



ALPINE CITY COUNCIL PUBLIC MEETING AGENDA

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold a Public Meeting on **Tuesday, July 13, 2021, at 6:00 pm**, 20 North Main Street 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 will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER

- | | |
|--------------|------------------|
| A. Roll Call | Mayor Troy Stout |
| B. Prayer: | Lon Lott |
| C. Pledge: | By Invitation |

II. WORK SESSION: General Plan

III. CONSENT CALENDAR

- A. Approve City Council minutes of June 22, 2021
- B. Pay Request 4 – 800 South Project: \$285,810.33
- C. Pay Request 5 – Final Pay Request - 800 South Project: \$38,184.10
- D. Bond Release 3 – The Ridge at Alpine Phase 5: \$408,965.25
- E. Bond Release 6 – The Ridge at Alpine Phase 4: \$171,797.15
- F. Bond Release 14 – The Ridge at Alpine Phase 3: \$5,605.00
- G. Final Payment #3 – Hillside Waterline: \$111,277.59

III. PUBLIC COMMENT

IV. REPORTS AND PRESENTATIONS

V. ACTION/DISCUSSION ITEMS

- A. Public Hearing – Lambert Park Conservation Easement
- B. Public Hearing – Purchase Proposal – 539 N. Pfeifferhorn Drive
- C. Cherry Point Subdivision Plat A
- D. Setback Exception – Lot 9 Brookside Meadows PRD
- E. Acceptance of ARPA (American Rescue Plan Act) Funds
- F. Appoint New Planning Commission Member

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

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

Mayor Troy Stout
July 9, 2021

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.


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

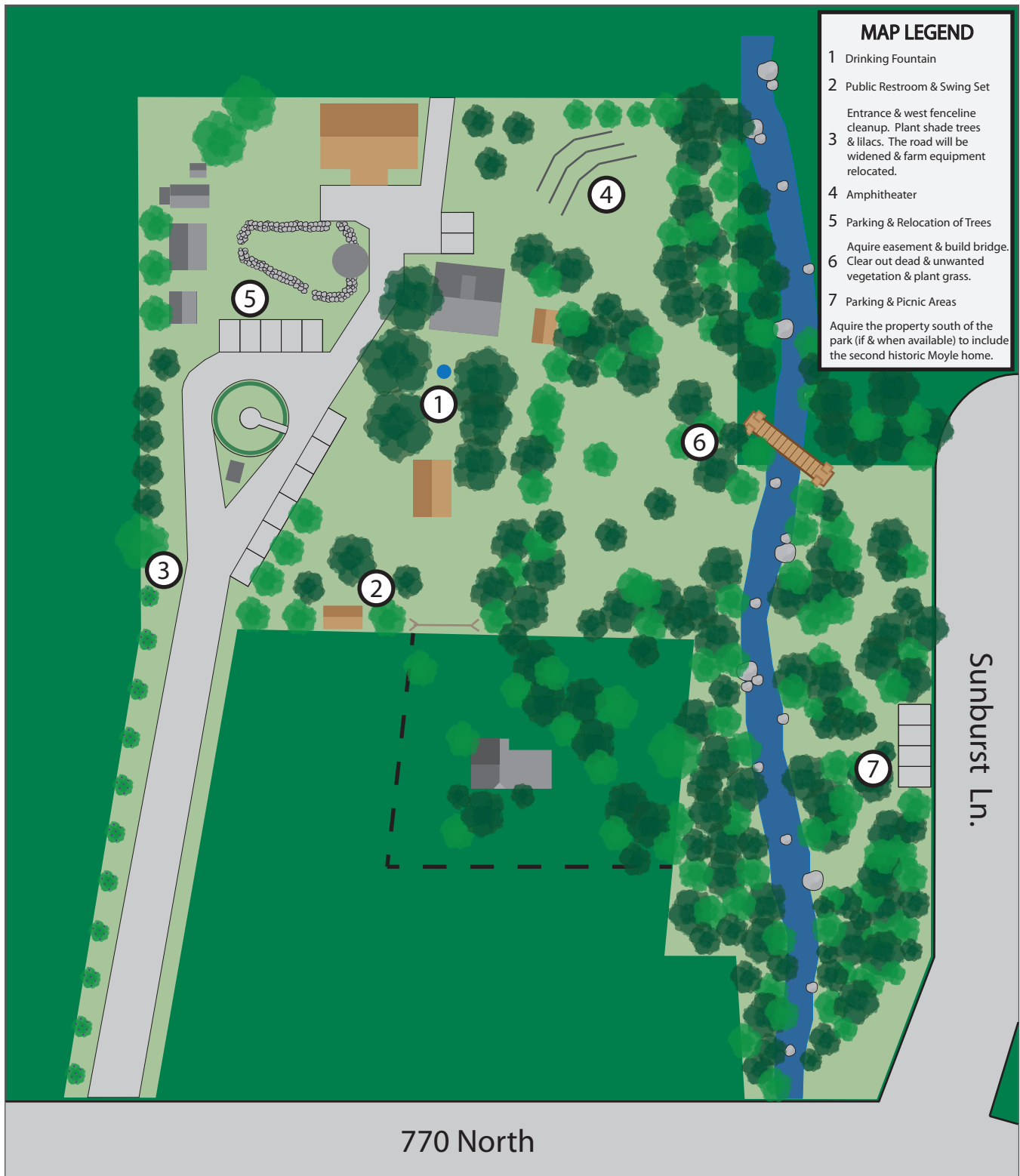
Rodeo Grounds

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.

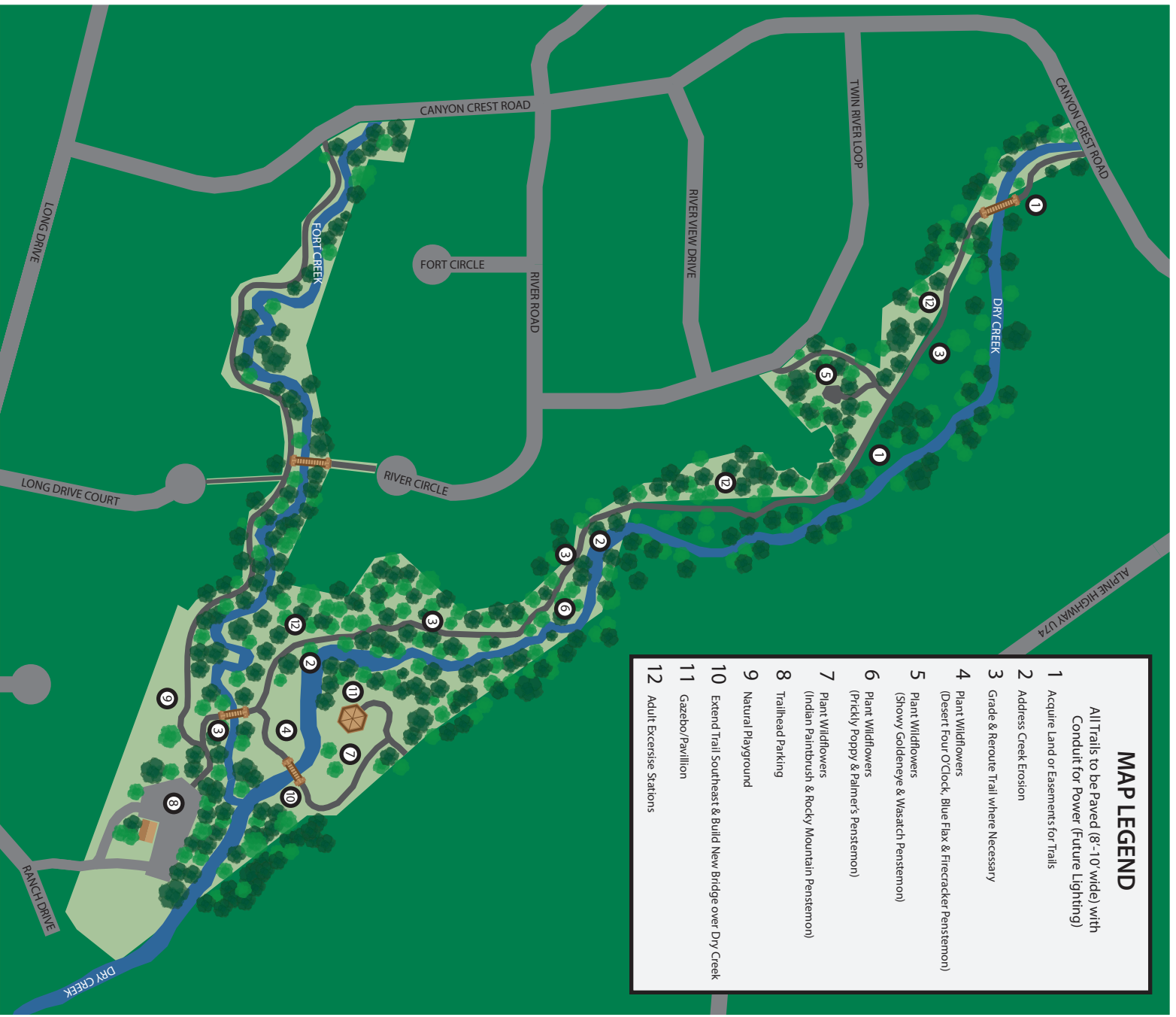
Allow arts at Rodeo grounds (outdoor theatre).
-
-  Number: 4 Author: Austin Subject: Sticky Note Date: 10/6/2020 10:22:49 AM
Jason Thelin: Goal # 3 = Secure access to mountains and hillsides for ALL residents (work with developers and homeowners to ensure this)
by enforcing, preserving and maintaining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



Moyle Park Master Plan

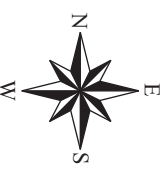
Adopted January 27, 2015





The Corridor Master Plan

Adopted June 13, 2017





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?

Map Legend

P

Trail Parking (existing)

P

Trail Parking (planned)

TH

Trail Head* (existing)

* Includes parking, restrooms, and access to trails

TH

Trail Head* (planned)

✙

Churches

TRAILS

Alpine Hard Surface

Gravel Road

Alpine (existing)

Alpine (planned)

Forest (existing)

Forest (planned)

Private (existing)

Private (planned)

Lehi (existing)

Lehi (planned)

Draper (existing)

Draper (planned)

City Boundary

Bonneville Shoreline Trail

Property Boundaries

Open Space - Private

Open Space - Public

The map displays a comprehensive trail network for Alpine City. It features various colored lines representing different trail types: purple for Alpine Hard Surface, light blue for Gravel Roads, and various shades of blue and green for Alpine, Forest, Private, and Lehi trails, with solid lines for existing and dashed lines for planned routes. A prominent orange line indicates the Bonneville Shoreline Trail. Numerous green 'P' symbols mark existing and planned trail parking areas, while green 'TH' symbols denote existing and planned trail heads. The map also shows property boundaries as thin grey lines, city boundaries as dashed pink lines, and open spaces in yellow (private) and green (public). Key landmarks are labeled, including churches (e.g., North Main Church, Temple View Church, Village Way Church), schools (e.g., Westfield Elementary, Timberline Middle School), and parks (e.g., Burgess Park, Creekside Park, Silverleaf Park). Two callouts labeled 'TO DRAPER TRAIL SYSTEM' point to the northern and western edges of the city. The map is framed by a black border.

** ALL PLANNED TRAILS ARE SHOWN AS A POINT "A" TO "B" ALIGNMENT. AT TIME OF DEVELOPMENT PLANNED TRAILS WILL NEED TO BE ENGINEERED AND FLAGGED FOR APPROVAL **


The logo for Alpine City features a stylized mountain range with snow-capped peaks and a blue sky. Below the mountains, the words 'ALPINE CITY' are written in a bold, black, serif font. Underneath that, 'ESTABLISHED 1850' is written in a smaller, black, serif font. The entire logo is set against a white background with a black border.

Trail Master Plan

A horizontal scale bar with markings at 0, 0.125, 0.25, 0.5, 0.75, and 1 mile. The bar is black with white text and a white background.

A compass rose with a central star-like shape. The cardinal directions are labeled: 'N' for North, 'S' for South, 'E' for East, and 'W' for West. The rose is black and white.

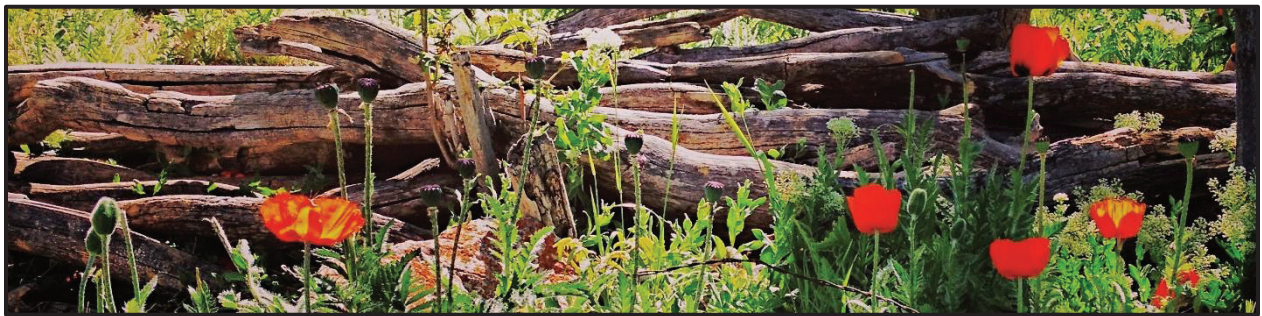
ADOPTED OCTOBER 27, 2020

 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

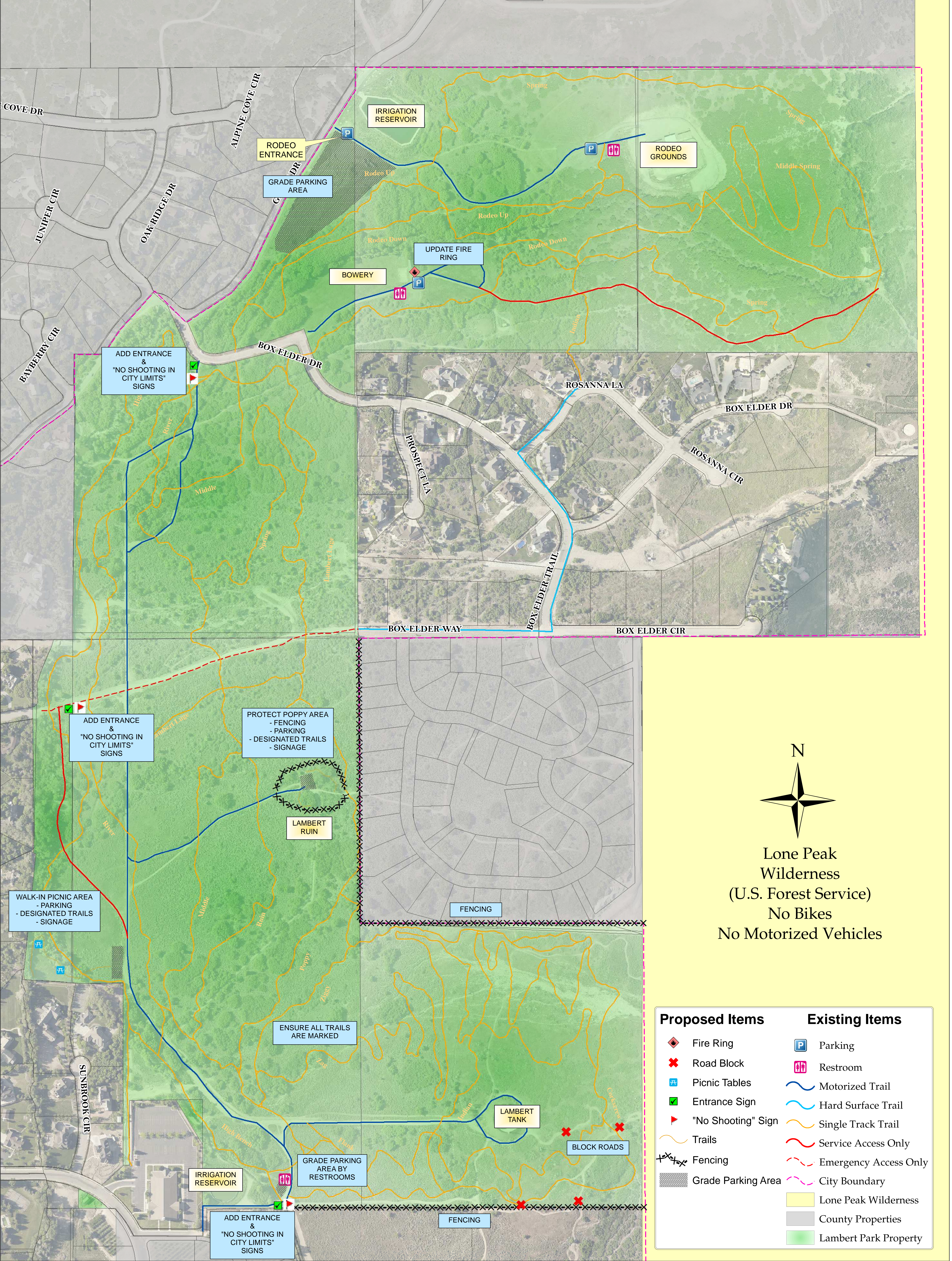
Date: 10/6/2020 10:47:08 AM

Jason Thelin:

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



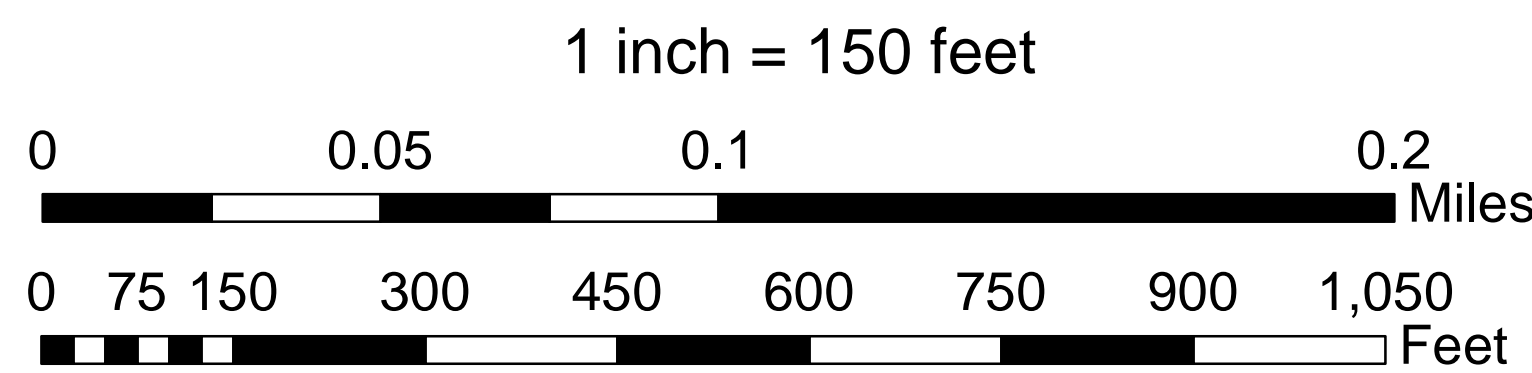
ATTACHED: Lambert Park Master Plan





SEPTEMBER 2017



Lambert Park Master Plan



 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.).

ALPINE CITY COUNCIL PUBLIC MEETING
on Tuesday, June 22, 2021

Mayor Pro Tem Lon Lott called the meeting to order at 6:00 pm. He welcomed everyone, excused Mayor Troy Stout and Jason Thelin, City Council member.

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

Jessica Smuin, Carla Merrill, Greg Gordon, Lon Lott

Staff: Shane Sorensen, Austin Roy, Chief Brian Gwilliam, Chief Brian Patton, Hyrum Bosserman, Bonnie Cooper

Others: Delin Wareham, Kevan Mills, Shanda Mills, Susanne Smith, Suz Whittenburg, Will Jones

A. Prayer: Jessica Smuin

B. Pledge: Mayor Pro Tem Lon Lott

II. WORK SESSION

Parks, Recreation, Trails and Open Space Element & Lambert Park Element

Austin Roy, City Planner, began the work session explaining he has come up with the following timeline for the City Council to be able to adopt the General Plan:

GENERAL PLAN TIMELINE

June 22nd – Parks, Recreation, Trails and Open Space Element & Lambert Park Element

July 13th – Economic Development

August 24th – Master Plan Review (Trail, Moyle Park, Corridor, etc.)

September 14th – Review of Final Draft

October 26th – Adopt General Plan

November 9th – Extra Date (If needed)

Austin Roy said City Council has been looking at a different element of the General Plan. He said before this gets adopted, he has met with each council member individually and each council member's inputs, comments, and ideas have been added for discussion. He said this week the council will be focusing on the Parks, Recreation, Trails and Open Space Element including Lambert Park Element of the General Plan. He said each element has goals and all goals have policies that go along with the goal.

Austin Roy said the first goal is the city wants to have nice parks and trails. He said the second goal outlines the use of the parks. He said in goal one policy 1.4, it says: "Designate trails for specific uses where needed (i.e., equestrian, hiking, biking, OHV/AV)", Carla Merrill, City Council member said she would like to get rid of the motorized vehicles portion. She said the city ordinances do not allow ATV anyway so it should not be included in the General Plan.

Carla Merrill said at one time the city allowed ATV use at 15 mph in Lambert Park but after the fires it was permanently banned. Mayor Pro Tem Lon Lott said he believes the ban on ATVs was passed at City Council and the city had public hearing. Carla Merrill said she thinks there was a resolution passed but a clause was put in, if senior citizens or a handicap person need to have access to the poppies, they could use a motorized scooter/wheelchair. The city council concurred to remove the ATV from 1.4. Will Jones, Trail Committee chair, said the new trail the Trail Committee is making at Lambert Park will be a walking trail. Carla Merrill said the word "walking" could be used instead of hiking. Greg Gordon, City Council Member said instead of hiking or walking pedestrian trail could be used. Austin Roy said the General Plan is made general and the specifics are made by the City Council. Mayor Pro Tem Lon Lott said he thought we should remove hiking and ATV and put in walking trails.

Austin Roy said Jessica Smuin would like to add a policy 1.6 to implement a Trails Committee. Jessica Smuin said she believes this will help people know who to go to with questions or if they want to volunteer with the trails. Will Jones said he thought that would be a good idea for people to know someone would oversee the trails that they can bring their concerns or ideas to. Shane Sorensen said the city has formalized a Trail Committee and they are meeting monthly.

Jessica Smuin said she is glad to be a part of the Bonneville Shoreline Trail and that policy 1.5 should stay. Carla Merrill said she had not realized that Alpine was considered part of the Shoreline trail and if they want to include Alpine City, she thinks that is great.

Greg Gordon said Jason Thelin, City Council member, had a good comment that should either be a new goal or an

additional policy 1.7. Greg Gordon said Jason Thelin's comment was "secure access to mountains and hillsides for ALL residents (work with developers and homeowners to ensure this) by enforcing preserving and maintaining current access." Austin Roy said he thinks Jason Thelin's idea could be a goal. Jessica Smuin said she see this idea as one of the biggest goals and could have many policies that could be added to it. Carla Merrill would like to wait until Jason Thelin is here in person to get his thoughts before the council makes a change. Austin Roy said he believes what Jason Thelin wanted was to be able to have the access to be on a trail and have access to the mountains. Carla Merrill said there are areas in Alpine that can still be annexed in, the council needs to make sure we are protecting our access to the mountains. Mayor Pro Tem Lon Lott said he would like to see this added as a goal.

Greg Gordon had a comment on 1.1 local team use for local players with Alpine teams or residents to have preference to having fields. Carla Merrill said how does the city say what is a local Alpine team. She asked what the qualifications are to be a local team if you have an Alpine resident on your team. Greg Gordon just wants to encourage local teams and players. Carla Merrill how would you regulate it and make it fair. Austin Roy said we want to support any team with Alpine residents. Jessica Smuin said they are just calling this out as a goal not just to regulate it. We want to create that framework of having Alpine residents be able to use the fields. Lon Lott said teams could recruit Alpine residents and advertise to the residents of Alpine. He suggested to have the discussion for the general plan end at 7:05pm to move on with the meeting. Austin Roy said Goal # 2 outlines three different types of parks within the city how do we improve these parks by putting in pavement. He said the rodeo ground is considered part of Lambert Park how much does the council want to leave these parks undeveloped or improved. He said considering the new park near The Ridge at Alpine Subdivision is not going to be big enough for a soccer field it will be a family park and it will need to be added. Greg Gordon 2.1.3 leisure activity added. All council members agreed.

