



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, March 22, 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](https://www.alpinecity.org) Public Comments will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER

- | | |
|--------------|---------------------|
| A. Roll Call | Mayor Carla Merrill |
| B. Prayer: | Jason Thelin |
| C. Pledge: | By Invitation |

II. CONSENT CALENDAR

- A. Approve City Council minutes of February 22, 2022
- B. Bond Release Final – Whitby Woodlands Plat H: \$1,069.50
- C. Resolution R2022-15: Adoption of Voter Participation Areas
- D. Resolution R2022-16: 2021 Wastewater Planning Program
- E. Award of 2022 Miscellaneous Concrete Bid Project (bid opening is Monday, March 21, 2022)

III. PUBLIC COMMENT

IV. REPORTS AND PRESENTATIONS

- A. Financial Report

V. ACTION/ DISCUSSION ITEMS

- A. Approval of Commercial Site Plan: Ezra Lee Design Studio – 95 W. Canyon Crest Road
- B. Box Elder South Annexation Petition
- C. Resolution R2022-17: A Resolution in Support of the People of Ukraine
- D. Pickleball Considerations and Site Plan: Burgess, Healey and Creekside Parks
- E. Healey Park Improvements Site Plan: Approval for the installation of a pavilion and playground
- F. Ordinance 2022-08: Amendment Clarifying the Exposed Face of Retaining Walls
- G. Fire Station Remodel Proposal

VII. STAFF REPORTS

VIII. COUNCIL COMMUNICATION

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

Mayor Carla Merrill
March 18, 2022

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.

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ALPINE CITY COUNCIL MEETING
on Tuesday, February 22, at 6:00 pm

Mayor Carla Merrill called the meeting to order at 6:00pm.

- I. CALL MEETING TO ORDER:** The following were present and constituted a quorum: Jason Thelin, Greg Gordon, Kelli Law, Jessica Smuin, Lon Lott

Staff: Shane Sorensen, Austin Roy, Chief Brian Gwilliam, Chief Brian Patten, Craig Hall, Bonnie Cooper

Others: Will Jones, Breezy Anson, Steph Betteridge, John Schiess

- | | |
|-------------------|---------------|
| A. Prayer: | Greg Gordon |
| B. Pledge: | Jessica Smuin |

II. CONSENT CALENDAR

- A. Approve City Council minutes of February 8, 2022**
- B. Final Bond Release – The Ridge at Alpine Phase 4: \$270,695.90**
- C. Final Bond Release – The Ridge at Alpine Phase 5: \$390,304.24**
- D. Bond Release No. 2 – Layton Alpine Subdivision: \$28,546.98**
- E. Central Utah Water Conservancy District Payment: \$109,971.00**

City Administrator Shane Sorensen explained that item E is the first bill from CU. This payment has been added to the amended budget and future payments will be on future budgets.

Motion: Lon Lott moved to approve the consent calendar as proposed, with the edits made to the minutes of February 8, 2022, by Lon Lott and Greg Gordon. Kelli Law seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Greg Gordon	
Kelli Law	
Jessica Smuin	
Lon Lott	

III. PUBLIC COMMENT

Stephanie Cotton-Betteridge - Board Secretary
Mountainville Academy -Board of Trustees/School Community Council
195 S Main Street

Stephanie Cotton-Betteridge said Mountainville Academy will be holding their annual fund raiser in connection with Earth Day. The school group would like to help clean out Legacy Park or to help the city if you have another project.

Shane Sorensen said in early spring the irrigation will be replaced in Legacy Park so there will be trenches. He said he will check with Parks Director Cal Christensen to see when the improvement will start at Legacy Park. He suggested Burgess Parks would be a great alternative if Legacy Park is not available.

IV. REPORTS AND PRESENTATIONS

None

V. ACTION/DISCUSSION ITEMS

A. Public Hearing – Resolution No. R2022-10: Amendment to the Impact Fee Facilities Plan and Impact Fee Analysis for Culinary Water

Public Hearing – No public comments were made

Shane Sorensen introduced John Schiess with Horrocks Engineering who came with a presentation on the study they have been working on and to answer any questions the council had. John Schiess said he would be covering Alpines culinary water and pressurized irrigation system. Each of these systems have a master plan, impact facility plan, and an impact fee analysis. They are set up this way because of state statutes. When he looks at a systems master plan, he analyzes the system as it exists right now. Considering the demands that are on the system and look what kind of level of service is being provided. He recommends future improvements based on projecting future population and consider the demands placed on the systems. This would fix any deficiency as well as to meet the needs of the residents. Horrocks Engineering had put together a schedule and cost analysis for the future improvements. He also gave the council a recommended amount of \$1,162.99 for the culinary water system per residential connection (based on an average size residence). There are areas of Alpine where pressurized irrigation is not available, and those residents still use culinary water for outdoor use. These residents use twelve times more water, so their impact fee will be twelve time the recommended amount. The recommend amount of \$5,555.89 for pressurized irrigation system per residential connection based on equivalent residential unit.

City Council member Greg Gordon asked for clarification on the impact fee for pressurized irrigation and if it was based on the property size not what zone it is in. John Schiess said it is based on the zone basis first and adjustments are made after that depending on the size of the individual lot. Mayor Carla Merrill asked if the city is charging the residents who are currently using twelve time the culinary water for their usage or is it just a flat hook up fee. Shane Sorensen answered no. John Schiess said there is a difference between the impact fee and connection fee. City Council member Lon Lott said those residents are paying five times more right now. City Council member Jessica Smuin asked for clarification between impact fee versus hookup fee. Mayor Carla Merrill said an impact fee is when you are building a new home it is part of the building permit. John Schiess said a hookup fee is the actual cost to hookup the meter and connect it. The impact fee is to fund the necessary improvements to the city's future system.

City Council member Jason Thelin asked a follow-up question to Mayor Carla Merrill's question about if those residents that are using culinary water for outside use and using twelve times more than the average resident are they getting charged for that usage. Shane Sorensen said the residents are paying for what they use. The rates for culinary water its based on how many thousand gallons of water a resident uses. Jason Thelin asked if those residents that are not able to hook up to pressurized irrigation and must use culinary for their outside use given any kind of discount on their rate. Shane Sorensen said when irrigation system was put in to place there was a water aid. Those that did not have the opportunity to have pressurized irrigation were left on the old rate. Once we have the rate study complete, we want to come back and review these old rates. There were separate rates for Box Elder, Three Falls and Willow Canyon because 100% of the water must be pumped to a tank. John Schiess said in the city's previous impact fee those areas mentioned were paying five times the current impact fee.

John Schiess explained that the new meter system was used to prepare these reports. Lon Lott said he understood the impact that will occur starting now and going forward is based on the fact of a source as a well. So, if the city does not have a source and we have to drill another well, that impacts the system currently. Then the amount to drill that new well should not be placed upon those who exist right now but, should be covered by future residents needing to connect to the system. Shane Sorensen said that is correct. Lon Lott asked if this is this proposing that if a lot hasn't been developed even though it was anticipated in the future that they will now have to pay the current impact fee. John Schiess said yes. Shane Sorensen said the impact fees that have been calculated are for the next ten years of growth.

Shane Sorensen said the city will review the fees every five years. Jason Thelin asked if the Heritage Hills well was considered an existing well or a new well in this proposal. John Schiess said Heritage Hills well would be a new well.

Jason Thelin asked in coming up with the new fees did it just include Alpine or did it include potential annexation areas as well. John Schiess said in the city's current annexation declaration you say a certain elevation can be serviced by the existing system. The areas that are in Alpine City's annexation plan or under that elevation are all included in this proposal. Shane Sorensen said in the city's ordinance it says if an area is above an elevation of 53.50, they will have to build a water system. Greg Gordon said based on growth, this proposal said the city will be gaining 1100 additional undeveloped lots. He asked if the 1100 lot were factored into the proposal for future impact fees. John Schiess said yes. Greg Gordon asked about the fire flow availability. John Schiess said he believes all areas have the fire flow needed. Lon Lott asked if in doing this study will it provide an equitable fair and legal defensible cost. We are going to have some residents affected because of the difference in what they have been paying and building here to what they will be paying. Craig Hall said he did not know about the exact dollar amount, but the methodology of

the study follows the state statutes. Shane Sorensen said it will be important to review this every five years. We have had the Utah Valley Home Builders Association contact us saying Alpine's are the lowest.

Lon Lott said with the new meters the city will know exactly which residents are using water and how much is being used. Shane Sorensen said previously the city was only reading culinary water twice a year. Now we have more information with the new meters. John Schiess said we can also monitor how much pressurized irrigation water each homeowner is using. This will help us determine what kind of improvement we will need to make. Jason Thelin asked if a portion of our water bill goes towards these improvements. Shane Sorensen said yes, for projects but not new growth projects.

Greg Gordon said in the proposal the replacement plan of the entire system and would cost \$1.5 million a year. He asked if the assumption was that we will not have to replace the whole system in 80 years. John Schiess said he put the replace value in the proposal so that the council would know the actual cost. The pressurized irrigation system is fairly new, but the culinary system is not and will need to start being replaced. Shane Sorensen said part of being able to charge an impact fee and having this minimum level of service we are expected to bring the rest of the existing system to that minimum level of service. We have known we have an aging system and every year we have done a water line replacement project at least once a year.

