH @	\$ 3,500.00	\$ 7,000.00	5.0%	100.0%	\$ 350.00
CULINARY WATER							
Connect to Existing Culinary Waterline	2	EACH @	\$ 5,600.00	\$ 11,200.00	5.0%	100.0%	\$ 560.00
8" PVC C900 Water Main	1840	LF @	\$ 31.00	\$ 57,040.00	5.0%	100.0%	\$ 2,852.00
12" PVC C900 Water Main	220	LF @	\$ 46.75	\$ 10,285.00	5.0%	100.0%	\$ 514.25
8" CW Tee	2	EACH @	\$ 1,120.00	\$ 2,240.00	5.0%	100.0%	\$ 112.00
8" CW Bend	3	EACH @	\$ 1,091.41	\$ 3,274.23	5.0%	100.0%	\$ 163.71
8" Gate Valve	8	EACH @	\$ 1,950.00	\$ 15,600.00	5.0%	100.0%	\$ 780.00
12" CW Tee	1	EACH @	\$ 2,540.00	\$ 2,540.00	5.0%	100.0%	\$ 127.00
12" Gate Valve	2	EACH @	\$ 3,470.00	\$ 6,940.00	5.0%	100.0%	\$ 347.00
Temp Blowoff	2	EACH @	\$ 1,550.00	\$ 3,100.00	5.0%	100.0%	\$ 155.00
1" Water Services	19	EACH @	\$ 1,375.00	\$ 26,125.00	5.0%	100.0%	\$ 1,306.25
Fire Hydrant Assembly with Valve	5	EACH @	\$ 5,500.00	\$ 27,500.00	5.0%	100.0%	\$ 1,375.00
PRESSURIZED IRRIGATION SYSTEM							
Connect to Existing Irrigation Waterline	2	EACH @	\$ 4,905.00	\$ 9,810.00	5.0%	100.0%	\$ 490.50
4" PVC C900 Irrigation Main	305	LF @	\$ 24.00	\$ 7,320.00	5.0%	100.0%	\$ 366.00
6" PVC C900 Irrigation Main	500	LF @	\$ 26.00	\$ 13,000.00	5.0%	100.0%	\$ 650.00
12" PVC C900 Irrigation Main	1320	LF @	\$ 44.00	\$ 58,080.00	5.0%	100.0%	\$ 2,904.00
4" PI Bend	1	EACH @	\$ 725.00	\$ 725.00	5.0%	100.0%	\$ 36.25
4" Gate Valve	1	EACH @	\$ 1,750.00	\$ 1,750.00	5.0%	100.0%	\$ 87.50
6" Gate Valve	2	EACH @	\$ 1,850.00	\$ 3,700.00	5.0%	100.0%	\$ 185.00
12" Gate Valve	7	EACH @	\$ 3,265.00	\$ 22,855.00	5.0%	100.0%	\$ 1,142.75
12" PI Tee	3	EACH @	\$ 2,013.94	\$ 6,041.82	5.0%	100.0%	\$ 302.09
12" PI Bend	5	EACH @	\$ 1,200.00	\$ 6,000.00	5.0%	100.0%	\$ 300.00
Temp Blowoff	3	EACH @	\$ 1,550.00	\$ 4,650.00	5.0%	100.0%	\$ 232.50
1" Pressurized Irrigation Services	19	EACH @	\$ 1,300.00	\$ 24,700.00	5.0%	100.0%	\$ 1,235.00
1" PI Service - Entrance Landscaping	1	EACH @	\$ 1,300.00	\$ 1,300.00	5.0%	100.0%	\$ 65.00
Air Vac Assemblies	2	EACH @	\$ 5,600.00	\$ 11,200.00	5.0%	100.0%	\$ 560.00
2" PI Drain	1	EACH @	\$ 3,250.00	\$ 3,250.00	5.0%	100.0%	\$ 162.50
PI Flush Valve	1	EACH @	\$ 2,500.00	\$ 2,500.00	5.0%	100.0%	\$ 125.00
30" GRAVITY IRRIGATION							
30" ADS Gravity Irrigation	610	LF @	\$ 84.00	\$ 51,240.00	5.0%	100.0%	\$ 2,562.00
4"x4' SDCB	3	EACH @	\$ 4,500.00	\$ 13,500.00	5.0%	100.0%	\$ 675.00
30" Flared End Section	2	EACH @	\$ 1,655.00	\$ 3,310.00	5.0%	100.0%	\$ 165.50
ROADWAY IMPROVEMENTS							
Rough Grade and Proof Roll Native Subgrade	219538	SF @	\$ 0.15	\$ 32,930.70	5.0%	100.0%	\$ 1,646.54
24" Curb Prep (6" Road Base)	4045	LF @	\$ 4.00	\$ 16,180.00	5.0%	100.0%	\$ 809.00
24" Curb & Gutter	4045	LF @	\$ 14.50	\$ 58,652.50	5.0%	100.0%	\$ 2,932.63
9" Untreated Base Course	72000	SF @	\$ 0.95	\$ 68,400.00	5.0%	100.0%	\$ 3,420.00
3" Hot Mix Asphalt (PG58-28, 1/2", 15% RAP)	72000	SF @	\$ 1.50	\$ 108,000.00	5.0%	100.0%	\$ 5,400.00
Sidewalk Prep (6" Road Base)	21325	SF @	\$ 0.80	\$ 17,060.00	5.0%	100.0%	\$ 853.00
Concrete Sidewalk (4' Wide x 4" Thick)	21325	SF @	\$ 4.50	\$ 95,962.50	5.0%	100.0%	\$ 4,798.13

ADA Ramp	8	EACH	@	\$	1,250.00	\$	10,000.00	5.0%	100.0%	\$	500.00
Concrete Valve Collars	25	EACH	@	\$	350.00	\$	8,750.00	5.0%	100.0%	\$	437.50
Concrete Manhole Collars	13	EACH	@	\$	450.00	\$	5,850.00	5.0%	100.0%	\$	292.50
Sanitary Sewer - Import Fill Trench Backfill	5940	TON	@	\$	13.50	\$	80,190.00	5.0%	100.0%	\$	4,009.50
Storm Drain and Gravity Irr - Import Fill Trench Backfill	5100	TON	@	\$	13.50	\$	68,850.00	5.0%	100.0%	\$	3,442.50
Culinary Water - Import Fill Trench Backfill	1635	TON	@	\$	13.50	\$	22,072.50	5.0%	100.0%	\$	1,103.63
Pressurized Irrigation - Import Fill Trench Backfill	2375	TON	@	\$	13.50	\$	32,062.50	5.0%	100.0%	\$	1,603.13
Dry Utilities	19	EACH	@	\$	6,500.00	\$	123,500.00	0.0%	100.0%	\$	-
OTHER											
Street Lights	3	EACH	@	\$	2,750.00	\$	8,250.00	100.0%	100.0%	\$	8,250.00
Mail Box and Pad	1	EACH	@	\$	2,500.00	\$	2,500.00	100.0%	100.0%	\$	2,500.00
Compaction Testing	1	LS	@	\$	7,000.00	\$	7,000.00	100.0%	100.0%	\$	7,000.00
Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	5,000.00	\$	5,000.00	100.0%	100.0%	\$	5,000.00
Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	3,500.00	\$	3,500.00	100.0%	100.0%	\$	3,500.00
Street Signs	4	EACH	@	\$	1,500.00	\$	6,000.00	66.7%	100.0%	\$	4,000.00
Survey	1	LS	@	\$	25,000.00	\$	25,000.00	35.2%	100.0%	\$	8,793.00
Retaining Wall by Russon's Residence	1	LS	@	\$	15,000.00	\$	15,000.00	100.0%	100.0%	\$	15,000.00
BASE BID TOTAL						\$	1,705,551.40	Previously Released: \$ 1,561,522.08			
10% Warranty Amount						\$	170,555.14				
TOTAL BOND AMOUNT						\$	1,876,106.54	This Release: \$ 144,029.32			
<i>Total Released to Date</i>						\$	1,705,551.40				
TOTAL BOND REMAINING / WARRANTY AMOUNT						\$	170,555.14				

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

1/7/2021

Date

City Council
(by Bonnie Cooper - City Recorder)

Date



Estimate Sheet

Nickerson Company, Inc.
P.O. Box 25425
2301 West Indiana Ave.
Salt Lake City, UT 84125

	Customer:	ALPINE CITY		12/23/2020
	Attention:	SHANE SORENSEN		
	Phone:	801-420-2962		
	Fax:			
	Job Name:	HEALEY WELL 600 HP MOTOR		
	Condition of Service:			
#	Item	Description	Unit	Extension
1	U.S. MOTOR	U.S. MOTOR, 600 HP, 3/60/460 VOLT, 1800 RPM, WPI ENCLOSURE, PREMIUM EFFICIENT, 1.15 SF, NRR, 300% EHT BEARING, 100 OHM BEARING RTD'S, THERMOSTATS, AND SPACE HEATER.	\$ 44,221.00	\$ 44,221.00
				\$ -
1	G.E. MOTOR	G.E. MOTOR, 600 HP, 3/60/460 VOLT, 1800 RPM, WPI ENCLOSURE, PREMIUM EFFICIENT, 1.15 SF, NRR, 300% EHT BEARING, 100 OHM BEARING RTD'S, THERMOSTATS, AND SPACE HEATER.	\$ 38,514.00	\$ 38,514.00
				\$ -
		NOTE: THE PRICE FOR THE G.E. MOTOR WILL INCLREASE BY 4.5% JANUARY 1, 2021		\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
	Options:			
				\$ -
				\$ -
				\$ -
				\$ -
	Freight:			INCLUDED
	Tax			NOT INCLUDED
	Total Price:			\$ 82,735.00
	Shipment:	APPROX. 12 WEEKS A.R.O.		
	FOB:	SALT LAKE CITY, UT		

QUOTE GOOD FOR 30 DAYS

Terms: Net 30 days
Quoted by: Jeff Stucki

Phone: 801-973-8888
Fax: 801-973-8267

NICKERSON COMPANY, INC. WARRANTY, TERMS AND CONDITIONS OF SALE.

PURCHASER: _____ P.O.# _____

DESCRIPTION _____

All orders shall be made out to Nickerson Company, Inc. at P.O. Box 25425, Salt Lake City, Utah 84125 and shall be subject to acceptance by Nickerson Company, Inc.

1. **CONSTRUCTION AND LEGAL EFFECT.** Our sale to you will be solely upon the terms and conditions set forth herein. They supersede and reject any conflicting terms and conditions of yours, any statement in yours to the contrary notwithstanding. Exceptions to any of our terms and conditions must be contained in a written or typed (not printed) statement received from you; we shall not be deemed to have waived any of our terms and conditions or to have assented to any modification or alteration of such terms and conditions unless such waiver or assent is in writing and signed by an authorized officer. No representation of any kind has been made by us except as set forth herein; this agreement conclusively supersedes all prior writings and negotiations with respect thereto and we will furnish only the quantities and items specifically listed on the face hereof; we assume no responsibility for furnishing other equipment or material shown in any plans and/or specification for a project to which the goods ordered herein pertain. Any action for breach of contract must be commenced within one year after the cause of action has accrued. Our quoted prices, discounts, terms and conditions are subject to change without notice.

2. **PRICES.** Unless otherwise noted on the face hereof, prices are net F.O.B. Point of Origin. Service time of a factory-trained service man is not included and may be charged extra. The amount of any applicable present or future tax or other government charge upon the production, sale, shipment or use of goods ordered or sold will be added to billing unless you provide us with an appropriate exemption certificate.

3. **DEFECTIVE EQUIPMENT AND LIMITATION OF WARRANTIES.** Providing purchaser notifies us promptly, if within one year from date of shipment equipment sold by Nickerson Company, Inc. fails to function properly under normal, proper and rated use and service because of defects in material or workmanship demonstrated to our satisfaction to have existed at the time of delivery, the company reserving the right to either inspect them in your hands or request their return to us will at our option repair or replace at our expense F.O.B. our Salt Lake City plant, or give you proper credit for such equipment or parts determined by us to be defective, if returned transportation prepaid by purchaser. The foregoing shall not apply to equipment that shall have been altered or repaired after shipment to you by anyone except our authorized employees, and the company will not be liable in any event for alterations or repairs except those made with its written consent. Purchaser shall be solely responsible for determining suitability for use and the company shall in no event be liable in this respect. The equipment or parts manufactured by others but furnished by us will be repaired or replaced only to the extent of the original manufacturer's guarantee. Our obligations and liabilities hereunder shall not be enforceable until such equipment has been fully paid for. Purchaser agrees that if the products sold hereunder are resold by purchaser, he will include in the contract for resale, provisions which limit recoveries against us in accordance with this section. In case of our failure to fulfill any performance representation, it is agreed that we may at our option remove and reclaim the equipment covered by this agreement at our own expense and discharge all liability by repayment to the purchaser of all sums received on account of the purchase price. (The foregoing obligations are in lieu of all other obligations and liabilities including negligence and all warranties, or merchantability or fitness for a particular purpose or otherwise, express or implied by connection with the sale or furnishing of goods or parts, their design, suitability for use, installation or operation.) We will in no event be liable for any direct, indirect, special or consequential damages or delay resulting from any defect whatsoever, and our liability under no circumstances will exceed the contract price for the goods for which liability is claimed.