Jessica Smuin asked if the city has enough clarity in the plan regarding the rodeo grounds and the bowery. She asked if all individual parks have master plans. Mayor Pro Tem Lon Lott said Moyle Park has a master plan. Shane Sorensen, City Administrator, said he thinks there could be different wording because even in Lambert Park it is not undisturbed because of all the trails going through it. Greg Gordon asked do the trails disturb the land i.e., benches. Austin Roy said he would argue that the city would want to have trails so that people are not disturbing other vegetation. He said the council does not want to put a playground in Lambert Park or a tennis court. Shane Sorensen said in years past the city used terms such as disturbed or undisturbed. Jessica Smuin said the city should not use improved and unimproved because it is too broad. Will Jones said he thinks the city need to separate the list for each park. Austin Roy said the city may not want to use the word disturbed and undisturbed. He said the council could use subcategories for each

III. CONSENT CALENDAR

- A. Approve City Council minutes of June 8, 2021
- B. Partial Pay Request #3, Geneva Rock: 800 South Project: \$172,625.64
- C. CUP Pump Station: Payment to CUWCD: \$662,986.68
- D. Partial Payment #2, 2021 Waterline Improvement, PNL Construction: \$213,079.30

Shane Sorensen said the waterline improvement is at Hillside Circle. He said the 800 South project is nearly complete and looks nice.

Motion: Greg Gordon moved to approve the consent calendar with the edits made by Lon Lott to the minutes of June 8, 2021, as proposed. Jessica Smuin seconded the motion. There were 4 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jessica Smuin
Greg Gordon
Lon Lott
Carla Merrill

Nays

III. PUBLIC COMMENT

Kevan Mills

36 Wildflower Drive

Kevan Mills requested the City Council look at changing the city ordinance regarding large animals. He is wanting to raise mini-Nubian female milking goats. He said they smell less than male goats. He said a large cow weighs approximately 1200lbs in comparison to three small goats. He said he lives on a half-acre. He said if he had 4-6 mini goats it would be much less waste and noise than two cows. He said he came tonight to see if he could get a change put on the agenda and how to proceed from here.

Lon Lott asked if Mr. Mills had heard a little bit ago the large animal ordinance had tried to be changed to allow more horses. He said Mr. Mills may want to consider getting a variance for his mini goats instead of a change to the ordinance. Austin Roy said he would help Mr. Mills apply for a variance.

Delin Wareham

Bayberry Circle

Her home is facing north towards the Three Falls eyesore that has scarred the mountainside. She asked how the city is and/or developer going to be dealing with this eyesore to get it repaired. She would like to know the parameters that the developer must build within and if the city is monitoring this. She asked what if any mitigation can be taken if the ugliness of the rock scare is not revegetated.

Shane Sorensen said typically the road is 20 feet of payment. He said there is a mitigation and Ms. Wareham could check with Jed Muhlestein, City Engineer to see what the plan is for the Three Falls Subdivision. He said in the deepest cut area will have retaining walls. Delin Wareham asked if the scar is going to continue to the trail. Will Jones, Trail Committee Chair and Developer of Three Falls, said no more excavation will be being done. He said anything that will be happening now in Three Falls will be bringing things back in to help with rock scar. He said he lives here and wants it to look good. He said as you come out of the cove you see that he has added two of three feet and it is wide to put in curb and gutter and room for the rocks. He said he plans to revegetate, by September it should start. Delin Wareham asked if there is any place on the rock wall that you can put some greenery in. Will Jones said wherever he can put in vegetation he will, but only where there is water already and making sure it blends.

Will Jones

999 North Grove Drive

Will Jones said he has concerns about the food trucks on Monday evenings at Creekside Park. He asked if there is someone in charge of it. He said he is willing to take it over. He feels it would be better attended if it were moved back to Legacy Park because it was more visible to all residents coming in and going out of town at dinner time. He said he felt bad for the food truck owners. He said he doubted any of them would be coming back after last night. He said no residents were there. He said he could advertise more, put signs in the round a bout and other entrances into the city.

Shane Sorensen said the person in charge of the food trucks is not a city employee it is a food truck group. He said he would get Will Jones the information about the food trucks. Will Jones said he would work with Austin Roy to get the food trucks advertised.

Will Jones also reported the engineering with Three Falls secondary road in complete and all the trails are open and running. He said Forbidden Trail will be closed by a private owner, but all others are open.

Suzanne Smith

33 Paradise Cove

Suzanne Smith said she came back to City Council to follow up since her last public comment. She is concerned about her neighbors' trees in the back of her yard. She is worried the trees are a fire hazard and wind hazard that could land a tree on her home.

Hyrum Bosserman, City Attorney, said this would a boundary dispute. He suggested Ms. Smith speak to an attorney or get it in writing from her neighbor allowing her to take down the tree. He said this would not be considered a city matter.

She asked what the city was planning to do about the milk house building burnt trees and debris around Peterson Park. She said all that is being done is watering and mowing right now. She said she would like to see the milk house torn down. She said no one knows where to park because there are two large stones in the parking area that need to be placed somewhere. She said there is dead wood, hammocks, ropes hung from trees at Peterson Park. She said the city needs to address the issues at Peterson Park because many of the residents use it.

Shane Sorensen said there has been work done on the structure "the old milk house", but it has gone into disrepair. Mayor Pro Tem Lon Lott asked to Austin Roy to send out an invitation to Mayor Troy Stout and all the council members to visit Peterson Park so that the council can have a discussion regarding the park at a future meeting. Shane Sorensen said he would be happy to give a history of Peterson Park for the City Council.

IV. REPORTS AND PRESENTATIONS

Mayor Pro Tem Lon Lott introduced Lone Peak Public Safety District's new fire chief Brian Patton. He said Alpine City is excited he took the job and looks forward to working with him.

V. ACTION/DISCUSSION ITEMS

A. Cherry Point Final Plat A

Austin Roy said Cherrypoint consists of 2 lots on 6.121 acres. He said the development is located at approximately 1528 N Grove Drive, and in the CR 40,000 zone. He said the plans are consistent with the previously approved concept plan. He said it is proposed that the development be done in two phases, with "Plat A", which is a single lot, being the first phase of development. He said the final plat for the second phase, "Plat B" and its associated improvements, would come forward at a later future date.

Austin Roy said the property on which the Cherrypoint subdivision is proposed is currently one large lot with a single-family home on it. The applicant is seeking to subdivide the lot to create a new single lot to allow for a new home for resident Pete Christiansen. He said on April 20, 2021, the Planning Commission reviewed and unanimously approved the concept plan. On June 1, 2021, the Planning Commission unanimously approved the preliminary plan and recommended approval of the final plat for Cherrypoint Subdivision Plat A with the following conditions:

1. The City Council reviews and approves the Development Agreement as proposed by Staff.
2. The Developer provide funds for the improvements of curb, gutter, and sidewalk along the frontage of Lot 1 prior to recording the plat.

Austin Roy said on June 8, 2021, the City Council reviewed the item and decided to table it to the next meeting so that a development agreement could be drafted by the City Attorney, Hyrum Bosserman.

Motion: Lon Lott motioned to table the final plat Cherrypoint Subdivision Plat A until next City Council meeting on June 22, 2021, wherein Hyrum Bosserman, City Attorney, will get the wording on the development agreement for the right of way lot two. Jason Thelin seconded the motion. There were 4 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes	Nays
Jessica Smuin	
Greg Gordon	
Lon Lott	
Jason Thelin	

Motion: Greg Gordon moved to table the proposed Cherry Point Subdivision Plat A to allow the developer requisite time to review the agreement. Carla Merrill seconded the motion. There were 4 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jessica Smuin	
Greg Gordon	
Lon Lott	
Carla Merrill	

B. Setback Exception – Lot 9 Brookside Meadows PRD

Austin Roy said an exception is being requested for the setbacks for Lot 9 of the Brookside Meadows PRD. Specifically, the petitioner is seeking an exception for the side setback on the north side of the lot. Article 3.01.110 of the Alpine City Development Code defines a Side Yard as:

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

Austin Roy said Brookside Meadows is a Planned Residential Development (PRD), and as such, the City Council may grant exceptions for setbacks following a recommendation from Planning Commission and "...upon a finding that such exception is appropriate for the proper development of the lot and that the exception will not result in the establishment of a hazardous condition" (3.09.060.4.d).

Austin Roy said the lot borders open space to the north, meaning a reduced setback would not directly impact a neighboring resident. He said the open space to the north of the lot is not part of the Brookside Meadows Subdivision, but it is land that was dedicated as part of another PRD. Also, the proposed exception would not result

in the establishment of a hazardous condition. He said on June 15, 2021, the Planning Commission unanimously recommended approval of the proposed exception.

Mayor Pro Tem Lon Lott asked about the safety and if they would be doing retaining walls because there is not a lot of room. And does it have a basement. Austin Roy said he has not seen a landscape plan. Mayor Pro Tem Lon Lott asked if the HOA would let him go into the open space. Carla Merrill asked if they would have enough space. Mayor Pro Tem Lon Lott asked if they have spoken with the HOA (Homeowners Association). Austin Roy said as far as he knows they are working on their own land. Mayor Pro Tem Lon Lott said that the home looks like it would have to be built on a hill. He said he feels a couple of hazardous findings could apply here. Austin Roy said the plans before the council was all that was submitted by the property owner. Carla Merrill said let the builder or property owner figure out the engineering on it. She said she would like to table it. Greg Gordon said the home is wider than the buildable lot. Shane Sorensen said if this were not in a PRD (Planned Residential Development) this has been brought to us. He said he highly doubts that the HOA would let them build anything on the open space. Austin Roy said Jeff Dong is with Blocks Construction. He would try to contact him during the meeting and come back to this action item. Austin Roy was unable to reach Jeff Dong during the meeting, this item will be brought back at the next City Council meeting.

Motion: Carla Merrill moved to table the northside setback approval for Lot 9 of the Brookside Meadows PRD until more detail is provided with the north retaining wall and 7' clearance. Greg Gordon seconded the motion. There were 4 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jessica Smuin
Greg Gordon
Lon Lott
Carla Merrill

Nays

C. Height Exception: Willow Canyon 2B Lot 29

Austin Roy said the petitioner is seeking to build a home on Lot 29 of the Willow Canyon Subdivision Phase 2B. The property is located at 153 North Bald Mountain Drive. He said plans show the proposed home with a height of 30 feet above the natural grade. He said the Willow Canyon Annexation Agreement states that:

No home may be built on lots above the High Bench Ditch that exceeds a height of 25 feet above the natural grade to the highest point of the roof or parapet.

He said the Restrictive Covenants and Conditions of Willow Canyon Subdivision also state that:

East of the High Bench Ditch no building shall be allowed to exceed a height of 25 feet above the natural grade unless approved by both the Alpine City Council and the Architectural Committee.

He said the proposed home is 5 feet above the height restriction set forth in the Annexation Agreement, and the greatest height exception that the City Council has ever granted was 14 feet 2 inches in 2019.

He said in a letter dated May 29, 2021, the Willow Canyon Architectural Design Committee recommends a height exception as follows:

The city approves a height variance to the construction of the Whittenburg home of 6 to 7 feet, to be verified by the measurement of the top back of foundation at mid-point of their garage (the most East point of the home) being 6.5 feet lower than the top back of curb directly East of that point.

Lon Lott said he visited the property yesterday and he believes the height restriction should be granted.

Motion: Carla Merrill moved that the city waive its right to enforce the height restriction found in the Willow Canyon Annexation Agreement so long as the height can be verified by the measurement of the top back of foundation at the mid-point of the garage (the most East point of the home) being 6.5 feet lower than the top back of curb directly East of that point. Greg Gordon seconded the motion. There were 4 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jessica Smuin
Greg Gordon

Nays

Lon Lott
Carla Merrill

D. Resolution No. R2021-13: Certified Tax Rate

Shane Sorensen said the city is required to adopt the certified tax rate (or an adjusted rate) each year. He said the Utah State Tax Commission publishes the rate that will maintain the same property tax for the City, in addition to new growth. He said the city's rate for the FY2022 budget year is 0.001306, which is anticipated to generate \$1,817,890 in property tax revenue and last year's tax rate was 0.001424. Greg Gordon asked if this was the rate we budgeted on. Shane Sorensen said he budgeted at a little higher rate because he did not have the number and he was basing off the new growth in the area. He said the state is the one who sets the rate.

Motion: Carla Merrill moved to approve Resolution No. R2021-13 adopting the FY2021 Certified Tax Rate as proposed. Greg Gordon seconded the motion. There were 4 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jessica Smuin	
Greg Gordon	
Lon Lott	
Carla Merrill	

E. Public Hearing: Amend the Alpine City FY2021 Budget

Mayor Pro Tem Lon Lott opened the meeting for public comment. No public comments were made.

F. Ordinance 2021-17: Amending the Alpine City FY2021 Budget

Shane Sorensen said he need to make the following amendment of the FY2021 Budget. The adjustments are as follows:

- Increase the fire budget by \$18,200 for the City's share of some COVID related expenses.
- Transfer of excess general fund balance over the 25% maximum allowed.

Part of the budget would be used for park projects and remodeling of the fire station.

Motion: Carla Merrill moved to approve Ordinance 2021-17 Amending the FY2021 Budget. Jessica Smuin seconded the motion. There were 4 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jessica Smuin	
Greg Gordon	
Lon Lott	
Carla Merrill	

G. Ordinance 2021-14: Significant Property

Shane Sorensen said on May 25, 2021, the City Council reviewed a request to purchase City open space at the north end of Pfeifferhorn Drive. During the discussion, the City Attorney brought to the attention of the Council that the City needs to establish a definition of "Significant Property" and adopt an ordinance for the process of disposing of City owned real property. He said this draft ordinance in this packet is in response to that discussion. Staff recommends that the City Council review and adopt the proposed ordinance. He said however, before the ordinance can be adopted the City Council must decide on a dollar value at which anything in excess thereof would automatically be consider a "Significant Parcel of Real Property". He said also, the City Council should set an acreage limit by which anything in excess thereof would be deemed a "Significant Parcel of Real Property".

Hyrum Bosserman, City attorney, said in Utah State Code 10.8.2 subsection 4 that was passed last year it says:

4)

(a) Before a municipality may dispose of a significant parcel of real property, the municipality shall:

(i) provide reasonable notice of the proposed disposition at least 14 days before the opportunity for public comment under Subsection (4)(a)(ii); and

(ii) allow an opportunity for public comment on the proposed disposition.

- (b) Each municipality shall, by ordinance, define what constitutes:
 (i) a significant parcel of real property for purposes of Subsection (4)(a); and
 (ii) reasonable notice for purposes of Subsection (4)(a)(i).

Hyrum Bosserman said the code mandates what reasonable notice is. He said so before the city can entertain selling property the council would need an ordinance saying what significant property is and would also need to at least two public hearings. Mayor Pro Tem Lon Lott asked how the city can define that. Hyrum Bosserman said other cities have adopted a dollar amount of a color-coding map of the city. Shane Sorensen said the city would need to have two public hearings if it is higher than that amount. Greg Gordon asked if a 100th of an acre would work in the motion. Hyrum Bosserman said yes

Motion: Greg Gordon moved to approve Ordinance 2021-14 adopting a definition of significant property and establishing a process to dispose of city owned real property. A parcel of city-owned real property shall be deemed significant should the reasonable value be in excess of \$1000.00, One Thousand Dollars or should the real property be greater than 0.01 acres. Carla Merrill seconded the motion. There were 4 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jessica Smuin
 Greg Gordon
 Lon Lott
 Carla Merrill

Nays

H. Ordinance 2021-15: Storm Water Pond Easement

Austin Roy said with the development of the Alpine West Meadows Subdivision staff have noticed that every lot with a storm water pond easement has had issues with placing a home on the lot and driveway access design difficulties. He said the lots with storm water pond easements have less lot area to work with and as a result design issues are common. He said staff would recommend that storm water pond easements located on a lot do not count towards the lot area, in the same way that flood plain areas currently do not count towards the minimum area of a lot.

Austin Roy said the Planning Commission unanimously recommended approval of the proposed amendments at the June 15, 2021, meeting.

Shane Sorensen said having this ordinance would put things in line with the city's floodplain ordinance. He said after further review staff the amendment would be appropriate in a different section of the code. He said staff will rewrite the section and come back at a future meeting.

Motion: Greg Gordon moved to table Ordinance 2021-15 Storm Water Pond Easement to allow staff to make adjustment to the verbiage to bring back to the next meeting on July 13, 2021. Carla Merrill seconded the motion. There were 4 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jessica Smuin
 Greg Gordon
 Lon Lott
 Carla Merrill

Nays

I. Ordinance 2021-16: Water Management Program

Shane Sorensen said in 2012 and for every year thereafter, the city has implemented a water management program. With the extreme drought conditions and considering Utah Governor Cox has called for water conservation measures, we are recommending that the water management program be adopted by ordinance. He said this ordinance clarifies that the water management program includes those who irrigate from either the pressurized irrigation or culinary water systems, which has been a gray area in the past. Use of irrigation to 3 days per week penalty are the same we can make them hurt more if you want it goes through until October.

Mayor Pro Tem Lon Lott said the highest the city can do is \$500. Hyrum Bosserman said that is correct. Carla Merrill said can we make this to not have an end date. Every year from March 1st to Oct 31st. Mayor Pro Tem Lon Lott said after we get the metering, they do not need to water 3 days per week and may only need to water 2 days per week. So maybe we should reevaluate it every year. But he is not opposed to it. And maybe do it after the

metering is figured out. Shane Sorensen said in the next couple of weeks he would like to get together with the mayor and a couple of council members and get an update later.

Motion: Jessica Smuin moved to approve ordinance 2021-16 Water Management Program. Carla Merrill seconded the motion. There were 4 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Jessica Smuin
Greg Gordon
Lon Lott
Carla Merrill

VI. STAFF REPORTS

Chief Brian Patton

Chief Brian said the mountains are really dry. He said Salt Lake City has also banned fireworks city wide. Mayor Pro Tem Lon Lott asked about the phone call going out to all residents of Alpine City. Shane Sorensen said that would be happening tomorrow along with signs at all the entrances into Alpine City. He said everyone will know by tomorrow that fireworks are banned. Chief Brian Patton said his firefighters are back from being deployed to other fires but he is sure they will be back out again soon.

Austin Roy

Austin Roy suggested making a change to City Council meetings and public comments. He asked if the people wanting to make public comments would need to come to the meetings to make a comment. He said the YouTube comments are difficult to manage. Jessica Smuin asked if someone wanted to make a public comment but did not want to come into City Hall could the ZOOM link be made available to the resident. Austin said yes. Shane Sorensen said he had spoken with Mayor Troy Stout about setting aside specific time slot for all public comments such as 15 minutes and comments to last no longer than three minutes each.

Bonnie Cooper

Bonnie Cooper, City Recorder, said there are only 72 plots left to sell in the cemetery. She said just this past month there were nine burials. She said the city could potentially in a year be sold out of plots in the cemetery. Shane Sorensen said the city is planning on expanding the cemetery, but the price will be high to put in retaining walls necessary. He said the restroom is not installed yet; staff were waiting to install until the city had received the variance from the appeals authority.

Shane Sorensen

Shane Sorensen said the last payment for 800 South Project was on the agenda tonight. He said 800 South has been paved and landscaping is being finished. He said the structure at Lambert Park will be installed on July 21st. He said PI (Pressurized Irrigation) is suffering because the city does not have much water in the creeks. He said right now 100% of the water is coming from the wells. He said this typically does not happen until July 10th but the city had to start using the wells today June 22nd. He said the city could start facing water restrictions soon. He said Tommy Youngblood, Code Enforcement Officer, has been diligent with giving out tickets on the water restrictions. He said the staff are going to put up signs saying there are water restrictions. He said he will be bringing the PI rate study soon to the council. He said there was an Eagle Scout project in Lambert Park and the city will be getting the bins to help with the cleanup. He said the dumpsters supplied by the city on the 19th were a big success. He said he received a call from Cal Christensen, Parks Supervisor, saying all bins were full at 7:15am the bins were open at 7:00am. He said ACE provided the city with more bins. Greg Gordon said he went by there Monday morning at dawn, it was all cleaned up. Shane Sorensen said he thinks the location was a good one. He said will likely do it again in the fall. He will let the council know how many bins were used. He said Kami Burgess, Alpine Days chair, will be meeting this week. He will have more information at the next meeting about Alpine Days. He asked if a City Council member has been assigned to Alpine Days. None of the council members said they had been assigned. He said firework signs have been put at each entrance to the city so that no one can miss them. Mayor Pro Tem Lon Lott asked if a phone message would be sent out in reference to the fireworks and sprinklers days. Shane Sorensen said staff will send out a message to tie them both into the message. He said construction crews have been working with Chief Patton to have a water sources due to the dry conditions.

VII. COUNCIL COMMUNICATION

Carla Merrill

Carla Merrill asked about putting up posts and chain when trails get too wet and muddy. She said she could have a committee to do that. She said Draper has an interactive map so a rider/hiker would know which trails were closed.

1 She said a chain going across the trail or having a sign posted “closed” to protect our city’s trails. Mayor Pro Tem
 2 Lon Lott asked how many posts would be needed. She said at the Three Falls trails the major entrance points. She
 3 said she has the volunteers to carry around the chain. Mayor Pro Tem Lon Lott said the council would need to run
 4 this by the trails committee. Shane Sorensen said he is worried that someone might not see the chain and get hurt.
 5 Mayor Pro Tem Lon Lott suggested a sawhorse type sign. He suggested Carla Merrill take her ideas to the next Trail
 6 Committee meeting and ask them for their input. He said the city need to keep in mind that there are nighttime riders
 7 as well. He said the council needs to keep in mind their safety as well.
 8

9 **Greg Gordon**

10 Greg Gordon asked Shane Sorensen about the city’s health care increase, has the city considered an HSA plans for
 11 healthy people. He said it ends up being very practical. Shane Sorensen said the city employees have an option like
 12 an HSA, but the Public Safety District employee’s insurance is run through Highland City. He asked who put the
 13 book donation bin at Burgess Park, thinking it was a great idea. Shane Sorensen said he was not aware of it.
 14

15 **Mayor Pro Tem Lon Lott**

16 Mayor Pro Tem Lon Lott said the Geneva Rock employees over the 800 South Project have been great. He said all
 17 the neighbors seem happy about work being done, other than having to park away from their homes while the
 18 project was completed. Shane Sorensen said some neighbors opted to have the city give the money towards their
 19 driveway entrances because a lot of the residents feel like it is a good time to replace their entire driveway.
 20

21 **VIII. EXECUTIVE SESSION:**

22
 23 None held
 24

25 **Motion:** Greg Gordon moved adjourn. Lon Lott seconded the motion. There were 4 Ayes and 0 Nays, as recorded
 26 below. The motion passed unanimously.
 27

28 Ayes

29 Jessica Smuin
 30 Greg Gordon
 31 Lon Lott
 32 Carla Merrill
 33

Nays

34 Adjourned 8:40 pm
 35
 36

PAYMENT REQUEST NO. 4

Name of Contractor:	Geneva Rock		
Name of Owner:	Alpine City		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: 15-Jun-21	Original: \$517,557.62	From:	31-May-21
Revised: TBA	Revised: \$0.00	To:	30-Jun-21

Description of Job: 800 South

Revised Contract Amount

Amount	This Period	Total To Date
Amount Earned	\$300,852.98	\$592,960.78
Retainage Being Held	\$15,042.65	\$29,648.04
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$277,502.41
Amount Due	\$285,810.33	\$285,810.33

Days Remaining	-15	of	106	Percent Time Used:	114%
Estimated Percentage of Job Completed			114.57%		
Contractor's Construction Progress IS NOT on schedule					

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been on previous estimates and the work has been performed in accordance with the Contract Documents

Recommended by: Alpine City Engineering Dept.