Lon Lott said we are talking about two different things. First, impact fee that are now moving forward doesn't impact current resident in town now. Secondly the city's next step will be rate increases based on the rate study. Our next step is rate increases. Shane Sorensen said to do an effective rate study they need a good capital facilities plan. Lon Lott wanted to clarify that with this proposal we are just deciding on the impact fee. We haven't decided on rates yet. Shane Sorensen said yes, and identifying deficiencies in the current system that need to be corrected. Jason Thelin asked if the boosters were for water pressure. John Schiess explained that if you have a dry year, the booster will take it from wells if needed. It will not increase the pressure. Shane Sorensen said some years you may not have to touch a well depending on snowpack. Jason Thelin asked about annexations and how that affect the city and futures decisions. John Schiess said the area south of Lambert Park that could be annexed into the city has always been in his plans. Mayor Carla Merrill asked if Horrocks Engineering had looked at areas above Lambert Park. John Schiess said yes, but did not include them because they were not in the city's master plan.

John Schiess said Shane Sorensen has been working on ways to get more water with CUP. Greg Gordon asked when this is built out this will address the city's low-pressure issue. John Schiess said we will try to set a level of service of a minimum PSI of 40.

Motion: Jason Thelin moved to approve Resolution R2022-10 adoption the Culinary Water Impact Facilities Plan and Impact Fee Analysis as presented. Greg Gordon seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Jason Thelin
Greg Gordon
Kelli Law
Jessica Smuin
Lon Lott

B. Public Hearing – Resolution No. R2022-11: Amendment to the Impact Fee facilities Plan and Impact Fee Analysis for Pressurized Irrigation

Public Hearing - No Public Comments were made

Greg Gordon asked if the ERU calculation was same for the PI (pressurized irrigation) even though the higher elevation lots wouldn't have PI but use that same number and you factor that differently. John Schiess said the ERU and the ERC numbers are different. Shane Sorensen said the PI one would only apply if the resident had the ability to receive PI. Lon Lott said ERU is based on the square footage. He voiced concern that a quarter acre and half acre lots were only \$200 difference and then a one-acre lot is a \$2000 difference. Shane Sorensen said we sampled a few lots and based it on what percent irrigated area they had. John Schiess said we took the actual use to do the measurement for an ERU connection and averaged it. Lon Lott asked what the staffs opinion is on the proposal. Shane Sorensen said he is glad to see this, and this may force the residents to conserve. This is based on the usage right now. Mayor Carla Merrill said she believes it is time to move forward with the proposal.

Motion: Jason Thelin moved to approve Ordinance R2022-11 adopting the Pressurized Irrigation Impact Facilities Plan and Impact Fee Analysis as Presented. Lon Lott seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Jason Thelin
Greg Gordon
Kelli Law
Jessica Smuin
Lon Lott

C. Public Hearing – Ordinance 2022-06: FY2021-22 Mid-Year Budget Amendment

Public Hearing – No public comments made

Shane Sorensen explained the following items on the amended midyear budget:

Purchase of new truck for code enforcement \$30,000
PI Bond Projects \$565,000
CUP Filter Building - CUP Water Payment \$110,000
ARPA Funds Revenue Loss - Administrative Wages \$220,000, Administrative Benefits \$92,900, Planning & Zoning Wages \$118,600, Planning & Zoning Benefits \$58,300

Shane Sorensen said we have a report to be filled out for how ARPA funds will be spent. By spending half this fiscal year and the other half the next fiscal year and keeping funds used less than \$700,000 the city will not have to do a second audit. Mayor Carla Merrill asked if staff had heard anything regarding ARPA grants for infrastructure. Shane Sorensen said he has not yet.

Motion: Lon Lott moved to approve Ordinance R2022-06 amending the FY2021-22 budget as proposed. Jessica Smuin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Jason Thelin
Greg Gordon
Kelli Law
Jessica Smuin
Lon Lott

D. Resolution No. R2022-12: Trail Master Plan Update – Proposed amendment to the Trails Master Plan to include changes to trails in Lambert Park

City Planner Austin Roy said the trail committee is proposing changes to the trail system in the south end of Lambert Park, the area around the water tank. The proposed changes are primarily to improve sustainability of the trail system, create better trails for the users of the park, and to design trails in such a way to discourage shooting activity on forest land. The changes to the trail system would include the creation of two new flow trails (downhill bike only), one hiking only trail, and one mixed use trail. Other existing trails that are not sustainable would be reclaimed and revegetated. Utility roads would not be impacted by the proposed changes. The Planning Commission held a public hearing and reviewed this item on February 15, 2022. The Planning Commission unanimously recommended to approve the proposed update.

Austin Roy said more trails do not always mean better trails. So, we may lose some trails here but over all this will improve the trail system. Jason Thelin asked if this proposal will connect the walking trail. Trail Committee Chair Will Jones said yes, it will loop all the way around eventually. We do not have all the money yet. Jason Thelin asked if the trail to the east could go right up to the property line. Will Jones said the forest service has already marked their property so he can make those adjustments. Jason Thelin suggested putting a sign at the north location. Shane Sorensen said there is a sign there now. Trail Committee member Breezy Anson said labels on the sign could be added. Jason Thelin wanted to know Chief Brian Pattens opinion was regarding the proposal. Shane Sorensen said we have to maintain a way so a brush truck can get up there in case of fire. Jason Thelin suggested revegetation to help with ruts in the road and do something to deter residents from driving up there. Chief Brian Patten asked if vehicles were going up in that area. Jason Thelin said vehicles driving up above the water tank, but they are not supposed to be. Shane Sorensen said he has seen less and less vehicles. He suggested he and Chief Patten would go look at the access for the fire department. Jessica Smuin asked how this project was being funded. Lon Lott said that will be covered in item E of the agenda.

Motion: Jason Thelin moved to update the Trail Master Plan be approved as proposed with the additions of clarifications that the trail system of crossfire that crosses the property line into the entrance of federal land be moved closer to the property line and that a sign placement be established at the intersection of the forest service land showing Lambert Trails as well as the trails going into the federal land and that we consult with the Fire chief to determine if we can revegetate the roads above the water tank. Kelli Law seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Jason Thelin

Greg Gordon

Kelli Law

Jessica Smuin

Lon Lott

E. Approval of the Lambert Park Flow Trail Proposal

Austin Roy said this proposal goes hand in hand with the proposed update to the Trail Master Plan via Resolution R2022-12. The total estimated cost of the project is \$89,495.60. Shapeshift Terrain Parks would be doing the trail work. The Trail Committee is proposing changes to the trail system in the south end of Lambert Park, the area around the water tank. The proposed changes are primarily to improve sustainability of the trail system, create better trails for the users of the park, and to design trails in such a way to discourage shooting activity on forest land. The changes to the trail system would include the creation of two new flow trails (downhill bike only), one hiking only trail, and one mixed use trail. Other existing trails that are not sustainable would be reclaimed and revegetated. Utility roads would not be impacted by the proposed changes.

Mayor Carla Merrill said she thought the bid was supposed to be around \$65K. Will Jones said as a trail committee we met and did not see anything we thought we could eliminate. That is why we are here tonight to get approval for a higher amount. Shapeshift will be giving us a \$5K discount. If there is something that the council wants to take out of the proposal than we can do that. Breezy Anson said the prices in this bid are about half of what you would normally see. We will get some help from the schools and mountain bike teams. Will Jones said they would be doing most of the work by hand themselves. Mayor Carla Merrill asked how much we have in the budget for this project in Lambert Park. Shane Sorensen said the city has budgeted \$100K. Thanks to a person who personally funded Three Falls trail we can have that much. Breezy Anson said he has a resident that wants to donate \$50k for Judy's trail. We will be setting up a 504C charity. Lambert Park is the crown jewel of Alpine we need to start treating it like that. The 504C to hold any donations from a corporation or individual person and earmark the donation for a specific purpose. Craig Hall said donations made to the city are not tax deductible.

Motion: Greg Gordon moved that the flow trail proposal from Shapeshift Terrain Parks be approved and not to exceed \$85K. Jason Thelin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Jason Thelin

Greg Gordon

Kelli Law

Jessica Smuin

Lon Lott

F. Resolution No. R2022-13: Amendment to Alpine City Standard specifications and Details – Canyon Crest Widening

City Engineer Jed Muhlestein said the next three items on the agenda will allow the city to move forward with a MAG (Mountainland Association of Government) grant funded project to widen Canyon Crest Road an amendment to the standard specifications and details must be adopted, which provides a new detail for major arterial streets. Canyon Crest Road is one of Alpine City's main arterial roads and means of ingress/egress outside the city. During peak hour morning and afternoon time periods this road sees significant traffic congestion. In 2018 Alpine, Highland, and Lehi teamed together and submitted a proposal to MAG to do a North Utah County/SR-92 traffic study. The purpose of the study was to identify projects that would alleviate traffic congestion north of SR-92. The proposal was accepted, and the study was completed shortly thereafter. The study looked at all the major intersections along SR-92, from I-15 in Lehi to the mouth of American Fork Canyon. The study shows a need to add lanes at the intersection of 4800 W / SR-92 and extend those improvements northward into Alpine. This means

expanding the current cross section of Canyon Crest Rd from a three-lane road to a five-lane road. The expansion would result in two travel lanes in both directions with a middle turn lane.

Jed Muhlestein said the project will be proposed to be phased into three parts. The first phase is what the council would be approving tonight. The first phase would include intersection improvements at the intersection of 4800 W / SR-92 and extend those improvements (adding lanes) to Healey Boulevard in Alpine. If approved, the project would be funded over the next five years and constructed shortly thereafter, assuming all required right-of-way is purchased. The estimated cost for Phase 1 is \$8,944,000 (2025). There is a 6.77% match requirement. Alpine City would only be responsible for matching the portion of roadway costs that is constructed in Alpine City limits which would be less than \$100K. In order for the project to move forward, Alpine City's General Plan must support a 5-lane arterial road at this location. The General Plan itself does not need to be modified, but several documents it references would need to be. Changes must be made to the Transportation Master Plan Map, Standard Specifications and Details, and Development Code. MAG requires these changes to be made prior to Final Concept Application due date on March 17, 2022.