4. **DELIVERY.** Delivery, shipment and installation dates are estimated dates only, and unless otherwise specified, are figured from date of receipt of complete technical data and approved drawings as such may be necessary. In estimating such dates, no allowance has been made, nor shall we be liable directly or indirectly for delays of carriers or delays from labor difficulties, shortages, strikes or stoppages of any sort, fires, accidents, failure or delay in obtaining materials or manufacturing facilities, acts of government affecting us directly or indirectly, bad weather, or any causes beyond our control or causes designated Acts of God or force majeure by any court of law, and the estimated delivery date shall be extended accordingly. We will not be liable for any damages or penalties whatsoever, whether direct, indirect, special consequential, resulting from our failure to perform or delay in performing unless otherwise agreed in writing by an authorized officer.

5. **OPERATING CONDITIONS AND ACCEPTANCE.** Recommendations and quotations are made upon the basis of operating conditions specified by the Purchaser. If actual conditions are different than those specified and performance of the equipment is adversely affected thereby, Purchaser will be responsible for the cost of all expenses incurred in, and reasonable profit for, performance of the equipment is adversely affected thereby, Purchaser will be responsible for the cost of all changes in the equipment required to accommodate such conditions, and we reserve the right to cancel this order and Purchaser shall reimburse us for all costs and expenses incurred in, and reasonable profit for, performance hereunder. We reserve the right to refuse any order based upon a quotation containing an error. The provisions in any specification or chart issued by Nickerson Co. are descriptive only and are not warranties or representations; Nickerson Co. will certify to a rated capacity in any particular product upon request. Capacity head and efficiency certifications are based on shop tests and when handling clear, fresh water at a temperature not over 85° F. Certifications are at this specified rating only and do not cover sustained performance over any period of time nor under conditions varying from these.

6. **SHIPPING.** Unless you specify otherwise in writing, (a) goods will be boxed or crated as we may deem proper for protection against normal handling, and extra charge will be made for preservation, waterproofing, export boxing and similar added protection of goods; (b) routing and manner of shipment will be at our discretion, and may be insured at your expense, value to be stated at order price. On all shipment F.O.B. our plant, delivery of goods to the initial carrier will constitute delivery to you and all goods will be shipped at your risk. A claim for loss of damage in transit must be entered with the carrier and prosecuted by you. Acceptance of material from a common carrier constitutes a waiver of any claims against us for delay or damage or loss.

7. **CANCELLATION AND RETURNED EQUIPMENT.** Orders may be cancelled only with our written consent and upon payment or reasonable and proper cancellation charges. Goods may be returned only when specifically authorized and you will be charged for placing returned goods in saleable condition, any sales expenses then incurred by us, plus a restocking charge and any outgoing and incoming transportation costs which we pay.

8. **CREDIT AND PAYMENT.** Payment for products shall be 30 days net. Pro-rata payments shall become due with partial shipments. A late charge of 2 percent per month or the maximum permitted by law, which ever is less, will be imposed on all past due invoices. We reserve the right at any time to alter, suspend, credit, or to change credit terms provided herein, when in our sole opinion your financial condition so warrants. In such case, in addition to any other remedies herein or by law provided. Failure to pay invoices at maturity date at our election makes all subsequent invoices immediately due and payable irrespective of terms, and we may withhold all subsequent deliveries until the full account is settled, and we may terminate this agreement. Acceptance by us of less than full payment shall not be a waiver of any of our rights. You represent by sending each purchase order to us that you are not insolvent as that term is defined in applicable state or federal statutes. In the event you become insolvent before delivery of any products purchased hereunder, you will notify us in writing. A failure to notify us of insolvency at the time of delivery shall be construed as a reaffirmation of your solvency at that time. Irrespective of whether the products purchased hereunder are delivered directly to you, or to a customer of yours, and irrespective of the size of shipment, we shall have the right to withhold or reclaim goods under the applicable state and federal statutes. Where you are responsible for any delay in shipment the date of completion of goods may be treated by us as the date of shipment for purposes of payment. Completed goods shall be held at your cost and risk and we shall have the right to bill you for reasonable storage and insurance expenses. Regardless of price quoted, all orders will be invoiced in the minimum amount of \$50.00 net.

9. **INSPECTION.** Inspection of goods in our plant by you or your representative will be permitted insofar as this does not unduly interfere with our workflow, provided that complete details of the inspection you desire are submitted to us in writing in advance.

10. **RECORDS, AUDITS AND PROPRIETARY DATA.** Unless otherwise specifically agreed in writing signed by an authorized officer, neither you nor any representative of yours, nor any other person, shall have any right to examine or audit our cost accounts, books or records of any kind or on any matter, or be entitled to, or have control over, any engineering or production prints, drawings or technical data which we, in our sole discretion, may consider in whole or part proprietary to ourselves.

The undersigned accepts this quotation and agrees to the warranty terms and conditions printed on this sheet, and acknowledges that he and, or she is bound thereby and it is fully understood and agreed that ownership, title and right of unrestricted repossession of property, shall remain with the Nickerson Company, Inc., until paid for in full. The signers hereof agree that if any default of this contract occurs, they will return all above merchandise in good order upon demand, and all payments previously made are to be forfeited for rental and use thereof, plus an additional sum for any legal or attorney fees incurred in the enforcement of above provisions.

SIGNED _____ TITLE _____ DATE _____

Please sign and return to Nickerson Co. with order.

Budget Report for December 2020

Alpine City - General Fund FY 2020/2021 Budget

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Taxes				
Property taxes	\$ 1,800,000	\$ 1,598,130	89%	\$ 1,800,000
Redemption taxes	145,000	23,018	16%	145,000
Sales tax	1,120,000	559,447	50%	1,120,000
Motor vehicle taxes	110,000	48,338	44%	110,000
Franchise fees	675,000	221,693	33%	675,000
Penalties & interest on delinquent	4,000	613	15%	4,000
Total Taxes	\$ 3,854,000	\$ 2,451,239	64%	\$ 3,854,000
License and Permits				
Business license & fees	\$ 25,000	\$ 4,100	16%	\$ 25,000
Plan check fees	175,000	126,967	73%	175,000
Building permits	350,000	250,710	72%	350,000
Building permit assessment	3,000	2,792	93%	3,000
Total License and Permits	\$ 553,000	\$ 384,569	70%	\$ 553,000
Intergovernmental Revenue				
Utah Cares Act	\$ -	\$ 738,985	100%	\$ 738,985
Total Intergovernmental	\$ -	\$ 738,985	100%	\$ 738,985
Charges For Service				
Zoning & subdivision fees	\$ 30,000	\$ 4,970	17%	\$ 30,000
Annexation applications	500	-	0%	500
Sale of maps and publications	250	-	0%	250
Public safety district rental	42,500	9,629	23%	42,500
Waste collections sales	600,000	314,520	52%	600,000
Youth council	-	1,040	100%	1,500
Sale of cemetery lots	7,500	2,955	39%	7,500
Burial fees	50,000	16,575	33%	50,000
Total Charges for Service	\$ 730,750	\$ 349,689	48%	\$ 732,250
Fines and Forfeitures				
Fines	\$ 25,000	\$ 3,552	14%	\$ 25,000
Other fines	40,000	9,566	24%	40,000
Traffic school	7,500	1,305	17%	7,500
Total Fines and Forfeitures	\$ 72,500	\$ 14,423	20%	\$ 72,500
Rents & Other Revenues				
Recycling	\$ -	\$ 1,625	100%	\$ 2,500
Rents & concessions	65,000	7,500	12%	65,000
Sale of City land	-	-	0%	-
Total Rents & Other Revenues	\$ 65,000	\$ 9,125	14%	\$ 67,500

Alpine City - General Fund-Continued
FY 2020/2021 Budget

Revenues-continued	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Interest & Misc Revenues				
Interest earnings	\$ 100,000	\$ 46,856	47%	\$ 100,000
Alpine Days revenue	85,000	21	0%	85,000
Rodeo revenue	20,000	5,015	25%	20,000
Legal settlement	-	-	0%	-
Bicentennial books	500	200	40%	500
Sundry revenues	45,000	179,882	400%	200,000
Total Miscellaneous Revenues	\$ 250,500	\$ 231,974	93%	\$ 405,500
Transfers & Contributions				
Fund balance appropriation	\$ -	\$ -	0%	\$ -
Contribution from Capital Projects	-	-	-	0
Contribution for paramedic	35,000	16,316	47%	35,000
Total Contributions & Transfers	\$ 35,000	\$ 16,316	47%	\$ 35,000
Total General Fund Revenues	\$ 5,560,750	\$ 4,196,320	75%	\$ 6,458,735

Alpine City - General Fund-Continued
FY 2020/2021 Budget

Expenditures	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Administration	\$ 454,290	\$ 536,317	118%	\$ 900,000
Court	95,200	31,704	33%	95,200
Treasurer	46,550	27,064	58%	46,550
Elections	500	-	0%	500
Government Buildings	209,000	33,492	16%	209,000
Emergency Services	2,383,630	1,190,301	50%	2,383,630
Building Inspection	166,600	73,526	44%	166,600
Planning & Zoning	226,650	118,262	52%	226,650
Streets	597,700	243,115	41%	597,700
Parks & Recreation	473,120	139,967	30%	473,120
Cemetery	158,570	78,451	49%	158,570
Garbage	539,600	249,494	46%	539,600
Miscellaneous	209,340	2,378	1%	209,340
Total General Fund Expenditures	\$ 5,560,750	\$ 2,724,071	49%	\$ 6,006,460
Surplus/(Deficit)	\$ -	\$ 1,472,249		\$ 452,275
Fund Balance Beginning of Year				\$ 1,053,326
Projected Surplus/(Deficit)				\$ 452,275
Appropriate fund balance\Reserves				\$ -
Ending Fund Balance				\$ 1,505,601
Fund Balance Percentage				
General Fund Balance per state law needs to between 5% and 25% (Current projected fund balance)				27.08%

CLASS C ROADS & MASS TRANSIT
FY 2020/2021 Budget

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Interest earnings	\$ 18,000	\$ -	0%	\$ 18,000
Mass transit	107,000	51,761	48%	107,000
Class "B&C" Road allotment	430,000	157,881	37%	430,000
Appropriation of fund balance	165,000	-	0%	165,000
Total Revenues	\$ 720,000	\$ 209,642	29%	\$ 720,000

Expenditures	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	613,000	537,999	88%	613,000
Mass Transit projects	107,000	-	0%	107,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 720,000	\$ 537,999	75%	\$ 720,000
Surplus/(Deficit)	\$ -	\$ (328,357)		\$ -

Fund Balance Beginning of Year	\$ 1,106,993
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (165,000)
Ending Fund Balance	\$ 941,993

Recreation Impact Fee Funds FY 2020/2021 Budget				
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Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Recreation facility fees	\$ 200,000	\$ 45,696	23%	\$ 200,000
Interest earnings	15,000	-	0%	15,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 215,000	\$ 45,696	21%	\$ 215,000

Expenditures	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Park system	\$ 215,000	9,976	5%	\$ 215,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	\$ 215,000	\$ 9,976	5%	\$ 215,000
Surplus/(Deficit)	\$ -	\$ 35,720		\$ -

Fund Balance Beginning of Year	\$ 644,457
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 644,457

Impact Fee Funds Streets FY 2020/2021 Budget

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Streets & transportation fees	\$ 75,000	\$ 20,116	27%	\$ 75,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 75,000	\$ 20,116	27%	\$ 75,000

Expenditures	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Streets & transport	\$ 75,000	-	0%	\$ 75,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 75,000	\$ -	0%	\$ 75,000
Surplus/(Deficit)	\$ -	\$ 20,116		\$ -

Fund Balance Beginning of Year	\$ 373,765
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 373,765

Alpine City - Capital Projects Fund
FY 2020/2021 Budget

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Interest revenue	\$ 18,000	\$ -	0%	\$ 18,000
Transfer from General Fund	-	-	0%	-
Contributions from builders	-	-	0%	-
Miscellaneous	-	-	0%	-
Fund Balance appropriation	470,900	-	0%	470,900
Total Revenues	\$ 488,900	\$ -	0%	\$ 488,900

Expenditures	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Capital outlay other	\$ 477,500	13,881	3%	\$ 477,500
Capital outlay buildings	-	-	0%	-
Contribution to General Fund	-	-	0%	-
Capital outlay equipment	11,400	30,348	266%	30,348
Total Capital Expenditures	\$ 488,900	\$ 44,229	9%	\$ 507,848
Surplus/(Deficit)	\$ -	\$ (44,229)		\$ (18,948)

Fund Balance Beginning of Year	\$ 1,410,129
Projected Surplus/(Deficit)	\$ (18,948)
Appropriate fund balance\Reserves	\$ (470,900)
Ending Fund Balance	\$ 920,281

**Alpine City - Water Utility
FY 2020/2021 Budget**

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Operating Revenues				
Metered water sales	\$ 750,000	\$ 411,539	55%	\$ 750,000
Other water revenue	20,000	4,510	23%	20,000
Water connection fee	20,000	15,765	79%	20,000
Penalties	5,700	2,704	47%	5,700
Total Miscellaneous Revenues	\$ 795,700	\$ 434,518	55%	\$ 795,700
Miscellaneous				
Interest earned	\$ 35,000	\$ -	0%	\$ 35,000
Appropriated fund balance	363,300	-	0%	363,300
Total Utility Revenue	\$ 398,300	\$ -	0%	\$ 398,300
Total Utility Fund Revenues	\$ 1,194,000	\$ 434,518	36%	\$ 1,194,000