Date: 8-Jul-21

Accepted by: Geneva Rock

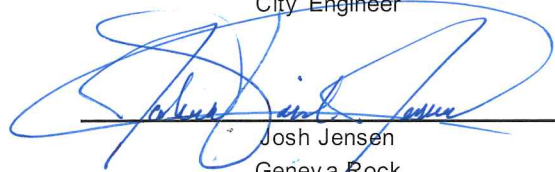
Date: 7-8-21

Approved By: Alpine City

Date:



Jed Muhlestein, P.E.
City Engineer



Josh Jensen
Geneva Rock

Troy Stout
Mayor

Project Owner: Alpine City
Project: 800 South

Contractor: Geneva Rock

Date: 8-Jul-21

Original Contract Amount: \$517,557.62
Revised Contract Amount: \$0.00

Item	Description	Quantity	Units	Unit Price	Amount	Payest #1	Payest #2	Payest #3	Payest #4	Total Billing		Percent Complete				
						Quantity this Month	Earnings this Month	Quantity this Month	Earnings this Month	Quantity this Month	Earnings this Month		Quantity to Date	Earnings to Date		
BID SCHEDULE																
1	Mobilization (not to exceed 5%)	1	LS	\$ 17,000.00	\$ 17,000.00	0.4	\$6,800.00	\$0.00	0.50	\$8,500.00	0.10	\$1,700.00	1.0	\$17,000.00	100.0%	
SITE WORK																
2	Clear and Grub	1	LS	\$ 2,200.00	\$ 2,200.00		\$0.00	\$0.00	1.00	\$2,200.00		\$0.00	1.0	\$2,200.00	100.0%	
3	Asphalt driveway removal	830	SF	\$ 1.30	\$ 1,079.00		\$0.00	\$0.00	160.00	\$208.00		\$0.00	160	\$208.00	19.3%	
4	Asphalt Driveway Repair	300	SF	\$ 9.00	\$ 2,700.00		\$0.00	\$0.00		\$0.00	468.00	\$4,212.00	468	\$4,212.00	156.0%	
5	Concrete Driveway and Sidewalk Removal	4,020	SF	\$ 1.40	\$ 5,628.00	60.0	\$84.00	820.0	\$1,148.00	\$3,435.60	1,555.00	\$2,177.00	4,889	\$6,844.60	121.6%	
6	Concrete Driveway Repair (4" thick)	3,890	SF	\$ 6.60	\$ 25,674.00		\$0.00	\$0.00	3,496.00	\$23,073.60	1,199.00	\$7,913.40	4,695	\$30,987.00	120.7%	
7	Concrete Driveway Approach (5" thick)	3,441	SF	\$ 6.70	\$ 23,054.70		\$0.00	\$0.00	1,860.00	\$12,462.00	1,770.00	\$11,859.00	3,630	\$24,321.00	105.5%	
8	Driveway Repair (Gravel)	32	CY	\$ 89.00	\$ 2,848.00		\$0.00	\$0.00		\$0.00	26.00	\$2,314.00	26	\$2,314.00	81.3%	
9	Install Sidewalk (5" thick)	12,839	SF	\$ 6.60	\$ 84,737.40		\$0.00	\$0.00	9,100.00	\$60,060.00	3,837.00	\$25,324.20	12,937	\$85,384.20	100.8%	
10	Remove Curb and Gutter	259	LF	\$ 4.60	\$ 1,191.40	19.0	\$87.40	102.0	\$469.20	\$73.00	103.00	\$473.80	297	\$1,366.20	114.7%	
11	Curb and Gutter	3,119	LF	\$ 22.80	\$ 71,113.20		\$0.00	\$0.00	3,006.00	\$68,536.80	230.00	\$5,244.00	3,236	\$73,780.80	103.8%	
12	ADA Truncated Dome (2'x4')	6	Each	\$ 325.00	\$ 1,950.00		\$0.00	\$0.00		\$0.00	6.00	\$1,950.00	6	\$1,950.00	100.0%	
13	Mill and remove existing asphalt (incl. lower manholes and va	66,480	SF	\$ 0.30	\$ 19,944.00		\$0.00	\$0.00	1,748.00	\$524.40	64,732.00	\$19,419.60	66,480	\$19,944.00	100.0%	
14	3" Hot Mix Asphalt (PG58-28, 1/2", 15% Max RAP)	72,814	SF	\$ 1.28	\$ 93,201.92		\$0.00	\$0.00		\$0.00	73,730.00	\$94,374.40	73,730	\$94,374.40	101.3%	
UTILITIES																
15	15" ADS Storm Drain Pipe	102	LF	\$ 68.00	\$ 6,936.00	35.0	\$2,380.00	71.0	\$4,828.00		\$0.00		\$0.00	106	\$7,208.00	103.9%
16	Curb inlet box w/ snout	7	Each	\$ 3,700.00	\$ 25,900.00	3.0	\$11,100.00	4.0	\$14,800.00		\$0.00		\$0.00	7	\$25,900.00	100.0%
17	Curb inlet box	1	Each	\$ 3,100.00	\$ 3,100.00	1.0	\$3,100.00		\$0.00		\$0.00		\$0.00	1	\$3,100.00	100.0%
18	60-Inch Storm Drain Sump	7	Each	\$ 8,900.00	\$ 62,300.00	4.0	\$35,600.00	3.0	\$26,700.00		\$0.00		\$0.00	7	\$62,300.00	100.0%
19	Raise Fire Hydrant	2	Each	\$ 1,200.00	\$ 2,400.00		\$0.00	2.0	\$2,400.00		\$0.00		\$0.00	2	\$2,400.00	100.0%
20	Raise Pressurized Irrigation Service (1-inch)	5	Each	\$ 175.00	\$ 875.00		\$0.00		\$0.00		\$0.00	4.00	\$700.00	4	\$700.00	80.0%
21	Raise Culinary Service (3/4-inch)	10	Each	\$ 280.00	\$ 2,800.00		\$0.00		\$0.00		\$0.00	9.00	\$2,520.00	9	\$2,520.00	90.0%
22	Relocate Culinary Service (3/4-inch)	1	Each	\$ 650.00	\$ 650.00		\$0.00	1.0	\$650.00		\$0.00		\$0.00	1	\$650.00	100.0%
23	Sidewalk End Sign (MUTCD OMA-3)	2	Each	\$ 300.00	\$ 2.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0.0%
24	Relocate Street Sign, Install Combo Stop/Street Sign	2	Each	\$ 225.00	\$ 450.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0.0%
25	Remove and replace Speed Sign	1	Each	\$ 225.00	\$ 225.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	0.0%
26	Concrete Manhole Collars (incl. raise to grade)	16	Each	\$ 450.00	\$ 7,200.00		\$0.00		\$0.00		\$0.00	16.00	\$7,200.00	16	\$7,200.00	100.0%
27	Concrete Valve Collars (incl. raise to grade)	13	Each	\$ 350.00	\$ 4,550.00		\$0.00		\$0.00		\$0.00	15.00	\$5,250.00	15	\$5,250.00	115.4%
28	Relocate Mailbox	19	Each	\$ 125.00	\$ 2,375.00		\$0.00	2.0	\$250.00	15.00	\$1,875.00	7.00	\$875.00	24	\$3,000.00	126.3%
SWPPP																
29	Inlet Protection	9	Each	\$ 70.00	\$ 630.00		\$0.00		\$0.00		\$0.00	1.00	\$70.00	1	\$70.00	11.1%
30	Concrete Washout	1	LS	\$ 500.00	\$ 500.00		\$0.00		\$0.00	1.00	\$500.00		\$0.00	1.0	\$500.00	100.0%
LANDSCAPE REPAIR																
31	2" Irrigation Sidewalk Sleeve (5' long)	25	Each	\$ 40.00	\$ 1,000.00		\$0.00		\$0.00		\$0.00	25.00	\$1,000.00	25	\$1,000.00	100.0%
32	2" Irrigation Driveway Approach Sleeve (Average length of 27'	11	Each	\$ 220.00	\$ 2,420.00		\$0.00		\$0.00		\$0.00	11.00	\$2,420.00	11	\$2,420.00	100.0%
33	Landscape Repair	1	LS	\$ 28,000.00	\$ 28,000.00		\$0.00		\$0.00		\$0.00	0.80	\$22,400.00	0.8	\$22,400.00	80.0%
34	4" topsoil in park strip (FG 2' below TBC)	9,860	SF	\$ 1.25	\$ 12,325.00		\$0.00		\$0.00		\$0.00	9,590.00	\$11,987.50	9,590	\$11,987.50	97.3%
Total Bid/Contract						\$516,959.62										
Partial Payment Sub-Total								\$59,151.40	\$51,245.20	\$181,711.20	\$231,383.90	\$523,491.70				
Additive Alternates																
A1	Roadway Leveling Roadbase (75 Tons incl. in #14)		Tons	\$ 18.00	\$ -		\$0.00	\$0.00		\$0.00	1,425.06	\$25,651.08	1,425	\$25,651.08		
Change Orders																
C1	Ex out soft spot and Place E-Fill		CY	\$ 67.00							654.00	\$43,818.00	654	\$43,818.00		
Change Order Sub-Total																
						\$0.00	\$0.00	\$0.00	\$0.00	\$69,469.08	\$69,469.08					
Total Revised						\$516,959.62	\$59,151.40	\$51,245.20	\$181,711.20	\$300,852.98	\$592,960.78					
5% Retainage						\$2,957.57	\$2,562.26	\$9,085.56	\$15,042.65	\$29,648.04						
Retainage Paid							0				\$0.00					
Total						\$516,959.62	\$56,193.83	\$48,682.94	\$172,625.64	\$285,810.33	\$563,312.74					

FINAL PAYMENT REQUEST

Name of Contractor:	Geneva Rock		
Name of Owner:	Alpine City		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: 15-Jun-21	Original: \$517,557.62	From: 31-May-21	
Revised: TBA	Revised: \$0.00	To: 30-Jun-21	

Description of Job: 800 South

Original Contract Amount		
Amount	This Period	Total To Date
Amount Earned	\$8,536.06	\$601,496.84
Amount Retained	\$0.00	\$29,648.04
Retainage Paid	\$29,648.04	\$29,648.04
Previous Payments		\$563,312.74
Amount Due	\$38,184.10	\$38,184.10

Days Remaining -15 of 106 Percent Time Used: 114%

Estimated Percentage of Job Completed 116.22%

Contractor's Construction Progress IS on schedule and complete

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been on previous estimates and the work has been performed in accordance with the Contract Documents

Recommended by: Alpine City Engineering Dept.

Date: 8-Jul-21



Jed Muhlestein, P.E.
City Engineer

Accepted by: Geneva Rock

Date: 7-8-21



Geneva Rock

Approved By: Alpine City

Date:

Troy Stout
Mayor

Project Owner: Alpine City
Project: 800 South

Contractor: Geneva Rock

Date: 8-Jul-21

Original Contract Amount: \$517,557.62
Revised Contract Amount: \$0.00

Item	Description	Quantity	Units	Unit Price	Amount	Payest #1	Payest #2	Payest #3	Payest #4	Final Payest	Total Billing		Percent Complete				
						Quantity this Month	Earnings this Month	Quantity this Month	Earnings this Month	Quantity this Month	Earnings this Month	Quantity this Month		Earnings this Month	Quantity to Date	Earnings to Date	
BID SCHEDULE																	
1	Mobilization (not to exceed 5%)	1	LS	\$ 17,000.00	\$ 17,000.00	0.4	\$6,800.00	\$0.00	0.50	\$8,500.00	0.10	\$1,700.00	\$0.00	1.0	\$17,000.00	100.0%	
SITE WORK																	
2	Clear and Grub	1	LS	\$ 2,200.00	\$ 2,200.00		\$0.00	\$0.00	1.00	\$2,200.00	\$0.00	\$0.00	\$0.00	1.0	\$2,200.00	100.0%	
3	Asphalt driveway removal	830	SF	\$ 1.30	\$ 1,079.00		\$0.00	\$0.00	160.00	\$208.00	\$0.00	\$0.00	\$0.00	160	\$208.00	19.3%	
4	Asphalt Driveway Repair	300	SF	\$ 9.00	\$ 2,700.00		\$0.00	\$0.00		\$0.00	468.00	\$4,212.00	\$0.00	468	\$4,212.00	156.0%	
5	Concrete Driveway and Sidewalk Removal	4,020	SF	\$ 1.40	\$ 5,628.00	60.0	\$84.00	\$1,148.00	2,454.00	\$3,435.60	1,555.00	\$2,177.00	\$0.00	4,889	\$6,844.60	121.6%	
6	Concrete Driveway Repair (4" thick)	3,890	SF	\$ 6.60	\$ 25,674.00		\$0.00	\$0.00	3,496.00	\$23,073.60	1,199.00	\$7,913.40	\$0.00	4,695	\$30,987.00	120.7%	
7	Concrete Driveway Approach (5" thick)	3,441	SF	\$ 6.70	\$ 23,054.70		\$0.00	\$0.00	1,860.00	\$12,462.00	1,770.00	\$11,859.00	\$0.00	3,630	\$24,321.00	105.5%	
8	Driveway Repair (Gravel)	32	CY	\$ 89.00	\$ 2,848.00		\$0.00	\$0.00		\$0.00	26.00	\$2,314.00	\$0.00	26	\$2,314.00	81.3%	
9	Install Sidewalk (5" thick)	12,839	SF	\$ 6.60	\$ 84,737.40		\$0.00	\$0.00	9,100.00	\$60,060.00	3,837.00	\$25,324.20	\$0.00	12,937	\$85,384.20	100.8%	
10	Remove Curb and Gutter	259	LF	\$ 4.60	\$ 1,191.40	19.0	\$87.40	\$469.20	73.00	\$335.80	103.00	\$473.80	\$0.00	297	\$1,366.20	114.7%	
11	Curb and Gutter	3,119	LF	\$ 22.80	\$ 71,113.20		\$0.00	\$0.00	3,006.00	\$68,536.80	230.00	\$5,244.00	\$0.00	3,236	\$73,780.80	103.8%	
12	ADA Truncated Dome (2'x4')	6	Each	\$ 325.00	\$ 1,950.00		\$0.00	\$0.00		\$0.00	6.00	\$1,950.00	\$0.00	6	\$1,950.00	100.0%	
13	Mill and remove existing asphalt (incl. lower manholes and val	66,480	SF	\$ 0.30	\$ 19,944.00		\$0.00	\$0.00	1,748.00	\$524.40	64,732.00	\$19,419.60	\$0.00	66,480	\$19,944.00	100.0%	
14	3" Hot Mix Asphalt (PG58-28, 1/2", 15% Max RAP)	72,814	SF	\$ 1.28	\$ 93,201.92		\$0.00	\$0.00		\$0.00	73,730.00	\$94,374.40	\$0.00	73,730	\$94,374.40	101.3%	
UTILITIES																	
15	15" ADS Storm Drain Pipe	102	LF	\$ 68.00	\$ 6,936.00	35.0	\$2,380.00	\$4,828.00		\$0.00	\$0.00	\$0.00	\$0.00	106	\$7,208.00	103.9%	
16	Curb inlet box w/ snout	7	Each	\$ 3,700.00	\$ 25,900.00	3.0	\$11,100.00	\$14,800.00	4.0	\$14,800.00	\$0.00	\$0.00	\$0.00	7	\$25,900.00	100.0%	
17	Curb inlet box	1	Each	\$ 3,100.00	\$ 3,100.00	1.0	\$3,100.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	1	\$3,100.00	100.0%	
18	60-Inch Storm Drain Sump	7	Each	\$ 8,900.00	\$ 62,300.00	4.0	\$35,600.00	\$26,700.00	3.0	\$26,700.00	\$0.00	\$0.00	\$0.00	7	\$62,300.00	100.0%	
19	Raise Fire Hydrant	2	Each	\$ 1,200.00	\$ 2,400.00		\$0.00	\$2,400.00	2.0	\$2,400.00	\$0.00	\$0.00	\$0.00	2	\$2,400.00	100.0%	
20	Raise Pressurized Irrigation Service (1-inch)	5	Each	\$ 175.00	\$ 875.00		\$0.00	\$0.00		\$0.00	4.00	\$700.00	\$0.00	4	\$700.00	80.0%	
21	Raise Culinary Service (3/4-inch)	10	Each	\$ 280.00	\$ 2,800.00		\$0.00	\$0.00		\$0.00	9.00	\$2,520.00	\$0.00	9	\$2,520.00	90.0%	
22	Relocate Culinary Service (3/4-inch)	1	Each	\$ 650.00	\$ 650.00		\$0.00	\$650.00	1.0	\$650.00	\$0.00	\$0.00	\$0.00	1	\$650.00	100.0%	
23	Sidewalk End Sign (MUTCD OM4-3)	2	Each	\$ 300.00	\$ 600.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	2.0	\$600.00	\$2,600.00	100.0%	
24	Relocate Street Sign, Install Combo Stop/Street Sign	2	Each	\$ 225.00	\$ 450.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	2.0	\$450.00	\$2,450.00	100.0%	
25	Remove and replace Speed Sign	1	Each	\$ 225.00	\$ 225.00		\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	1.0	\$225.00	\$225.00	100.0%	
26	Concrete Manhole Collars (incl. raise to grade)	16	Each	\$ 450.00	\$ 7,200.00		\$0.00	\$0.00		\$0.00	16.00	\$7,200.00	\$0.00	16	\$7,200.00	100.0%	
27	Concrete Valve Collars (incl. raise to grade)	13	Each	\$ 350.00	\$ 4,550.00		\$0.00	\$0.00		\$0.00	15.00	\$5,250.00	\$0.00	15	\$5,250.00	115.4%	
28	Relocate Mailbox	19	Each	\$ 125.00	\$ 2,375.00		\$0.00	\$250.00	2.0	\$250.00	15.00	\$1,875.00	\$875.00	\$0.00	24	\$3,000.00	126.3%
SWPPP																	
29	Inlet Protection	9	Each	\$ 70.00	\$ 630.00		\$0.00	\$0.00		\$0.00	1.00	\$70.00	\$0.00	1	\$70.00	11.1%	
30	Concrete Washout	1	LS	\$ 500.00	\$ 500.00		\$0.00	\$0.00		\$500.00			\$0.00	1.0	\$500.00	100.0%	
LANDSCAPE REPAIR																	
31	2" Irrigation Sidewalk Sleeve (5' long)	25	Each	\$ 40.00	\$ 1,000.00		\$0.00	\$0.00		\$0.00	25.00	\$1,000.00	\$0.00	25	\$1,000.00	100.0%	
32	2" Irrigation Driveway Approach Sleeve (Average length of 27	11	Each	\$ 220.00	\$ 2,420.00		\$0.00	\$0.00		\$0.00	11.00	\$2,420.00	\$0.00	11	\$2,420.00	100.0%	
33	Landscape Repair	1	LS	\$ 28,000.00	\$ 28,000.00		\$0.00	\$0.00		\$0.00	0.80	\$22,400.00	0.3	\$7,261.06	\$29,661.06	105.9%	
34	4" topsoil in park strip (FG 2" below TBC)	9,860	SF	\$ 1.25	\$ 12,325.00		\$0.00	\$0.00		\$0.00	9,590.00	\$11,987.50	\$0.00	9,590	\$11,987.50	97.3%	
Total Bid/Contract					\$516,959.62												
Partial Payment Sub-Total							\$59,151.40	\$51,245.20	\$181,711.20	\$231,383.90	\$8,536.06		\$532,027.76				
Additive Alternates																	
A1	Roadway Leveling Roadbase (75 Tons incl. in #14)		Tons	\$ 18.00	\$ -		\$0.00	\$0.00		\$0.00	1,425.06	\$25,651.08		\$0.00	1,425	\$25,651.08	
Change Orders																	
C1	Ex out soft spot and Place E-Fill		CY	\$ 67.00							654.00	\$43,818.00		\$0.00	654	\$43,818.00	
Change Order Sub-Total					\$0.00		\$0.00	\$0.00	\$0.00	\$69,469.08	\$0.00	\$69,469.08					
Total Revised					\$516,959.62		\$59,151.40	\$51,245.20	\$181,711.20	\$300,852.98	\$8,536.06	\$601,496.84					
5% Retainage					-		\$2,957.57	\$2,562.26	\$9,085.56	\$15,042.65		\$29,648.04					
Retainage Paid							0					\$29,648.04			\$29,648.04		
Total					\$516,959.62		\$56,193.83	\$48,682.94	\$172,625.64	\$285,810.33	\$38,184.10	\$601,496.84					

ALPINE CITY
BOND RELEASE FORM
Release No. 3

Thru Period Ending: June 30, 2021

The Ridge At Alpine Phase 5
Location: North Zachary Way

BOND HOLDER

Item # & Description		Quantity	Units	Unit Price		Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
10	Stabilized Construction Entrance	2	EACH @	\$	3,000.00	\$ 6,000.00	0.0%	0.0%	\$ -
20	Silt Fence	1872	LF @	\$	2.75	\$ 5,148.00	0.0%	0.0%	\$ -
30	Curb Inlet Protection	14	EACH @	\$	300.00	\$ 4,200.00	0.0%	0.0%	\$ -
40	Toilet Rental	5	MO @	\$	500.00	\$ 2,500.00	20.0%	60.0%	\$ 500.00
50	Slope Stabilization (reseeding disturbed areas)	180000	SF @	\$	0.19	\$ 34,200.00	0.0%	0.0%	\$ -
60	Concrete Washout	1	LS @	\$	1,000.00	\$ 1,000.00	0.0%	0.0%	\$ -
70	Mobilization	1	LS @	\$	10,000.00	\$ 10,000.00	0.0%	95.0%	\$ -
80	Clear and Grub	8700	SF @	\$	0.50	\$ 4,350.00	0.0%	60.0%	\$ -
90	Connect to Existing Sewer	2	EACH @	\$	750.00	\$ 1,500.00	45.0%	95.0%	\$ 675.00
100	8" PVC SDR 35 Sewer Main	2340	LF @	\$	36.00	\$ 84,240.00	53.2%	95.0%	\$ 44,820.00
110	48" Sanitary Sewer Manhole	13	EACH @	\$	3,250.00	\$ 42,250.00	64.2%	95.0%	\$ 27,137.50
120	4" PVC Sanitary Sewer Lateral	29	EACH @	\$	1,200.00	\$ 34,800.00	39.8%	95.0%	\$ 13,860.00
130	Connect to Existing Storm Drain	3	EACH @	\$	750.00	\$ 2,250.00	66.7%	66.7%	\$ 1,500.00
140	15" RCP Storm Drain Pipe	2000	LF @	\$	42.00	\$ 84,000.00	75.0%	75.0%	\$ 63,000.00
150	30" Storm Drain Pipe	560	LF @	\$	84.00	\$ 47,040.00	89.3%	89.3%	\$ 42,000.00
160	60" Storm Drain Manhole	15	EACH @	\$	3,350.00	\$ 50,250.00	66.7%	66.7%	\$ 33,500.00
170	Curb Inlet Box/Storm Drain Cleanout Box	11	EACH @	\$	2,950.00	\$ 32,450.00	0.0%	0.0%	\$ -
180	Combo Box	1	EACH @	\$	6,500.00	\$ 6,500.00	0.0%	0.0%	\$ -
190	4X4 Storm Drain Box	1	EACH @	\$	6,500.00	\$ 6,500.00	95.0%	95.0%	\$ 6,175.00
200	30" End Section With Trash Rack, Rip Rap, and Swell Grading	1	LS @	\$	12,500.00	\$ 12,500.00	0.0%	0.0%	\$ -
210	Connect to Existing Waterline	2	EACH @	\$	3,550.00	\$ 7,100.00	0.0%	0.0%	\$ -
220	8" PVC C900 DR18 Culinary Waterline	1330	LF @	\$	32.00	\$ 42,560.00	0.0%	0.0%	\$ -
230	12" PVC C900 DR18 Culinary Waterline	1590	LF @	\$	45.50	\$ 72,345.00	0.0%	0.0%	\$ -
240	8" CW Bend	4	EACH @	\$	850.00	\$ 3,400.00	0.0%	0.0%	\$ -
250	12" CW Bend	4	EACH @	\$	1,100.00	\$ 4,400.00	0.0%	0.0%	\$ -
260	12" CW Tee	2	EACH @	\$	1,500.00	\$ 3,000.00	0.0%	0.0%	\$ -
270	8" Gate Valve	2	EACH @	\$	1,950.00	\$ 3,900.00	0.0%	0.0%	\$ -
280	12" Gate Valve	4	EACH @	\$	2,500.00	\$ 10,000.00	0.0%	0.0%	\$ -
290	Fire Hydrant	6	EACH @	\$	5,500.00	\$ 33,000.00	0.0%	0.0%	\$ -
300	Temp Blowoff	1	EACH @	\$	1,750.00	\$ 1,750.00	0.0%	0.0%	\$ -
310	1" CTS Poly Culinary Services	29	EACH @	\$	1,375.00	\$ 39,875.00	0.0%	0.0%	\$ -
320	Connect to Pressurized Irrigation Line	2	EACH @	\$	3,550.00	\$ 7,100.00	0.0%	0.0%	\$ -
330	6" PVC C900 DR18 Pressurized Irrigation Line	2650	LF @	\$	28.00	\$ 74,200.00	0.0%	0.0%	\$ -
340	6" PI Bend	8	EACH @	\$	750.00	\$ 6,000.00	0.0%	0.0%	\$ -
350	6" PI Tee	1	EACH @	\$	1,250.00	\$ 1,250.00	0.0%	0.0%	\$ -
360	6" Gate Valve	3	EACH @	\$	1,850.00	\$ 5,550.00	0.0%	0.0%	\$ -
370	1" CTS Poly PI Services	29	EACH @	\$	1,300.00	\$ 37,700.00	0.0%	0.0%	\$ -
380	PI Air Vac	1	EACH @	\$	3,950.00	\$ 3,950.00	0.0%	0.0%	\$ -
390	Rough Grade Native Sub-Grade	162920	SF @	\$	0.20	\$ 32,584.00	0.0%	0.0%	\$ -
400	24" Curb & Gutter Prep (6" Road Base)	5280	LF @	\$	5.00	\$ 26,400.00	0.0%	0.0%	\$ -
410	24" Curb and Gutter APWA Type A	5280	LF @	\$	14.50	\$ 76,560.00	0.0%	0.0%	\$ -
420	9" Road Base	93825	SF @	\$	1.00	\$ 93,825.00	0.0%	0.0%	\$ -
430	3" Hot Mix Asphalt	93825	SF @	\$	1.65	\$ 154,811.25	0.0%	0.0%	\$ -
440	Sidewalk Prep (6" Road Base)	26395	SF @	\$	0.95	\$ 25,075.25	0.0%	0.0%	\$ -
450	Concrete Sidewalk (4' Wide X 5" Thick)	26395	SF @	\$	5.25	\$ 138,573.75	0.0%	0.0%	\$ -
460	ADA Ramp	4	EACH @	\$	1,400.00	\$ 5,600.00	0.0%	0.0%	\$ -
470	Concrete Valve Collars	14	EACH @	\$	500.00	\$ 7,000.00	0.0%	0.0%	\$ -
480	Concrete Manhole Collars	29	EACH @	\$	600.00	\$ 17,400.00	0.0%	0.0%	\$ -
490	Dry Utilities- Per Lot Budget (Remaining 13 Lots)	29	EACH @	\$	6,500.00	\$ 188,500.00	0.0%	0.0%	\$ -
500	Sanitary Sewer - Trench Backfill	7650	TON @	\$	13.50	\$ 103,275.00	95.0%	95.0%	\$ 98,111.25
510	Storm Drain - Trench Backfill	2810	TON @	\$	13.50	\$ 37,935.00	95.0%	95.0%	\$ 36,038.25
520	Culinary Water- Trench Backfill	3140	TON @	\$	13.50	\$ 42,390.00	0.0%	0.0%	\$ -
530	Pressurized Irrigation-Trench Backfill	1520	TON @	\$	13.50	\$ 20,520.00	0.0%	0.0%	\$ -
540	Mail Box and Pad - (4) 16 Unit Boxes; (1) 12 Unit box, Per Postmaster	1	EACH @	\$	3,500.00	\$ 3,500.00	0.0%	0.0%	\$ -
550	Street Signs	4	EACH @	\$	1,500.00	\$ 6,000.00	0.0%	0.0%	\$ -
560	Street Lights	3	EACH @	\$	5,500.00	\$ 16,500.00	0.0%	0.0%	\$ -
CO-1	2' Over-Ex in P.U.E.	1	LS @	\$	83,296.50	\$ 83,296.50	50.0%	100.0%	\$ 41,648.25
600	Engineering	1	LS @	\$	20,000.00	\$ 20,000.00	0.0%	0.0%	\$ -
610	Survey	1	LS @	\$	20,000.00	\$ 20,000.00	0.0%	0.0%	\$ -
620	Impact Fees	29	LOTS @	\$	4,671.32	\$ 135,468.28	0.0%	0.0%	\$ -
630	Inspection Fees	29	LOTS @	\$	418.00	\$ 12,122.00	0.0%	0.0%	\$ -
640	Dry Utility Design	1	LS @	\$	40,000.00	\$ 40,000.00	0.0%	0.0%	\$ -