There were residents in the meeting questioning the council why they were not personally notified about the public hearing on widening of Canyon Crest Road. They said Highland City notified their residents that would be impacted the most by the widening of the road. Austin Roy explained that Highland City has different ordinances than Alpine City. We send out letters to residents affected by zone changes that are within a 300-foot radius. Austin explained that the council would be voting on three items tonight in regards to the Transportation Master Plan. Shane Sorensen explained that the city did notice the public hearing properly according to our city ordinances and state law. Jason Thelin said in order to apply for the state funding, the council would have to pass two resolutions and one ordinance. Mayor Carla Merrill reminded everyone that tonight was not a public hearing. The public hearing took place last week at the Planning Commission. Austin Roy said the Planning Commission meeting was not well attended. Shane Sorensen said typically our city meetings were not well attended. One resident in the audience said if residents knew a five-lane highway was going in he was sure there would have been greater attendance at the public hearing. Shane Sorensen said there are only three ways in and out of Alpine. Everyone agreed Alpine needs to address the current traffic issues.

Mayor Carla Merrill explained that the road expansion would be done in three phases. The first phase could last the city 10-15 years or more and the second and the third phases may never happen.

Motion: Jason Thelin moved to approve Resolution 2022-13, amendment to Alpine City Standard specifications detail Canyon Crest Widening. Kelli Law seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Jason Thelin

Greg Gordon

Kelli Law

Jessica Smuin

Lon Lott

G. Resolution No. R2022-14: Amendment to Transportation Master Plan Map – Canyon Crest Widening

Motion: Greg Gordon to approve Resolution R2022-14 amendment to Transportation Master Plan Map – Canyon Crest Widening. Kelli Law seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Jason Thelin

Greg Gordon

Kelli Law

Jessica Smuin

Lon Lott

H. Ordinance 2022-04: Design Standards and Sub. Definitions - Canyon Crest Widening

Austin Roy said this ordinance will update the development code to allow for a 58-foot paved road. Shane Sorensen said this funding from the state would not be available for five years if we get approved. Mayor Carla Merrill said the city may not get approved for these state funds. We need to look ahead to the future and the bigger picture. With state

funding most of this project to help with our infrastructure we need to look ahead at the future. Shane Sorensen said the width of the road on the Alpine will be smaller than Highland City side. Austin Roy said at first, we wanted bike lanes, but we saw how that would affect the neighborhood and changed to make the road width as small as possible but still gain more lanes. Shane Sorensen said once the city has funding, we could come back to City Council because spending the funds would need to be approved. Mayor Carla Merrill said approving the spending of the funds would not be a public hearing.

Motion: Jessica Smuin moved to approve Ordinance 2022-04 amendment to Design Standards and Subdivision Definitions as proposed. Kelli Law seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Jason Thelin
Greg Gordon
Kelli Law
Jessica Smuin
Lon Lott

I. Ordinance 2022-03: Accessory Structures and Swimming Pools

Austin Roy said the city's setbacks standards are divided into two separate categories, main buildings, and accessory buildings. Main buildings include homes, office buildings and barns. Accessory buildings include all other structures and building types. However, the code is not clear on how setbacks apply to structures that might not be defined as a building. For example, swimming pools, water slides, diving platforms, waterfalls, pergolas, etc. do not necessarily meet the definition of a building but they should still be regulated by setback standards.

Austin Roy said staff is recommending changes to the Development Code to make it more clear how setbacks apply to swimming pools and accessory structures. The language needs to be adjusted to include pool houses, sheds etc. Please see attached proposed ordinance for recommended changes. There are a few spots in the ordinance where we will still refer to accessory buildings if they are less than 200 square feet. We are adding some new language pertaining to swimming pools. Having your swimming pool in your backyard with the following set back and this would be in all the residential areas zones. Swimming pools would be ten feet of the rear and side property lines and 40-feet from a front property line. This would mean you would not be able to put your swimming pool in your front yard. Planning Commission held a public hearing and reviewed the proposed ordinance on February 15, 2022. The Planning Commission unanimously recommended approval of the ordinance as proposed.

Jason Thelin asked why 40 feet and not 30 feet. Shane Sorensen said the setback for the main building or home is 30-feet from property line. The ordinance has said 40-feet for a very long time. Jason Thelin said with a pool it is in the ground and not obstructing anyone's views and has to have a fence around it. Lon Lott said the ordinance we are voting on is not changing any setback its simply changing the verbiage of the definition of an accessory building. He would be willing to address setbacks at the next meeting. Austin Roy said right now for a swimming pool a homeowner could follow our exception criteria and try to get their pool closer to the property line. Shane Sorensen said this can be really tricky when applying the exception criteria to swimming pools. Greg Gordon said some residents are building pools and buildings right to the property line. Shane Sorensen said our appeal authority has the power to grant exceptions if they meet a certain criteria.

Dawn Young
542 Three Falls Drive

Dawn Young voiced concern that this new ordinance would affect the pool at her residence since she did not originally obtain a permit for her pool.

Austin Roy said no, this ordinance will affect any pool built from today forward. If the city has already accepted your application then you are locked in with the previous ordinance.

Tyler DeHart
267 Allegany Court

Tyler DeHart said you have said that front setbacks are to be 30 feet but if the widening of Canyon Crest happens my home will have an 18-foot setback. He asked if the city would change the ordinance to make the 18-foot setback ok.

Shane Sorensen said this would not be done by your choice because your front setback was changed. Craig Hall said her pool would become legal non-conforming.

Lon Lott pointed out an error on page 3 in Ordinance 2022-03 where it says swimming pools. On section B item 2 it says accessory buildings. If it is also referring to a pool the verbiage will need to change to accessory structures. The same error occurs on page 6, 10, 14 and 16 in every zone. Jason Thelin said he would be voting against the ordinance because of the 40-foot setback and would like to bring this back to the council at another meeting. He believes if we are concerned about water and landscaping, and someone wants to put an accessory structure on their property it means less watering.

Motion: Greg Gordon moved to approve Ordinance 2022-03 Accessory Structures and Swimming Pools amending the verbiage as follows: section B item 2 from “buildings” to “structures” change in every zone. Lon Lott seconded the motion. There were 4 Ayes and 1 Nays, as recorded below. The motion passed.

Ayes

Greg Gordon
Kelli Law
Jessica Smuin
Lon Lott

Nays

Jason Thelin

J. Ordinance 2022-05: Accessory Dwelling Unit Requirements

Austin Roy said in 2021 the Utah State Legislature updated the requirements for Accessory Dwelling Units (ADU's). Alpine City code needs to be updated to meet the new requirements from the state. Specifically, a municipality cannot limit the square footage of an ADU. Staff recommends updating the code to follow State requirements. The Planning Commission held a public hearing and reviewed the proposed ordinance on February 15, 2022. The Planning Commission unanimously recommended approval of the ordinance as proposed. new state code says every home can have an accessory apartments. To become completely compliant with the new state code we have Ordinance 2022-05. You are limited to one apartment per home and the home would need to be owner occupied.

Motion: Jason Thelin moved to approve Ordinance 2022-05 Accessory Dwelling Unit Requirements as proposed. Jessica Smuin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jason Thelin
Greg Gordon
Kelli Law
Jessica Smuin
Lon Lott

Nays

K. Ordinance 2022-07: Committees

Craig Hall said he was asked to conceptualize an idea to create the structure and terms of citizen advisor boards. The structure that we were suggesting for the council to adopt was to have one mission scope. Having one section that sets up the membership of the board, how they are appointed and their terms. Then have additional ordinances we could establish different committees. Each committee would have their responsibilities and scope of issues. We would not be organizing the committees tonight but just setting the structure for new committees.

Lon Lott asked which cities have this type of advisory boards. Craig Hall said Midvale, Holladay, Murray, South Jordan, and Riverton are just a few. Lon Lott asked if any of those cities require credentials or a citizen of the USA. Craig Hall said this ordinance state a committee member must be a residents of Alpine. He said Mayor Carla Merrill would appoint a member with the advice and consent of the council. Greg Gordon said he had noticed an Art Committee, Civil Service Committee, and Library Committee already in our city code. These committees have been disbanded. Craig Hall suggested renewing these committees with a new vision and mission. If we renew these committees and a lot of update would need to be done and we could adopt them by resolution. We could also delete them and start over again.

Jessica Smuin asked if there will be oversight with each committee when they setup their rules and procedures. Mayor Carla Merrill said she would have a City Council member assigned to each committee and that would be an oversight. Mayor Carla Merrill said this would be a generic template that the city can populate each new committees from. This

would save on legal fees. Jessica Smuin asked if the committees would be called boards or labeled differently. Craig Hall said if you adopt this tonight than this is our opportunity to change that. Kelli Law asked if each committee would have to meet once a month. Craig Hall said an Add Hawk Board such a cemetery board they should be meeting at least once a month. The Lambert Park Preservation Committee will come and go that is why it was done by executive order. When a meeting is held there will always need to be a quorum which is at least three members. Kelli Law said they need to meet more often or less often. Greg Gordon suggested committees could meet ten times in a year and have the wording "at least five members". Jason Thelin suggested meeting quarterly. If a committee member is doing a good job, why limit them to two terms on the committee.