Expenses	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Water operating	\$ 422,600	\$ 249,648	59%	422,600
Depreciation	255,000	-	0%	255,000
Capital outlay- Buildings	5,000	-	0%	5,000
Capital outlay- Improvements	500,000	833	0%	500,000
Capital outlay- Equipment	11,400	3,125	27%	11,400
Total Utility Fund Expenses	\$ 1,194,000	\$ 253,606	21%	\$ 1,194,000
Surplus/(Deficit)	\$ -	\$ 180,912		\$ -

Cash Balance Beginning of Year	\$ 2,410,237
Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (363,300)
Ending Cash Balance	\$ 2,046,937

**Impact Fee Funds Water Impact Fees
FY 2020/2021 Budget**

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Water Impact Fees	\$ 100,000	\$ 71,872	72%	\$ 100,000
Interest earnings		-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 100,000	\$ 71,872	72%	\$ 100,000

Expenditures	Budget FY 2021	Actual To Date FY 2021	Target Percent Target	Year End Projected Amount
Impact fee projects	\$ 100,000	6,068	6%	\$ 100,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 100,000	\$ 6,068	6%	\$ 100,000
Surplus/(Deficit)	\$ -	\$ 65,804		\$ -

Fund Balance Beginning of Year **\$ 484,143**

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

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

Ending Fund Balance **\$ 484,143**

Alpine City - Sewer Utility
FY 2020/2021 Budget

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Operating Revenues				
Sewer system sales	\$ 1,025,000	\$ 483,535	47%	\$ 1,025,000
Other revenue	10,000	-	0%	10,000
Sewer connection fee	5,000	4,710	94%	5,000
Total Miscellaneous Revenues	\$ 1,040,000	\$ 488,245	47%	\$ 1,040,000
Miscellaneous				
Interest earned	\$ 22,000	\$ -	0%	\$ 22,000
Appropriated fund balance	38,850	-	0%	38,850
Total Utility Revenue	\$ 60,850	\$ -	0%	\$ 60,850
Total Utility Fund Revenues	\$ 1,100,850	\$ 488,245	44%	\$ 1,100,850

Expenses	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Sewer operating	\$ 894,450	\$ 433,904	49%	894,450
Depreciation	130,000	-	0%	130,000
Capital outlay- Improvements	65,000	17,603	27%	65,000
Capital outlay- Equipment	11,400	3,125	27%	11,400
Total Utility Fund Expenses	\$ 1,100,850	\$ 454,632	41%	\$ 1,100,850
Surplus/(Deficit)	\$ -	\$ 33,613		\$ -

Cash Balance Beginning of Year	\$ 2,404,686
Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (38,850)
Ending Cash Balance	\$ 2,365,836

Alpine City - Sewer Impact fee funds
FY 2020/2021 Budget

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Sewer Impact Fees	\$ 22,000	\$ 14,287	65%	\$ 22,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 22,000	\$ 14,287	65%	\$ 22,000

Expenditures	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Sewer Impact fee projects	\$ 22,000	-	0%	\$ 22,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 22,000	\$ -	0%	\$ 22,000
Surplus/(Deficit)	\$ -	\$ 14,287		\$ -

Fund Balance Beginning of Year **\$ 98,281**

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

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

Ending Fund Balance **\$ 98,281**

**Alpine City - PI Fund
FY 2020/2021 Budget**

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Operating Revenues				
Irrigation water sales	\$ 925,000	\$ 473,436	51%	925,000
Other revenue	1,000	43,109	4311%	45,000
PI connection fee	40,000	28,253	71%	40,000
PI Grant project	-	-	0%	-
Total Miscellaneous Revenues	\$ 966,000	\$ 544,798	56%	\$ 1,010,000
Miscellaneous				
Interest earned	\$ 22,000	\$ 3,195	15%	\$ 22,000
Appropriated fund balance	262,804	-	0%	262,804
Total Utility Revenue	\$ 284,804	\$ 3,195	1%	\$ 284,804
Total Utility Fund Revenues	\$ 1,250,804	\$ 547,993	44%	\$ 1,294,804

Expenses	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
PI operating	\$ 583,300	\$ 394,347	68%	583,300
Depreciation	223,704	-	0%	223,704
Capital outlay	50,000	6,395	13%	50,000
Capital outlay- Equipment	11,400	3,125	27%	11,400
Irrigation meter replacement	-	-	0%	-
Bond costs	4,500	2,000	44%	4,500
Debt Service	377,900	356,558	94%	377,900
Total Utility Fund Expenses	\$ 1,250,804	\$ 762,425	61%	\$ 1,250,804
Surplus/(Deficit)	\$ -	\$ (214,432)		\$ 44,000

Cash Balance Beginning of Year	\$ 1,048,167
Surplus/(Deficit)	\$ 44,000
Appropriate fund balance\Reserves	\$ (262,804)
Ending Cash Balance	\$ 829,363

Alpine City - Pressure Irrigation Impact fee funds
FY 2020/2021 Budget

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
PI Impact Fees	\$ 90,000	\$ 61,313	68%	\$ 90,000
Interest earnings	-	-	0%	-
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 90,000	\$ 61,313	68%	\$ 90,000
Expenditures	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
PI Impact fee projects	\$ 90,000	-	0%	\$ 90,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 90,000	\$ -	0%	\$ 90,000
Surplus/(Deficit)	\$ -	\$ 61,313		\$ -
Fund Balance Beginning of Year				\$ 260,690
Projected Surplus/(Deficit)				\$ -
Appropriate fund balance\Reserves				\$ -
Ending Fund Balance				\$ 260,690

Alpine City - Storm Drain Fund
FY 2020/2021 Budget

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Operating Revenues				
Storm drain revenue	\$ 180,000	\$ 88,371	49%	\$ 180,000
Other revenue	1,000	-	0%	1,000
SWPP fee	14,000	9,300	66%	14,000
Storm drain impact fee	-	-	0%	-
Total Miscellaneous Revenues	\$ 195,000	\$ 97,671	50%	\$ 195,000
Miscellaneous				
Interest earned	\$ 10,000	\$ -	0%	\$ 10,000
Appropriated fund balance	88,350	-	0%	88,350
Total Utility Revenue	\$ 98,350	\$ -	0%	\$ 98,350
Total Utility Fund Revenues	\$ 293,350	\$ 97,671	33%	\$ 293,350

Expenses	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
SD operating	\$ 109,850	\$ 62,070	57%	109,850
Depreciation	83,500	-	0%	83,500
Capital outlay	100,000	3,100	3%	100,000
Total Utility Fund Expenses	\$ 293,350	\$ 65,170	22%	\$ 293,350
Surplus/(Deficit)	\$ -	\$ 32,501		\$ -

Cash Balance Beginning of Year	\$ 658,609
Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (88,350)
Ending Cash Balance	\$ 570,259

**Alpine City - Storm Drain Impact fee funds
FY 2020/2021 Budget**

Revenues	Budget FY 2021	Actual To Date FY 2021	Target Percent Target	Year End Projected Amount
SD Impact Fees	\$ 12,000	\$ 13,600	113%	\$ 20,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 12,000	\$ 13,600	113%	\$ 20,000

Expenditures	Budget FY 2021	Actual To Date FY 2021	Target Percent Target	Year End Projected Amount
SD Impact fee projects	\$ 12,000	-	0%	\$ 12,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 12,000	\$ -	0%	\$ 12,000
Surplus/(Deficit)	\$ -	\$ 13,600		\$ 8,000

Fund Balance Beginning of Year	\$ 129,443
Projected Surplus/(Deficit)	\$ 8,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 137,443

Alpine City - Trust & Agency Fund
FY 2020/2021 Budget

	Budget	Actual	50.0%	Year End
Revenues	FY 2021	To Date	Percent	Projected
		FY 2021	Target	Amount

Interest revenue	\$ 1,000	\$ -	0%	\$ 1,000
Total Revenues	\$ 1,000	\$ -	0%	\$ 1,000

	Budget	Actual	50.0%	Year End
Expenditures	FY 2021	To Date	Percent	Projected
		FY 2021	Target	Amount

Interest expense	\$ 1,000	-	0%	\$ 1,000
Total Expenditures	\$ 1,000	\$ -	0%	\$ 1,000

Surplus/(Deficit)	\$ -	\$ -		\$ -
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Fund Balance Beginning of Year				\$ 468,920
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Projected Surplus/(Deficit)				\$ -
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Appropriate fund balance\Reserves				\$ -
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Ending Fund Balance				\$ 468,920
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Alpine City - Cemetery Perpetual Fund
FY 2020/2021 Budget

Revenues	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Cemetery lot payments	\$ 20,000	\$ 8,865	44%	\$ 20,000
Upright Monument	2,500	225	9%	2,500
Interest revenues	3,000	-	0%	3,000
Total Revenues	\$ 25,500	\$ 9,090	36%	\$ 25,500

Expenditures	Budget FY 2021	Actual To Date FY 2021	50.0% Percent Target	Year End Projected Amount
Cemetery expenses	\$ 25,500	-	0%	\$ 25,500
Total Expenses	\$ 25,500	\$ -	0%	\$ 25,500
Surplus/(Deficit)	\$ -	\$ 9,090		\$ -

Fund Balance Beginning of Year	\$ 667,781
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 667,781

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
DECEMBER 31, 2020

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, AMERICAN FORK	295,420.18
01-1112	XPRESS BILL PAY	1,732.28
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	16,889,527.33
	TOTAL COMBINED CASH	17,187,679.79
01-1190	CASH - ALLOCATION TO OTHER FUN	(17,187,679.79)
	TOTAL GENERAL FUND CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	2,461,963.26
11	ALLOCATION TO CLASS C ROADS	910,292.76
15	ALLOCATION TO RECREATION IMPACT FEES	686,067.41
16	ALLOCATION TO STREET IMPACT FEES	393,881.32
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	3,807,259.73
51	ALLOCATION TO WATER FUND	2,695,885.56
52	ALLOCATION TO SEWER FUND	2,455,304.42
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	827,711.65
56	ALLOCATION TO STORM DRAIN FUND	690,696.54
70	ALLOCATION TO TRUST AND AGENCY FUND	454,185.14
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	676,870.99
81	ALLOCATION TO WATER IMPACT FEES	549,946.31
82	ALLOCATION TO SEWER IMPACT FEES	112,568.62
85	ALLOCATION TO PI IMPACT FEES	322,003.38
86	ALLOCATION TO STORM DRAIN IMPACT FEES	143,042.70
	TOTAL ALLOCATIONS TO OTHER FUNDS	17,187,679.79
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(17,187,679.79)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	2,461,963.26	
10-1309	DEFERRED PROPERTY TAXES REC	1,753,297.68	
10-1311	ACCOUNTS RECEIVABLE	60,585.97	
	TOTAL ASSETS		4,275,846.91

LIABILITIES AND EQUITY

LIABILITIES

10-2221	FICA PAYABLE	398.07	
10-2222	FEDERAL WITHHOLDING PAYABLE	(796.14)	
10-2225	ULGT PAYABLE	(15,196.84)	
10-2227	RETIREMENT PAYABLE EMPLOYEES	(2,069.51)	
10-2229	WORKERS COMP PAYABLE	8,608.43	
10-2400	UNEARNED REVENUE	1,753,297.00	
	TOTAL LIABILITIES		1,744,241.01

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2980	BALANCE BEGINNING OF YEAR	1,059,356.21	
	REVENUE OVER EXPENDITURES - YTD	1,472,249.69	
	BALANCE - CURRENT DATE	2,531,605.90	
	TOTAL FUND EQUITY		2,531,605.90
	TOTAL LIABILITIES AND EQUITY		4,275,846.91

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	1,434,289.10	1,598,130.28	1,800,000.00	201,869.72	88.8
10-31-20 REDEMPTION TAXES	3,058.21	23,017.66	145,000.00	121,982.34	15.9
10-31-30 GENERAL SALES AND USE TAXES	118,248.92	559,446.97	1,120,000.00	560,553.03	50.0
10-31-31 MOTOR VEHICLE TAXES	7,444.89	48,337.86	110,000.00	61,662.14	43.9
10-31-40 FRANCHISE FEES	39,890.69	221,693.41	675,000.00	453,306.59	32.8
10-31-90 PENALTIES & INT. ON DELINQUENT	158.12	613.06	4,000.00	3,386.94	15.3
TOTAL TAXES	1,603,089.93	2,451,239.24	3,854,000.00	1,402,760.76	63.6
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	1,200.00	4,100.00	25,000.00	20,900.00	16.4
10-32-20 PLAN CHECK FEES	20,285.90	126,966.55	175,000.00	48,033.45	72.6
10-32-21 BUILDING PERMITS	40,348.44	250,709.72	350,000.00	99,290.28	71.6
10-32-22 BUILDING PERMIT ASSESSMENT	402.31	2,792.26	3,000.00	207.74	93.1
TOTAL LICENSES AND PERMITS	62,236.65	384,568.53	553,000.00	168,431.47	69.5
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-41 UTAH COUNTY GRANT - CARES ACT	.00	738,985.00	.00	(738,985.00)	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	738,985.00	.00	(738,985.00)	.0
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	250.00	4,970.00	30,000.00	25,030.00	16.6
10-34-14 ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15 SALE OF MAPS AND PUBLICATIONS	.00	.00	250.00	250.00	.0
10-34-22 PUBLIC SAFETY DISTRICT RENTAL	.00	9,629.00	42,500.00	32,871.00	22.7
10-34-40 WASTE COLLECTION SALES	52,791.61	314,520.34	600,000.00	285,479.66	52.4
10-34-69 YOUTH COUNCIL	.00	1,040.00	.00	(1,040.00)	.0
10-34-81 SALE OF CEMETERY LOTS	1,477.50	2,955.00	7,500.00	4,545.00	39.4
10-34-83 BURIAL FEES	2,950.00	16,575.00	50,000.00	33,425.00	33.2
TOTAL CHARGES FOR SERVICES	57,469.11	349,689.34	730,750.00	381,060.66	47.9
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	.00	3,551.82	25,000.00	21,448.18	14.2
10-35-15 OTHER FINES	4,108.86	9,566.31	40,000.00	30,433.69	23.9
10-35-16 TRAFFIC SCHOOL	.00	1,305.00	7,500.00	6,195.00	17.4
TOTAL FINES AND FORFEITURES	4,108.86	14,423.13	72,500.00	58,076.87	19.9