BASE BID TOTAL	\$	2,136,094.03	Previously Released:	\$	122,916.26
10% Warranty Amount	\$	213,609.40			
TOTAL BOND AMOUNT	\$	2,349,703.43	This Release:	\$	408,965.25
Total Released to Date	\$	531,881.51			
TOTAL BOND REMAINING	\$	1,817,821.92			

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

7/8/2021
Date

City Council
(by Bonnie Cooper - City Recorder)

Date

ALPINE CITY
BOND RELEASE FORM
Release No. 6

Thru Period Ending: June 30, 2021

The Ridge At Alpine Phase 4

Location: Zachary Way and Grove Drive

PLEASE NOTE THAT THERE ARE
SEVERAL ITEMS WITH "ZERO"
QUANTITY VALUES SHOWN. THESE
ARE SHOWN TO NOTE THAT THESE
ITEMS ARE PART OF PHASE 4 BUT
HAVE ALREADY BEEN BONDED FOR
IN THE PHASE 3 BOND

BOND HOLDER

Item # & Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP	Quantity		Quantity Price	Total Price			
10 Stabilized Construction Entrance	1	EACH @	\$ 3,000.00 \$	3,000.00	0.0%	95.0%	\$ -
20 Silt Fence	1840	LF @	\$ 2.75 \$	5,060.00	0.0%	95.0%	\$ -
30 Curb Inlet Protection	10	EACH @	\$ 300.00 \$	3,000.00	0.0%	95.0%	\$ -
31 Toilet Rental	5	MO @	\$ 100.00 \$	500.00	0.0%	90.0%	\$ -
33 Slope Stabilization (reseeding disturbed areas)	25000	SF @	\$ 0.19 \$	4,750.00	95.0%	95.0%	\$ 4,512.50
34 Concrete Washout	1	LS @	\$ 1,000.00 \$	1,000.00	0.0%	95.0%	\$ -
Mobilization, Earthwork & Demo							
40 Mobilization	1	LS @	\$ 10,000.00 \$	10,000.00	0.0%	95.0%	\$ -
50 Traffic Control (Grove Drive)	1	LS @	\$ 10,000.00 \$	10,000.00	0.0%	95.0%	\$ -
60 Demo House Garage, abandon Septic Tank, Hook Up Water and Sewer	1	LS @	\$ 25,000.00 \$	25,000.00	0.0%	95.0%	\$ -
Sanitary Sewer System							
70 Cast in Place Sewer Manhole	0	EACH @	\$ 8,500.00 \$	-			
80 8" PVC SDR 35 Sewer Main	0	LF @	\$ 36.00 \$	-			
90 2" Pressurized Sewer Main	0	LF @	\$ 36.00 \$	-			
100 48" Sanitary Sewer Manhole	0	EACH @	\$ 2,950.00 \$	-			
110 1.25" HDPE Sewer Laterals with Cleanouts	0	EACH @	\$ 1,150.00 \$	-			
120 4" PVC Sanitary Sewer Lateral	0	EACH @	\$ 1,150.00 \$	-			
Storm Drain System							
130 15" RCP Storm Drain Pipe	462	LF @	\$ 40.00 \$	18,480.00	0.0%	14.3%	\$ -
170 60" Storm Drain Manhole	4	EACH @	\$ 3,250.00 \$	13,000.00	0.0%	25.0%	\$ -
180 Curb Inlet Box/Storm Drain Cleanout Box	8	EACH @	\$ 2,850.00 \$	22,800.00	0.0%	12.5%	\$ -
190 5' Sump	2	EACH @	\$ 4,500.00 \$	9,000.00	0.0%	0.0%	\$ -
Culinary Water System							
210 Connect to Existing Waterline	1	EACH @	\$ 3,550.00 \$	3,550.00	0.0%	95.0%	\$ -
220 8" PVC C900 DR18 Culinary Waterline	722	LF @	\$ 31.00 \$	22,382.00	0.0%	95.0%	\$ -
230 8" CW Bend	1	EACH @	\$ 850.00 \$	850.00	0.0%	95.0%	\$ -
240 8" CW Tee	0	EACH @	\$ 1,250.00 \$	-			
250 8" Gate Valve	0	EACH @	\$ 1,950.00 \$	-			
260 Fire Hydrant	1	EACH @	\$ 5,500.00 \$	5,500.00	0.0%	95.0%	\$ -
270 AirVac	0	EACH @	\$ 3,500.00 \$	-			
280 1" CTS Poly Culinary Services	13	EACH @	\$ 1,375.00 \$	17,875.00	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	530	LF @	\$ 26.00 \$	13,780.00	0.0%	95.0%	\$ -
310 6" PI Bend	0	EACH @	\$ 750.00 \$	-			
315 6" PI Tee	1	EACH @	\$ 1,250.00 \$	1,250.00	0.0%	95.0%	\$ -
320 6" Gate Valve	1	EACH @	\$ 1,850.00 \$	1,850.00	0.0%	95.0%	\$ -
330 1" CTS Poly PI Services	13	EACH @	\$ 1,300.00 \$	16,900.00	0.0%	95.0%	\$ -
340 PI Drain with Valve	1	EACH @	\$ 2,500.00 \$	2,500.00	0.0%	95.0%	\$ -
Roadway Improvements							
350 Remove and Replace Asphalt	22700	SF @	\$ 1.40 \$	31,780.00	0.0%	95.0%	\$ -
360 Rough Grade Native Sub-Grade	70300	SF @	\$ 0.15 \$	10,545.00	0.0%	95.0%	\$ -
370 24" Curb & Gutter Prep (6" Road Base)	2950	LF @	\$ 5.00 \$	14,750.00	0.0%	95.0%	\$ -
380 24" Curb and Gutter APWA Type A	2950	LF @	\$ 14.50 \$	42,775.00	0.0%	95.0%	\$ -
390 9" Road Base	58748	SF @	\$ 0.95 \$	55,810.60	0.0%	95.0%	\$ -
400 3" Hot Mix Asphalt	58748	SF @	\$ 1.50 \$	88,122.00	0.0%	11.9%	\$ -
405 Parking Lot Striping	1	LS @	\$ 600.00 \$	600.00	0.0%	0.0%	\$ -
410 Sidewalk Prep (6" Road Base)	13215	SF @	\$ 0.80 \$	10,572.00	95.0%	95.0%	\$ 10,043.40
420 Concrete Sidewalk (4' Wide X 5" Thick)	13215	SF @	\$ 5.25 \$	69,378.75	84.9%	84.9%	\$ 58,878.75
430 ADA Ramp	7	EACH @	\$ 1,250.00 \$	8,750.00	95.0%	95.0%	\$ 8,312.50
440 Concrete Valve Collars	8	EACH @	\$ 450.00 \$	3,600.00	25.0%	25.0%	\$ 900.00
450 Concrete Manhole Collars	6	EACH @	\$ 550.00 \$	3,300.00	50.0%	50.0%	\$ 1,650.00
Trench Import Material							
470 Sanitary Sewer - Import Material for Trech Backfill	1005	TON @	\$ 13.50 \$	13,567.50	0.0%	95.0%	\$ -
475 Storm Drain Trench Backfill	506	TON @	\$ 13.50 \$	6,831.00	0.0%	95.0%	\$ -
480 Culinary Water-Import Material for Trench Backfill	1025	TON @	\$ 13.50 \$	13,837.50	0.0%	95.0%	\$ -
490 Pressurized Irrigation-Import Material for Trench Backfill	1325	TON @	\$ 13.50 \$	17,887.50	0.0%	95.0%	\$ -
Miscellaneous							
500 Park Bathroom & Playground Budget Pricing	1	LS @	\$ 125,000.00 \$	125,000.00	70.0%	70.0%	\$ 87,500.00
540 Mail Box and Pad - (4) 16 Unit Boxes; (1) 12 Unit box, Per Postmaster	5	EACH @	\$ 3,500.00 \$	17,500.00	0.0%	0.0%	\$ -
550 Street Signs	2	EACH @	\$ 1,500.00 \$	3,000.00	0.0%	0.0%	\$ -
560 Street Lights	3	EACH @	\$ 5,500.00 \$	16,500.00	0.0%	0.0%	\$ -
Fees & Add-Ons							
610 Survey	1	LS @	\$ 20,000.00 \$	20,000.00	0.0%	95.0%	\$ -
630 Inspection Fees	12	LOTS @	\$ 418.00 \$	5,016.00	0.0%	91.8%	\$ -
640 Landscaping / Turf for Park	1	LS @	\$ 150,000.00 \$	150,000.00	0.0%	0.0%	\$ -
BASE BID TOTAL				\$ 944,699.85		Previously Released: \$	380,385.91
10% Warranty Amount				\$ 94,469.99			
TOTAL BOND AMOUNT				\$ 1,039,169.84		This Release: \$	171,797.15
Total Released to Date				\$ 552,183.06			
TOTAL BOND REMAINING				\$ 486,986.78			


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

7/8/2021
Date

City Council
(by Bonnie Cooper - City Recorder)

Date

ALPINE CITY
BOND RELEASE FORM
Release No. 14

Thru Period Ending: June 30, 2021

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%	95.0%	\$ -
20 Silt Fence	2,500	LF @	\$ 2.75	\$ 6,875.00	0.0%	95.0%	\$ -
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%	95.0%	\$ -
80 8" PVC SDR 35 Sewer Main	395	LF @	\$ 36.00	\$ 14,220.00	0.0%	95.0%	\$ -
90 2" Pressure Sewer Main	870	LF @	\$ 36.00	\$ 31,320.00	0.0%	95.0%	\$ -
100 48" Sanitary Sewer Manhole	2	EACH @	\$ 2,950.00	\$ 5,900.00	0.0%	95.0%	\$ -
110 1.25" HDPE Sewer Laterals With Cleanouts	9	EACH @	\$ 1,150.00	\$ 10,350.00	0.0%	95.0%	\$ -
120 4" PVC Sanitary Sewer Lateral	5	EACH @	\$ 1,150.00	\$ 5,750.00	0.0%	95.0%	\$ -
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%	95.0%	\$ -
230 8" CW Bend	2	EACH @	\$ 850.00	\$ 1,700.00	0.0%	95.0%	\$ -
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%	95.0%	\$ -
260 Fire Hydrant	2	EACH @	\$ 5,500.00	\$ 11,000.00	0.0%	95.0%	\$ -
270 AirVac	1	EACH @	\$ 3,500.00	\$ 3,500.00	0.0%	95.0%	\$ -
280 1" CTS Poly Culinary Services	6	EACH @	\$ 1,375.00	\$ 8,250.00	0.0%	95.0%	\$ -
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%	95.0%	\$ -
310 6" PI Bend	2	EACH @	\$ 750.00	\$ 1,500.00	0.0%	95.0%	\$ -
320 6" Gate Valve	3	EACH @	\$ 1,850.00	\$ 5,550.00	0.0%	95.0%	\$ -
330 1" CTS Poly PI Services	6	EACH @	\$ 1,300.00	\$ 7,800.00	0.0%	95.0%	\$ -
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	0.0%	95.0%	\$ -
380 24" Curb and Gutter APWA Type A	545	LF @	\$ 14.50	\$ 7,902.50	0.0%	95.0%	\$ -
390 9" Road Base - Includes Temp Turn Around	13,800	SF @	\$ 0.95	\$ 13,110.00	0.0%	64.8%	\$ -
391 9" Road Base - Temporary Access Roads	12,050	SF @	\$ 0.95	\$ 11,447.50	0.0%	95.0%	\$ -
400 3" Hot Mix Asphalt - Includes Temp Turnaround	13,800	SF @	\$ 1.50	\$ 20,700.00	0.0%	95.0%	\$ -
410 Sidewalk Prep (6" Road Base)	2,180	SF @	\$ 0.80	\$ 1,744.00	0.0%	95.0%	\$ -
420 Concrete Sidewalk (4' Wide X 5" Thick)	2,180	SF @	\$ 5.25	\$ 11,445.00	0.0%	95.0%	\$ -
440 Concrete Valve Collars	7	EACH @	\$ 450.00	\$ 3,150.00	95.0%	95.0%	\$ 2,992.50
450 Concrete Manhole Collars	5	EACH @	\$ 550.00	\$ 2,750.00	95.0%	95.0%	\$ 2,612.50
460 Dry Utilities- Per Lot Budget (Remaining 13 Lots)	6	EACH @	\$ 6,500.00	\$ 39,000.00	0.0%	100.0%	\$ -
Trench Import Material							
470 Sanitary Sewer-Import Material for Trench Backfill	4,100	TON @	\$ 13.50	\$ 55,350.00	0.0%	95.0%	\$ -
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%	95.0%	\$ -
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	0.0%	95.0%	\$	-
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: \$	1,814,163.25
10% Warranty Amount	\$	204,386.59		
TOTAL BOND AMOUNT	\$	2,248,252.53	This Release: \$	5,605.00
<i>Total Released to Date</i>	\$	1,819,768.25		
TOTAL BOND REMAINING	\$	428,484.28		

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

<hr/> Paul Kroff Developer	<hr/> Date
<hr/> Troy Stout Mayor	<hr/> Date
 <hr/> Jed Muhlestein, P.E. City Engineer	<hr/> 7/7/2021 Date
<hr/> City Council (by Bonnie Cooper - City Recorder)	<hr/> Date

**FINAL PAYMENT ESTIMATE
NO. 3**

Name of Contractor: ***PNL Construction Inc.***

Name of Owner: ***Alpine City***

Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 11-Jun-21	Original: \$441,580.00	From: 4-Jun-21
Revised: 11-Jun-21	Revised: \$425,976.49	To: 1-Jul-21

Description of Job: ***2021 Water Line Improvements Project***

Amount	This Period	Total To Date
Amount Earned	\$94,714.49	\$425,976.49
Retainage Being Held	\$4,735.72	\$21,298.82
Retainage Being Released	\$21,298.82	\$21,298.82
Previous Payments		\$314,698.90
Amount Due	\$111,277.59	\$111,277.59

Contractor's Construction Progress is COMPLETE

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 7/2/2021

John Schiess P.E.
Project Manager

Accepted by: **PNL Construction Inc.**

Date: 7/2/2021

Carlos Palomar
Carlos Palomar Jr.
President

Approved By: **Alpine City**

Date: _____

Troy Stout
Mayor

Budget Code _____ Staff Initial _____

PROJECT: 2021 Water Line Improvements Project

PAY PERIOD: 3

Jul-21

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
1	Mobilization	1.00	LS	\$30,000.00	\$30,000.00	0.00	1.00		\$30,000.00
2	Traffic Control	1.00	LS	\$6,500.00	\$6,500.00	0.00	1.00		\$6,500.00
3	Storm Water Pollution Prevention Plan	1.00	LS	\$4,000.00	\$4,000.00	0.00	1.00		\$4,000.00
4	8 Inch C-900 PVC Water Line	2465.00	LF	\$64.00	\$157,760.00	441.00	2434.00	\$28,224.00	\$155,776.00
5	6 Inch C-900 PVC Water Line	20.00	LF	\$35.00	\$700.00	0.00	20.00		\$700.00
6	1 Inch Water Lateral Pipe (Trenchless)	820.00	LF	\$10.50	\$8,610.00	269.00	269.00	\$2,824.50	\$2,824.50
7	Remove and Replace Fire Hydrant	6.00	EA	\$5,500.00	\$33,000.00	2.00	6.00	\$11,000.00	\$33,000.00
8	Concrete Fire Hydrant Pad	6.00	EA	\$150.00	\$900.00	3.00	3.00	\$450.00	\$450.00
9	Water Service Connection	24.00	EA	\$2,200.00	\$52,800.00	4.00	28.00	\$8,800.00	\$61,600.00
10	Reconnect Existing Service to New Main	17.00	EA	\$1,250.00	\$21,250.00	2.00	12.00	\$2,500.00	\$15,000.00
11	Hot Tap Connection	1.00	EA	\$2,800.00	\$2,800.00	0.00	1.00		\$2,800.00
12	6 Inch Gate Valve	2.00	EA	\$1,650.00	\$3,300.00	0.00	2.00		\$3,300.00
13	8 Inch Gate Valve	6.00	EA	\$1,900.00	\$11,400.00	0.00	6.00		\$11,400.00
14	12 Inch Gate Valve	2.00	EA	\$3,100.00	\$6,200.00	0.00	2.00		\$6,200.00
15	8 x 6 Inch Reducer	2.00	EA	\$500.00	\$1,000.00	1.00	2.00	\$500.00	\$1,000.00
16	6 x 8 Inch Tee	1.00	EA	\$650.00	\$650.00	0.00	1.00		\$650.00
17	8 Inch Tee	1.00	EA	\$1,050.00	\$1,050.00	0.00	1.00		\$1,050.00
18	12 x 8 Inch Tee	1.00	EA	\$1,350.00	\$1,350.00	0.00	1.00		\$1,350.00
19	6 Inch 90° Bend	1.00	EA	\$550.00	\$550.00	1.00	1.00	\$550.00	\$550.00
20	8 Inch 11.25° Bend	2.00	EA	\$500.00	\$1,000.00	0.00	0.00		\$0.00
21	8 Inch 22.5° Bend	2.00	EA	\$500.00	\$1,000.00	0.00	1.00		\$500.00
22	8 Inch 45° Bend	7.00	EA	\$500.00	\$3,500.00	0.00	3.00		\$1,500.00
23	6 Inch Long Sleeve	3.00	EA	\$450.00	\$1,350.00	2.00	5.00	\$900.00	\$2,250.00
24	8 Inch Long Sleeve	1.00	EA	\$500.00	\$500.00	0.00	1.00		\$500.00
25	12 Inch Long Sleeve	1.00	EA	\$700.00	\$700.00	0.00	1.00		\$700.00
26	Remove Existing Water Valve Box	4.00	EA	\$275.00	\$1,100.00	4.00	4.00	\$1,100.00	\$1,100.00
27	Adjust Valve Box	16.00	EA	\$650.00	\$10,400.00	16.00	16.00	\$10,400.00	\$10,400.00
28	Cut and Cap 6 Inch Water Line	11.00	EA	\$400.00	\$4,400.00	1.00	11.00	\$400.00	\$4,400.00
29	Concrete Waterway	80.00	SF	\$18.00	\$1,440.00	44.00	44.00	\$792.00	\$792.00
30	2 Inch Stabilization Rock	25.00	TON	\$16.00	\$400.00	0.00	0.00		\$0.00
31	Untreated Base Course (8 Inch)	15200.00	SF	\$0.95	\$14,440.00	-1693.00	9707.00	(\$1,608.35)	\$9,221.65
32	Hot Mix Asphalt (Existing +1)	20920.00	SF	\$2.75	\$57,530.00	12700.85	12700.85	\$34,927.34	\$34,927.34
	Alternate 1:								
101	1 Inch Water Lateral Pipe (Open Trench)	0.00	LF	\$70.00	\$0.00	-9.50	364.50	(\$665.00)	\$25,515.00
102	24 inch Curb and Gutter	0.00	LF	\$32.00	\$0.00	40.50	40.50	\$1,296.00	\$1,296.00
103	Remove Curb and Gutter	0.00	LF	\$8.00	\$0.00	40.50	40.50	\$324.00	\$324.00
Subtotal					\$441,580.00			\$102,714.49	\$431,576.49

Change Order #1									
1	Waterline Main Connection in 400 W	1.00	LS	\$1,200.00	\$1,200.00	0.00	1.00		\$1,200.00
2	Hot Tap Connection in Meadowlark	1.00	LS	\$1,200.00	\$1,200.00	0.00	1.00		\$1,200.00

Change Order #2									
1	Concrete Collar Deduct	16.00	EA	(\$500.00)	(\$8,000.00)	16.00	16.00	(\$8,000.00)	(\$8,000.00)
2	Overrun and Underrun				(\$10,003.51)				

Total**\$425,976.49**

TOTAL	\$94,714.49	\$425,976.49
AMOUNT RETAINED	\$4,735.72	\$21,298.82
RETAINAGE RELEASED	\$21,298.82	\$21,298.82
PREVIOUS RETAINAGE		\$16,563.10
PREVIOUS PAYMENTS		\$314,698.90
AMOUNT DUE	\$111,277.59	\$111,277.59

ALPINE CITY COUNCIL AGENDA

SUBJECT: Public Hearing – Lamber Park Conservation Easement

FOR CONSIDERATION ON: 13 July 2021

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Hold a public hearing on the proposed conservation easement.

BACKGROUND INFORMATION:

On June 16, 2021 the City Council held a special work session to discuss the future of Lamber Park and the idea of placing the open space in a conservation easement. The City Council is now seeking further input from the community and would like to hold a public hearing to gather more feedback from residents of Alpine City.

STAFF RECOMMENDATION:

Hold a public hearing on the proposed Lambert Park conservation easement.

ALPINE CITY COUNCIL AGENDA

**SUBJECT: Public Hearing – Proposal to Dispose of City Owned Real Property –
539 N. Pfeifferhorn Drive**

FOR CONSIDERATION ON: 13 July 2021

PETITIONER: Michael McArthur

**ACTION REQUESTED BY PETITIONER: Approve the proposal to dispose of
City owned real property.**

BACKGROUND INFORMATION:

The petitioner, Michael McArthur, has submitted a request to purchase approximately 1,738 square foot piece of open space. The property is located at 539 North Pfeifferhorn Drive.

The open space in question includes an easement with a large gas pipeline that runs through it and has been vacated or retired by Dominion Energy. The easement does allow for certain things to be built within it, such as: a driveway, curbing, and landscaping (no deep-rooted trees permitted). The piece of open space also contains a ground moisture box that would have to remain, but any future property owner would be able to landscape around it. The City sees the open space as a possible location for a future trailhead with parking.