Lon Lott asked what is the purpose of these new committees will be. Mayor Carla Merrill said to have more communities' involvement. The committees can come to the council with their recommendations. Lon Lott asked if this would relieve staff if there were research types of things they could do. Shane Sorensen voiced concern that having more committees will make more work for staff. Another concern would be that committee members would not know how the city works. Lon Lott asked what would be the cost to the city to post committee meetings for the residents to attend. Shane Sorensen said it would be free. Craig Hall said minutes would need to be taken at each meeting. We would post it on our city website, state public notice website, and at City Hall. Greg Gordon suggested the committees meet at least quarterly or six times a year.

Motion Jason Thelin moved to table items K and L until the next City Council meeting on March 8, 2022. Lon Lott seconded the motion. There were 2 Ayes and 3 Nays, as recorded below. The motion failed.

Ayes

Jason Thelin
Lon Lott

Nays

Greg Gordon
Kelli Law
Jessica Smuin

Motion: Greg Gordon moved to approve Ordinance 2022-07 establishing Creation of Advisory Boards including rules and guidelines for governance of the boards with the changes that citizens committees meet at least bi-monthly instead of at least monthly, each committee shall be composed of at least five members instead of five members and remove term limits. Jessica Smuin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jason Thelin
Greg Gordon
Kelli Law
Jessica Smuin
Lon Lott

Nays

L. Proposal for New City Website – Civic Plus

Jessica Smuin said city staff has been researching new website. We have come to the end of the process and have recommended Civic Plus. Total cost for the first year is \$19K and will be \$800 annually. We believe the value in the price difference with Revise will be worth it after our research.

Lon Lott asked what cost saving will we see by using someone else instead of Squarehook who we are using now. Jessica Smuin said what the city has right now for our website was \$99.99 per month and does not fit our needs. Jason Thelin said we would gain functionality with a new website. Greg Gordon said over a four-year period it is less than \$10K per year. Jessica Smuin said in the fourth year we get a complete redesign and that is built into the cost. Shane Sorensen said this would be a technology update for the budget and would not require an amended budget.

Motion: Kelli Law moved to approve Civic Plus as the city's new website provider as proposed. Jason Thelin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jason Thelin
Greg Gordon
Kelli Law
Jessica Smuin
Lon Lott

Nays

Motion: Lon Lott moved to extend the meeting at 9:10 pm. Greg Gordon seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Jason Thelin

Greg Gordon

Kelli Law

Jessica Smuin

Lon Lott

VII. STAFF REPORTS

Shane Sorensen

Shane Sorensen said he wanted to follow up from last City Council regarding the term of the PI (Pressurized Irrigation) bond. On the bond there is \$2.87 million plus \$155K in interest. The city's final payment will be in 2029.

Shane Sorensen said he and Mayor Carla Merrill will be meeting with Highland City's Mayor and LPPS (Lone Peak Public Safety) on Monday to discuss budget information. If any of the council member want to meet two at a time after our meeting to get updated on the discussion, we can arrange a time.

Chief Brian Gwilliam

Chief Brian Gwilliam said a private group of donors wanted to make a \$9000 donation to purchase vest for our officers. The department receives federal money for vests, we will purchase firearms and holsters instead. Shane Sorensen said with the 503 the city could accept more donations such as this.

VIII. COUNCIL COMMUNICATION

Jessica Smuin

Jessica Smuin said the Utah Division of State History is asking for a photo or rendering of the George Lambert Home. She is asking the residents if anyone has photos or drawing of the original Lambert Homestead via the Newslane.

Jessica Smuin said she is in the process of Website branding with Civic Plus.

Greg Gordon

Greg Gordon said he would like to look into applying for a cemetery grant that could help the city with the cemetery expansion.

Greg Gordon asked if the council had planned how they want the website to be used

Mayor Carla Merrill

Mayor Carla Merrill said in next month's Newslane, residents will be told how they can sign up to be informed and updated about Planning Commission, City Council, and Mayors Message, etc.

IX. EXECUTIVE SESSION:

None held

Motion: Lon Lott moved to adjourn. Jason Thelin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Jason Thelin

Greg Gordon

Kelli Law

Jessica Smuin

Lon Lott

Adjourned at 9:06 pm

DRAFT

ALPINE CITY
ESCROW BOND RELEASE FORM
Final Bond Release

Thru Period Ending: January 12, 2022

Whitby Woodlands Plat H
Location: 290 N Deerfield Drive

BOND HOLDER

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Concrete Washout	1	LS @	\$1,500.00	\$1,500.00	5.0%	100.0%	\$ 75.00
CULINARY WATER							
1" CTS Poly Culinary Water Services	1	EACH @	\$12,000.00	\$12,000.00	5.0%	100.0%	\$ 600.00
ROADWAY IMPROVEMENTS							
Sidewalk Prep (6" roadbase)	1,315	SF @	\$1.25	\$1,643.75	5.0%	100.0%	\$ 82.19
Sidewalk (5" thick)	1,315	SF @	\$4.75	\$6,246.25	5.0%	100.0%	\$ 312.31
BASE BID TOTAL				\$ 21,390.00	Previously Released: \$ 20,320.50		
10% Warranty Amount				\$ 2,139.00			
TOTAL BOND AMOUNT				\$ 23,529.00	This Release: \$ 1,069.50		
Total Released to Date				\$ 21,390.00			
TOTAL BOND REMAINING (WARRANTY AMOUNT)				\$ 2,139.00			


** 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.

Elden Andrus
Developer

Date

Carla Merrill
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

1/12/2022

Date

City Council
(by Bonnie Cooper - City Recorder)

Date

ALPINE CITY

RESOLUTION NO. R2022-15

**A RESOLUTION ADOPTING VOTER PARTICIPATION AREAS FOR
ALPINE CITY**

WHEREAS, in 2019, the Utah State Legislature required cities with a population over 10,000 to divide the city into four voter participation areas; and

WHEREAS, Alpine City is now over 10,000 population; and

WHEREAS, Utah Code outlines the purpose of the voter participation areas related to local initiatives and referendums; and

WHEREAS, Utah County has provided the City with a voter participation area map; and

WHEREAS, the City Council has taken the opportunity to review the voter participation area maps and provided by Utah County; and

WHEREAS, the City Council finds it is in the best interest of the municipality and the general health, safety and welfare of the public that the voter participation maps and this Resolution should be passed.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF ALPINE CITY AS FOLLOWS:

That the voter participation maps attached as Exhibit A are adopted and this Resolution shall take effect immediately.

PASSED AND APPROVED this ____ day of March 2022.

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea ____ Nay ____
Lon Lott	Yea ____ Nay ____
Jason Thelin	Yea ____ Nay ____
Kelli Law	Yea ____ Nay ____
Greg Gordon	Yea ____ Nay ____

ATTEST:

Bonnie Cooper
City Recorder

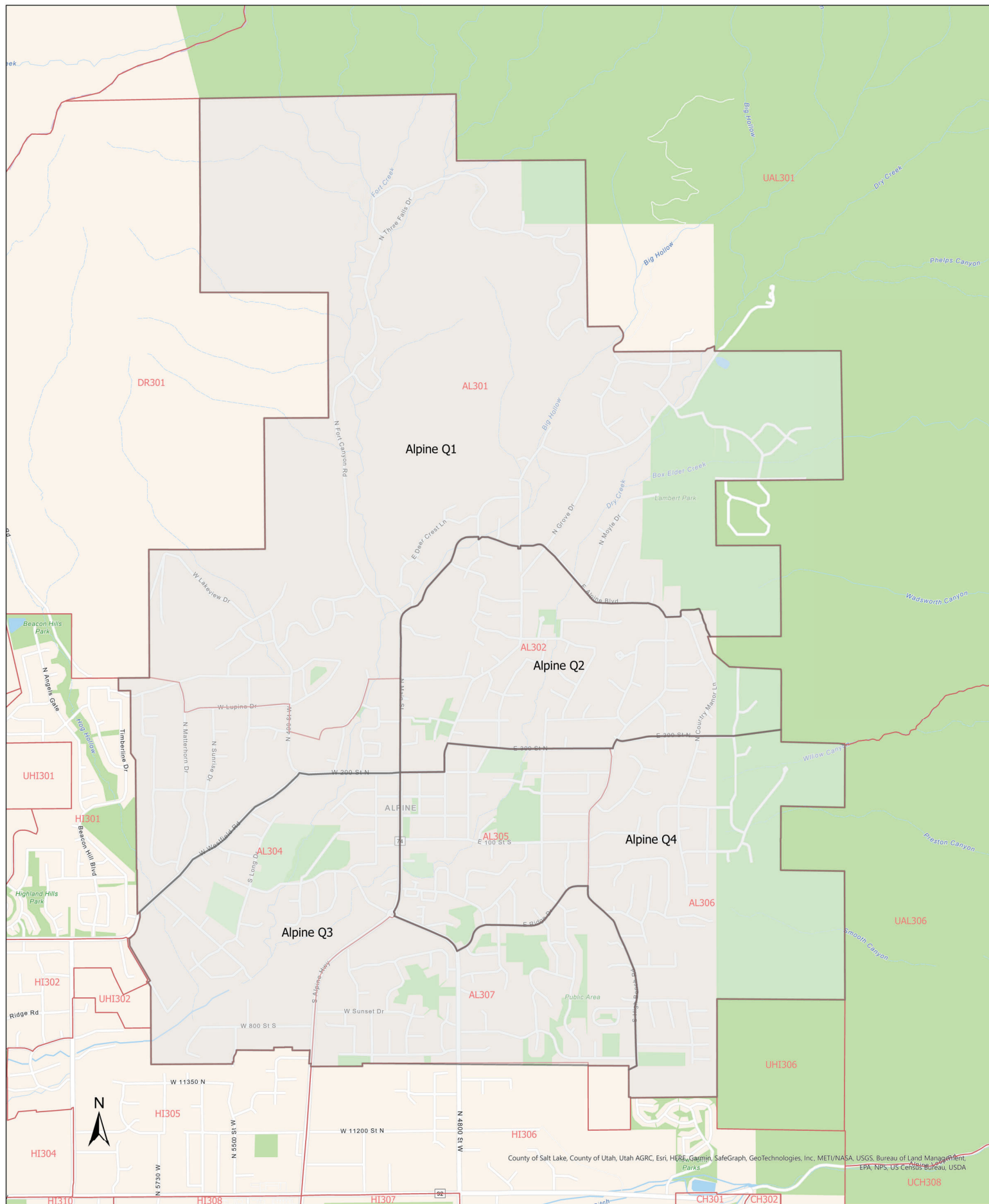
DEPOSITED in the office of the City Recorder this ____ day of March 2022.