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-19 RECYCLING	.00	1,625.00	.00	(1,625.00)	.0
10-36-20 RENTS AND CONCESSIONS	1,600.00	7,500.00	65,000.00	57,500.00	11.5
TOTAL RENTS AND OTHER REVENUE	1,600.00	9,125.00	65,000.00	55,875.00	14.0
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	7,741.45	46,856.53	100,000.00	53,143.47	46.9
10-38-17 ALPINE DAYS REVENUE	.00	21.00	85,000.00	84,979.00	.0
10-38-18 RODEO REVENUE	6.00	5,015.00	20,000.00	14,985.00	25.1
10-38-50 BICENTENNIAL BOOKS	120.00	200.00	500.00	300.00	40.0
10-38-90 SUNDRY REVENUES	172,419.00	179,882.30	45,000.00	(134,882.30)	399.7
TOTAL INTEREST AND MISC REVENUE	180,286.45	231,974.83	250,500.00	18,525.17	92.6
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,728.71	16,316.25	35,000.00	18,683.75	46.6
TOTAL TRANSFERS AND CONTRIBUTIONS	2,728.71	16,316.25	35,000.00	18,683.75	46.6
TOTAL FUND REVENUE	1,911,519.71	4,196,321.32	5,560,750.00	1,364,428.68	75.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	14,289.80	82,207.24	214,440.00	132,232.76	38.3
10-41-13 EMPLOYEE BENEFITS	6,909.63	43,075.96	92,850.00	49,774.04	46.4
10-41-14 OVERTIME WAGES	260.00	802.80	1,500.00	697.20	53.5
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	3,751.54	18,000.00	14,248.46	20.8
10-41-22 PUBLIC NOTICES	267.96	429.11	4,500.00	4,070.89	9.5
10-41-23 TRAVEL	85.73	669.17	2,500.00	1,830.83	26.8
10-41-24 OFFICE SUPPLIES & POSTAGE	214.94	5,967.14	15,000.00	9,032.86	39.8
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	.00	1,500.00	1,500.00	.0
10-41-28 TELEPHONE	442.48	2,360.72	5,500.00	3,139.28	42.9
10-41-30 PROFESSIONAL SERVICES	.00 (	867.06)	60,000.00	60,867.06 (	1.5)
10-41-33 EDUCATION	.00	209.00	500.00	291.00	41.8
10-41-46 COUNCIL DISCRETIONARY FUND	847.00	3,670.00	15,000.00	11,330.00	24.5
10-41-47 MAYOR DISCRETIONARY FUND	.00	403.14	8,000.00	7,596.86	5.0
10-41-51 INSURANCE	22.60	8,209.07	10,500.00	2,290.93	78.2
10-41-63 OTHER SERVICES	.00	.00	500.00	500.00	.0
10-41-64 OTHER EXPENSES	.00	2,206.61	4,000.00	1,793.39	55.2
10-41-65 CARES ACT COVID 19	179,149.71	383,222.91	.00 (	383,222.91)	.0
TOTAL ADMINISTRATION	202,489.85	536,317.35	454,290.00 (	82,027.35)	118.1
<u>COURT</u>					
10-42-24 OFFICE EXPENSE & POSTAGE	2,531.57	12,949.56	30,000.00	17,050.44	43.2
10-42-31 PROFESSIONAL SERVICES	2,928.56	14,592.47	40,000.00	25,407.53	36.5
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	1,695.85	4,162.06	25,000.00	20,837.94	16.7
TOTAL COURT	7,155.98	31,704.09	95,200.00	63,495.91	33.3
<u>TREASURER</u>					
10-43-11 SALARIES & WAGES	1,159.65	7,447.76	14,500.00	7,052.24	51.4
10-43-13 EMPLOYEE BENEFITS	858.90	5,454.53	10,850.00	5,395.47	50.3
10-43-14 OVERTIME WAGES	.00	426.99	500.00	73.01	85.4
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	135.40	677.00	1,000.00	323.00	67.7
10-43-23 TRAVEL	.00	157.44	750.00	592.56	21.0
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-43-31 PROFESSIONAL & TECHNICAL	300.00	2,700.00	5,200.00	2,500.00	51.9
10-43-33 EDUCATION	.00	.00	500.00	500.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	10,200.00	13,000.00	2,800.00	78.5
TOTAL TREASURER	2,453.95	27,063.72	46,550.00	19,486.28	58.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	.00	.00	500.00	500.00	.0
TOTAL ELECTIONS	.00	.00	500.00	500.00	.0
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	375.07	732.83	7,000.00	6,267.17	10.5
10-52-27 UTILITIES	2,087.00	6,938.75	18,000.00	11,061.25	38.6
10-52-51 INSURANCE	22.60	7,708.82	9,000.00	1,291.18	85.7
10-52-63 OTHER SERVICES	601.00	3,956.00	15,000.00	11,044.00	26.4
10-52-72 CAPITAL OUTLAY BUILDINGS	.00	14,156.00	160,000.00	145,844.00	8.9
TOTAL GOVERNMENT BUILDINGS	3,085.67	33,492.40	209,000.00	175,507.60	16.0
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	100,760.25	604,561.50	1,213,980.00	609,418.50	49.8
10-57-63 FIRE-PROFESSIONAL SERVICE	91,027.71	546,166.26	1,090,500.00	544,333.74	50.1
10-57-72 ADMINISTRATION	6,595.50	39,573.00	79,150.00	39,577.00	50.0
TOTAL EMERGENCY SERVICES	198,383.46	1,190,300.76	2,383,630.00	1,193,329.24	49.9
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	3,183.40	18,860.56	38,500.00	19,639.44	49.0
10-58-13 EMPLOYEE BENEFITS	1,519.27	9,311.24	21,600.00	12,288.76	43.1
10-58-14 OVERTIME WAGES	147.54	280.20	2,000.00	1,719.80	14.0
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24 OFFICE SUPPLIES & POSTAGE	.00	225.00	500.00	275.00	45.0
10-58-28 TELEPHONE	45.00	292.50	1,000.00	707.50	29.3
10-58-29 CONTRACT/BUILDING INSPECTOR	7,980.61	35,601.76	90,000.00	54,398.24	39.6
10-58-51 INSURANCE & SURETY BONDS	22.60	7,708.82	10,000.00	2,291.18	77.1
10-58-65 BUILDING PERMIT SURCHARGE	.00	1,246.19	2,500.00	1,253.81	49.9
TOTAL BUILDING INSPECTION	12,898.42	73,526.27	166,600.00	93,073.73	44.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	10,141.14	62,386.26	117,800.00	55,413.74	53.0
10-59-13 EMPLOYEE BENEFITS	4,797.08	29,968.96	60,100.00	30,131.04	49.9
10-59-14 OVERTIME WAGES	186.86	1,187.83	2,000.00	812.17	59.4
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	64.28	1,000.00	935.72	6.4
10-59-23 TRAVEL	201.83	452.54	1,500.00	1,047.46	30.2
10-59-24 OFFICE SUPPLIES & POSTAGE	65.00	284.00	1,500.00	1,216.00	18.9
10-59-30 PROFESSIONAL SERVICES	506.00	1,955.23	40,000.00	38,044.77	4.9
10-59-31 LEGAL SERVICES FOR SUBDIVIS	6,252.00	21,814.00	2,000.00	(19,814.00)	1090.7
10-59-34 EDUCATION	.00	149.00	750.00	601.00	19.9
TOTAL PLANNING & ZONING	22,149.91	118,262.10	226,650.00	108,387.90	52.2
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	7,075.00	45,712.11	89,850.00	44,137.89	50.9
10-60-13 EMPLOYEE BENEFITS	4,683.64	29,894.26	58,950.00	29,055.74	50.7
10-60-14 OVERTIME WAGES	943.92	7,193.58	11,000.00	3,806.42	65.4
10-60-23 TRAVEL	.00	63.00	1,000.00	937.00	6.3
10-60-24 OFFICE SUPPLIES & POSTAGE	.00	.00	400.00	400.00	.0
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	8,841.23	25,801.68	107,000.00	81,198.32	24.1
10-60-26 STREET SUPPLIES AND MAINTENANC	5,895.14	22,268.00	.00	(22,268.00)	.0
10-60-27 UTILITIES	6.11	42.09	500.00	457.91	8.4
10-60-28 TELEPHONE	88.74	491.47	900.00	408.53	54.6
10-60-29 POWER - STREET LIGHTS	4,251.69	29,376.45	40,000.00	10,623.55	73.4
10-60-51 INSURANCE	22.60	7,708.82	10,000.00	2,291.18	77.1
10-60-63 OTHER SERVICES	.00	65.00	12,000.00	11,935.00	.5
10-60-64 OTHER EXPENSES	307.71	4,235.94	3,500.00	(735.94)	121.0
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	.00	15,988.03	200,000.00	184,011.97	8.0
10-60-74 CAPITAL OUTLAY - EQUIPMENT	1,625.00	54,274.33	62,600.00	8,325.67	86.7
TOTAL STREETS	33,740.78	243,114.76	597,700.00	354,585.24	40.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	3,754.00	24,480.42	46,900.00	22,419.58	52.2
10-70-12 WAGES TEMPORARY EMPLOYEES	.00	21,731.26	30,570.00	8,838.74	71.1
10-70-13 EMPLOYEE BENEFITS	2,341.24	16,821.63	31,500.00	14,678.37	53.4
10-70-14 OVERTIME WAGES	.00	304.01	1,500.00	1,195.99	20.3
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	61.38	1,020.46	1,500.00	479.54	68.0
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	2,007.72	10,483.87	25,000.00	14,516.13	41.9
10-70-26 BUILDING AND GROUNDS SUPPLIES	205.23	21,452.72	36,000.00	14,547.28	59.6
10-70-27 UTILITIES	792.06	3,774.05	65,000.00	61,225.95	5.8
10-70-28 TELEPHONE	81.24	442.72	1,000.00	557.28	44.3
10-70-51 INSURANCE & SURETY BONDS	22.60	7,708.82	10,500.00	2,791.18	73.4
10-70-60 RODEO	.00	5,000.43	25,000.00	19,999.57	20.0
10-70-64 OTHER EXPENSES	.00	772.51	19,000.00	18,227.49	4.1
10-70-65 ALPINE DAYS	.00	6,031.07	134,450.00	128,418.93	4.5
10-70-67 MOYLE PARK	89.93	1,850.66	9,000.00	7,149.34	20.6
10-70-68 LIBRARY	520.00	4,280.00	11,500.00	7,220.00	37.2
10-70-69 YOUTH COUNCIL	.00	52.04	5,500.00	5,447.96	1.0
10-70-70 BOOK MOBILE	.00	13,596.00	13,200.00	(396.00)	103.0
10-70-71 TRAILS	.00	164.61	5,000.00	4,835.39	3.3
TOTAL PARKS & RECREATION	9,875.40	139,967.28	473,120.00	333,152.72	29.6

CEMETERY

10-77-11 SALARIES & WAGES	3,754.00	21,835.39	46,900.00	25,064.61	46.6
10-77-12 WAGES TEMPORARY EMPLOYEE	.00	21,731.26	30,570.00	8,838.74	71.1
10-77-13 EMPLOYEE BENEFITS	2,341.11	16,820.82	31,500.00	14,679.18	53.4
10-77-14 OVERTIME WAGES	.00	304.01	2,000.00	1,695.99	15.2
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	269.85	2,055.99	12,000.00	9,944.01	17.1
10-77-26 BUILDING AND GROUNDS	.00	7,191.34	12,000.00	4,808.66	59.9
10-77-28 TELEPHONE	40.00	260.00	850.00	590.00	30.6
10-77-51 INSURANCE & SURETY BONDS	22.60	7,708.82	10,000.00	2,291.18	77.1
10-77-63 OTHER SERVICES	11.91	543.17	12,000.00	11,456.83	4.5
TOTAL CEMETERY	6,439.47	78,450.80	158,570.00	80,119.20	49.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	3,194.94	20,662.81	42,200.00	21,537.19	49.0
10-82-13 EMPLOYEE BENEFITS	2,047.83	12,870.19	26,400.00	13,529.81	48.8
10-82-14 OVERTIME WAGES	.00	257.27	500.00	242.73	51.5
10-82-24 OFFICE SUPPLIES & POSTAGE	371.22	1,851.34	3,600.00	1,748.66	51.4
10-82-28 TELEPHONE	7.50	48.75	100.00	51.25	48.8
10-82-31 PROFESSIONAL & TECHNICAL	300.00	2,700.00	4,800.00	2,100.00	56.3
10-82-34 TECHNOLOGY UPDATE	380.93	2,315.14	5,000.00	2,684.86	46.3
10-82-61 TIPPING FEES	12,114.50	60,834.25	110,000.00	49,165.75	55.3
10-82-62 WASTE PICKUP CONTRACT	29,549.87	147,287.13	345,000.00	197,712.87	42.7
10-82-64 OTHER EXPENSES	111.21	667.26	2,000.00	1,332.74	33.4
TOTAL GARBAGE	48,078.00	249,494.14	539,600.00	290,105.86	46.2
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	381.38	2,377.96	20,000.00	17,622.04	11.9
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	184,340.00	184,340.00	.0
10-99-82 EMERGENCY PREP	.00	.00	5,000.00	5,000.00	.0
TOTAL MISCELLANEOUS	381.38	2,377.96	209,340.00	206,962.04	1.1
TOTAL FUND EXPENDITURES	547,132.27	2,724,071.63	5,560,750.00	2,836,678.37	49.0
NET REVENUE OVER EXPENDITURES	1,364,387.44	1,472,249.69	.00	(1,472,249.69)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