In January of 2019, the City Council approved a land swap with the previous landowner to exchange a 5,190 square foot piece of private property for a 5,190 square foot piece of public open space. However, the previous landowner never ended up recording an amended plat to this effect. Therefore, the County records still show the same boundaries as before. The property has since been sold and the new owner would like to purchase a piece of the open space rather than the exchange that was approved in the past.

The petitioner is seeking to purchase public open space to add frontage to his existing lot. The public open space proposed for purchase runs from the northeast corner of his property to 5 feet past the moisture box (see exhibit). The petitioner feels this would be the highest and best used of the land as it would be landscaped, and the moisture box would be hidden from the street view. Also, the petitioner does not feel like the proposed purchase would interfere with the City's future planned trailhead in this location (if the City did not want to put a trailhead in this location the petitioner would be interested in purchasing even more of the open space).

Any alteration to public open space requires Planning Commission recommendation, and City Council approval.

Article 3.16.4.2 says:

Land included in these parks shall not be materially changed, improved, altered, disposed of in any manner or used for any other purpose except after a recommendation of the Planning Commission following a public hearing and by a super majority vote of the City Council (4 positive votes out of 5 City Council

members are required). A material change shall include, but is not limited to, a change to the park's present and essential defining characteristics, creation of or improvement of roadways or parking lots within the park.

The petitioner is proposing to offer \$8,094 for approximately 1,738 square feet of public open space. According to the petitioner this value was based on the most recent tax information, which values the property at \$9.31 per square foot. The petitioner is proposing that the purchase price would be 50% of valuation since he feels that the land is unbuildable, and therefore less valuable. However, staff does not agree that the property has diminished value. In fact, the open space would greatly enhance the value and utility of the petitioner's property. Therefore, staff would recommend that the City ask full price or fair market value for the 1,738 square feet of public open space (based on the \$9.31 per square foot valuation mentioned above, the value would be closer to \$16,180.78 or \$405,543.60 per acre).

The Planning Commission reviewed this proposal on May 18, 2021 and recommended that the City approve the sale of 1,738 square feet of public open space as proposed.

MOTION: *Commission Member Ethan Allen moved to recommend that the proposal to sell approximately 1,738 square feet of public open space be approved as proposed. Troy Slade seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.*

Ayes:

*Jane Griener
John MacKay
Ethan Allen
Ed Bush
Troy Slade*

Nays:

None

On May 25, 2021 the City Council tabled this item to a future meeting.

MOTION: *Jessica Smuin moved to table the Open Space Purchase Proposal – 539 N Pfeifferhorn Drive – Michael McArthur to allow more discussion and to have more time to have a trailhead design with parking lot. Greg Gordon 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:

On June 22, 2021 the City Council adopted Ordinance 2021-14, which pertains to the definition of Significant Property and establishes a process to dispose of City owned real property. Based on the Ordinance 2021-14 the property at 539 N Pfeifferhorn Drive would be deemed significant property and thus would have to follow the process outlined

to dispose of City owned real property should the City Council decided to dispose of the property.

STAFF RECOMMENDATION:

Determine if the City should dispose of the real property located at 539 N Pfeifferhorn Drive as proposed, and if so follow the process outlined in Ordinance 2021-14 and Article 3.16.4.2 of the Development Code.

SAMPLE MOTION TO APPROVE:

I move to dispose of City owned real property as proposed, with the following conditions:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I move that the proposal to dispose of City owned real property be denied (or tabled) based on the following:

- ***Insert Finding***

Dominion Energy Utah Dominion Energy Wyoming Dominion Energy Idaho
Property & Right-of-Way
1140 West 200 South, Salt Lake City, UT 84104
Mailing Address:
P.O. Box 45360, Salt Lake City, UT 84145-0360
DominionEnergy.com



October 30, 2018

Britney Green
White Diamond Homes, LLC

RE: Dominion Energy Easement
Lot 19, Swiss One Subdivision
Alpine, UT

Dear Britney,

This letter is in follow up to my October 22, 2018 on-site meeting with Jaden White at the above referenced property in Alpine, Utah. Jaden and I discussed the Dominion Energy Utah (Dominion) easement the runs adjacent to the current northeast lot line and the history of the gas pipelines in the area.

Dominion has no objections to the change in lot lines and exchange of property between the developer and Alpine City.

It is okay for certain types of things to be installed and or constructed in the easement, such as driveways, curbing, landscaping (no deep rooted trees), etc. No buildings, or structures with a concrete footing are allowed in the easement, with the retired pipeline in place.

None of the retired pipeline can be removed without first entering into an agreement with Dominion.

There is a cathodic protection facility located on the easement that will need to remain in place. This equipment can be included in a landscape plan after review by Dominion.

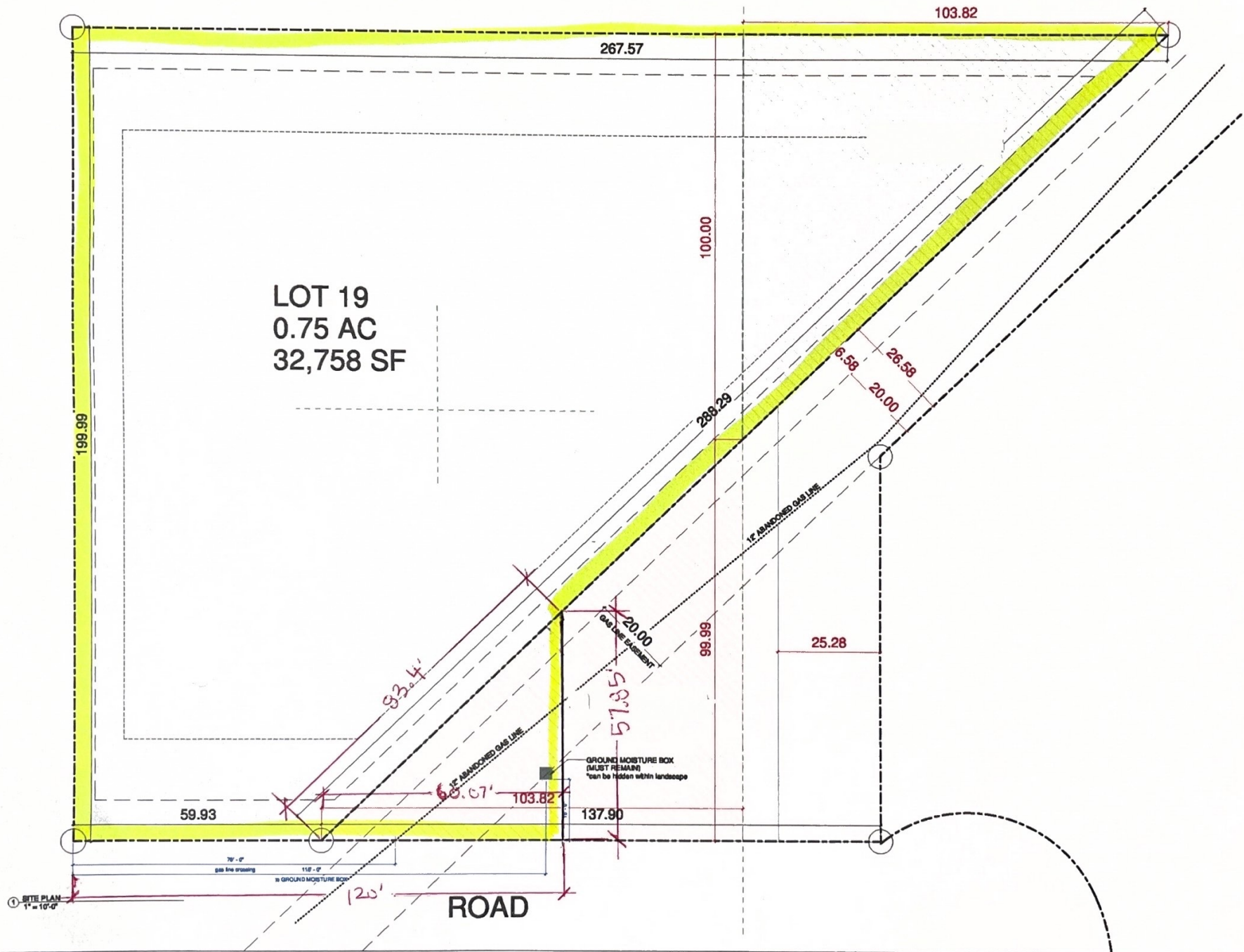
Any excavation or construction in the easement requires prior approval and a Dominion representative on site.

Please call if you have any questions concerning the easement or the pipelines in this area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Hellstrom", written over a horizontal blue line.

Rick Hellstrom
Land Agent Consultant
801-232-8153



MARTHUR HOME

LOT ADJUSTMENT

SWISS ONE ESTATES
LOT 19

DRAFT of
LOT ADJUSTMENT

SWISS ONE ESTATES

10/21/18 1:17:48 PM
LOT 19

A101
SITE PLAN

SCALE: 1" = 10'-0"

3.16.040 Special Provisions

1. All public parks in the City of Alpine as noted on the attached map, hereby made a portion of this Ordinance, are included in this Zone and are subject to all of the provisions of this Zone.
2. Land included in these parks shall not be materially changed, improved, altered, disposed of in any manner or used for any other purpose except after a recommendation of the Planning Commission following a public hearing and by a super majority vote of the City Council (4 positive votes out of 5 City Council members are required). A material change shall include, but is not limited to, a change to the park's present and essential defining characteristics, creation of or improvement of roadways or parking lots within the park.

(Ord. 1998-20, 11/24/98; amended Ord. 2007-12, 08/14/07; Ord. 2016-07, 07/26/16; Ord. 2016-24, 11/09/16)

ALPINE CITY

ORDINANCE No. 2021-__

**AN ORDINANCE ADOPTING SECTION _____
PERTAINING TO DEFINITION OF SIGNIFICANT PROPERTY AND
ESTABLISHING A PROCESS TO DISPOSE OF CITY OWNED REAL
PROPERTY**

WHEREAS, Alpine City has received various requests to sell city owned properties to various parcels of real property owners within the city; and

WHEREAS, presently the city has no established and adopted procedure for the sale and disposal of such parcels; and

WHEREAS, Section 10-8-2 of the Utah Code requires that a city must adopt certain procedures, notice requirements and definitions pertaining to real property that may or may not be deemed "significant" and sold; and

WHEREAS, city staff have proposed draft language which, if adopted, would satisfy the requirements of the Utah Code, which language is attached as Exhibit A; and

WHEREAS, the City Council has met in regular session to debate and consider such proposed amendments.

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

SECTION I - ADOPTION

That Section _____ of the Alpine City Code be amended by adding Section _____ as attached as Exhibit A regarding the procedure to establish the definition of "significant property" and establishing a process by which city property may be declared surplus and sold.

This Ordinance shall take effect upon the first publication and filing of a copy thereof in the office of the City Recorder of Alpine City, Utah.

ALPINE CITY COUNCIL

By: _____
Troy Stout, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea	___	Nay	___
Lon Lott	Yea	___	Nay	___
Carla Merrill	Yea	___	Nay	___
Jason Thelin	Yea	___	Nay	___
Greg Gordon	Yea	___	Nay	___

ATTEST:

Bonnie Cooper, City Recorder

DEPOSITED in the office of the City Recorder this ____ day of June, 2021.

RECORDED this ____ day of June, 2021.

EXHIBIT A

_____ : SALE, DISPOSAL OR LEASE OF CITY OWNED REAL PROPERTY:

A. As used in this section:

PROPERTY: Real property.

REASONABLE NOTICE:

1. Publishing or posting notice of a public hearing on the proposed disposition of a significant parcel of real property:

- a. On the City's website;
- b. On the Utah public notice website;
- c. Posting notice in at least 3 public places within the city; and

2. Mailing such notice to the adjacent property owners.

SIGNIFICANT PARCEL OF REAL PROPERTY: Any parcel of City-owned real property greater than _____ (____) acre or that has a reasonable value in excess of _____ thousand dollars (\$_____).

B. 1. Before any significant parcel of property may be sold or disposed, the City Council must declare the property as surplus.

2. Before the Council may declare as surplus and authorize the sale or disposition of a significant parcel of real property, the City shall provide reasonable notice at least fourteen (14) days before a public hearing where the public may have an opportunity to provide input on the proposed surplus and disposition.

C. Subject to the requirements herein, every sale, exchange, lease, encumbrance or other conveyance of surplus property shall be made by the city manager or the City Attorney.

D. 1. a. Property to be sold by the City must be:

- (1) Reliably appraised, and
- (2) Sold for at least fair market value.

b. Notwithstanding subsection D1a(2) of this section, the Council may make a finding by resolution that specific parcels of real property need not be sold for fair market value if the City will receive specifically identified intangible benefits that justify selling property for less than fair market value.

c. Notwithstanding subsection D1a(1) of this section, an appraisal is not required where:

(1) The reasonable estimated value of the surplus property is negligible in relation to the costs of an appraisal; or

(2) Where the surplus property is of such size, shape or is otherwise so unique as to be unmarketable.

In such circumstances, the city manager may dispose of the surplus property in any manner as to ensure that the transaction is in the best interest of the City, is sold for the reasonable estimated value of the property, and otherwise maximizes the return or benefit to the City.

2. To the extent allowed by law and at the discretion of the city manager, property declared as surplus may be disposed of through public offering and competitive bid, public sale, private sale, listing with a real estate broker, exchange, option to purchase, lease, lease with option to purchase, or by any other lawful and reasonable means.

3. The method of disposition or sale shall reflect market conditions and characteristics of the property. The city manager shall ensure that the transaction is in the best interest of the City, maximizes the return or benefit to the City, and that the value of the property is congruent with the proposed price and other terms of the sale or exchange. No provision of this chapter shall be construed to require or to invalidate any conveyance or encumbrance by the City nor to vest rights or action of any kind against the City, its officers, agents or employees.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Final Plat – Cherrypoint Subdivision Plat A

FOR CONSIDERATION ON: 13 July 2021

PETITIONER: David Peterson of Excel Engineering, representing Josh James

ACTION REQUESTED BY PETITIONER: Review and approve the Final Plat

BACKGROUND INFORMATION:

Cherrypoint consists of 2 lots on 6.121 acres. The development is located at approximately 1528 N Grove Drive, and in the CR 40,000 zone. The plans are consistent with the previously approved concept plan. It is proposed that the development be done in two phases, with “Plat A”, which is a single lot, being the first phase of development. The final plat for the second phase, “Plat B” and its associated improvements, would come forward at a later future date.

The property on which the Cherrypoint subdivision is proposed is currently one large lot with a single-family home on it. The applicant is seeking to subdivide the lot to create a new single lot to allow for a new home for resident Pete Christiansen.

On April 20, 2021, the Planning Commission reviewed and unanimously approved the concept plan. On June 1, 2021, the Planning Commission unanimously approved the preliminary plan and recommended approval of the final plat for Cherrypoint Subdivision Plat A with the following conditions:

1. The City Council reviews and approves the Development Agreement as proposed by Staff.
2. The Developer provide funds for the improvements of curb, gutter, and sidewalk along the frontage of Lot 1 prior to recording the plat.

On June 8, 2021, the City Council reviewed the item and decided to table it to the next meeting so that a development agreement could be drafted by the City Attorney, Hyrum Bosserman.

Motion: Lon Lott motioned to table the final plat Cherrypoint Subdivision Plat A until next City Council meeting on June 22, 2021, wherein Hyrum Bosserman, City Attorney, will get the wording on the development agreement for the right of way lot two. 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

On June 22, 2021, the City Council tabled the item to provide more time for the developer to review the development agreement drafted by the City Attorney.

STAFF RECOMMENDATION:

Approve the final plat as proposed.

SAMPLE MOTION TO APPROVE:

I move to approve the Cherrypoint Subdivision Plat A final plat with the following conditions:

- The Developer agree to the terms of the Development Agreement as proposed by the City.
- The Developer provide funds for the improvements of curb/gutter and sidewalk along the frontage of Lot 1 prior to recording the plat.

SAMPLE MOTION TO TABLE/DENY:

I move to table (or deny) the proposed Cherrypoint Subdivision Plat A based on the following:

- ****Insert finding****



**ALPINE CITY
STAFF REPORT**
May 28, 2021

To: Alpine City Planning Commission & City Council

From: Staff

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

Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: CHERRYPOINT – PRELIMINARY & “PLAT A” FINAL

Applicant: David Peterson of Excel Engineering, representing Josh James
Project Location: Northern Grove Drive, approximately 1528 N Grove Drive
Zoning: CR-40,000 Zone
Acreage: 6.121 Acres
Lot Number & Size: 2 lots ranging from 0.92 Acres to 4.90 Acres
Request: Approve the proposed Preliminary & “Plat A” Final Plans

SUMMARY

Cherrypoint consists of 2 lots on 6.121 acres. The development is located at approximately 1528 N Grove Drive, and in the CR 40,000 zone. The plans are consistent with the previously approved concept plan. The applicant is seeking approval of both the preliminary plans and the final plat.

BACKGROUND

The property on which the Cherrypoint subdivision is proposed is currently one large lot with a single-family home on it. The property has been owned by Pete Christensen for many years and was just recently sold to Josh James, who is now seeking to subdivide the lot.

On April 20, 2021, the Planning Commission reviewed and unanimously approved the concept plan. The applicant is now seeking approval of the preliminary plans for the entire development, and final plat for “Plat A”, which is one lot, being the first phase of development. The final plat for “Plat B”, and its associated improvements would come forward at a later future date.

ANALYSIS

Lot Width and Area

Lot width requirements for the CR-40,000 zone are 110 feet for a standard lot with average slopes less than 10% (the proposed lots are 5%). Both lots meet ordinance. Lots in the CR-40,000 zone are required to be a minimum of 40,000 square feet in size. The proposed concept appears to meet the density requirements set forth in the ordinance.

Use

The developer is proposing that the lots be used for single-unit detached dwellings, which is consistent with the permitted uses for the CR-40,000 zone.

Sensitive Lands (Wildland Urban Interface)

The property is not located in the Wildland Urban Interface.

Trails

The City Trail Master Plan shows no trails within the development area.

General Plan

The proposed subdivision appears to meet the General Plan.

Other

As mentioned above, this application covers only one lot for Final Approval. Phase two will come at some future point. It is Staff's understanding that the second phase of development, which would include Lot 2 and the north/south segment of Grove Drive, will not be submitted for quite some time; potentially 10-20 years or more. The City would prefer to see the north/south segment of Grove Drive improved with curb/gutter and sidewalk sooner than that. For Grove Drive to be improved, the City needs the right-of-way from this second phase of development prior to that phase being completed.

Also, by ordinance, a development is limited to 180 days between submittals of phases before existing approvals expire. If the Developer waits 10-20 years, their development approvals will expire and the application process will be restarted under the current ordinance at that time. The risk a developer takes by allowing approvals to expire is new ordinances may require different improvements that may or may not benefit the developer. Most developers would prefer to have approvals which never expire.

Staff is working with the Developer to create a development agreement that would benefit both parties if the City chooses to improve Grove Drive prior to development of that second phase. This agreement should be reviewed and approved by City Council concurrently with this application.

REVIEWS

PLANNING AND ZONING DEPARTMENT REVIEW

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

ENGINEERING AND PUBLIC WORKS DEPARTMENT REVIEW

Streets

The Developer has submitted a set of construction drawings for the entire development (a requirement of Preliminary submittal). As mentioned at Concept, Staff worked with the City Council on a plan to improve the north/south segment of Grove Drive near this property. This was done when The Ridge at Alpine went through the annexation/approval process. At that time, a 41-foot right-of-way design for this segment of road was approved. The Preliminary plan for Cherrypoint incorporates this design to show what right-of-way would be required and therefore, the preliminary plan aligns with what has been previously designed for this segment of roadway. The approved cross section for the north/south section of Grove Drive is shown below in Figure 1.

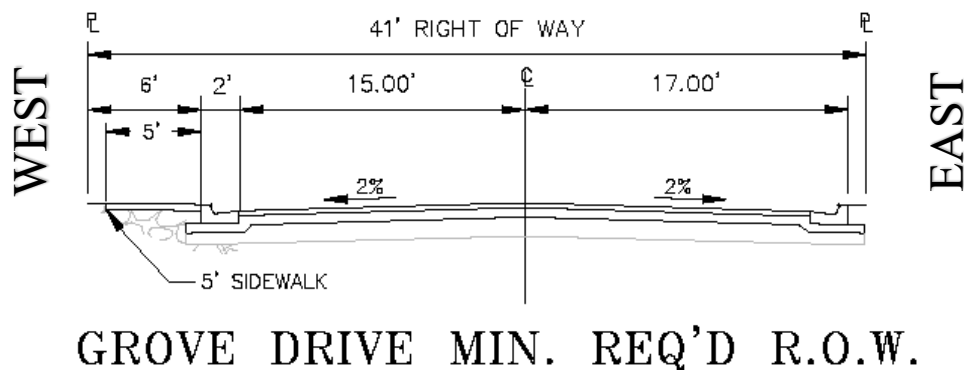


Figure 1.

Approved Right-of-Way Cross-section for the north/south segment of Grove Drive

The east/west segment of Grove Drive would require the standard 54-foot right-of-way, with curb/gutter and sidewalk included along the Developer's frontage. The plans show the improvements and therefore meet this requirement.

The "Final" portion of this application is for Lot 1 only. It does not make sense to require the installation of curb/gutter and sidewalk in front of just Lot 1 with no other improvements being completed at this time and no other curb/gutter and sidewalk to connect to. The closest curb/gutter and sidewalk on that side of the road is at Alpine Boulevard and Grove Drive, almost half a mile away. As has been done in the past with several other properties on this section of roadway, **Staff recommends the Developer be required to provide funds for these roadway improvements in front of Lot 1 as they should not be constructed now.** Either the City will use the funds at some future point to complete all improvements at once or the funds can be refunded to the Developer to complete the improvements when the second phase of development occurs. See Planner's Review/Other for more information on this topic.

Lots

Both lots meet frontage and area requirements based on the average slope of the lot.

Utilities – All

Utilities exist in Grove Drive sufficient to service both lots. No new main line installations would be required for any utility. New service laterals for sewer, culinary, and secondary water are shown for each lot. Stormwater requirements for Lot 1 will be handled at the building permit level, however, the plans do show how this requirement will be met on the lot with a small stormwater retention pond. Lot 2 is existing and does not require any stormwater improvements. There is an existing fire hydrant near both lots that can provide fire protection.

Natural Hazards

The proposed development does not fall within the Geologic Hazards Overlay Zone which has areas identified as having the potential for rockfall, slide, fault, and debris flows. The Developer will not be required to provide a geologic hazard study for the property because of this. A geotechnical study, detailing existing soil properties (including CBR values of existing soils) will be required prior to any construction of roadwork along the west side of the property. This will come in Phase 2 or Plat B of the development.

Other

The property has one existing building onsite which this application does not cover. The westerly setback of the existing house is 29.40' feet to the proposed (and previously approved) forty-one (41) foot right-of-way. This issue can be discussed when the final application for that phase is submitted.

LONE PEAK FIRE DEPARTMENT REVIEW

See the attached review from the Lone Peak Fire Department.

HORROCKS ENGINEER'S REVIEW

See the attached review from Horrocks Engineering.

NOTICING

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

STAFF RECOMMENDATION

Review staff report and findings and make a recommendation, or decision to either approve, table, or deny the proposed subdivision. Findings are outlined below.

Findings for a Positive Motion:

- A. The streets and general layout appear to meet ordinance;
- B. Proposed roadway appears to meet right-of-way widths and previously approved designs;
- C. Plan appears to comply with the General Plan.

Findings for Negative Motion:

- A. None.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

I move to Approve the Preliminary Plan and recommend approval of the Cherrypoint Plat A final plan with the following conditions:

- The City Council reviews and approves the Development Agreement as proposed by Staff
- The Developer provide funds for the improvements of curb/gutter and sidewalk along the frontage of Lot 1 prior to recording the plat.

SAMPLE MOTION TO DENY/TABLE

I move to recommend that the Cherrypoint Subdivision concept plan be denied/tabled based on the following:

- ****INSERT FINDING****

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°41'13" EAST ALONG THE SECTION LINE A DISTANCE OF 698.51 FEET AND SOUTH A DISTANCE OF 1981.93 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 0°47'41" WEST ALONG THE WESTERLY BOUNDARY OF ALPINE COVE PLAT "E" AMENDED 224.50 FEET; THENCE SOUTH 77°57'41" WEST 194.44 FEET; THENCE NORTH 0°47'21" EAST 207.78 FEET; THENCE NORTH 78°34'51" EAST 53.42 FEET; THENCE NORTH 71°18'51" EAST 145.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,487 SQUARE FEET OR 0.9295 ACRES, MORE OR LESS.