RECORDED this ____ day of March 2022.

Alpine City Voter Participation Areas - 2022

Utah Count Clerk/Auditor
100 E Center St, Rm 3100
Provo, UT 84606
(801) 851-8128

Map Date: 2/7/2022



RESOLUTION No. R2022-16

**A RESOLUTION APPROVING THE 2021 MUNICIPAL WASTEWATER PLANNING PROGRAM
OF ALPINE CITY**

WHEREAS, the Utah Division of Water Quality requires the City to complete an annual municipal wastewater planning program survey; and

WHEREAS, the City Council has reviewed the program survey for the year 2021 and approve it;

WHEREAS, the City Council has met in regular session to consider approval of the program survey.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it approves the 2021 Municipal Wastewater Planning Program as prepared.

PASSED AND APPROVED this 22nd day of March, 2022.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

VOTING:

Jessica Smuin	Yea	___	Nay	___
Lon Lott	Yea	___	Nay	___
Kelli Law	Yea	___	Nay	___
Jason Thelin	Yea	___	Nay	___
Greg Gordon	Yea	___	Nay	___

ATTEST:

Bonnie Cooper
City Recorder

DEPOSITED in the office of the City Recorder this 22nd day of March, 2022.

RECORDED this 22nd day of March, 2022.

Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2021
ALPINE CITY

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

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

Below is a summary of your responses

[Download PDF](#)

SUBMIT BY APRIL 15, 2022

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

☒ **Yes**

☐ **No**

This is the current information recorded for your facility:

Facility Name:	ALPINE CITY
Contact - First Name:	Shane
Contact - Last Name:	Sorensen
Contact - Title	City Admin / PW Dir.
Contact - Email:	shane.sorensen@alpinecity.org

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

Is this information above complete and correct?

☒ **Yes**

☐ No

Your wastewater system is described as Collection & Financial:

Classification: COLLECTION

Grade: II

(if applicable)

Classification: -

Grade: -

Is this correct?

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

☒ **Yes**

☐ No

Click on a link below to view a previous year's examples of sections in the survey:

(Your wastewater system is described as Collection & Financial)

[MWPP Collection System.pdf](#)

[MWPP Discharging Lagoon.pdf](#)

[MWPP Financial Evaluation.pdf](#)

[MWPP Mechanical Plant.pdf](#)

[MWPP Non-Discharging Lagoon.pdf](#)

Will multiple people be required to fill out this form?

☐ Yes

☒ No

Financial Evaluation Section

Form completed by:

Shane L. Sorensen, P.E.

Part I: GENERAL QUESTIONS

Yes

No

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

☒

☐

Yes

No

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

☒

☐

Are Debt Service Reserve Fund⁶ requirements being met?

☒

☐

What was the annual average User Charge¹⁶ for 2021?

30.52

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

☒ Yes

Part II: OPERATING REVENUES AND RESERVES

	Yes	No
Are property taxes or other assessments applied to the sewer systems ¹⁵ ?	<input type="radio"/>	<input checked="" type="radio"/>
Are sewer revenues ¹⁴ sufficient to cover operations & maintenance costs ⁹ , and repair & replacement costs ¹² (OM&R) at this time?	<input checked="" type="radio"/>	<input type="radio"/>
Are projected sewer revenues sufficient to cover OM&R costs for the <i>next five years</i> ?	<input checked="" type="radio"/>	<input type="radio"/>
Does the sewer system have sufficient staff to provide proper OM&R?	<input checked="" type="radio"/>	<input type="radio"/>
Has a repair and replacement sinking fund ¹³ been established for the sewer system?	<input checked="" type="radio"/>	<input type="radio"/>
Is the repair & replacement sinking fund sufficient to meet anticipated needs?	<input checked="" type="radio"/>	<input type="radio"/>

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

	Yes	No
Are sewer revenues sufficient to cover all costs of current capital improvements ³ projects?	<input checked="" type="radio"/>	<input type="radio"/>
Has a Capital Improvements Reserve Fund ⁴ been established to provide for anticipated	<input checked="" type="radio"/>	<input type="radio"/>

capital improvement projects?

Yes

No

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

☒☐

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

☒☐

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

☒☐

Part IV: FISCAL SUSTAINABILITY REVIEW

Yes

No

Have you completed a Rate Study¹¹ within the last five years?

☐☒

Do you charge Impact fees⁸?

☒☐

2021 Impact Fee (if not a flat fee, use average of all collected fees) =

492.66

Yes

No

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

☐☒

Do you maintain a Plan of Operations¹⁰?

☒☐

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

☐☒

In what year was the Capital Facility Plan last updated?

2014. Capital facilities plan update is being worked on now.

Yes

No

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



Describe the Asset Management System (check all that apply)

☒ **Spreadsheet**

☒ **GIS**

☐ Accounting Software

☐ Specialized Software

☐ Other

Yes

No

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



2021 Replacement Cost =

7,580,000

Yes

No

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



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

Yes



No



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

151,600

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost Please enter a valid numerical value	Purpose of Improvements		
		Replace/Restore	New Technology	Increase Capacity
2022	100,000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2022 thru 2026	100,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2027 thru 2031	100,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2032 thru 2036	100,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2037 thru 2041	100,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This is the end of the Financial questions

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

☒ Yes

Form completed by:
May Receive Continuing Education /units (CEUs)

Shane L. Sorensen, P.E.

Part I: SYSTEM DESCRIPTION

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

18

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

10

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

61.75

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

1

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

400

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

☐ Yes

☒ No

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

1979

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

1979

PART II: DISCHARGES

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

0

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

0

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

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

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

(e) discharges to Waters of the state.

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

Below include the number of SSOs that occurred in year: 2021

Number

Number of Class 1 SSOs in Calendar year

0

Number of Class 2 SSOs in Calendar year

0

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

N/A

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

N/A

Part III: NEW DEVELOPMENT

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

☐ Yes

☒ No

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

☐ Yes

☒ No

Number of new commercial/industrial connections in the last year

0

Number of new residential sewer connections added in the last year

76

Equivalent residential connections⁷ served

3044

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?


4

Approximate population served

10,501

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

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

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

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

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

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

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

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

☒ Yes

☐ No

Part V: FACILITY MAINTENANCE

	Yes	No
Have you implemented a preventative maintenance program for your collection system?	<input checked="" type="radio"/>	<input type="radio"/>
Have you updated the collection system operations and maintenance manual within the past 5 years?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have a written emergency response plan for sewer systems?	<input checked="" type="radio"/>	<input type="radio"/>
Do you have a written safety plan for sewer systems?	<input checked="" type="radio"/>	<input type="radio"/>
Is the entire collections system TV inspected at least every 5 years?	<input checked="" type="radio"/>	<input type="radio"/>
Is at least 85% of the collections system mapped in GIS?	<input checked="" type="radio"/>	<input type="radio"/>

Part VI: SSMP EVALUATION

	Yes	No
Has your system completed a Sewer System Management Plan (SSMP)?	<input checked="" type="radio"/>	<input type="radio"/>
Has the SSMP been adopted by the permittee's governing body at a public meeting?	<input checked="" type="radio"/>	<input type="radio"/>

Has the completed SSMP been public noticed?

☒ Yes

☐ No

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

☐

☒

Date of Public Notice

03/18/2022

During 2021, was any part of the SSMP audited as part of the five year audit?

☐ Yes

☒ No

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

☒ Yes

☐ No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

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

System is in excellent condition.

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

General maintenance.

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

None.

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

☒ **Yes**

☐ No

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

☒ **100% Covered**

☐ Partially cover

☐ Does not pay

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

☒ **Yes**

☐ No

Any additional comments?

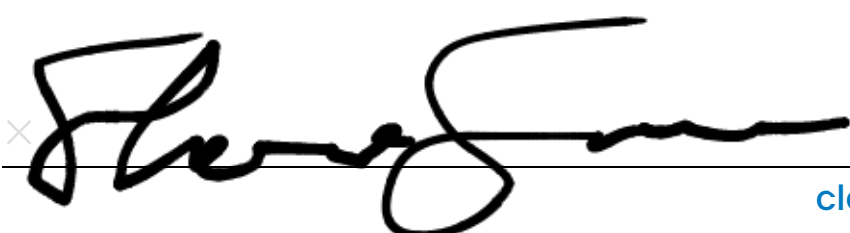
None

This is the end of the Collections System questions

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

☒ Yes

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

 clear

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

☐ Yes

☒ No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

03/22/2022

Please log in.