CLASS C ROADS

ASSETS

11-1190	CASH - ALLOCATION FROM GENERAL	910,292.76	
	TOTAL ASSETS		910,292.76

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
11-2980	BALANCE BEGINNING OF YEAR	1,238,650.94	
	REVENUE OVER EXPENDITURES - YTD	(328,358.18)	
	BALANCE - CURRENT DATE	910,292.76	
	TOTAL FUND EQUITY		910,292.76
	TOTAL LIABILITIES AND EQUITY		910,292.76

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	.00	157,880.55	430,000.00	272,119.45	36.7
11-33-60 MASS TRANSIT	10,944.07	51,760.68	107,000.00	55,239.32	48.4
TOTAL SOURCE 33	10,944.07	209,641.23	537,000.00	327,358.77	39.0
<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	165,000.00	165,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	165,000.00	165,000.00	.0
TOTAL FUND REVENUE	10,944.07	209,641.23	720,000.00	510,358.77	29.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND	19,358.50	537,999.41	613,000.00	75,000.59	87.8
11-60-75 MASS TRANSIT PROJECTS	.00	.00	107,000.00	107,000.00	.0
TOTAL DEPARTMENT 60	19,358.50	537,999.41	720,000.00	182,000.59	74.7
TOTAL FUND EXPENDITURES	19,358.50	537,999.41	720,000.00	182,000.59	74.7
NET REVENUE OVER EXPENDITURES	(8,414.43)	(328,358.18)	.00	328,358.18	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

RECREATION IMPACT FEES

ASSETS

15-1190	CASH - ALLOCATION FROM GENERAL	686,067.41	
	TOTAL ASSETS		686,067.41

LIABILITIES AND EQUITY

FUND EQUITY

15-2831	RESERVE-IMP RECREATION	571,085.62	
	UNAPPROPRIATED FUND BALANCE:		
15-2980	BALANCE BEGINNING OF YEAR	79,261.77	
	REVENUE OVER EXPENDITURES - YTD	35,720.02	
	BALANCE - CURRENT DATE	114,981.79	
	TOTAL FUND EQUITY		686,067.41
	TOTAL LIABILITIES AND EQUITY		686,067.41

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
15-37-31	RECREATION FACILITY FEES	.00	45,696.00	200,000.00	154,304.00	22.9
	TOTAL OPERATING REVENUES	.00	45,696.00	200,000.00	154,304.00	22.9
	<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
	TOTAL FUND REVENUE	.00	45,696.00	215,000.00	169,304.00	21.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
15-40-31	PARK SYSTEM	.00	9,975.98	215,000.00	205,024.02	4.6
	TOTAL EXPENDITURES	.00	9,975.98	215,000.00	205,024.02	4.6
	TOTAL FUND EXPENDITURES	.00	9,975.98	215,000.00	205,024.02	4.6
	NET REVENUE OVER EXPENDITURES	.00	35,720.02	.00	(35,720.02)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

STREET IMPACT FEES

ASSETS

16-1190	CASH - ALLOCATION FROM GENERAL		393,881.32	
	TOTAL ASSETS			393,881.32

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	373,764.88		
	REVENUE OVER EXPENDITURES - YTD	20,116.44		
	BALANCE - CURRENT DATE		393,881.32	
	TOTAL FUND EQUITY			393,881.32
	TOTAL LIABILITIES AND EQUITY			393,881.32

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
16-37-21	STREETS & TRANSPORTATION FEES	.00	20,116.44	75,000.00	54,883.56	26.8
	TOTAL OPERATING REVENUES	.00	20,116.44	75,000.00	54,883.56	26.8
	TOTAL FUND REVENUE	.00	20,116.44	75,000.00	54,883.56	26.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
16-40-21 STREET & TRANSPORT EXPENSES	.00	.00	75,000.00	75,000.00	.0
TOTAL EXPENDITURES	.00	.00	75,000.00	75,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	75,000.00	75,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	20,116.44	.00	(20,116.44)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

CAPITAL IMPROVEMENTS FUND

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	3,807,259.73	
	TOTAL ASSETS		3,807,259.73

LIABILITIES AND EQUITY

LIABILITIES

45-2124	OTHER BONDS	140,000.00	
45-2140	INFRA PROTECTION BONDS	844,819.09	
45-2147	OPEN SPACE BOND	109,000.00	
45-2150	RESTRICTED FOR ROADS	128,269.50	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2155	DONATION/LAMBERT PARK	121,014.22	
	TOTAL LIABILITIES		1,348,314.81

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
45-2960	EQUIPMENT REPLACEMENT	151,529.36	
45-2980	BALANCE BEGINNING OF YEAR	2,351,644.61	
	REVENUE OVER EXPENDITURES - YTD	(44,229.05)	
	BALANCE - CURRENT DATE	2,458,944.92	
	TOTAL FUND EQUITY		2,458,944.92
	TOTAL LIABILITIES AND EQUITY		3,807,259.73

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 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	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>					
45-39-11	CAPITOL IMPROVEMENTS FUND SURP	.00	.00	470,900.00	470,900.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	470,900.00	470,900.00	.0
	TOTAL FUND REVENUE	.00	.00	488,900.00	488,900.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	4,656.25	13,881.25	477,500.00	463,618.75	2.9
45-40-74 CAPITAL OUTLAY - EQUIPMENT	29,236.06	30,347.80	11,400.00	(18,947.80)	266.2
TOTAL EXPENDITURES	33,892.31	44,229.05	488,900.00	444,670.95	9.1
TOTAL FUND EXPENDITURES	33,892.31	44,229.05	488,900.00	444,670.95	9.1
NET REVENUE OVER EXPENDITURES	(33,892.31)	(44,229.05)	.00	44,229.05	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

WATER FUND

ASSETS

51-1190	CASH - ALLOCATION FROM GENERAL	2,695,885.56	
51-1311	WATER ACCOUNTS RECEIVABLE	58,183.78	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	1,746.67	
51-1598	INVESTMENT IN WATER STOCK	73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS	25,723.00	
51-1611	LAND	219,000.00	
51-1621	BUILDING	169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(127,759.68)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI	14,517,338.35	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(5,376,067.37)	
51-1651	MACHINERY AND EQUIPMENT	1,158,241.43	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(413,952.78)	
TOTAL ASSETS			13,000,841.59

LIABILITIES AND EQUITY

LIABILITIES

51-2151	UTILITY DEPOSIT	35,400.00	
51-2171	PROFESS & TECH SERVICES TBP	13,346.82	
51-2181	PRV VALVE COUNTY	50,000.00	
51-2230	ST COMPENSATED ABSENCES	2,395.32	
51-2290	NET PENSION LIABILITY	50,219.00	
51-2410	DEFERRED INFLOWS-PENSIONS	28,976.00	
51-2530	LT COMPENSATED ABSENCES	107.00	
TOTAL LIABILITIES			180,444.14

FUND EQUITY

51-2811	CONTRIBUTIONS FROM GOV. UNIT	(50,000.00)	
UNAPPROPRIATED FUND BALANCE:			
51-2980	BEGINNING OF YEAR	12,689,485.48	
	REVENUE OVER EXPENDITURES - YTD	180,911.97	
BALANCE - CURRENT DATE		12,870,397.45	
TOTAL FUND EQUITY			12,820,397.45
TOTAL LIABILITIES AND EQUITY			13,000,841.59

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	59,747.57	411,538.62	750,000.00	338,461.38	54.9
51-37-12 OTHER WATER REVENUE	609.60	4,510.05	20,000.00	15,489.95	22.6
51-37-16 WATER CONNECTION FEE	4,600.00	15,765.00	20,000.00	4,235.00	78.8
51-37-17 PENALTIES	574.68	2,704.96	5,700.00	2,995.04	47.5
TOTAL OPERATING REVENUES	65,531.85	434,518.63	795,700.00	361,181.37	54.6
<u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	.00	.00	35,000.00	35,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	35,000.00	35,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	363,300.00	363,300.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	363,300.00	363,300.00	.0
TOTAL FUND REVENUE	65,531.85	434,518.63	1,194,000.00	759,481.37	36.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	10,454.75	69,181.32	133,100.00	63,918.68	52.0
51-80-13 EMPLOYEE BENEFITS	6,748.47	42,906.36	85,100.00	42,193.64	50.4
51-80-14 OVERTIME WAGES	943.92	7,442.65	11,000.00	3,557.35	67.7
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	25.00	2,500.00	2,475.00	1.0
51-80-23 TRAVEL	.00	63.00	3,000.00	2,937.00	2.1
51-80-24 OFFICE SUPPLIES & POS	1,668.19	15,303.32	15,000.00	(303.32)	102.0
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	688.17	2,445.62	21,000.00	18,554.38	11.7
51-80-26 BUILDING AND GROUNDS SUPPLIES	5,639.83	22,704.72	35,000.00	12,295.28	64.9
51-80-27 UTILITIES	1,565.14	14,595.21	25,000.00	10,404.79	58.4
51-80-28 TELEPHONE	179.50	989.92	2,000.00	1,010.08	49.5
51-80-31 PROFESSIONAL & TECHNICAL SERVI	3,224.44	12,029.77	20,000.00	7,970.23	60.2
51-80-33 EDUCATION	.00	.00	1,000.00	1,000.00	.0
51-80-34 TECHNOLOGY UPDATE	632.13	2,568.71	10,000.00	7,431.29	25.7
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	22.60	7,708.82	10,900.00	3,191.18	70.7
51-80-62 MISCELLANEOUS SERVICES	5,093.47	18,236.71	33,000.00	14,763.29	55.3
51-80-63 OTHER EXPENSES	5,856.82	25,927.87	15,000.00	(10,927.87)	172.9
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	.00	5,000.00	5,000.00	.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	5,552.66	8,352.66	500,000.00	491,647.34	1.7
51-80-74 CAPITAL OUTLAY - EQUIPMENT	1,625.00	3,125.00	11,400.00	8,275.00	27.4
TOTAL WATER EXPENDITURES	49,895.09	253,606.66	1,194,000.00	940,393.34	21.2
TOTAL FUND EXPENDITURES	49,895.09	253,606.66	1,194,000.00	940,393.34	21.2
NET REVENUE OVER EXPENDITURES	15,636.76	180,911.97	.00	(180,911.97)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	2,455,304.42	
52-1312	SEWER ACCOUNTS RECEIVABLE	88,465.41	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,500.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	23,737.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(39,525.62)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	7,849,603.62	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(2,946,748.58)	
52-1651	MACHINERY AND EQUIPMENT	294,155.93	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(206,719.85)	
TOTAL ASSETS			7,582,815.33

LIABILITIES AND EQUITY

LIABILITIES

52-2151	SEWER UTILITY DEPOSIT	1,400.00	
52-2230	ST COMPENSATED ABSENCES	24,008.00	
52-2290	NET PENSION LIABILITY	46,342.00	
52-2300	TSSD CLEARING ACCOUNT	13,664.00	
52-2410	DEFERRED INFLOWS-PENSIONS	26,739.00	
52-2530	LT COMPENSATED ABSENCES	4,569.00	
TOTAL LIABILITIES			116,722.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	7,432,479.90	
	REVENUE OVER EXPENDITURES - YTD	33,613.43	
BALANCE - CURRENT DATE			7,466,093.33
TOTAL FUND EQUITY			7,466,093.33
TOTAL LIABILITIES AND EQUITY			7,582,815.33