BASIS OF BEARING = NORTH 89°41'13" EAST ALONG THE SECTION LINE BETWEEN THE NORTH QUARTER AND THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

OWNER'S DEDICATION

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

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

STATE OF UTAH, S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXCUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

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

THIS _____ DAY OF _____, 20____.

MAYOR

APPROVED _____ ENGINEER (SEE SEAL BELOW)

ATTEST _____ CLERK RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE ALPINE CITY PLANNING COMMISSION.

DIRECTOR – SECRETARY _____ CHAIRPERSON, PLANNING COMMISSION. _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

CITY ATTORNEY _____

PLAT "A"

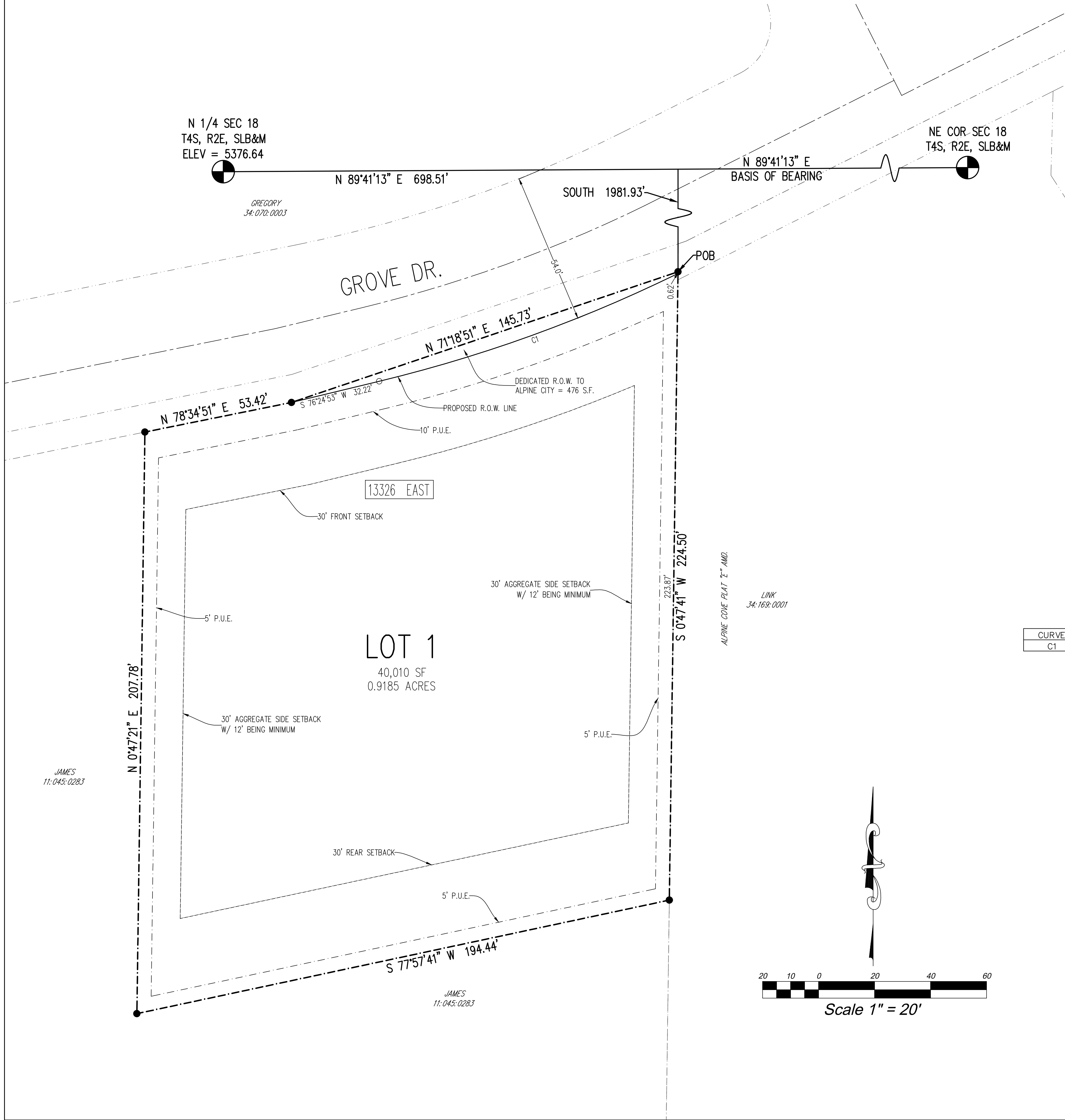
CHERRYPOINT
SUBDIVISION

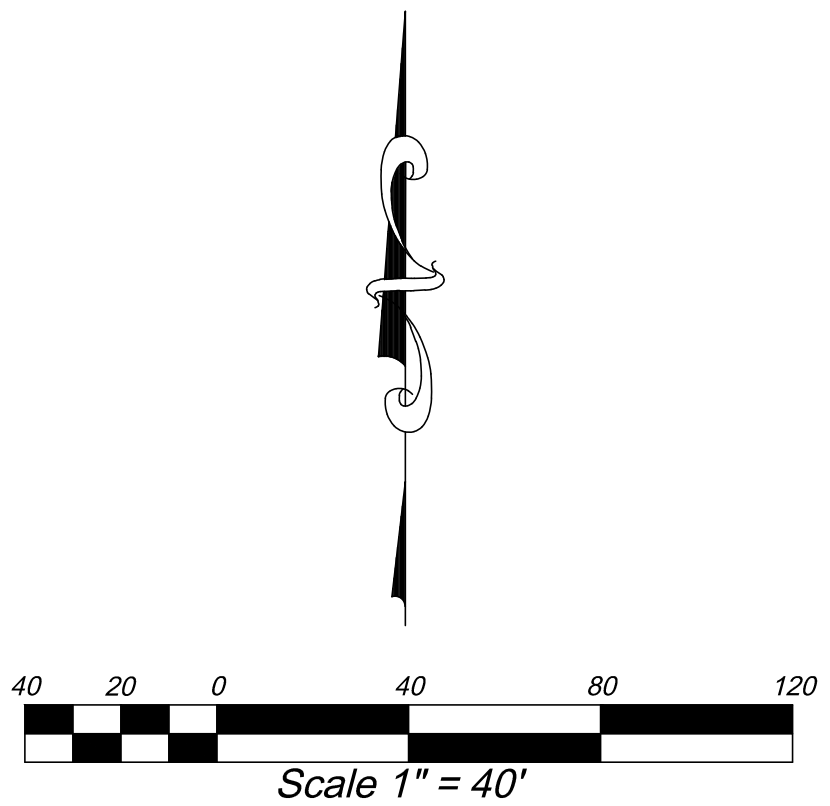
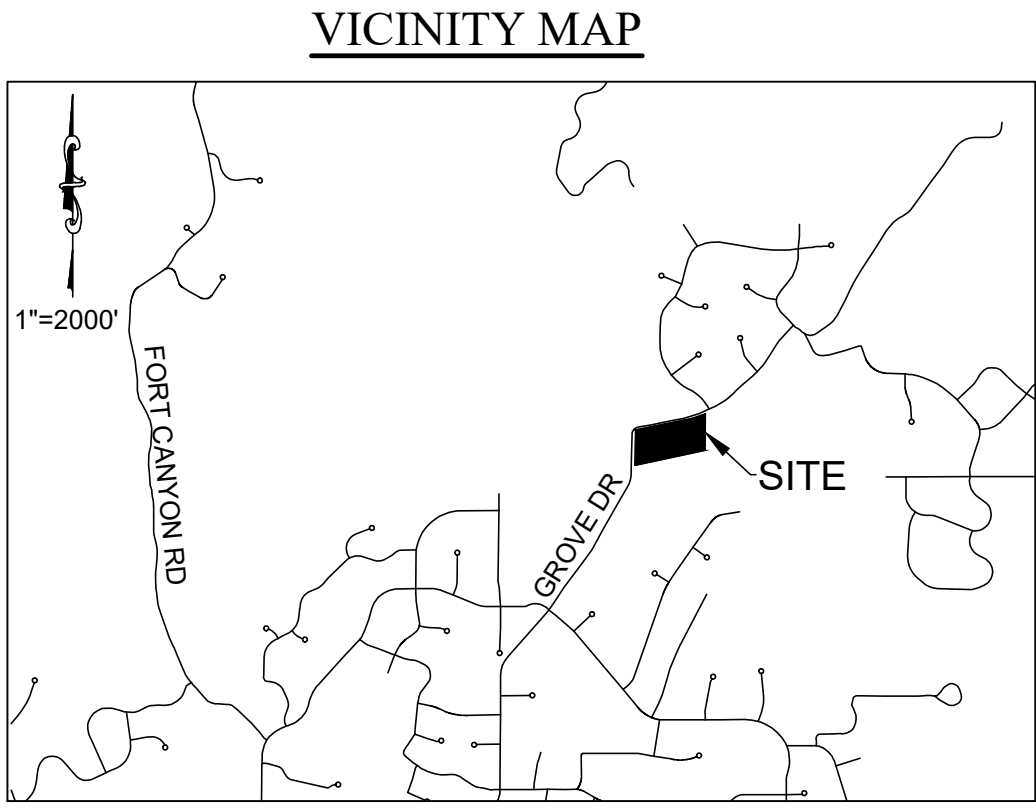
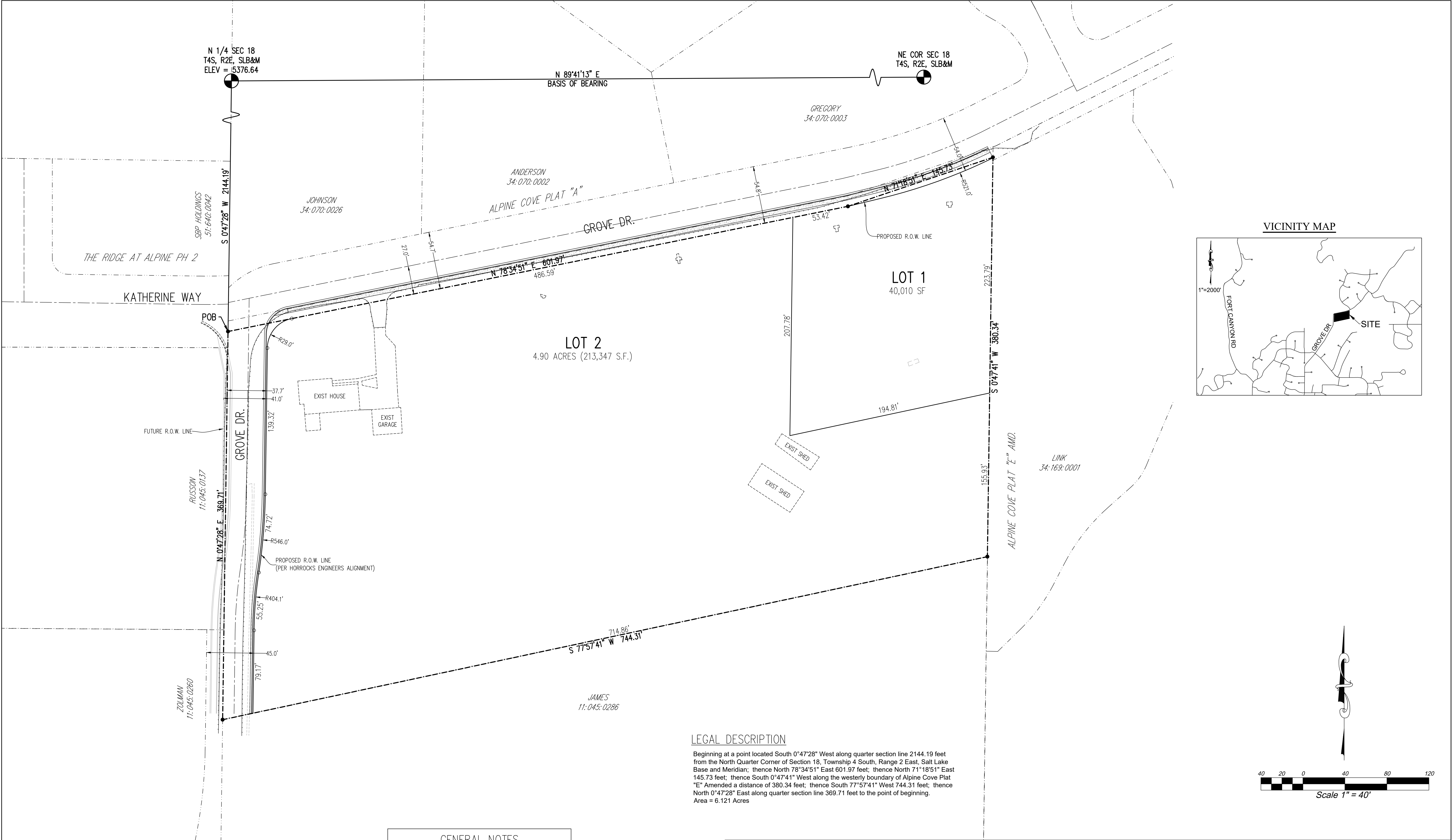
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH,
RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

ALPINE CITY, _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal





LEGAL DESCRIPTION

Beginning at a point located South 0°47'28" West along quarter section line 2144.19 feet from the North Quarter Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence North 78°34'51" East 601.97 feet; thence North 71°18'51" East 145.73 feet; thence South 0°47'41" West along the westerly boundary of Alpine Cove Plat "E" Amended a distance of 380.34 feet; thence South 77°57'41" West 744.31 feet; thence North 0°47'28" East along quarter section line 369.71 feet to the point of beginning.
Area = 6.121 Acres

GENERAL NOTES

1. ZONING = CR-40,000
2. TOTAL LOTS = 2
3. THERE ARE NO KNOWN GEOLOGIC HAZARDS ON THIS PROPERTY.
4. DEVELOPER HAS ADDITIONAL WATER RIGHTS TO CONVEY TO THE CITY WITH THIS SUBDIVISION.

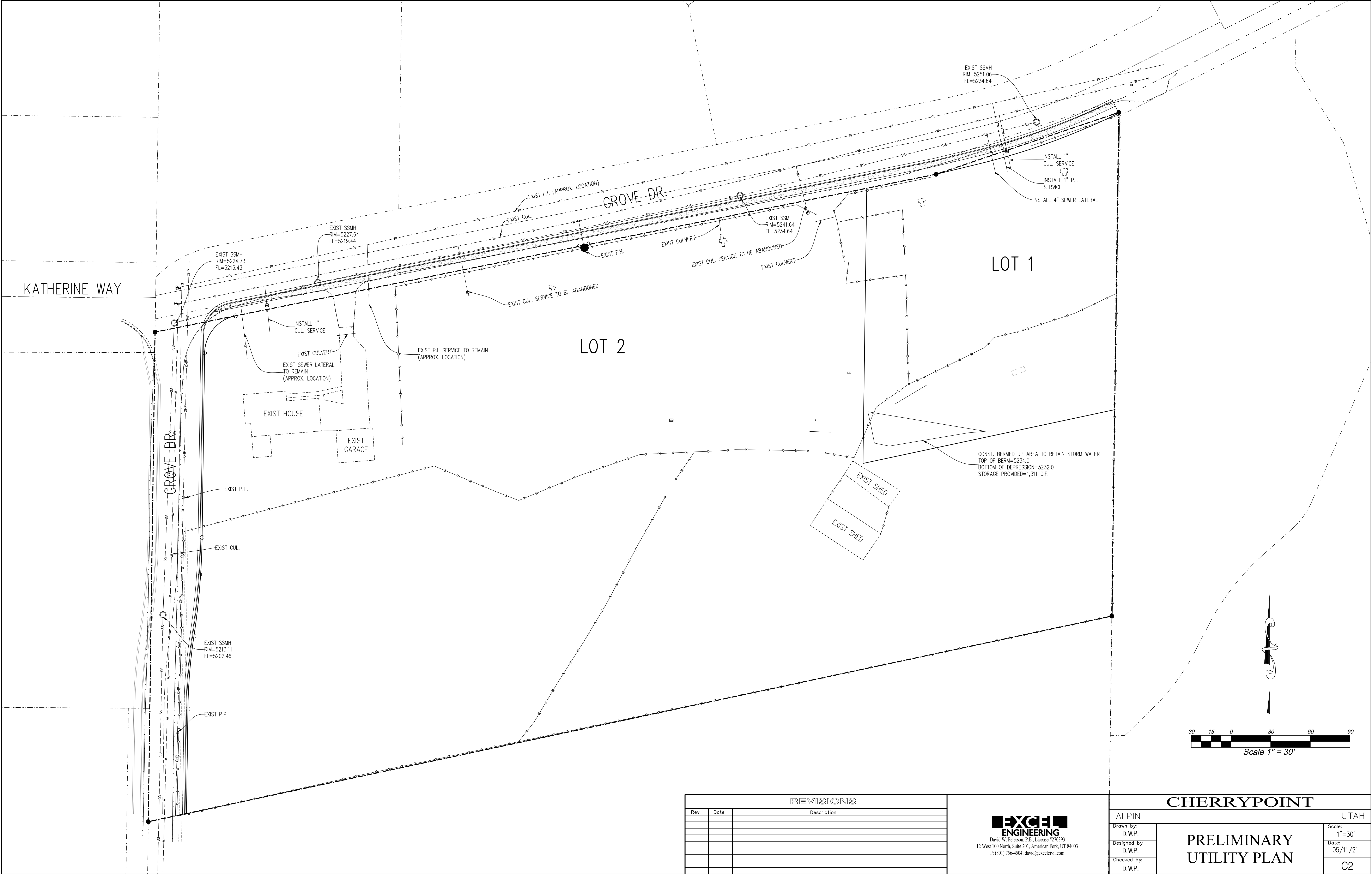
REVISIONS

Rev.	Date	Description

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

CHERRYPOINT

ALPINE		UTAH
Drawn by: D.W.P.	PRELIMINARY PLAT	Scale: 1"=40'
Designed by: D.W.P.		Date: 05/11/21
Checked by: D.W.P.		C1



REVISIONS		
Rev.	Date	Description

EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

CHERRYPOINT			UTAH
ALPINE	Drawn by: D.W.P.	PRELIMINARY UTILITY PLAN	Scale: 1"=30'
	Designed by: D.W.P.		Date: 05/11/21
	Checked by: D.W.P.		C2





SUBDIVISION IMPROVEMENT AND GUARANTEE AGREEMENT

This Subdivision Improvement and Guarantee Agreement (the “Agreement”) is entered into as of the Effective Date (defined below), by and between the parties described below for the purpose of guaranteeing completion of improvements hereinafter described and securing a right of way.

PARTIES

“Developer”:

“City”:

Alpine City, a municipal corporation of the State of Utah,
20 North Main Street, Alpine, Utah 84004
(801)756-6347

RECITALS

A. Developer desires to record the subdivision plat and to post required bonds or provide other financial guarantees pursuant to City ordinances for Phase 1 of _____; (herein “Subdivision”).

B. The Subdivision will be constructed in multiple phases.

C. City has approved Final Plat for Phase 1 of the Subdivision.

D. The recording of the Final Plat for Phase 1 of the Subdivision requires Developer to complete both on and off site improvements that are intended to be dedicated for public use (hereinafter the “Public Improvements”), including (i) those specified in the approved engineering drawings for the Subdivision, incorporated herein by this reference; (ii) that have been made a condition of approval of the subdivision as reflected by the minutes of the meetings approving Phase 1 of the Subdivision, which are hereby incorporated herein by this reference; and (iii) those set forth in the Cost Estimates for Public Improvements shown in Exhibit “A,” attached hereto and incorporated herein by this reference (“Cost Estimates”).

E. To date, no improvements have been made to any portion of the Subdivision on or near Grove Drive.

F. Rather than require Developer to construct and complete the Public Improvements in conjunction with the development of Phase 1 of the Subdivision, Developer shall deliver to City all funds required for the construction and completion of the Public Improvements so that such Public Improvements may be installed in a manner that is consistent and compatible with the

installation of future improvements anticipated on or near Grove Drive.

G. City will not allow recording of the Final Plat of Phase 1 of the Subdivision until Developer has provided City with all funds required to cover the costs for the construction and completion of the Public Improvements, which shall be installed at a later date in accordance with the ordinances, standards and specifications of City.

Now, therefore, in consideration of the promises and other valuable consideration, Developer and City (each a "Party," and collectively the "Parties") agree as follows:

TERMS AND CONDITIONS

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated into this Agreement and are made a part hereof. Exhibits and addenda attached hereto are hereby incorporated into this Agreement by reference.

2. **Additional Definitions.**

(a) "Failure to Perform" or "Fail to Perform," as used in this Agreement, shall mean the non-performance in a timely manner by a Party of any obligation, in whole or in part, required of such Party by the terms of this Agreement or required by City ordinance or other applicable law. A Failure to Perform shall occur after 30 days written notice and opportunity to cure is given to the Party which has failed to perform, describing with sufficient specificity, the failure the nature of the non-performance. The non-performing Party shall then have 30 days from the date of notice to cure any non-performance. In addition, Developer's Failure to Perform shall also include: (i) abandonment of the Project as determined in the reasonable discretion of City; (ii) Developer's insolvency, appointment of a receiver, or filing of a voluntary or involuntary petition in bankruptcy and failure to dismiss such proceedings within 90 days of such filing or proceeding; (iii) the commencement of a foreclosure proceeding against the Project property; or (iv) conveyance of the Project or property in lieu of foreclosure.

(b) "Financial Guarantee" as used in this agreement shall mean one of the following: an escrow agreement with a financial institution in a form approved by the City; a bank letter of credit; a surety bond; or a cash deposit with the City in the amount of One Hundred Ten Percent (110%) of the City Engineer's Cost Estimates of the public improvements required for the Subdivision, or the remainder thereof as reductions are allowed.

(c) "Warranty Commencement Date," as used in this Agreement, shall mean the date specified in writing by the City Engineer, or if not so specified, the date on which the City Engineer executes the written authorization for the release of ninety percent of the Financial Guarantee upon acceptance of the Future Required Improvements, as hereinafter described.

(d) "Warranty Period," as used in this Agreement, shall mean the period of time commencing on the Warranty Commencement Date and terminating on the same month and day of the following year.

3. **Payment of Public Improvements.** Upon the Effective Date, Developer shall deliver to City the amount of _____ (the "Improvement Payment") in cash or by wire transfer

of immediately available funds, which represents the estimated total costs and expenses required for the construction and completion of the Public Improvements, and which is set forth more fully as the Cost Estimates in Exhibit A hereto. City shall use the Improvement Payment towards future development and improvements on or near Grove Drive.

4. **Developer's Obligation for Costs.** Should Developer Fail to Perform in any degree, Developer agrees to compensate City for all costs for construction and completion of Public Improvements or Future Required Improvements (defined below) related to Developer's Failure to Perform, except to the extent that the City has received compensation from the Improvement Payment.

5. **Improvements for Next Phase of Subdivision.** Developer and City acknowledge that necessary on and off site improvements that are intended to be dedicated for public use (including installing curb, gutter, sidewalk, and roadway, and removing trees and other impediments) have not been made to the Phase 2 of the Subdivision on or near Grove Drive (the "Future Required Improvements"). Developer intends to develop the Subdivision in two Phases. The Parties agree that Developer may defer the construction and completion of the Future Required Improvements until development of Phase 2 of the Subdivision (as set forth in Exhibit B) begins. Developer shall construct and complete, at its own expense, the Future Required Improvements within two (2) years after the date of recording of the Final Plat for Phase 2 of the Subdivision. All construction shall comply with the City requirements and specifications for this project. Should Developer Fail to Perform its obligations related to the Future Required Improvements in any degree, Developer agrees to compensate City for all costs for construction or repair of Future Required Improvements related to Developer's Failure to Perform. In the event City decides to finish improving Grove Drive before Developer records the Final Plat of Phase 2 of the Subdivision, however, City shall construct and complete the Future Required Improvements at its own cost.

6. **Financial Guarantee.** As an independent guarantee to City for the purpose of insuring and warranting installation of the Future Required Improvements, prior to recordation of the Final Plat of Phase 2 of the Subdivision, Developer shall provide a Financial Guarantee of at least One Hundred Ten Percent (110%) of the City Engineer's Cost Estimates of the public improvements required for Phase 2 of the Subdivision. Developer shall not be required to provide a Financial Guarantee, however, if the City provides written notice to Developer that it intends to initiate improvements on Grove Drive itself before Developer submits the Final Plat of Phase 2 of the Subdivision to City for approval.

7. **Dedication of Right of Way.** Developer shall deed to City a certain right of way on Grove Drive as set forth in Exhibit D (the "Right of Way"). Developer will deed the Right of Way to the City within thirty (30) days of either (i) receipt of written notice from City that it intends to initiate improvements on Grove Drive, or (ii) completion of the Phase 2 of the Subdivision.

8. **Recordation.** Upon execution of this Agreement, the Parties shall immediately record the Agreement in the Utah County Recorder's Office against all parcels of record contemplated in the Subdivision, including Parcel Nos. _____ & _____.