Email

PIN

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

Powered by Qualtrics 

Memo



To: Contractors
From: Jed Muhlestein, P.E. *JM*
City Engineer
Date: March 1, 2022
Subject: Invitation to Bid – 2022 Miscellaneous Concrete Work Project

Alpine City is soliciting bids by invitation for 2022 Miscellaneous Concrete Work Project. The project consists primarily of installing new sections of sidewalk that have settled or been damaged in some manner that has created a trip hazard. Some curb and gutter replacement and other miscellaneous concrete flatwork may also be included in the project. **The City plans to remove the damaged sections and prepare the area for concrete work. The contractor would be required to do all work associated with installing the new concrete (i.e. – setting forms, ordering the concrete, placing and finishing concrete).**

We plan to bid the project with unit prices and then give the successful bidder a list of addresses showing locations where the concrete work will be located. The work could be at different times during the year, after the project is bid. The majority of the work will be sidewalk replacements. The sidewalks will be at various locations throughout the City. However, we will try to group various replacements in an area to promote efficiency. The City has budgeted up to a minimum of \$35,000 for this project.

The successful bidder will be given the option to renew the contract, up to four years (through 2026), with adjustments made to the unit prices bid to adjust to current material pricing. Both the city and contractor must agree upon updated prices for the contract to be renewed.

No plans have been prepared for this project. Following is a scope of work to be included in this contract:

- Install new 5-inch sidewalk
- Install 24-inch curb and gutter
- Saw Cutting

We anticipate that narrow forms (1"x__" or less) will be used to form sidewalks and curb and gutter where there is existing landscaping to minimize disruption to the landscaping. The contractor will be responsible to repair any damage to landscaping caused by his crews (or subs) beyond what is reasonably disrupted by concrete formwork done using this method. The concrete mix design shall provide a minimum 28-day strength of 4,000 psi. If any work is required in cold weather, the City will pay the extra cost of a cold weather mix.

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

It will be the responsibility of the contractor to keep work areas safe. Sidewalks will be required to be poured in a timely manner after the damaged sections have been removed and prepped by the City. The City expects the work to be completed within two weeks from the time the areas have been prepped for the contractor. The City will do the prep work and final landscape repair (see paragraph above regarding landscape repair). Notice will be given to the Contractor when the city plans to prepare the areas for concrete work and then again when the areas have been prepped and are ready. The City will use barricades, cones, or other methods to warn pedestrians that sidewalks are under construction. If these barricades need moved for the work to be performed, the Contractor is expected to replace them and protect said work until it has reached a cure strength sufficient for the expected use. This time period should be no shorter than 24-hours and no longer than 28-days.

Prior to construction, proof of workman's compensation, certificate of insurance, and a W9 will be required. Prior to payment for work complete, lien releases from suppliers will be required.

After obtaining the units prices bid, and determining the sidewalks that will be replaced, the City will negotiate a completion schedule with the contractor. Bids must be submitted on the attached bid schedule by 1:00 P.M., Monday, March 21st, 2022, to the following:

Alpine City
2022 Miscellaneous Concrete Work Project
Attn: Jed Muhlestein
20 N Main
Alpine, UT 84004

Or emailed to
jed@alpinecity.org by the same time and date specified above.

Mailed or emailed bids will be accepted. A formal bid opening will not be held. We anticipate that an award will be made at the March 22, 2022 City Council Meeting. For questions concerning the project, contact Jed Muhlestein at (801) 756-6347 x116 or 801-473-0076.

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

BID SCHEDULE

ITEM NO.	DESCRIPTION	QUANTITY*	UNITS	UNIT PRICE
1	5-inch sidewalk replacement	1	SF	
2	24-inch curb and gutter replacement	1	LF	
3	ADA Panel (2'x4')	1	EA	

*Please indicate price per square foot, per each, or linear foot, total quantity will be calculated after the project is awarded. Projects with items not included in the list will be negotiated with the successful contractor.

ATTEST:

Utah License No.

Respectfully Submitted:

Company

Signature

Address

Name and Title

Date

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

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
FEBRUARY 28, 2022

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	235,913.79
01-1112	XPRESS BILL PAY	18,722.97
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	19,287,506.91
TOTAL COMBINED CASH		19,543,143.67
01-1190	CASH - ALLOCATION TO OTHER FUN	(19,543,143.67)

TOTAL GENERAL FUND CASH .00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	3,722,877.63
11	ALLOCATION TO CLASS C ROADS	934,207.54
15	ALLOCATION TO RECREATION IMPACT FEES	804,920.41
16	ALLOCATION TO STREET IMPACT FEES	455,839.08
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	4,394,407.88
51	ALLOCATION TO WATER FUND	2,749,513.86
52	ALLOCATION TO SEWER FUND	2,510,004.33
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	856,278.39
56	ALLOCATION TO STORM DRAIN FUND	709,207.03
70	ALLOCATION TO TRUST AND AGENCY FUND	718,815.30
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	689,875.99
81	ALLOCATION TO WATER IMPACT FEES	496,622.91
82	ALLOCATION TO SEWER IMPACT FEES	152,161.76
85	ALLOCATION TO PI IMPACT FEES	170,291.86
86	ALLOCATION TO STORM DRAIN IMPACT FEES	178,119.70

TOTAL ALLOCATIONS TO OTHER FUNDS 19,543,143.67
ALLOCATION FROM COMBINED CASH FUND - 01-1190 (19,543,143.67)

ZERO PROOF IF ALLOCATIONS BALANCE .00

ALPINE CITY CORPORATION

BALANCE SHEET

FEBRUARY 28, 2022

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	3,722,877.63	
10-1309	DEFERRED PROPERTY TAXES REC	1,817,889.68	
10-1311	ACCOUNTS RECEIVABLE	64,084.28	
10-1561	PREPAID EXPENSES	529.00	
	TOTAL ASSETS		5,605,380.59

LIABILITIES AND EQUITYLIABILITIES

10-2124	ARPA FUNDS COLLECTED IN ADV	621,222.50	
10-2131	ACCOUNTS PAYABLE	12.28	
10-2211	WAGES PAYABLE	8,412.00	
10-2223	STATE WITHHOLDING PAYABLE	(11.44)	
10-2225	ULGT PAYABLE	27,399.20	
10-2228	GARNISHMENT PAYABLE	.04	
10-2229	WORKERS COMP PAYABLE	5,385.21	
10-2400	UNEARNED REVENUE	1,817,889.00	
	TOTAL LIABILITIES		2,480,308.79

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2980	BALANCE BEGINNING OF YEAR	2,159,789.74	
	REVENUE OVER EXPENDITURES - YTD	965,282.06	
	BALANCE - CURRENT DATE	3,125,071.80	
	TOTAL FUND EQUITY		3,125,071.80
	TOTAL LIABILITIES AND EQUITY		5,605,380.59

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	34,087.30	1,811,136.51	2,200,000.00	388,863.49	82.3
10-31-20 REDEMPTION TAXES	46,644.45	165,774.74	160,000.00	(5,774.74)	103.6
10-31-30 GENERAL SALES AND USE TAXES	207,614.23	997,791.13	1,675,000.00	677,208.87	59.6
10-31-31 MOTOR VEHICLE TAXES	9,645.10	72,246.12	120,000.00	47,753.88	60.2
10-31-40 FRANCHISE FEES	55,895.74	330,741.74	700,000.00	369,258.26	47.3
10-31-90 PENALTIES & INT. ON DELINQUENT	283.40	1,762.50	4,000.00	2,237.50	44.1
TOTAL TAXES	354,170.22	3,379,452.74	4,859,000.00	1,479,547.26	69.6
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	9,200.00	16,550.00	25,000.00	8,450.00	66.2
10-32-20 PLAN CHECK FEES	14,558.00	160,497.66	225,000.00	64,502.34	71.3
10-32-21 BUILDING PERMITS	26,742.82	278,605.20	400,000.00	121,394.80	69.7
10-32-22 BUILDING PERMIT ASSESSMENT	273.43	5,266.79	5,000.00	(266.79)	105.3
TOTAL LICENSES AND PERMITS	50,774.25	460,919.65	655,000.00	194,080.35	70.4
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42 MUNICIPAL RECREATION GRANT	.00	.00	4,964.00	4,964.00	.0
10-33-50 ARPA GRANT	.00	.00	621,222.50	621,222.50	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	626,186.50	626,186.50	.0
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	500.00	20,307.00	30,000.00	9,693.00	67.7
10-34-14 ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15 SALE OF MAPS AND PUBLICATIONS	.00	90.00	250.00	160.00	36.0
10-34-22 PUBLIC SAFETY DISTRICT RENTAL	.00	19,258.00	38,516.00	19,258.00	50.0
10-34-40 WASTE COLLECTION SALES	56,625.55	450,553.36	625,000.00	174,446.64	72.1
10-34-69 YOUTH COUNCIL	.00	433.00	.00	(433.00)	.0
10-34-81 SALE OF CEMETERY LOTS	.00	5,663.75	7,500.00	1,836.25	75.5
10-34-83 BURIAL FEES	2,350.00	32,950.00	50,000.00	17,050.00	65.9
TOTAL CHARGES FOR SERVICES	59,475.55	529,255.11	751,766.00	222,510.89	70.4
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	.00	3,165.00	25,000.00	21,835.00	12.7
10-35-15 OTHER FINES	3,553.90	27,102.66	40,000.00	12,897.34	67.8
10-35-16 TRAFFIC SCHOOL	.00	1,260.00	7,500.00	6,240.00	16.8
TOTAL FINES AND FORFEITURES	3,553.90	31,527.66	72,500.00	40,972.34	43.5