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	80,671.38	483,535.34	1,025,000.00	541,464.66	47.2
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	1,250.00	4,710.00	5,000.00	290.00	94.2
TOTAL OPERATING REVENUES	81,921.38	488,245.34	1,040,000.00	551,754.66	47.0
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	.00	.00	22,000.00	22,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	22,000.00	22,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	38,850.00	38,850.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	38,850.00	38,850.00	.0
TOTAL FUND REVENUE	81,921.38	488,245.34	1,100,850.00	612,604.66	44.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	10,454.75	69,181.32	133,100.00	63,918.68	52.0
52-81-13 EMPLOYEE BENEFITS	6,750.51	42,919.57	85,100.00	42,180.43	50.4
52-81-14 OVERTIME WAGES	943.92	7,442.65	10,500.00	3,057.35	70.9
52-81-23 TRAVEL	.00	63.00	2,750.00	2,687.00	2.3
52-81-24 OFFICE SUPPLIES & POSTAGE	371.24	5,545.55	12,000.00	6,454.45	46.2
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	258.04	848.95	10,000.00	9,151.05	8.5
52-81-26 BUILDING AND GROUND SUPPLIES	399.24	4,148.69	12,000.00	7,851.31	34.6
52-81-27 UTILITIES	27.21	178.18	500.00	321.82	35.6
52-81-28 TELEPHONE	139.99	818.47	4,250.00	3,431.53	19.3
52-81-31 PROFESSIONAL & TECHNICAL	300.00	2,700.00	8,000.00	5,300.00	33.8
52-81-34 TECHNOLOGY UPDATE	632.13	2,568.71	6,000.00	3,431.29	42.8
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51 INSURANCE AND SURETY BONDS	22.60	7,708.82	.00	(7,708.82)	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	48,361.13	241,493.55	598,250.00	356,756.45	40.4
52-81-64 OTHER EXPENSES	47,571.44	48,286.79	12,000.00	(36,286.79)	402.4
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	5,552.66	17,602.66	65,000.00	47,397.34	27.1
52-81-74 CAPITAL OUTLAY - EQUIPMENT	1,625.00	3,125.00	11,400.00	8,275.00	27.4
TOTAL SEWER EXPENDITURES	123,409.86	454,631.91	1,100,850.00	646,218.09	41.3
TOTAL FUND EXPENDITURES	123,409.86	454,631.91	1,100,850.00	646,218.09	41.3
NET REVENUE OVER EXPENDITURES	(41,488.48)	33,613.43	.00	(33,613.43)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	827,711.65	
55-1281	CASH - 2020 PROJECT 0352420A	1,002,989.01	
55-1282	2020 BOND FUND 0352420	231.24	
55-1284	CASH - 2010 BOND FUND #418	68.29	
55-1311	ACCOUNTS RECEIVABLE	88,218.83	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(1,822.11)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	16,364.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	13,535,989.38	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(3,857,189.86)	
55-1651	MACHINERY AND EQUIPMENT	316,319.05	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(189,712.99)	
55-1910	DEFERED AMOUNT ON REFUNDING	159,732.02	
TOTAL ASSETS			11,898,898.51

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	3,639.00	
55-2171	ESCROW FT CREEK BOOSTER DESIGN	(4,355.44)	
55-2230	ST COMPENSATED ABSENCES	5,081.53	
55-2290	NET PENSION LIABILITY	31,947.00	
55-2410	DEFERRED INFLOWS-PENSIONS	18,433.00	
55-2511	CURRENT PORTION OF BONDS	342,000.00	
55-2532	BOND - 2020 WATER REFUNDING	3,208,000.00	
TOTAL LIABILITIES			3,604,745.09

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2980	BALANCE BEGINNING OF YEAR	8,508,586.08	
	REVENUE OVER EXPENDITURES - YTD	(214,432.66)	
BALANCE - CURRENT DATE		8,294,153.42	
TOTAL FUND EQUITY			8,294,153.42
TOTAL LIABILITIES AND EQUITY			11,898,898.51

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
55-37-11 IRRIGATION WATER SALES	79,126.05	473,435.99	925,000.00	451,564.01	51.2
55-37-12 OTHER REVENUE	150.00	43,109.00	1,000.00	(42,109.00)	4310.9
55-37-16 PRESSURIZED CONNECTION FEE	5,265.10	28,253.05	40,000.00	11,746.95	70.6
TOTAL OPERATING REVENUES	84,541.15	544,798.04	966,000.00	421,201.96	56.4
<u>INTEREST AND MISC REVENUE</u>					
55-38-10 INTEREST EARNINGS	427.44	3,194.55	22,000.00	18,805.45	14.5
TOTAL INTEREST AND MISC REVENUE	427.44	3,194.55	22,000.00	18,805.45	14.5
<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	262,804.00	262,804.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	262,804.00	262,804.00	.0
TOTAL FUND REVENUE	84,968.59	547,992.59	1,250,804.00	702,811.41	43.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	8,916.86	49,089.67	113,500.00	64,410.33	43.3
55-40-13 EMPLOYEE BENEFITS	5,906.42	41,682.08	74,600.00	32,917.92	55.9
55-40-14 OVERTIME WAGES	943.92	7,667.87	13,000.00	5,332.13	59.0
55-40-23 TRAVEL	.00	63.00	1,200.00	1,137.00	5.3
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	651.61	11,389.52	58,000.00	46,610.48	19.6
55-40-26 BUILDING & GROUNDS SUPPLIES	98.01	12,412.53	15,000.00	2,587.47	82.8
55-40-27 UTILITIES	10,023.74	228,936.32	225,000.00	(3,936.32)	101.8
55-40-28 TELEPHONE	109.57	621.01	1,500.00	878.99	41.4
55-40-29 OFFICE SUPPLIES & POSTAGE	521.24	3,506.64	12,000.00	8,493.36	29.2
55-40-31 PROFESSIONAL & TECHNICAL SERVI	150.00	1,350.00	5,000.00	3,650.00	27.0
55-40-32 ENGINEER SERVICES	.00	.00	10,000.00	10,000.00	.0
55-40-33 TECHNOLOGY UPDATE	632.13	2,568.71	7,500.00	4,931.29	34.3
55-40-34 ANNUAL AUDIT - UTAH WATER	.00	.00	500.00	500.00	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	22.60	7,681.82	12,000.00	4,318.18	64.0
55-40-62 MISCELLANEOUS SERVICES	4,541.67	13,693.78	33,000.00	19,306.22	41.5
55-40-63 OTHER EXPENSES	5,111.21	9,326.62	1,500.00	(7,826.62)	621.8
55-40-72 WELL ADDITION BOND	2,951.54	4,358.24	.00	(4,358.24)	.0
55-40-73 CAPITAL OUTLAY	5,552.68	6,394.48	50,000.00	43,605.52	12.8
55-40-74 CAPITAL OUTLAY - EQUIPMENT	1,625.00	3,125.00	11,400.00	8,275.00	27.4
55-40-79 AGENTS FEES	.00	.00	2,500.00	2,500.00	.0
55-40-80 TRUSTEE FEES	.00	2,000.00	2,000.00	.00	100.0
55-40-84 BOND INTEREST #8938222	.00	.00	342,000.00	342,000.00	.0
55-40-86 BOND PRINCIPAL #0352418	.00	342,000.00	.00	(342,000.00)	.0
55-40-87 BOND INTEREST #0352418	.00	14,557.96	35,900.00	21,342.04	40.6
TOTAL EXPENDITURES	47,758.20	762,425.25	1,250,804.00	488,378.75	61.0
TOTAL FUND EXPENDITURES	47,758.20	762,425.25	1,250,804.00	488,378.75	61.0
NET REVENUE OVER EXPENDITURES	37,210.39	(214,432.66)	.00	214,432.66	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	690,696.54	
56-1313	STORM DRAIN ACCTS RECEIVABLE	16,528.73	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,313.91)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	6,388.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	6,085,018.76	
56-1632	ALLOWANCE FOR DEPRECIATION	(1,453,538.29)	
	TOTAL ASSETS		5,558,835.06

LIABILITIES AND EQUITY

LIABILITIES

56-2230	ST COMPENSATED ABSENCES	8,023.00	
56-2290	NET PENSION LIABILITY	12,472.00	
56-2410	DEFERRED INFLOWS-PENSIONS	7,196.00	
56-2530	LT COMPENSATED ABSENCES	358.00	
	TOTAL LIABILITIES		28,049.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
56-2920	CONTRA IMPACT FEE	195,975.13	
56-2980	BALANCE BEGINNING OF YEAR	5,302,310.01	
	REVENUE OVER EXPENDITURES - YTD	32,500.92	
	BALANCE - CURRENT DATE	5,530,786.06	
	TOTAL FUND EQUITY		5,530,786.06
	TOTAL LIABILITIES AND EQUITY		5,558,835.06

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	14,778.80	88,370.98	180,000.00	91,629.02	49.1
56-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13 SWPP FEE	2,100.00	9,300.00	14,000.00	4,700.00	66.4
TOTAL OPERATING REVENUES	16,878.80	97,670.98	195,000.00	97,329.02	50.1
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>SOURCE 39</u>					
56-39-12 UNAPPROPRIATED FUND EQUITY	.00	.00	88,350.00	88,350.00	.0
TOTAL SOURCE 39	.00	.00	88,350.00	88,350.00	.0
TOTAL FUND REVENUE	16,878.80	97,670.98	293,350.00	195,679.02	33.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	3,578.25	33,043.63	46,000.00	12,956.37	71.8
56-40-13 EMPLOYEE BENEFITS	2,283.06	10,185.86	28,700.00	18,514.14	35.5
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,000.00	2,000.00	.0
56-40-23 TRAVEL	.00	63.00	650.00	587.00	9.7
56-40-24 OFFICE SUPPLIES & POSTAGE	.00	2,616.03	2,500.00	(116.03)	104.6
56-40-26 BUILDING & GROUND SUPPLIES	121.20	235.82	4,500.00	4,264.18	5.2
56-40-34 TECHNOLOGY UPDATE	632.13	2,568.71	5,000.00	2,431.29	51.4
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	22.58	7,708.73	10,000.00	2,291.27	77.1
56-40-62 MISCELLANEOUS SERVICES	1,880.88	5,648.28	10,000.00	4,351.72	56.5
56-40-73 CAPITAL OUTLAY	.00	3,100.00	100,000.00	96,900.00	3.1
TOTAL EXPENDITURES	8,518.10	65,170.06	293,350.00	228,179.94	22.2
TOTAL FUND EXPENDITURES	8,518.10	65,170.06	293,350.00	228,179.94	22.2
NET REVENUE OVER EXPENDITURES	8,360.70	32,500.92	.00	(32,500.92)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

TRUST AND AGENCY FUND

ASSETS

70-1190	CASH - ALLOCATION TO OTHER FUN	454,185.14	
	TOTAL ASSETS		454,185.14

LIABILITIES AND EQUITY

LIABILITIES

70-2300	BOND FOR BECK PINES PLAT A	4,167.30	
70-2302	BOND FOR BECK PINES PLAT C	3,715.54	
70-2310	BOND FOR HERITAGE HILLS	10,800.00	
70-2332	BROOKSIDE CT 3 FALLS SEALCOAT	3,000.00	
70-2373	ALPINE VIEW ESTATES	3,929.00	
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	
70-2462	MONTELLA SUBDIVISION	175,800.34	
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		385,549.17

FUND EQUITY

70-2635	BROOKSIDE MEADOWS ROAD FUND	13,275.00	
	UNAPPROPRIATED FUND BALANCE:		
70-2980	BALANCE BEGINNING OF YEAR	55,360.97	
	BALANCE - CURRENT DATE	55,360.97	
	TOTAL FUND EQUITY		68,635.97

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

TRUST AND AGENCY FUND

TOTAL LIABILITIES AND EQUITY

454,185.14

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 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 6 MONTHS ENDING DECEMBER 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
DECEMBER 31, 2020

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190	CASH - ALLOCATION TO OTHER FUN	676,870.99	
	TOTAL ASSETS		676,870.99

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
71-2980	BALANCE BEGINNING OF YEAR	667,780.99	
	REVENUE OVER EXPENDITURES - YTD	9,090.00	
	BALANCE - CURRENT DATE	676,870.99	
	TOTAL FUND EQUITY		676,870.99
	TOTAL LIABILITIES AND EQUITY		676,870.99

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56 CEMETERY LOT PAYMENTS	4,432.50	8,865.00	20,000.00	11,135.00	44.3
71-33-58 UPRIGHT MONUMENT	75.00	225.00	2,500.00	2,275.00	9.0
TOTAL INTERGOVERNMENTAL REVENUE	4,507.50	9,090.00	22,500.00	13,410.00	40.4
<u>INTEREST AND MISC REVENUE</u>					
71-38-10 INTEREST REVENUE	.00	.00	3,000.00	3,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	3,000.00	3,000.00	.0
TOTAL FUND REVENUE	4,507.50	9,090.00	25,500.00	16,410.00	35.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	.00	25,500.00	25,500.00	.0
TOTAL EXPENDITURES	.00	.00	25,500.00	25,500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	25,500.00	25,500.00	.0
NET REVENUE OVER EXPENDITURES	4,507.50	9,090.00	.00	(9,090.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

WATER IMPACT FEES

ASSETS

81-1190	CASH - ALLOCATION FROM GENERAL	549,946.31	
	TOTAL ASSETS		549,946.31

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
81-2980	BALANCE BEGINNING OF YEAR	484,142.63	
	REVENUE OVER EXPENDITURES - YTD	65,803.68	
	BALANCE - CURRENT DATE	549,946.31	
	TOTAL FUND EQUITY		549,946.31
	TOTAL LIABILITIES AND EQUITY		549,946.31

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
81-37-20 WATER IMPACT FEES	12,353.00	71,872.00	100,000.00	28,128.00	71.9
TOTAL OPERATING REVENUES	12,353.00	71,872.00	100,000.00	28,128.00	71.9
TOTAL FUND REVENUE	12,353.00	71,872.00	100,000.00	28,128.00	71.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	178.48	6,068.32	100,000.00	93,931.68	6.1
TOTAL IMPACT FEE PROJECTS	178.48	6,068.32	100,000.00	93,931.68	6.1
TOTAL FUND EXPENDITURES	178.48	6,068.32	100,000.00	93,931.68	6.1
NET REVENUE OVER EXPENDITURES	12,174.52	65,803.68	.00	(65,803.68)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