9. **Reduction and Release of Financial Guarantee.**

(a) Compliance Required. Reduction in Financial Guarantee shall be determined in the reasonable discretion of City and as otherwise provided by this Agreement and by existing City

ordinance. No reduction or release shall be authorized until such time as City has inspected and found the Future Required Improvements to satisfactorily comply with the requirements of the City, as provided by City ordinance as of the Effective Date, and the approved plans and specifications for the Subdivision.

(b) System Reductions. Developer may request a partial release of the Financial Guarantee upon completing the Future Required Improvements for a System category specified in Exhibit A, and upon satisfactory inspection and testing. The reduction shall not exceed 80% of the Cost Estimates for the system category described at Exhibit A for which reduction is sought. System reductions shall be evidenced by the written authorization of the City Engineer.

(c) Acceptance of Improvements/ Warranty Period Retainage. Developer may request a reduction in the Financial Guarantee down to ten percent (10%) of the original amount after all Future Required Improvements for the Project are complete and upon acceptance by the City Engineer. The City may retain ten percent (10%) of the Estimated Cost (“Retainage”) during the Warranty Period. The release of Financial Guarantee down to the ten percent (10%) shall be evidenced by written authorization of the City Engineer, and shall constitute the Warranty Commencement Date if no other notice is given.

(d) Final Release; Release of Retainage. After Final Acceptance, as described below, City agrees to release the Retainage (the “Final Release”).

10. **Final Acceptance.** Final Acceptance shall occur after completion of the 1-year applicable warranty period, inspection, and verification by the City Engineer that Future Required Improvements were completed in accordance with the requirements of the City as of the Effective Date, and have been properly repaired where required under the City ordinances. Upon Final Acceptance, the City will release the balance of the Financial Guarantee to the Developer.

11. **Use of Financial Guarantee.** In the event Developer Fails to Perform, City may use and expend all the Financial Guarantee, or such lesser amount as may be necessary, to complete and/or repair the Future Required Improvements to the condition anticipated under this Agreement. To the extent that the Financial Guarantee exceeds the cost to complete the construction and/or repair of the Future Required Improvements, the City shall return any excess to the Developer, the same as if the Developer performed the work.

12. **Failure to Perform.** A Party’s Failure to Perform shall give the other Party the right to pursue any and all remedies available at law, in equity, or otherwise available pursuant to the terms of this Agreement.

13. **Other Requirements.** Developer shall, as a pre-condition to recording the plat, do the following:

(a) Water Policy Developer shall comply with the City water policy by providing _____ acre-feet of water in Alpine Irrigation Company shares or other water acceptable to the City as provided for in City ordinances.

(b) Fees. All subdivision and impact fees shall be paid.

- (c) Title Report. A current Title Report shall be submitted to the City.
- (d) Tax Clearance. A Tax Clearance letter from Utah County shall be submitted to the City.
- (e) Roll Back Taxes. The Developer shall go to the Utah County Assessor's Office to determine if any rollback/greenbelt taxes exist on the property, and shall pay any and all rollback/greenbelt taxes associated with the property to the Utah County Treasurer's Office. The Developer shall provide proof to the City that all rollback/greenbelt taxes are paid.
- (f) Conditions. _____

14. **No Third-Party Beneficiaries.** The benefits and protection provided by this Agreement shall inure solely to City and Developer and not to third parties.

15. **Attorney Fees.** In the event there is a Failure to Perform under this Agreement and it becomes reasonably necessary for any Party to employ the services of an attorney in connection therewith (whether such attorney be in-house or outside counsel), either with or without litigation, on appeal or otherwise, the losing Party to the controversy shall pay to the successful Party reasonable attorney fees incurred by such Party, and such costs and expenses as are incurred in enforcing this Agreement.

16. **Notice.** Notice to Developer or City shall be mailed or delivered to the address shown in this Agreement. The date notice is received at the address shown in this Agreement shall be the date of actual notice, however accomplished.

17. **Applicability of Ordinance.** This agreement does not supersede, but implements, the Alpine City Subdivision Ordinance and all other ordinances and regulations applicable to the subdivision of land and construction of improvements thereon, and Developer agrees to comply in all respects with the provisions of said ordinances. No provision of this agreement shall limit the City in its rights or remedies under said subdivision ordinance or other applicable building ordinances.

18. **Successors' Enforcement.** The terms of this agreement shall be binding upon the parties hereon, their heirs, executors, administrators, assigns or any parties legally acquiring the parties' interest through foreclosure, trust deed, sale, bankruptcy or otherwise.

IN WITNESS WHEREOF, the Parties have executed this Subdivision Improvement and Guarantee Agreement as of this ____ day of _____ 2021 (the “Effective Date”).

ALPINE CITY

ATTEST:

By _____
Mayor

City Recorder

APPROVED AS TO LEGAL FORM:

City Attorney

DEVELOPER

By _____

Title _____

EXHIBIT A

(ESTIMATED COST OF PUBLIC IMPROVEMENTS)

EXHIBIT B

(PHASE 2 OF THE SUBDIVISION)

* The attached depiction of Phase 2 of the Subdivision may be modified or altered by Developer. Notwithstanding this, Phase 2 of the Subdivision shall include additional development and/or lots beyond what currently exists on Parcel No. _____ as of the Effective Date. In other words, Phase 2 of the Subdivision must contemplate further development than what exists on Parcel No. _____ as of the Effective Date.

EXHIBIT C

(RIGHT OF WAY)

ALPINE CITY COUNCIL AGENDA

SUBJECT: Setback Exception – Lot 9 Brookside Meadows PRD

FOR CONSIDERATION ON: 13 July 2021

PETITIONER: Jeff Dong with Bloks LLC

ACTION REQUESTED BY PETITIONER: Approve the proposed setback exception.

BACKGROUND INFORMATION:

An exception is being requested for the setbacks for Lot 9 of the Brookside Meadows PRD. Specifically, the petitioner is seeking an exception for the side setback on the north side of the lot. Article 3.01.110 of the Alpine City Development Code defines a Side Yard as:

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

Brookside Meadows is a Planned Residential Development (PRD), and as such, the City Council may grant exceptions for setbacks following a recommendation from Planning Commission and

“...upon a finding that such exception is appropriate for the proper development of the lot and that the exception will not result in the establishment of a hazardous condition” (3.09.060.4.d).

The lot borders open space to the north, meaning a reduced setback would not directly impact a neighboring resident. The open space to the north of the lot is not part of the Brookside Meadows Subdivision but it is land that was dedicated as part of another PRD. Also, the proposed exception would not result in the establishment of a hazardous condition.

On June 15, 2021, the Planning Commission unanimously recommended approval of the proposed exception.

On June 22, 2021, the City Council tabled the proposed exception until they could get more information from the developer on plans for retaining walls on the north property boundary.

STAFF RECOMMENDATION:

Review the proposed exception and decide if it should be approved.

SAMPLE MOTION TO APPROVE:

I move that an exception be granted and that a 7-foot north side setback be approved for Lot 9 of the Brookside Meadows PRD as requested by the applicant.

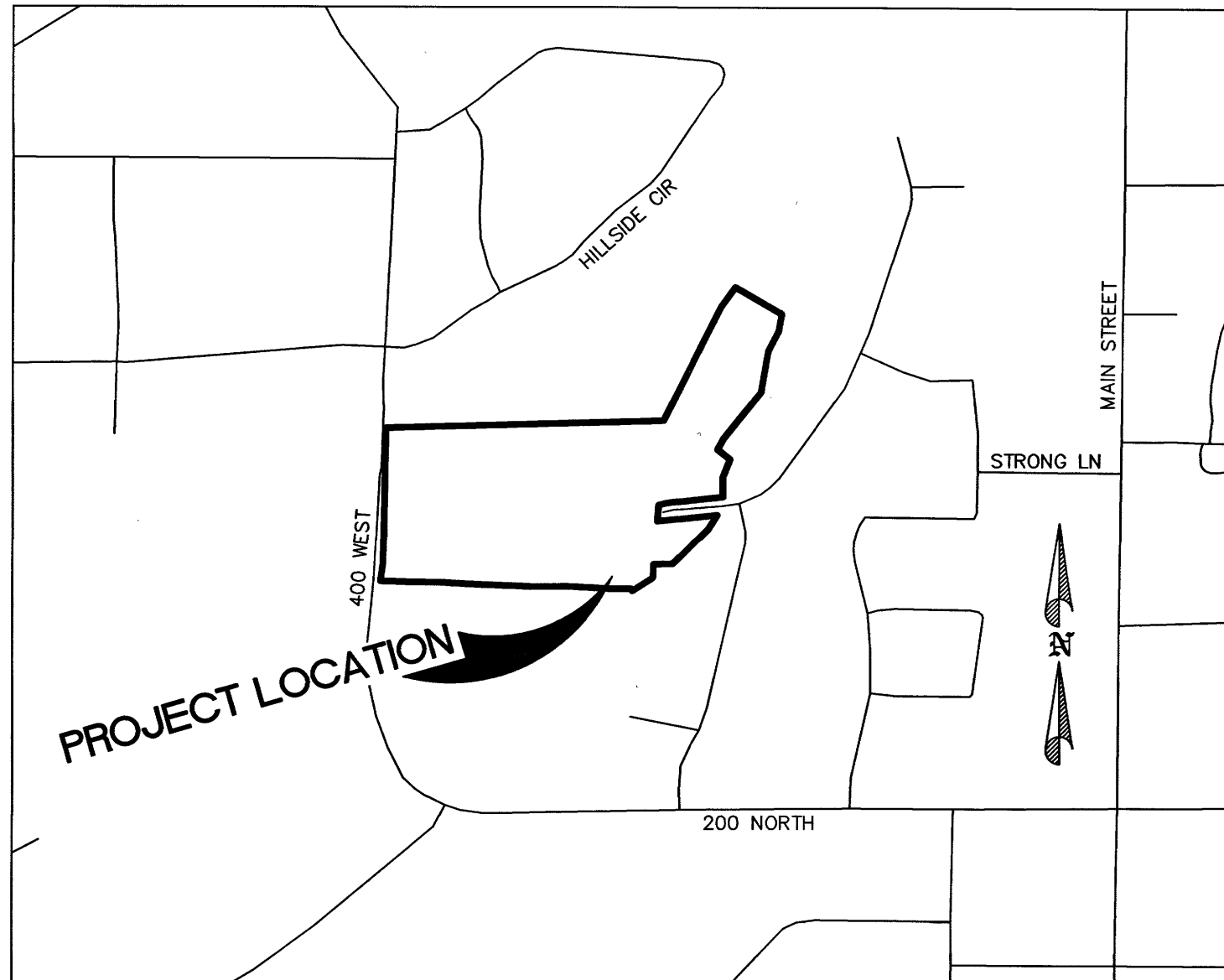
SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the setback exception based on the following:

- ***Insert Finding***

BROOKSIDE MEADOWS P.R.D.

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



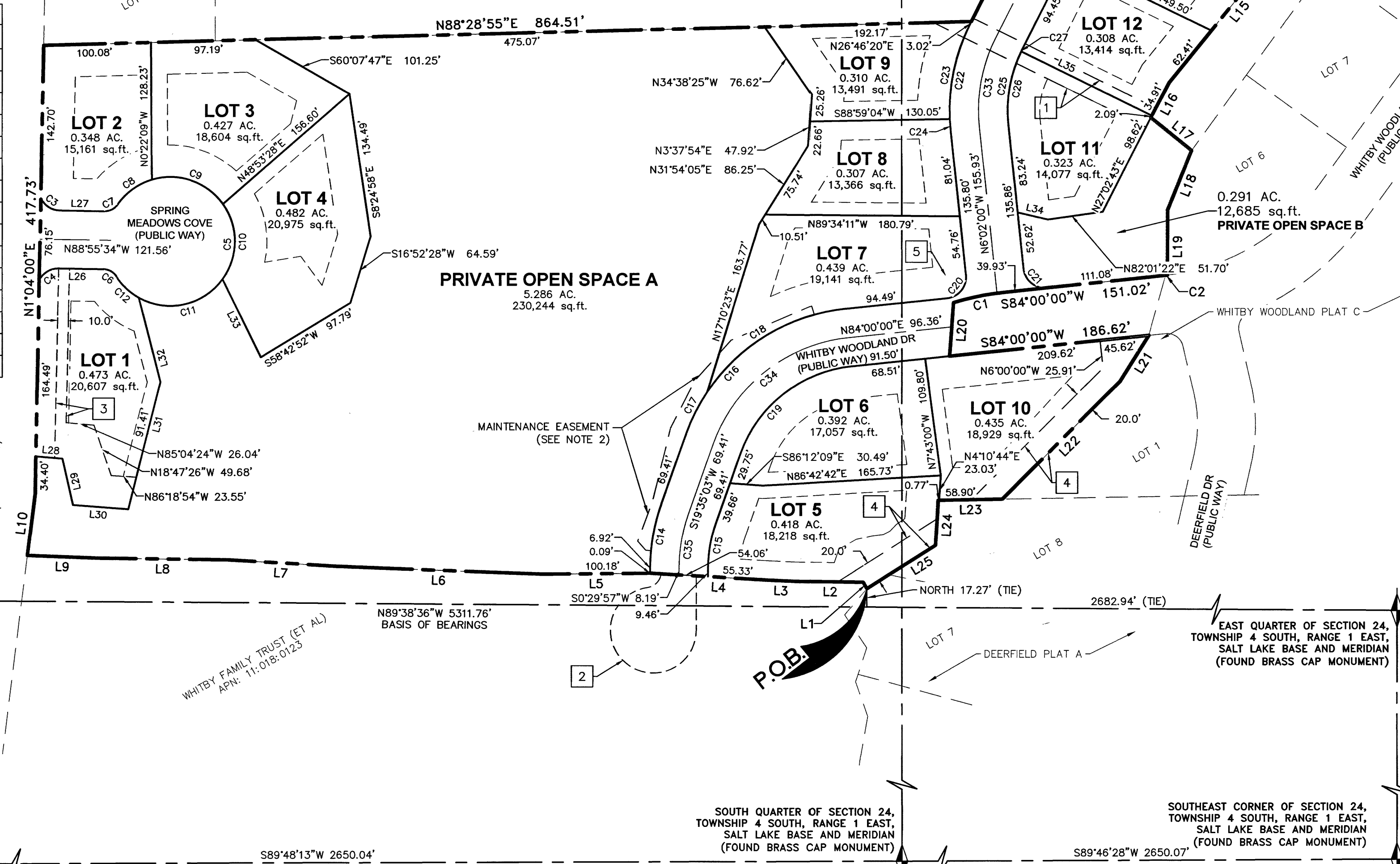
VICINITY MAP
SCALE: 1" = 500'
ALPINE, UTAH

- 20' WIDE DRAINAGE EASEMENT (12' ON LOT 11 AND 8' ON LOT 12)
- 80' DIAMETER TEMPORARY TURN-AROUND EASEMENT ENTRY: 135.5497, 140.29
- DRAINAGE AND RETENTION EASEMENT
- WESTFIELD DITCH EASEMENT
- NO LANDSCAPING OR OTHER OBSTRUCTION IS ALLOWED TALLER THAN 1 FOOT IN THE SIGHT TRIANGLE ON LOT 7

LEGEND

- STREET CENTERLINE
- BOUNDARY LINE
- EASEMENT LINE
- SETRACK LINE
- SECTION CORNER AND LINE

Line #	Length	Direction	Line #	Length	Direction
L1	6.91'	N30°16'09"W	L21	50.78'	S32°00'00"W
L2	61.10'	N89°15'56"W	L22	155.00'	S45°00'00"W
L3	27.89'	N87°26'36"W	L23	59.67'	S89°00'44"W
L4	109.48'	N86°48'27"W	L24	41.92'	S03°23'29"W
L5	100.18'	S89°28'07"W	L25	75.64'	S57°26'29"W
L6	193.36'	N87°50'37"W	L26	41.99'	S88°55'21"E
L7	100.37'	N86°42'12"W	L27	41.12'	N88°55'06"W
L8	120.91'	N89°08'14"W	L28	24.91'	N85°04'24"W
L9	65.93'	N87°48'00"W	L29	44.17'	N12°47'27"W
L10	58.16'	N07°04'00"E	L30	51.77'	N85°31'14"W
L11	74.92'	N36°03'20"E	L31	122.17'	S14°10'22"W
L12	52.88'	S10°00'00"W	L32	81.27'	S14°22'53"E
L13	69.81'	S27°39'52"W	L33	80.87'	N26°06'26"W
L14	130.00'	S10°00'00"W	L34	28.86'	S77°02'00"E
L15	187.00'	S39°00'00"W	L35	135.73'	S63°48'47"E
L16	37.00'	S27°40'00"W			
L17	48.84'	S51°16'59"E			
L18	60.16'	S22°00'00"W			
L19	60.52'	S00°00'00"E			
L20	50.18'	S04°12'04"W			



NOTES:

- THE DEVELOPER IS TO INSTALL THE RETAINING WALLS, LANDSCAPING AND DRIP IRRIGATION SYSTEM IN THE OPEN SPACE AREAS. THE DEVELOPER IS TO MAINTAIN THE LANDSCAPING FOR ONE YEAR THROUGH THE WARRANTY PERIOD. AFTER THE WARRANTY PERIOD AND THE PLANTS ARE ESTABLISHED THE CITY WILL TAKE OVER MAINTENANCE OF THE LANDSCAPING AROUND THE RETAINING WALLS.
- A PUBLIC UTILITY EASEMENT EXISTING ON LOT 7 AND THE PRIVATE OPEN SPACE FOR THE MAINTENANCE AND OPERATION OF THE RETAINING WALLS AND ASSOCIATED LANDSCAPING, FENCES, AND OTHER APPLICABLE CITY INFRASTRUCTURE.
- ALL OF OPEN SPACE A AND OPEN SPACE B IS A PUBLIC UTILITY, PRIVATE DETENTION, AND PRIVATE DRAINAGE EASEMENT.
- ALL LOTS SHALL BE SUBJECT TO PUBLIC UTILITY EASEMENTS AS FOLLOWS:
10 FEET ON FRONT AND REAR
5 FEET ON SIDE LOT LINES OF SUBDIVISION
- THE SETBACK ADJACENT TO THE SLOPES SHALL BE THE MORE RESTRICTIVE OF EITHER THE READ SETBACK SPECIFIED ON THIS PLAT OR THE SETBACK FROM THE SLOPE AS SPECIFIED IN THE SOILS REPORT REPORT PREPARED BY WILDING ENGINEERING DATED 4-30-2019 & 9-10-2019. THIS NOTE AFFECTS LOTS 1, 3, 4, 5-10, AND 15.
- CUT SLOPES ON THE LOTS TO BE GRADED BACK AND RETAINING WALLS TO BE USED AS NECESSARY TO CREATE BUILDABLE PADS.
- OPEN SPACES AS SHOWN ON THIS PLAT ARE UNDEVELOPABLE.

Lot #	Address	Lot #	Address
1	394 W SPRING MEADOWS COVE or 376 N 400 W	11	428 N SOLDIER CIRCLE
2	387 W SPRING MEADOWS COVE or 424 N 400 W	12	446 N SOLDIER CIRCLE
3	365 W SPRING MEADOWS COVE	13	468 N SOLDIER CIRCLE
4	352 W SPRING MEADOWS COVE	14	490 N SOLDIER CIRCLE
5	354 N WHITBY WOODLANDS DRIVE	15	496 N SOLDIER CIRCLE
6	372 N WHITBY WOODLANDS DRIVE		
7	401 N SOLDIER CIRCLE or 389 N WHITBY WOODLANDS DRIVE		
8	421 N SOLDIER CIRCLE		
9	435 N SOLDIER CIRCLE		
10	394 N WHITBY WOODLANDS DRIVE		

Lot #	Address	Lot #	Address
11	428 N SOLDIER CIRCLE	12	446 N SOLDIER CIRCLE
12	446 N SOLDIER CIRCLE	13	468 N SOLDIER CIRCLE
13	468 N SOLDIER CIRCLE	14	490 N SOLDIER CIRCLE
14	490 N SOLDIER CIRCLE	15	496 N SOLDIER CIRCLE
15	496 N SOLDIER CIRCLE		

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	48.46'	254.00'	10°55'54"	S78°32'03"W	48.39'
C2	1.76'	200.00'	0°30'10"	N83°44'27"E	1.76'
C3	22.59'	19.93'	64°57'55"	S57°43'58"E	21.40'
C4	21.71'	19.83'	62°42'06"	S58°43'02"W	20.64'
C5	305.66'	60.00'	291°53'18"	N01°04'00"E	67.20'
C6	14.65'	15.00'	55°56'39"	N60°57'37"W	14.07'
C7	14.65'	15.00'	55°56'39"	N63°05'40"E	14.07'
C8	39.91'	60.00'	38°06'51"	S54°10'46"W	39.18'
C9	74.59'	60.00'	71°13'56"	N71°08'50"W	69.88'
C10	74.81'	60.00'	71°26'17"	N00°11'16"E	70.06'
C11	87.34'	60.00'	83°24'01"	N77°36'25"E	79.83'
C12	29.01'	60.00'	27°42'14"	S46°50'28"E	28.73'
C14	58.96'	177.00'	19°05'06"	S10°02'29"W	58.69'
C15	40.97'	123.00'	19°05'06"	S10°02'30"W	40.78'
C16	199.00'	177.00'	64°24'57"	S51°47'31"W	188.68'
C17	43.75'	177.00'	14°09'44"	S26°39'55"W	43.64'
C18	155.25'	177.00'	50°15'13"	S58°52'23"W	150.32'
C19	138.29'	123.00'	64°24'57"	S51°47'31"W	131.12'
C20	31.43'	20.00'	90°02'00"	N38°59'00"E	28.29'
C21	31.40'	20.00'	89°58'00"	S51°01'00"E	28.28'
C22	101.34'	177.00'	32°48'20"	S10°22'10"W	99.97'
C23	91.32'	177.00'	29°33'42"	S11°59'29"W	90.31'
C24	10.02'	177.00'	3°14'38"	S04°24'41"E	10.02'
C25	70.43'	123.00'	32°48'20"	S10°22'10"W	69.47'
C26	69.49'	123.00'	32°22'15"	S10°09'08"W	68.57'
C27	0.93'	123.00'	0°26'05"	S26°33'18"W	0.93'
C28	272.19'	60.00'	259°55'17"	N23°16'02"W	91.98'
C29	113.64'	60.00'	108°31'06"	S81°01'54"W	97.40'
C30	62.25'	60.00'	59°26'46"	N14°59'09"W	59.50'
C31	96.30'	60.00'	91°57'23"	N60°42'55"E	86.29'
C32	27.90'	20.00'	79°55'18"	S66°43'58"W	25.69'
C33	85.88'	150.00'	32°48'20"	S10°22'10"W	84.72'
C34	168.64'	150.00'	64°24'57"	S51°47'31"W	159.90'
C35	49.96'	150.00'	19°05'06"	S10°02'30"W	49.73'

LLC ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF Utah

ON THIS 11th DAY OF September, A.D. 2020, PERSONALLY APPEARED BEFORE ME DAVID O. GIFFORD, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE MANAGING MEMBER OF ALPINE RIDGE ESTATES, LLC, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE

COMMISSION NUMBER

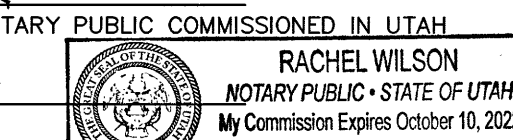
RACHEL WILSON

PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

102762

EXPIRATION DATE

10-10-22



LLC ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF Utah

ON THIS 11th DAY OF September, A.D. 2020, PERSONALLY APPEARED BEFORE ME DAVID GIFFORD, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT HE IS THE MANAGING MEMBER OF ALPINE RIDGE ESTATES 2, LLC, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE

COMMISSION NUMBER

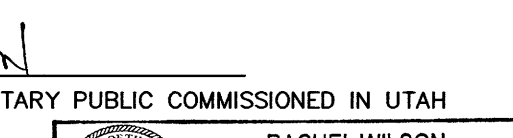
RACHEL WILSON

PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

102762

EXPIRATION DATE

10-10-22



CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

COUNTY OF Utah

ON THIS 15th DAY OF September, A.D. 2020, PERSONALLY APPEARED BEFORE ME Shane L. Sorensen, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE City Administrator OF ALPINE CITY, AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE

COMMISSION NUMBER

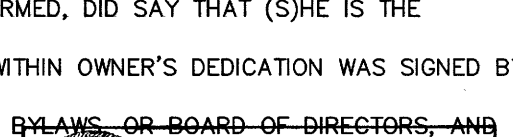
BONNIE B. COOPER

PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH

712160

EXPIRATION DATE

May 21, 2024



APPROVAL AS TO FORM

APPROVED TO FORM THIS 11th DAY OF September, A.D. 2020

Shane L. Sorensen CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS

BROOKSIDE MEADOWS P.R.D.