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-20 RENTS AND CONCESSIONS	9,495.00	24,265.00	65,000.00	40,735.00	37.3
TOTAL RENTS AND OTHER REVENUE	9,495.00	24,265.00	65,000.00	40,735.00	37.3
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	6,981.32	44,264.93	50,000.00	5,735.07	88.5
10-38-17 ALPINE DAYS REVENUE	.00	71,419.78	85,000.00	13,580.22	84.0
10-38-18 RODEO REVENUE	.00	15,783.00	20,000.00	4,217.00	78.9
10-38-50 BICENTENNIAL BOOKS	40.00	520.00	500.00	(20.00)	104.0
10-38-90 SUNDRY REVENUES	4,323.20	50,044.79	45,000.00	(5,044.79)	111.2
TOTAL INTEREST AND MISC REVENUE	11,344.52	182,032.50	200,500.00	18,467.50	90.8
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,790.82	22,256.21	35,000.00	12,743.79	63.6
TOTAL TRANSFERS AND CONTRIBUTIONS	2,790.82	22,256.21	35,000.00	12,743.79	63.6
TOTAL FUND REVENUE	491,604.26	4,629,708.87	7,264,952.50	2,635,243.63	63.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	15,009.60	147,465.03	220,000.00	72,534.97	67.0
10-41-13 EMPLOYEE BENEFITS	6,942.77	58,232.20	92,900.00	34,667.80	62.7
10-41-14 OVERTIME WAGES	.00	.00	1,500.00	1,500.00	.0
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	12,275.38	21,000.00	8,724.62	58.5
10-41-22 PUBLIC NOTICES	.00	926.31	4,500.00	3,573.69	20.6
10-41-23 TRAVEL	969.50	1,818.46	2,500.00	681.54	72.7
10-41-24 OFFICE SUPPLIES & POSTAGE	1,656.24	9,403.33	15,000.00	5,596.67	62.7
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	.00 (	71.11)	1,500.00	1,571.11 (	4.7)
10-41-28 TELEPHONE	389.62	2,868.11	5,500.00	2,631.89	52.2
10-41-30 PROFESSIONAL SERVICES	595.00	13,412.50	60,000.00	46,587.50	22.4
10-41-33 EDUCATION	532.56	2,584.09	500.00 (	2,084.09)	516.8
10-41-46 COUNCIL DISCRETIONARY FUND	1,920.44	8,594.01	15,000.00	6,405.99	57.3
10-41-47 MAYOR DISCRETIONARY FUND	.00	97.50	8,000.00	7,902.50	1.2
10-41-51 INSURANCE	307.17	9,645.31	10,000.00	354.69	96.5
10-41-63 OTHER SERVICES	.00	.00	500.00	500.00	.0
10-41-64 OTHER EXPENSES	.00	14,508.77	4,000.00 (	10,508.77)	362.7
10-41-73 CAPITAL OUTLAY -ARPA GRANT	.00	.00	621,222.50	621,222.50	.0
TOTAL ADMINISTRATION	28,322.90	281,759.89	1,083,622.50	801,862.61	26.0

COURT

10-42-24 OFFICE EXPENSE & POSTAGE	2,537.36	19,051.35	35,000.00	15,948.65	54.4
10-42-31 PROFESSIONAL SERVICES	2,517.81	24,118.48	40,000.00	15,881.52	60.3
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	879.60	9,233.47	25,000.00	15,766.53	36.9
TOTAL COURT	5,934.77	52,403.30	100,200.00	47,796.70	52.3

TREASURER

10-43-11 SALARIES & WAGES	1,254.69	11,030.01	16,200.00	5,169.99	68.1
10-43-13 EMPLOYEE BENEFITS	838.89	6,720.65	9,800.00	3,079.35	68.6
10-43-14 OVERTIME WAGES	233.53	1,571.86	750.00 (	821.86)	209.6
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	158.61	1,058.86	1,200.00	141.14	88.2
10-43-23 TRAVEL	.00	.00	750.00	750.00	.0
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-43-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00 (	21.92)	.00	21.92	.0
10-43-31 PROFESSIONAL & TECHNICAL	300.00	3,300.00	5,200.00	1,900.00	63.5
10-43-33 EDUCATION	.00	.00	500.00	500.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	10,400.00	13,000.00	2,600.00	80.0
TOTAL TREASURER	2,785.72	34,059.46	47,650.00	13,590.54	71.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	.00	.00	500.00	500.00	.0
10-50-62 MISCELLANEOUS SERVICES	.00	27,584.84	31,950.00	4,365.16	86.3
TOTAL ELECTIONS	.00	27,584.84	32,450.00	4,865.16	85.0
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	1,110.41	4,752.89	7,000.00	2,247.11	67.9
10-52-27 UTILITIES	2,259.97	9,483.73	18,000.00	8,516.27	52.7
10-52-51 INSURANCE	154.17	8,315.56	9,000.00	684.44	92.4
10-52-63 OTHER SERVICES	943.00	7,555.48	15,000.00	7,444.52	50.4
10-52-72 CAPITAL OUTLAY BUILDINGS	8,712.99	56,201.88	550,000.00	493,798.12	10.2
TOTAL GOVERNMENT BUILDINGS	13,180.54	86,309.54	599,000.00	512,690.46	14.4
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	101,681.00	813,448.00	1,220,168.00	406,720.00	66.7
10-57-63 FIRE-PROFESSIONAL SERVICE	92,348.00	738,784.00	1,108,175.00	369,391.00	66.7
10-57-72 ADMINISTRATION	7,030.00	56,983.00	94,115.00	37,132.00	60.6
TOTAL EMERGENCY SERVICES	201,059.00	1,609,215.00	2,422,458.00	813,243.00	66.4
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	3,077.60	26,172.20	40,100.00	13,927.80	65.3
10-58-13 EMPLOYEE BENEFITS	1,626.18	13,029.21	20,100.00	7,070.79	64.8
10-58-14 OVERTIME WAGES	.00	.00	500.00	500.00	.0
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
10-58-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	(19.23)	.00	19.23	.0
10-58-28 TELEPHONE	45.00	382.50	1,000.00	617.50	38.3
10-58-29 CONTRACT/BUILDING INSPECTOR	8,080.00	60,636.75	90,000.00	29,363.25	67.4
10-58-51 INSURANCE & SURETY BONDS	154.17	8,315.56	10,000.00	1,684.44	83.2
10-58-65 BUILDING PERMIT SURCHARGE	.00	2,039.09	2,500.00	460.91	81.6
TOTAL BUILDING INSPECTION	12,982.95	110,556.08	165,200.00	54,643.92	66.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	7,160.29	67,866.19	118,600.00	50,733.81	57.2
10-59-13 EMPLOYEE BENEFITS	4,697.57	38,502.30	58,300.00	19,797.70	66.0
10-59-14 OVERTIME WAGES	.00	808.83	1,000.00	191.17	80.9
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	64.28	1,000.00	935.72	6.4
10-59-23 TRAVEL	.00	159.04	1,500.00	1,340.96	10.6
10-59-24 OFFICE SUPPLIES & POSTAGE	.00	113.00	1,500.00	1,387.00	7.5
10-59-30 PROFESSIONAL SERVICES	6,581.25	42,315.16	45,000.00	2,684.84	94.0
10-59-31 LEGAL SERVICES FOR SUBDIVIS	.00	1,261.61	20,000.00	18,738.39	6.3
10-59-34 EDUCATION	.00	620.00	750.00	130.00	82.7
TOTAL PLANNING & ZONING	18,439.11	151,710.41	247,650.00	95,939.59	61.3
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	7,138.09	62,005.68	92,900.00	30,894.32	66.7
10-60-13 EMPLOYEE BENEFITS	4,979.27	41,497.42	58,900.00	17,402.58	70.5
10-60-14 OVERTIME WAGES	192.12	7,638.29	6,300.00	(1,338.29)	121.2
10-60-15 ON CALL WAGES	417.44	1,727.96	5,450.00	3,722.04	31.7
10-60-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-60-24 OFFICE SUPPLIES & POSTAGE	.00	.00	400.00	400.00	.0
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	3,428.51	46,493.92	42,000.00	(4,493.92)	110.7
10-60-26 STREET SUPPLIES AND MAINTENANC	2,506.86	30,495.36	65,000.00	34,504.64	46.9
10-60-27 UTILITIES	6.01	41.98	500.00	458.02	8.4
10-60-28 TELEPHONE	193.75	1,465.91	900.00	(565.91)	162.9
10-60-29 POWER - STREET LIGHTS	4,484.94	31,315.39	50,000.00	18,684.61	62.6
10-60-51 INSURANCE	154.17	8,315.56	10,000.00	1,684.44	83.2
10-60-63 OTHER SERVICES	3,919.63	5,551.11	12,000.00	6,448.89	46.3
10-60-64 OTHER EXPENSES	357.22	5,821.35	3,500.00	(2,321.35)	166.3
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	.00	113,938.00	216,500.00	102,562.00	52.6
10-60-74 CAPITAL OUTLAY - EQUIPMENT	.00	160,649.33	172,274.00	11,624.67	93.3
TOTAL STREETS	27,778.01	516,957.26	737,624.00	220,666.74	70.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	3,748.00	37,665.08	48,800.00	11,134.92	77.2
10-70-12 WAGES TEMPORARY EMPLOYEES	.00	19,285.28	33,400.00	14,114.72	57.7
10-70-13 EMPLOYEE BENEFITS	2,528.71	23,090.05	33,100.00	10,009.95	69.8
10-70-14 OVERTIME WAGES	.00	1,350.39	1,250.00	(100.39)	108.0
10-70-23 TRAVEL	.00	100.46	1,000.00	899.54	10.1
10-70-24 OFFICE SUPPLIES & POSTAGE	49.08	1,456.23	1,500.00	43.77	97.1
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	3,062.27	12,594.00	25,000.00	12,406.00	50.4
10-70-26 BUILDING AND GROUNDS SUPPLIES	1,419.59	20,886.55	40,000.00	19,113.45	52.2
10-70-27 UTILITIES	5,467.44	40,846.05	65,000.00	24,153.95	62.8
10-70-28 TELEPHONE	186.25	1,402.16	1,000.00	(402.16)	140.2
10-70-51 INSURANCE & SURETY BONDS	154.17	8,315.56	10,500.00	2,184.44	79.2
10-70-60 RODEO	.00	31,274.60	30,000.00	(1,274.60)	104.3
10-70-64 OTHER EXPENSES	150.00	20,935.18	26,500.00	5,564.82	79.0
10-70-65 ALPINE DAYS	.00	70,438.26	115,000.00	44,561.74	61.3
10-70-67 MOYLE PARK	162.23	2,950.04	9,000.00	6,049.96	32.8
10-70-68 LIBRARY	825.00	7,115.00	11,500.00	4,385.00	61.9
10-70-69 YOUTH COUNCIL	.00	1,889.49	5,500.00	3,610.51	34.4
10-70-70 BOOK MOBILE	.00	13,596.00	13,596.00	.00	100.0
10-70-71 TRAILS	10.00	70.00	5,000.00	4,930.00	1.4
TOTAL PARKS & RECREATION	17,762.74	315,260.38	476,646.00	161,385.62	66.1