SEWER IMPACT FEES

ASSETS

82-1190	CASH - ALLOCATION FROM GENERAL	112,568.62	
	TOTAL ASSETS		112,568.62

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
82-2980	BALANCE BEGINNING OF YEAR	98,281.48	
	REVENUE OVER EXPENDITURES - YTD	14,287.14	
	BALANCE - CURRENT DATE	112,568.62	
	TOTAL FUND EQUITY		112,568.62
	TOTAL LIABILITIES AND EQUITY		112,568.62

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	2,955.96	14,287.14	22,000.00	7,712.86	64.9
TOTAL OPERATING REVENUES	2,955.96	14,287.14	22,000.00	7,712.86	64.9
TOTAL FUND REVENUE	2,955.96	14,287.14	22,000.00	7,712.86	64.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 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	22,000.00	22,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	22,000.00	22,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	22,000.00	22,000.00	.0
NET REVENUE OVER EXPENDITURES	2,955.96	14,287.14	.00	(14,287.14)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

PI IMPACT FEES

ASSETS

85-1190	CASH - ALLOCATION FROM GENERAL		322,003.38	
	TOTAL ASSETS			322,003.38

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
85-2980	BALANCE BEGINNING OF YEAR	260,690.05		
	REVENUE OVER EXPENDITURES - YTD	61,313.33		
	BALANCE - CURRENT DATE		322,003.38	
	TOTAL FUND EQUITY			322,003.38
	TOTAL LIABILITIES AND EQUITY			322,003.38

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2020

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
85-37-20 PI IMPACT FEES	12,083.52	61,313.33	90,000.00	28,686.67	68.1
TOTAL OPERATING REVENUES	12,083.52	61,313.33	90,000.00	28,686.67	68.1
TOTAL FUND REVENUE	12,083.52	61,313.33	90,000.00	28,686.67	68.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 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	90,000.00	90,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	90,000.00	90,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	90,000.00	90,000.00	.0
NET REVENUE OVER EXPENDITURES	12,083.52	61,313.33	.00	(61,313.33)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

STORM DRAIN IMPACT FEES

ASSETS

86-1190	CASH - ALLOCATION FROM GENERAL		143,042.70	
	TOTAL ASSETS			143,042.70

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(	195,975.13)	
86-2980	BALANCE BEGINNING OF YEAR		325,417.83	
	REVENUE OVER EXPENDITURES - YTD		13,600.00	
	BALANCE - CURRENT DATE		143,042.70	
	TOTAL FUND EQUITY			143,042.70
	TOTAL LIABILITIES AND EQUITY			143,042.70

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 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	13,600.00	45,000.00	31,400.00	30.2
TOTAL OPERATING REVENUES	.00	13,600.00	45,000.00	31,400.00	30.2
TOTAL FUND REVENUE	.00	13,600.00	45,000.00	31,400.00	30.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 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	.00	45,000.00	45,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	45,000.00	45,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	45,000.00	45,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	13,600.00	.00	(13,600.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

FUND 91

ASSETS

91-1611	LAND	22,775,041.33	
91-1621	BUILDINGS	1,913,265.97	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	38,116,061.10	
91-1651	MACHINERY AND EQUIPMENT	1,172,235.17	
91-1690	ACCUMULATED DEPRECIATION	(22,895,184.54)	
TOTAL ASSETS			41,081,419.03

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	2,931,366.40	
BALANCE - CURRENT DATE		41,081,419.03	
TOTAL FUND EQUITY			41,081,419.03
TOTAL LIABILITIES AND EQUITY			41,081,419.03

ALPINE CITY CORPORATION
BALANCE SHEET
DECEMBER 31, 2020

GENERAL LONG-TERM DEBT

ASSETS

95-1610	DEFERRED OUTFLOW PENSION	81,727.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	364,811.07	
	TOTAL ASSETS		446,538.07

LIABILITIES AND EQUITY

LIABILITIES

95-2090	SWEEPER LEASE	97,802.00	
95-2290	NET PENSION LIABILITY	159,553.00	
95-2410	DEFERRED INFLOWS PENSION	92,063.00	
	TOTAL LIABILITIES		349,418.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

95-2940	ACC COMP ABSENCES-CURRENT	85,249.35	
95-2950	ACC COMP ABSENCES	11,870.72	
	BALANCE - CURRENT DATE	97,120.07	
	TOTAL FUND EQUITY		97,120.07
	TOTAL LIABILITIES AND EQUITY		446,538.07

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2021-01 Planning Commission Rules

FOR CONSIDERATION ON: 12 January 2021

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve the ordinance as proposed.

BACKGROUND INFORMATION:

The City Attorney has prepared language to clarify what constitutes a quorum and the requirements for an affirmative vote of recommendation or approval by the Planning Commission. The existing ordinance does not outline the above items. Staff is recommending that the proposed ordinance be approved to help clarify Planning Commission responsibilities and make sure decisions comply with the Public Meetings Act.

The Planning Commission has reviewed the ordinance, held a public hearing, and recommended approval:

MOTION: *Ed Bush moved to recommend approval of Ordinance 2021-01 Planning Commission Rules as proposed. Troy Slade seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.*

Ayes:

Jane Griener
Ed Bush
Ethan Allen
Troy Slade
John MacKay
Sylvia Christiansen

Nays:

None

STAFF RECOMMENDATION:

Approve the ordinance as proposed.

SAMPLE MOTION TO APPROVE:

I motion that Ordinance 2021-01 be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that Ordinance 2021-01 be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I motion that Ordinance 2021-01 be tabled/denied based on the following:

- ***Insert Finding***

**ALPINE CITY
ORDINANCE 2021-01**

**AN ORDINANCE AMENDING SECTION 2.02.030 PERTAINING TO THE
ORGANIZATION OF THE PLANNING COMMISSION OF ALPINE CITY.**

WHEREAS, on January 5, 2021, the Planning Commission made the recommendation to approve the ordinance as proposed; and

WHEREAS, Alpine City (“City”) has the authority pursuant to the applicable sections of the Utah code pertaining to establishing a land use authority; and

WHEREAS, the City Council has adopted such a land use authority (Planning Commission) as set forth in Chapter 2 of the City’s Development Code; and

WHEREAS, questions exist concerning what constitutes a quorum and the votes necessary for the Planning Commission to make a decision or recommendation for the purposes of conducting the business of the commission; and

WHEREAS, the city council desires to clarify said authority and practice.

NOW THEREFORE, be it ordained by the Council of Alpine City that Section 2.02.030 pertaining to the Organization of the Planning Commission of Alpine City is hereby amended as shown in Exhibit “A” attached hereto and incorporated for all purposes. Such amendments shall be effective upon signing and its first publication.

SECTION 1: **AMENDMENT** “2.02.030 Organization” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

2.02.030 Organization

1. At its first meeting in January of each odd year, the Planning Commission shall elect one of its members as Chair and a second member as Vice-Chair. The Chair shall serve for a term of two years and until a successor is chosen. A vacancy in the position of Chair or Vice-Chair shall be filled for the unexpired term by election at the next meeting of the Planning Commission. A person may be elected to serve consecutive terms as Chair.
2. The Chair shall preside at all meetings of the Planning Commission. In the absence of the Chair, the Vice-Chair shall preside. If both the Chair and Vice-Chair are absent, the Commission shall elect one of its members as Chair Pro-Tem to preside at that meeting.
3. Subject to the approval of the City Council, the Planning Commission shall adopt Rules of Procedure consistent with this Code for its own organization and for the transaction of business. Such rules shall not be inconsistent with any directive or instruction

received from the City Council.

4. Meetings of the Planning Commission shall be held as frequently as the Commission deems advisable. The presence of four members of the Planning Commission shall constitute a quorum for the conduct of business. An affirmative vote of a majority of the members present shall be required to effect a decision or recommendation of the Planning Commission.
5. Reports of official acts and recommendations of the Planning Commission shall be made in writing to the City Council and shall indicate how each member of the Commission voted with respect to such act or recommendation. Any member of the Commission may also make a concurring or dissenting report or recommendation to the City Council whenever he or she so desires.

(Ord. 98-01:1/28/98, Amended by Ord. 2006-17, 11/14/06; Ord. 2009-03, 2/24/09; Ord. 2010-02, 2/09/10)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine City

**ALPINE CITY
ORDINANCE 2021-01**

**AN ORDINANCE AMENDING SECTION 2.02.030 PERTAINING TO THE
ORGANIZATION OF THE PLANNING COMMISSION OF ALPINE CITY.**

WHEREAS, on January 5, 2021, the Planning Commission made the recommendation to approve the ordinance as proposed; and

WHEREAS, Alpine City (“City”) has the authority pursuant to the applicable sections of the Utah code pertaining to establishing a land use authority; and

WHEREAS, the City Council has adopted such a land use authority (Planning Commission) as set forth in Chapter 2 of the City’s Development Code; and

WHEREAS, questions exist concerning what constitutes a quorum and the votes necessary for the Planning Commission to make a decision or recommendation for the purposes of conducting the business of the commission; and

WHEREAS, the city council desires to clarify said authority and practice.

NOW THEREFORE, be it ordained by the Council of Alpine City that Section 2.02.030 pertaining to the Organization of the Planning Commission of Alpine City is hereby amended as shown in Exhibit “A” attached hereto and incorporated for all purposes. Such amendments shall be effective upon signing and its first publication.

SECTION 1: **AMENDMENT** “2.02.030 Organization” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

2.02.030 Organization

1. At its first meeting in January of each odd year, the Planning Commission shall elect one of its members as Chair and a second member as Vice-Chair. The Chair shall serve for a term of two years and until a successor is chosen. A vacancy in the position of Chair or Vice-Chair shall be filled for the unexpired term by election at the next meeting of the Planning Commission. A person may be elected to serve consecutive terms as Chair.
2. The Chair shall preside at all meetings of the Planning Commission. In the absence of the Chair, the Vice-Chair shall preside. If both the Chair and Vice-Chair are absent, the Commission shall elect one of its members as Chair Pro-Tem to preside at that meeting.
3. Subject to the approval of the City Council, the Planning Commission shall adopt Rules of Procedure consistent with this Code for its own organization and for the transaction of business. Such rules shall not be inconsistent with any directive or instruction

received from the City Council.

4. Meetings of the Planning Commission shall be held as frequently as the Commission deems advisable. The presence of four members of the Planning Commission shall constitute a quorum for the conduct of business. An affirmative vote of a majority of the members present shall be required to effect a decision or recommendation of the Planning Commission.
5. Reports of official acts and recommendations of the Planning Commission shall be made in writing to the City Council and shall indicate how each member of the Commission voted with respect to such act or recommendation. Any member of the Commission may also make a concurring or dissenting report or recommendation to the City Council whenever he or she so desires.

(Ord. 98-01:1/28/98, Amended by Ord. 2006-17, 11/14/06; Ord. 2009-03, 2/24/09; Ord. 2010-02, 2/09/10)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2021-02 Site Plan Requirements

FOR CONSIDERATION ON: 12 January 2021

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve the ordinance as proposed.

BACKGROUND INFORMATION:

On December 1, 2020, the Planning Commission recommended approval of the Alpine Fitness site plan. During the review, the Planning Commission suggested that a 3-D rendering of the proposed building would have been helpful to better understand the design of the building. Staff is proposing that 3-D renderings be a requirement for future new commercial buildings in the Business Commercial Zone.

The Planning Commission has reviewed the ordinance, held a public hearing, and recommended approval:

***MOTION:** John MacKay moved to recommend approval of Ordinance 2021-02 Site Plan Requirements as proposed. Troy Slade seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.*

Ayes:

Jane Griener

Ed Bush

Ethan Allen

Troy Slade

John MacKay

Sylvia Christiansen

Nays:

None

STAFF RECOMMENDATION:

Approve the ordinance as proposed.

SAMPLE MOTION TO APPROVE:

I motion that Ordinance 2021-02 be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that Ordinance 2021-02 be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I motion that Ordinance 2021-02 be tabled/denied based on the following:

- ***Insert Finding***

**ALPINE CITY
ORDINANCE 2021-02**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.11.050 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO SITE PLAN
REQUIREMENTS IN THE GATEWAY/HISTORIC ZONE.**

WHEREAS, The Planning Commission reviewed the site plan for Alpine Fitness on November 17, 2020 and December 1, 2020 and had concerns about the lack of a 3-D rendering of the building; and

WHEREAS, the City Council reviewed the site plan for Alpine Fitness on November 24, 2020 and December 8, 2020 and likewise had concerns about the lack of a 3-D rendering of the building; and

WHEREAS, the Planning Commission has recommended that the ordinance be amended to add a requirement for 3-D rendering of new buildings in the Gateway/Historic Zone; and

WHEREAS, on January, 5, 2021, the Planning Commission recommended approval of the ordinance as proposed; and

WHEREAS, the City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance pertaining to site plan requirements in the Gateway/Historic Zone; and

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

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

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.11.050 contained in the attached document will supersede Article 3.11.050 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.11.050 Plan Requirements” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.11.050 Plan Requirements

The site plan shall include the following items:

1. Address of the site plan
2. A vicinity map
3. The property boundaries of the proposed site plan and the names of all adjacent property owners
4. The location of all existing and proposed easements
5. Lot dimensions
6. Location and orientation of all structures on the lot
7. Setbacks of all structures on the lot
8. Location of garbage dumpster
9. Location of all existing and proposed utilities
10. Parking plan
11. Lighting plan
12. Full color, 3-D renderings (new buildings only)
13. Other information which may allow the City Planner, City Engineer, Planning Commission, and City Council to evaluate the proposed site plan.