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

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT WHICH IS NORTH 89°38'36" WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 2882.94 FEET AND NORTH 17°27' FEET FROM THE EAST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 7, PLAT A, DEERFIELD SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 10153, AND RUNNING THENCE NORTH 301°09' WEST 6.91 FEET; THENCE NORTH 89°38'36" WEST 61.10 FEET; THENCE NORTH 87°28'36" WEST 27.89 FEET; THENCE NORTH 89°38'36" WEST 108.48 FEET; THENCE SOUTH 89°38'36" WEST 100.18 FEET; THENCE NORTH 87°50'37" WEST 193.36 FEET; THENCE NORTH 86°42'12" WEST 100.37 FEET; THENCE NORTH 89°08'14" WEST 120.91 FEET; THENCE NORTH 87°48'00" WEST 65.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF 400 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES, 1) NORTH 07°04'00" EAST 58.16 FEET, 2) NORTH 01°04'00" EAST 417.73 FEET TO THE SOUTHWEST CORNER OF MOUNTAINVILLE HEIGHTS PUD, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 2498, THENCE ALONG SAID PLAT THE FOLLOWING THREE (3) COURSES, 1) NORTH 88°28'55" EAST 86.45 FEET, 2) NORTH 26°46'20" EAST 395.43 FEET, 3) NORTH 36°03'20" EAST 74.92 FEET TO THE WESTERLY CORNER OF PARCEL 101C, PLAT C, WHITBY WOODLANDS PRD, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP FILING NO. 11809, THENCE ALONG SAID PLAT THE FOLLOWING TEN (10) COURSES, 1) SOUTH 60°00'00" EAST 166.36 FEET, 2) SOUTH 10°00'00" WEST 52.88 FEET, 3) SOUTH 27°39'52" WEST 69.81 FEET, 4) SOUTH 10°00'00" WEST 130.00 FEET, 5) SOUTH 39°00'00" WEST 187.00 FEET, 6) SOUTH 27°40'00" WEST 37.00 FEET, 7) SOUTH 51°16'59" EAST 48.84 FEET, 8) SOUTH 22°00'00" WEST 60.16 FEET, 9) SOUTH 60.52 FEET TO THE POINT OF A NON-TANGENT 200.00 FOOT RADIUS CURVE TO THE RIGHT, 10) ALONG SAID CURVE A DISTANCE OF 1.76 FEET THROUGH A CENTRAL ANGLE OF 0°30'10" (CHORD BEARS SOUTH 83°44'27" WEST 1.76 FEET) TO THE NORTHEAST CORNER OF THAT CERTAIN WARRANTY DEED RECORDED ON AUGUST 11, 2005, AS ENTRY 88437-2005, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE ALONG SAID WARRANTY DEED THE FOLLOWING THREE (3) COURSES, 1) SOUTH 84°00'00" WEST 151.02 FEET TO THE POINT OF A 254.00 FOOT RADIUS CURVE TO THE LEFT, 2) ALONG SAID CURVE A DISTANCE OF 48.46 FEET THROUGH A CENTRAL ANGLE OF 10°55'54" (CHORD BEARS SOUTH 78°32'03" WEST 48.39 FEET), 3) SOUTH 04°12'04" WEST 50.18 FEET, THENCE NORTH 84°00'00" EAST 186.62 FEET TO THE WEST LINE OF SAID PLAT C, WHITBY WOODLANDS PRD, THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES, 1) SOUTH 32°00'00" WEST 50.78 FEET, 2) SOUTH 45°00'00" WEST 155.00 FEET TO THE NORTH LINE OF SAID PLAT A, DEERFIELD SUBDIVISION, THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, 1) SOUTH 89°00'44" WEST 59.67 FEET, 2) SOUTH 03°23'29" WEST 41.92 FEET, 3) SOUTH 57°26'29" WEST 75.64 FEET TO THE POINT OF BEGINNING.

CONTAINS 15 LOTS, 576,669 SQUARE FEET, OR 13.238 ACRES, MORE OR LESS.

OWNERS' DEDICATION

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

BROOKSIDE MEADOWS P.R.D.

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) VOLUNTARILY DEED, CONFIRM, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT AND ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS. FURTHERMORE, PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS ALL OPEN SPACE, AS INDICATED HEREON, TO THE BROOKSIDE MEADOWS HOA, INC., A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 6944 WEST 9720 NORTH, HIGHLAND, UTAH 84003.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS 11th DAY OF September, A.D. 2020.

DAVID O. GIFFORD, MANAGING MEMBER
ALPINE RIDGE ESTATES, LLC
DAVID GIFFORD, MANAGING MEMBER
ALPINE RIDGE ESTATES 2, LLC

Shane L. Sorensen, City Administrator
PRINTED NAME, TITLE
ENT 143856-2020 Mod # 1727
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Sep 21 11:53 am FEE \$4.00 BY H
RECORDED FOR ALPINE CITY CORPORATION

APPROVAL BY LEGISLATIVE BODY

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

THIS 15th DAY OF September, A.D. 2020

Troy Stout Mayor
Jeffery Smith City Recorder (SEE SEAL BELOW)

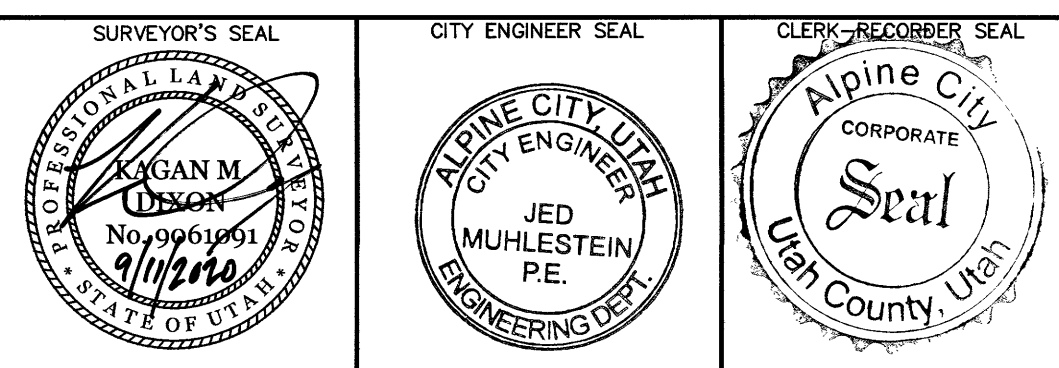
PLANNING COMMISSION APPROVAL

APPROVED THIS 11th DAY OF September, A.D. 2020, BY THE ALPINE CITY PLANNING COMMISSION.

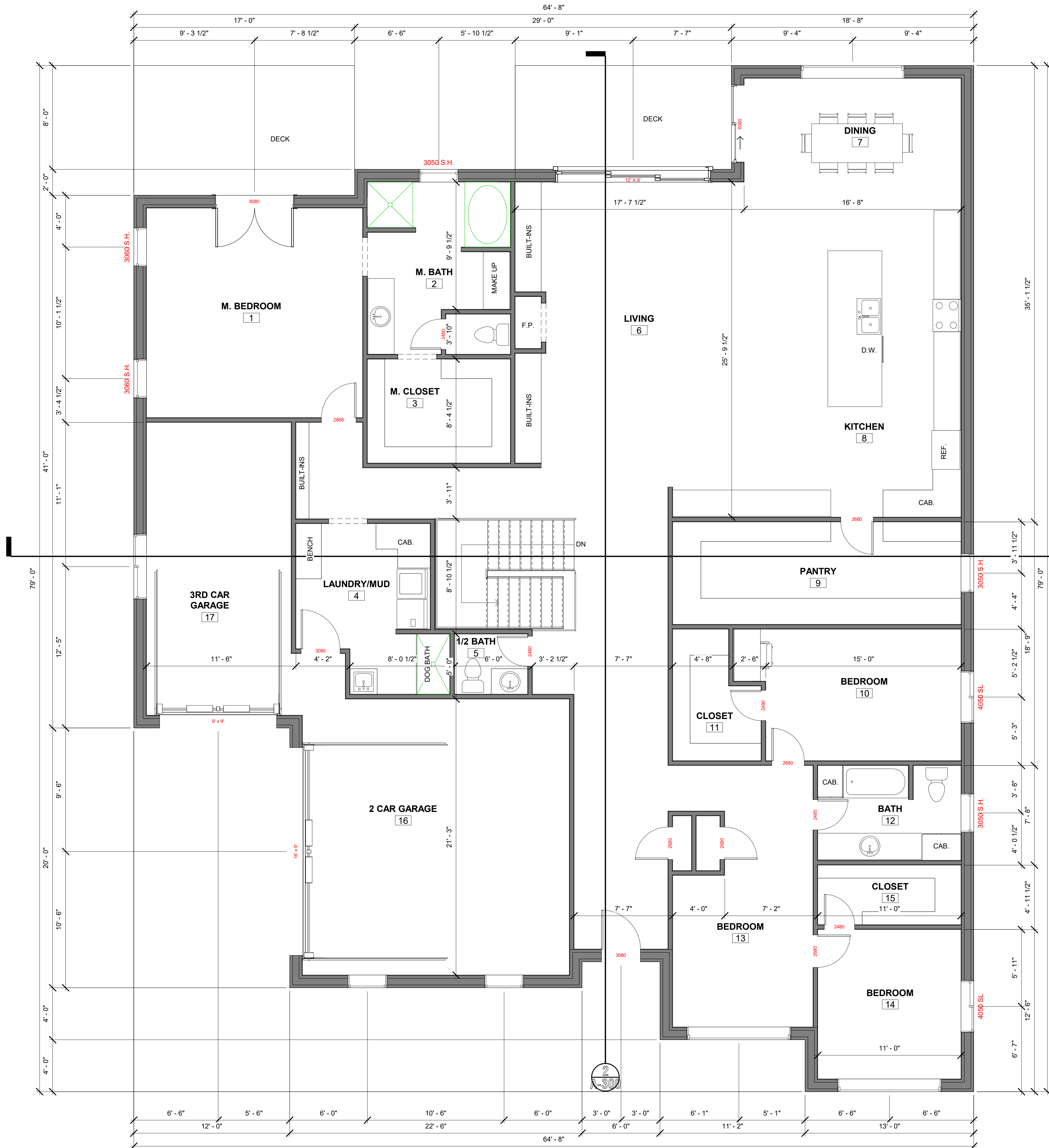
Shane L. Sorensen DIRECTOR-SECRETARY
Bonnie B. Cooper CHAIRMAN, PLANNING COMMISSION

BROOKSIDE MEADOWS P.R.D.

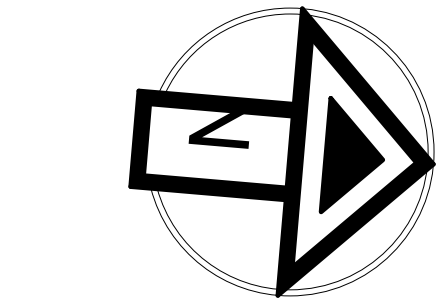
LOCATED IN THE NORTH HALF OF SECTION 24,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
CITY OF ALPINE, UTAH COUNTY, UTAH



1 MAIN FLOOR
Scale 1/4" = 1'-0"



SQUARE FOOTAGE
MAIN FLOOR = 3291 S.F.
GARAGE = 794 S.F.



REVISIONS		
NO.	DATE	DESCRIPTION



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CIRCUIT RESIDENCE

435 N. SOLDIER CIRCLE

ALPINE, UTAH 84004



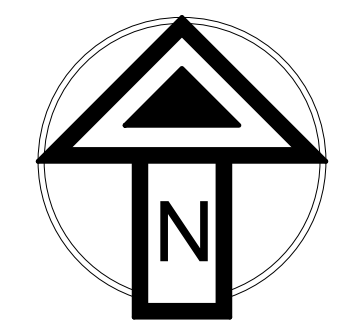
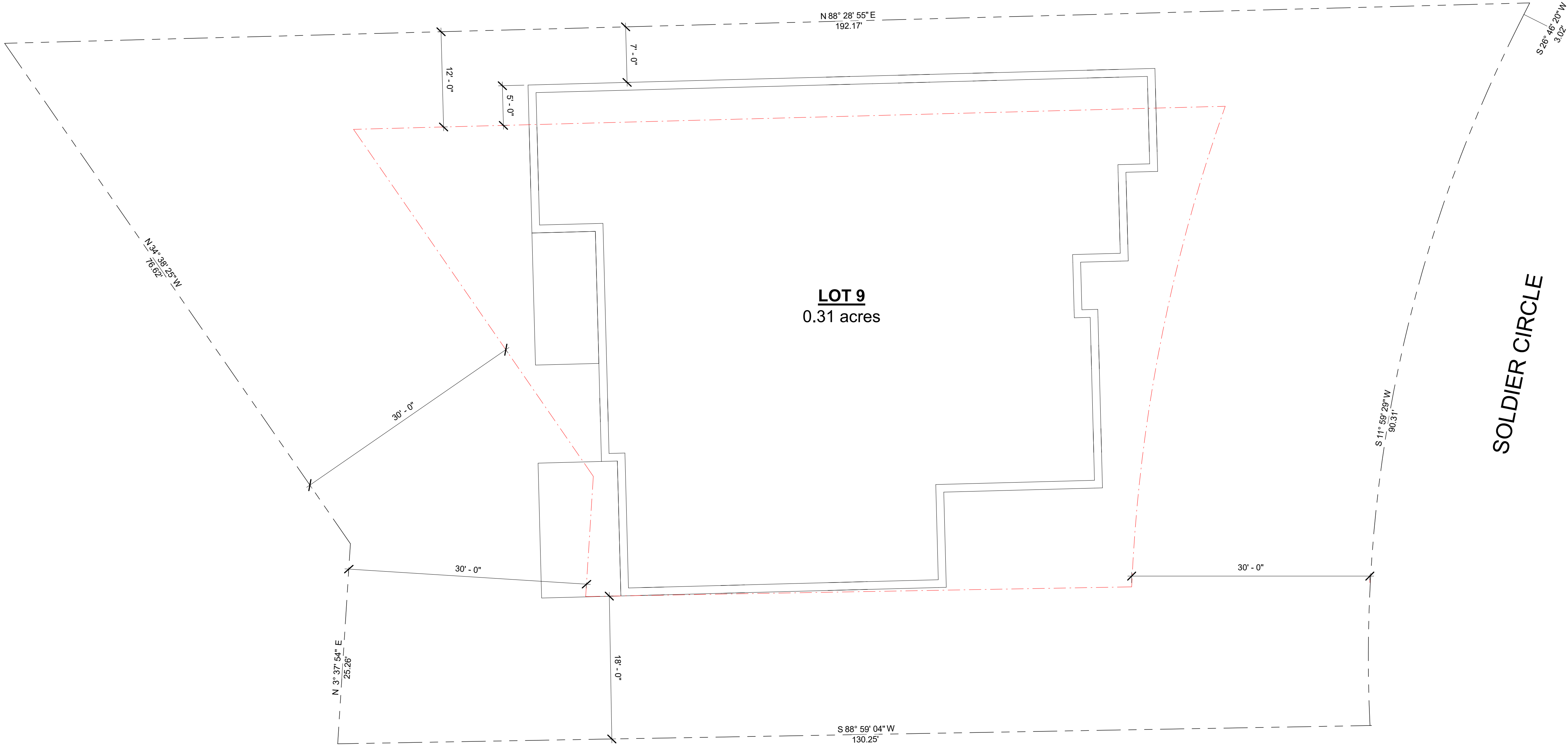
BLOKS LLC

CIRCUIT RESIDENCE

MAIN FLOOR PLAN

PROJ. NUMBER	042
DATE	MAY 19, 2021
DRAWN BY	CLT
CHECKED BY	CLT
A-101	
SCALE	1/4" = 1'-0"

1 SITE PLAN
Scale 1/8" = 1'-0"



REVISIONS		
NO.	DATE	DESCRIPTION



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CIRCUIT RESIDENCE
435 N. SOLDIER CIRCLE
ALPINE, UTAH 84004



BLOKS LLC
CIRCUIT RESIDENCE
SITE PLAN

PROJ. NUMBER	042
DATE	MAY 19, 2021
DRAWN BY	CLT
CHECKED BY	CLT
A-002	
SCALE	1/8" = 1'-0"

3.09.060 Dwelling Clusters; Lot Size; Buildable Area; Setback

1. All lots shall be located within a designated Dwelling Cluster. A project may contain more than one Dwelling Cluster. Each cluster shall contain not less than three (3) separate lots (except for developments having fewer than 3 lots for the entire development). Where a project contains land located within and outside the Sensitive Lands Overlay Zone, Dwelling Clusters will be located outside of the Sensitive Lands Overlay Zone, to the maximum extent possible. No portion of lots within a PRD shall be located on lands which are required to be designated as open space.
2. (Ord. 97-23: 9/24/97) The size of each individual lot shall conform to the following:

Minimum Lot Size

Zone District	Minimum Lot Size
CR-20,000	10,000 square feet
CR-40,000	20,000 square feet
CE-5	20,000 square feet
CE-50	N/A

3. (Ord 97-02, 2/25/97). Each individual lot shall contain at least one Designated Buildable Area of not less than five-thousand (5,000) square feet. All dwellings and other habitable structures and accessory buildings shall be located within the Designated Buildable Area.
 - a. Each Designated Buildable Area shall conform to the criteria for qualification as a "buildable area" as defined in this ordinance. Except that the Planning Commission may approve or require the placement of the Designated Buildable Area in a location within the lot which does not conform to one or more of the criteria for buildable area, upon a finding that the proposed Designated Buildable Area:
 - i. will more adequately accommodate subsequent development of the lot,
 - ii. will not constitute a potential hazard to life or property, and
 - iii. will serve to diminish the negative impact of subsequent development upon the lot or community (i.e. extraordinary construction of driveway access, mitigate visual intrusion of structure on ridge line).
 - b. The location of each Designated Buildable Area shall be designated upon the preliminary plan and shall also be identified and described on the final recorded plat, together with a notation to the effect that all main and accessory buildings shall be located within the Designated Buildable Area. Where a Designated Buildable Area is shown on a lot, the boundary of said area shall constitute the Designated Setback envelope applicable to the lot. Where an entire lot area qualifies as a Buildable Area no designation on the final plat shall be required.
 - c. Except as permitted pursuant to Part 3,a, any portion of a lot which has been graded to produce a percent of slope to qualify under the Buildable Area criteria shall be excluded from consideration as part of the Designated Buildable Area.
 - d. The Designated Buildable Area may be amended by the City Planner and City Engineer

as long as the minimum setback requirements of the underlying zone are met. (Ord. 2004-13, 9/28/04)

4. Each dwelling in the project shall be setback from the property line in accordance with the setback lines as shown on the approved plat (Designated Setback Envelope). The Designated Setback Envelope shall be established in accordance with the following (setbacks are measured from the property line to the nearest foundation):
 - a. Front Yard. The minimum front yard setback shall be thirty (30) feet.
 - b. Side Yard - Corner Lots. On corner lots, the side that faces onto a public street shall be not less than thirty (30) feet.
 - c. Side Yard – Interior Lots. The minimum side yard setbacks for interior lots shall be an aggregate of thirty (30) feet with no less than twelve (12) feet on a side.
 - d. Rear Yard. The minimum rear yard setback shall be thirty (30) feet.

Subject to the prior recommendation of the Planning Commission, the City Council may approve an exception to the Designated Setback Envelope standards above for one or more lots within a PRD project, upon a finding that such exception is appropriate for the proper development of the lot and that the exception will not result in the establishment of a hazardous condition.

Where no designated building envelope is provided, the setbacks shall be the same as the minimum requirements within the underlying zone.

5. The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of DCA 3.21.080, (Ord. 96-15, 12/18/96) except in the CE-50 zone the height shall not exceed 25 feet. (See DCA 3.06.070 Part 1)

(Ord. No. 95-04, 2/28/95; Amended Ord. No. 95-28, 11/28/95; Ord No. 2001-10, 4/10/01; Ord. No. 2004-13, 9/28/04; Ord. No. 2011-04, 01/11/11; Ord. No. 2012-10, 12/11/12; Ord. No. 2014-14, 09/09/14; Ord. No. 2015-11, 07/28/15)

HISTORY

Amended by Ord. [2019-02](#) on 4/23/2019

RE: Circuit Residence - Site Plan and Main Floor Plan

Jeff Dong <jd@buildwithbloks.com>

Fri 6/11/2021 7:01 AM

To: Austin Roy <aroy@alpinecity.org>; Marla Fox <mfox@alpinecity.org>; Jed Muhlestein <jed@alpinecity.org>**Cc:** Josh Hayes <jh@buildwithbloks.com>; Jeff Dong <jd@buildwithbloks.com>; Mike Carlton <mcarlton@wildingengineering.com>; Christopher Thompson <visionsrealitydesign@gmail.com>

Austin,

Statement-

Due to the elevation of the lot restrictions for the left side garage entrance, we request a variance of 5 feet in the side setbacks. On the right side of the house is planned open space that will not have another house on it. If we allow the house to be able to shift to the right the 5 feet, we can help make a safer driveway approach and allow the house dimensions to be better situated. Thank you.

Cheers, Jeff

Jeff Dong | Managing Partner

Bloks LLC | Salt Lake City · Vancouver · DC

1557 W. Innovation Way

5th Floor Lehi, UT 84043

Mobile | 301.653.3923

Email | jd@buildwithbloks.comWeb | www.buildwithbloks.com**NOTICE**

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Information contained in this message should not be construed as a recommendation, offer or solicitation to buy or sell any security or related financial product. This message is for informational purposes only and is not an official confirmation of any transaction. Nothing in this e-mail constitutes investment advice.

From: Austin Roy <aroy@alpinecity.org>**Sent:** Thursday, June 10, 2021 1:37 PM**To:** Jeff Dong <jd@buildwithbloks.com>; Marla Fox <mfox@alpinecity.org>; Jed Muhlestein <jed@alpinecity.org>**Cc:** Josh Hayes <jh@buildwithbloks.com>; Mike Carlton <mcarlton@wildingengineering.com>; Christopher Thompson <visionsrealitydesign@gmail.com>**Subject:** Re: Circuit Residence - Site Plan and Main Floor Plan

ALPINE CITY COUNCIL AGENDA

SUBJECT: Acceptance of ARPA (American Rescue Plan Act) Funds

FOR CONSIDERATION ON: 13 July 2021

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve the acceptance of the ARPA Funds.

BACKGROUND INFORMATION:

The Governor's Office of Planning and Budget (GOPB) recently sent an email to non-entitlement (populations of less than 50,000 residents) cities and towns opening the application to access the ARPA funds entitled for our city. To receive the funding that has been allocated to our city, we need to fill out and sign the Coronavirus Local Fiscal Recovery Fund Non-Entitlement Unit of Local Government Request for Payment. If a non-entitlement city chooses not to accept the ARPA Funds, the funds allocated for that city will be distributed to the other cities that accept the funds.

The allocation for Alpine City is \$1,242,445, with half of the funds being available now and the other half in about one year. The allocation is based on the 2019 U.S. Census data. The funds can be used through the end of 2024, and possibly through the end of 2026 if they are committed, as we understand the rules. The funds can be used for a variety of different projects. A State grant program is also available for certain projects. If the City Council votes to accept the funds, we will work through the process of determining if proposed projects are eligible. Staff recommends that we drill a new well to be connected to the pressurized irrigation system, as a first choice. It is clear that culinary water projects are eligible, but we are trying to clarify if our proposed project is eligible. Many culinary systems also provide irrigation water to customers. If it is determined that the well is ineligible, or if the City Council wants to go in a different direction, we will do the necessary planning to make a project happen.

STAFF RECOMMENDATION:

Accept the ARPA Funds in the amount of \$1,242,445.

SAMPLE MOTION TO APPROVE:

I move to accept the ARPA Funds in the amount of \$1,242,445.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Appointment to the Planning Commission

FOR CONSIDERATION ON: 13 July 2021

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Appoint a new member to the Planning Commission.

BACKGROUND INFORMATION:

July 20, 2021 will be Sylvia Christiansen's last day serving on the Planning Commission. Sylvia will be moving from Alpine out of state. The Planning Commission consists of seven members, with staggered terms. The Mayor should appoint a new member to the Planning Commission to serve the remainder of Sylvia's term, which ends in January of 2022.

STAFF RECOMMENDATION:

Appoint a new member to the Planning Commission.

SAMPLE MOTION TO APPROVE:

I move that _____ be appointed to serve on the Planning Commission and serve the remainder of the term, which ends in January of 2022, at which time they may be appointed to serve another term.

SAMPLE MOTION TO TABLE/DENY:

I move that the proposed appointment be tabled or denied based on the following:

- ***Insert Finding***