(Ord. No. 2002-06, 07/09/2002; Amended by Ord. No. 2010-19, 11/09/10)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine City

**ALPINE CITY
ORDINANCE 2021-02**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.11.050 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO SITE PLAN
REQUIREMENTS IN THE GATEWAY/HISTORIC ZONE.**

WHEREAS, The Planning Commission reviewed the site plan for Alpine Fitness on November 17, 2020 and December 1, 2020 and had concerns about the lack of a 3-D rendering of the building; and

WHEREAS, the City Council reviewed the site plan for Alpine Fitness on November 24, 2020 and December 8, 2020 and likewise had concerns about the lack of a 3-D rendering of the building; and

WHEREAS, the Planning Commission has recommended that the ordinance be amended to add a requirement for 3-D rendering of new buildings in the Gateway/Historic Zone; and

WHEREAS, on January, 5, 2021, the Planning Commission recommended approval of the ordinance as proposed; and

WHEREAS, the City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance pertaining to site plan requirements in the Gateway/Historic Zone; and

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

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

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.11.050 contained in the attached document will supersede Article 3.11.050 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.11.050 Plan Requirements” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.11.050 Plan Requirements

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1. Address of the site plan
2. A vicinity map
3. The property boundaries of the proposed site plan and the names of all adjacent property owners
4. The location of all existing and proposed easements
5. Lot dimensions
6. Location and orientation of all structures on the lot
7. Setbacks of all structures on the lot
8. Location of garbage dumpster
9. Location of all existing and proposed utilities
10. Parking plan
11. Lighting plan
12. Full color, 3-D renderings (new buildings only)
13. Other information which may allow the City Planner, City Engineer, Planning Commission, and City Council to evaluate the proposed site plan.

(Ord. No. 2002-06, 07/09/2002; Amended by Ord. No. 2010-19, 11/09/10)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2021-04 Monument Signs

FOR CONSIDERATION ON: 12 January 2021

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve the ordinance as proposed.

BACKGROUND INFORMATION:

In early 2020 Altabank installed a new monument sign, on the corner of Main Street and 100 South, which raised safety concerns about visibility being obstructed by the new sign. It is proposed that the setback requirements for monument signs be increased, the size of signs permitted be reduced, and that a new standard for how height is measured be implemented.

The Planning Commission has reviewed the ordinance, held a public hearing, and recommended approval:

***MOTION:** Troy Slade moved to recommend approval of Ordinance 2021-04 Monument Signs as proposed. Sylvia Christiansen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.*

Ayes:

Jane Griener

Ed Bush

Ethan Allen

Troy Slade

John MacKay

Sylvia Christiansen

Nays:

None

STAFF RECOMMENDATION:

Approve the ordinance as proposed.

SAMPLE MOTION TO APPROVE:

I motion that Ordinance 2021-04 be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that Ordinance 2021-04 be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I motion that Ordinance 2021-04 be tabled/denied based on the following:

- ***Insert Finding***

ALPINE CITY MONUMENT SIGNS

Name	Location	Width	Height	Setback
Madson & Madson	112 South Main	5'11"	5'3"	4'
City Hall	20 North Main	5'6"	5'9"	5'6"
City Fountain	20 North Main	2'	6'	3'
Edward Jones	15 East 200 North	4'	6'	8'
Dominion Insurance	220 North Main	6'	6'	3'
Alpine Dermatology	144 South Main	5'	5'4"	5'6"
Mountainville	195 South Main	9'4"	8'3"	2'
River Meadow Offices	341 South Main	8'	6'	10'
Main St. Village A	20 West Main	7'10"	6'3"	5'
Main St. Village B	20 West Main	7'10"	5'10"	2'6"
Daylight Donuts	416 Alpine Hwy.	8'1"	6'3"	2'6"
Animal Hospital	424 Alpine Hwy.	8'	5'9"	3'6"
PCG	160 West Canyon Crest	7'10"	7'4"	2'6"
Franklin Covey	155 West Canyon Crest	8'	5'10"	5'
Old Bank Sign	113 South Main			9'
Loveland Bldg.	375 South Main	8'2"	7'5"	5'

Sight Triangle

- 34'
- 40'
- 18'
- 45'
- 38'
- 28'
- 34'
- 17'
- 58'
- 46'
- 65'
- 55'
- 17'
- 25'
- 15'
- 12'

MOTION: Lon Lott moved to approve the Lone Peak Public Safety District Interlocal Agreement as amended. Greg Gordon seconded. Ayes: 4 Nays: 0. Motion passed.

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

C. Ordinance No. 2020-06, Amendment to the Sign Ordinance

Austin Roy said the amendment to the sign ordinance grew out of concerns about the Altabank sign. The City had received numerous complaints about it obstructing the view at the intersection of Main Street and 100 South. The Council had discussed reducing the allowed height of signs and the item was tabled so staff could evaluate other signs in Alpine. Austin Roy said he had measured other signs in Alpine and included the list in the packet of different signs throughout Alpine and their various heights.

Lon Lott said it was critical when measuring the height of a sign that they consider where they were measuring from. A six-foot high sign sitting on a two-foot berm would be considerably higher. To be uniform, he suggested measuring from the level of the curb rather than the ground.

Shane Sorensen said a pedestal increased the height and people needed to include the pedestal in their measurements.

The Council discussed the problems related to signs and visibility along with possible solutions which included increasing the size of the sight triangle, increasing the required setback, taking into consideration natural terrain and the curb radius, and reducing the allowed height for a sign.

Carla Merrill pulled up a photo of the old Bank of American Fork sign. There had been no complaints about the old sign because it had not created a sight problem like the new sign. She pointed out that the old sign had a large space between the base of the sign and the actual sign. The space was at least three and half feet wide which allowed motorists to see oncoming traffic. The sign was also set farther away from the building. The new Altabank sign was a solid monument set on a solid base.

After a lengthy discussion, the issue of the sign ordinance was tabled, and staff was directed to come back with an ordinance that addressed their concerns. Shane Sorensen asked the Council if they wanted to reduce the height of the signs or stay at six feet. Jason Thelin said he thought they should consider reducing the height.

In response to a question about whether this needed to go back to Planning Commission, David Church said that it did not since they'd already made a recommendation on the sign ordinance.

MOTION: Lon Lott moved to ask staff to address the concerns raised that evening and return with their findings. Jason Thelin seconded. Ayes: 4 Nays: 0. Motion passed.

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

D. Ordinances No. 2020 -02 and No. 2020-04, Short-term Rentals

Austin Roy said the Council had discussed the ordinances relating to short-term rentals in terms of allowing them if they were owner occupied. He had tweaked the language accordingly. He also added that if the owner was out of town for an extended period and had a rental unit in their home, they would be allowed to have an operator run the

**ALPINE CITY
ORDINANCE 2021-04**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.25.020 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO FREE STANDING OR
MONUMENT SIGNS.**

WHEREAS, in January 2020 a new monument sign, which was in compliance with the City's sign ordinance, was installed on the corner of Main Street and 100 South and subsequently received numerous complaints from residents regarding reduced visibility; and

WHEREAS, the Planning Commission drafted and recommended an amendment to the sign ordinance on February 18, 2020 to increase the required setback for a sign; and

WHEREAS, the City Council reviewed the draft ordinance on February 25, 2020 and asked that it be tabled to further look at and discuss the height of monument signs; and

WHEREAS, the City Council further discussed this item at the April 14, 2020 meeting and decided to table the item again to address height and how it is measured; and

WHEREAS, on January 5, 2021 the Planning Commission made the recommendation to approve the revised draft of the the proposed ordinance; and

WHEREAS, the Alpine City Council has deemed it in the best interest of Alpine City to revise setback and height requirements for free standing or monument signs; 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 3.25.020 contained in the attached document will supersede Article 3.25.020 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.25.020 General Standards” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.25.020 General Standards

1. Except as provided herein, it shall be unlawful to erect, construct, reconstruct, alter, or

change the use of any structure, wall marquees, or any other parts jointed together to form a sign without first obtaining a sign permit from Alpine City.

2. Except as provided herein, all applicants for signs within Alpine City must receive a permit from the City prior to construction, placement, or replacement of any sign.
3. For permanent signs, the signs shall be colorfast and resistant to corrosion and rotting.
4. **General Location.** All permanent signs shall be set back at least ~~three~~ five (35) feet behind the sidewalk or twelve (12) feet behind the curb if there is not a sidewalk. All temporary signs shall be set back at least ~~three~~ five (35) feet behind the sidewalk or ~~three~~ five (35) feet behind the curb if there is not a sidewalk. No sign shall be placed closer than fourteen (14) feet to a driveway.

No sign, permanent or temporary, in excess of three (3) feet in height shall be placed within the sight triangle on any corner lot. No part of any sign shall interfere with the use of any fire escape, exit, required stairway, door ventilator, or window.

5. **Height.** The height of a freestanding or monument sign is measured from the finish grade to the top most portion of the sign, and any pedestal or base shall be included in the measurement. Landscaping or walls cannot be used to increase the height of a sign.
6. **Maintenance.** All signs shall be maintained in a safe, presentable and good condition including the replacement of defective parts, cleaning, painting, oiling, changing of light bulbs, or other acts required for the maintenance of said sign. Maintenance shall also include the restoration or repair of any exterior wall penetrations, discolorations, or other damages caused by the installation, removal, or placement of signs on a building.
7. **Inspections.** Alpine City may make an initial inspection or re-inspection of any sign for which a permit has been issued and/or for which an inspection has been deemed necessary. Such inspections shall be performed to determine that all signs, constructions, and all reconstructions or modifications of existing signs are built or constructed in conformance with this ordinance and as represented at application for a permit.

All permanent signs containing electrical components, footings or foundations, or as otherwise required by the City, shall receive final inspections to certify that the placement and construction of such sign is in conformance with representations made in permit applications and that work is completed and meets all applicable building and safety codes and conditions of approval.

8. Regulatory signs, as outlined by local, state and/or federal law, are exempt from the provisions of the Alpine City Sign Ordinance.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

SECTION 2: AMENDMENT “3.25.080 Commercial Building Signs” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.25.080 Commercial Building Signs

1. Signs shall be painted on, attached to, or erected on the building that houses the business, or upon the property occupied by the business which the sign(s) advertise.
2. All signs attached to a building shall meet the approval of Alpine City to assure that the sign meets the applicable building and electrical codes.
3. The total area of all sign(s) on any one building shall not exceed 15% of the area of the side of the building that a sign is displayed.
4. The area of a sign shall be construed as the area of the overall background. Signs without a background, such as letters or numbers hung together, shall be assumed to be attached to a background which shall be depicted on the application rendering.
5. Permanent outdoor free-standing (monument) signs shall not exceed ~~six~~ four (64) feet in height and ~~eight~~ six (86) feet in width.
6. Each planned commercial development shall display no more than one (1) permanent freestanding (monument) sign at each entrance.
7. Signs on cloth awnings shall be permitted subject to review by Alpine City, and shall comply with the guidelines in DCA 3.25.080 Part 3, DCA 3.25.080 Part 4, and DCA 3.25.080 Part 9.
8. Within any planned commercial development or on any single building housing a number of uses, or in any arrangement of buildings or shops which constitute a visual entity as a whole, if addresses are to be used, all numbers, letter, or other symbols shall be identical in size, design, color, and installation.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

**ALPINE CITY
ORDINANCE 2021-04**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.25.020 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO FREE STANDING OR
MONUMENT SIGNS.**

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WHEREAS, on January 5, 2021 the Planning Commission made the recommendation to approve the revised draft of the the proposed ordinance; and

WHEREAS, the Alpine City Council has deemed it in the best interest of Alpine City to revise setback and height requirements for free standing or monument signs; and

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3. For permanent signs, the signs shall be colorfast and resistant to corrosion and rotting.
4. **General Location.** All permanent signs shall be set back at least five (5) feet behind the sidewalk or twelve (12) feet behind the curb if there is not a sidewalk. All temporary signs shall be set back at least five (5) feet behind the sidewalk or five (5) feet behind the curb if there is not a sidewalk. No sign shall be placed closer than fourteen (14) feet to a driveway.

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3. The total area of all sign(s) on any one building shall not exceed 15% of the area of the side of the building that a sign is displayed.
4. The area of a sign shall be construed as the area of the overall background. Signs without a background, such as letters or numbers hung together, shall be assumed to be attached to a background which shall be depicted on the application rendering.
5. Permanent outdoor free-standing (monument) signs shall not exceed four (4) feet in height and six (6) feet in width.
6. Each planned commercial development shall display no more than one (1) permanent freestanding (monument) sign at each entrance.
7. Signs on cloth awnings shall be permitted subject to review by Alpine City, and shall comply with the guidelines in DCA 3.25.080 Part 3, DCA 3.25.080 Part 4, and DCA 3.25.080 Part 9.
8. Within any planned commercial development or on any single building housing a number of uses, or in any arrangement of buildings or shops which constitute a visual entity as a whole, if addresses are to be used, all numbers, letter, or other symbols shall be identical in size, design, color, and installation.

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PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Consideration of the Execution of Agreement with Patterson Construction and Autumn View Properties Regarding Quail Fire Dispute**

FOR CONSIDERATION ON: **12 January 2021**

PETITIONER: **Staff**

ACTION REQUESTED BY PETITIONER: **Review and approve agreement resolving dispute.**

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approve the agreement as proposed.

SAMPLE MOTION TO APPROVE:

I move to approve the agreement and to authorize the Mayor to sign said agreement.