CEMETERY

10-77-11 SALARIES & WAGES	3,748.00	37,665.01	48,800.00	11,134.99	77.2
10-77-12 WAGES TEMPORARY EMPLOYEE	.00	19,285.26	33,400.00	14,114.74	57.7
10-77-13 EMPLOYEE BENEFITS	2,528.59	23,088.65	33,100.00	10,011.35	69.8
10-77-14 OVERTIME WAGES	.00	1,350.39	1,250.00	(100.39)	108.0
10-77-23 TRAVEL	.00	.00	500.00	500.00	.0
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	2,874.11	5,740.69	12,000.00	6,259.31	47.8
10-77-26 BUILDING AND GROUNDS	222.68	2,306.72	12,000.00	9,693.28	19.2
10-77-27 CEMETERY PAVING	446.56	3,572.48	.00	(3,572.48)	.0
10-77-28 TELEPHONE	40.00	340.00	850.00	510.00	40.0
10-77-51 INSURANCE & SURETY BONDS	154.17	8,315.56	10,000.00	1,684.44	83.2
10-77-63 OTHER SERVICES	11.98	97.97	12,000.00	11,902.03	.8
TOTAL CEMETERY	10,026.09	101,762.73	164,150.00	62,387.27	62.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	3,344.98	29,040.53	42,100.00	13,059.47	69.0
10-82-13 EMPLOYEE BENEFITS	2,157.39	18,342.22	25,900.00	7,557.78	70.8
10-82-14 OVERTIME WAGES	136.24	991.97	450.00	(541.97)	220.4
10-82-24 OFFICE SUPPLIES & POSTAGE	406.83	3,206.54	3,600.00	393.46	89.1
10-82-28 TELEPHONE	15.00	127.50	150.00	22.50	85.0
10-82-31 PROFESSIONAL & TECHNICAL	300.00	3,300.00	4,800.00	1,500.00	68.8
10-82-34 TECHNOLOGY UPDATE	559.32	3,801.76	5,000.00	1,198.24	76.0
10-82-61 TIPPING FEES	9,510.55	89,653.21	161,000.00	71,346.79	55.7
10-82-62 WASTE PICKUP CONTRACT	30,961.68	215,448.16	365,000.00	149,551.84	59.0
10-82-64 OTHER EXPENSES	191.21	1,659.68	2,000.00	340.32	83.0
10-82-65 CITY CLEANUP PROJECTS	.00	6,085.80	.00	(6,085.80)	.0
TOTAL GARBAGE	47,583.20	371,657.37	610,000.00	238,342.63	60.9
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	560.03	4,238.58	20,000.00	15,761.42	21.2
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	553,302.00	553,302.00	.0
10-99-82 EMERGENCY PREP	.00	951.97	5,000.00	4,048.03	19.0
TOTAL MISCELLANEOUS	560.03	5,190.55	578,302.00	573,111.45	.9
TOTAL FUND EXPENDITURES	386,415.06	3,664,426.81	7,264,952.50	3,600,525.69	50.4
NET REVENUE OVER EXPENDITURES	105,189.20	965,282.06	.00	(965,282.06)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

CLASS C ROADS

ASSETS

11-1190	CASH - ALLOCATION FROM GENERAL		934,207.54	
	TOTAL ASSETS			934,207.54

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
11-2980	BALANCE BEGINNING OF YEAR	1,217,662.73		
	REVENUE OVER EXPENDITURES - YTD	(283,455.19)		
	BALANCE - CURRENT DATE		934,207.54	
	TOTAL FUND EQUITY			934,207.54
	TOTAL LIABILITIES AND EQUITY			934,207.54

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	.00	244,258.53	440,000.00	195,741.47	55.5
11-33-60 MASS TRANSIT	19,413.87	93,519.23	120,000.00	26,480.77	77.9
TOTAL SOURCE 33	19,413.87	337,777.76	560,000.00	222,222.24	60.3
<u>INTEREST AND MISC REVENUE</u>					
11-38-10 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
11-38-90 MISCELLANEOUS	.00	25.00	.00	(25.00)	.0
TOTAL INTEREST AND MISC REVENUE	.00	25.00	10,000.00	9,975.00	.3
<u>TRANSFERS AND CONTRIBUTIONS</u>					
11-39-10 FUND BALANCE APPROPRIATION	.00	.00	50,000.00	50,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	50,000.00	50,000.00	.0
TOTAL FUND REVENUE	19,413.87	337,802.76	620,000.00	282,197.24	54.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND	4,708.08	501,257.95	500,000.00	(1,257.95)	100.3
11-60-75 MASS TRANSIT PROJECTS	.00	120,000.00	120,000.00	.00	100.0
TOTAL DEPARTMENT 60	4,708.08	621,257.95	620,000.00	(1,257.95)	100.2
TOTAL FUND EXPENDITURES	4,708.08	621,257.95	620,000.00	(1,257.95)	100.2
NET REVENUE OVER EXPENDITURES	14,705.79	(283,455.19)	.00	283,455.19	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

RECREATION IMPACT FEES

ASSETS

15-1190	CASH - ALLOCATION FROM GENERAL	804,920.41	
	TOTAL ASSETS		804,920.41

LIABILITIES AND EQUITY

FUND EQUITY

15-2831	RESERVE-IMP RECREATION	571,085.62	
	UNAPPROPRIATED FUND BALANCE:		
15-2980	BALANCE BEGINNING OF YEAR	131,690.79	
	REVENUE OVER EXPENDITURES - YTD	102,144.00	
	BALANCE - CURRENT DATE	233,834.79	
	TOTAL FUND EQUITY		804,920.41
	TOTAL LIABILITIES AND EQUITY		804,920.41

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
15-37-31	RECREATION FACILITY FEES	.00	102,144.00	100,000.00	(2,144.00)	102.1
	TOTAL OPERATING REVENUES	.00	102,144.00	100,000.00	(2,144.00)	102.1
	<u>INTEREST AND MISC REVENUE</u>					
15-38-10	INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
	TOTAL FUND REVENUE	.00	102,144.00	110,000.00	7,856.00	92.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
15-40-31	PARK SYSTEM	.00	.00	110,000.00	110,000.00	.0
	TOTAL EXPENDITURES	.00	.00	110,000.00	110,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	110,000.00	110,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	102,144.00	.00	(102,144.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

STREET IMPACT FEES

ASSETS			
16-1190	CASH - ALLOCATION FROM GENERAL	455,839.08	
TOTAL ASSETS			455,839.08
LIABILITIES AND EQUITY			
FUND EQUITY			
UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	401,672.92	
	REVENUE OVER EXPENDITURES - YTD	54,166.16	
BALANCE - CURRENT DATE		455,839.08	
TOTAL FUND EQUITY			455,839.08
TOTAL LIABILITIES AND EQUITY			455,839.08

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
16-37-21	STREETS & TRANSPORTATION FEES	.00	55,066.16	40,000.00	(15,066.16)	137.7
	TOTAL OPERATING REVENUES	.00	55,066.16	40,000.00	(15,066.16)	137.7
	TOTAL FUND REVENUE	.00	55,066.16	40,000.00	(15,066.16)	137.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
16-40-21	STREET & TRANSPORT EXPENSES	.00	900.00	40,000.00	39,100.00	2.3
	TOTAL EXPENDITURES	.00	900.00	40,000.00	39,100.00	2.3
	TOTAL FUND EXPENDITURES	.00	900.00	40,000.00	39,100.00	2.3
	NET REVENUE OVER EXPENDITURES	.00	54,166.16	.00	(54,166.16)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

CAPITAL IMPROVEMENTS FUND

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	4,394,407.88	
	TOTAL ASSETS		4,394,407.88

LIABILITIES AND EQUITY

LIABILITIES

45-2124	OTHER BONDS	236,000.00	
45-2140	INFRA PROTECTION BONDS	1,080,901.09	
45-2147	OPEN SPACE BOND	129,000.00	
45-2150	RESTRICTED FOR ROADS	136,659.50	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2155	DONATION/LAMBERT PARK	121,014.22	
	TOTAL LIABILITIES		1,708,786.81

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
45-2960	EQUIPMENT REPLACEMENT	151,529.36	
45-2980	BALANCE BEGINNING OF YEAR	2,700,533.03	
	REVENUE OVER EXPENDITURES - YTD	(166,441.32)	
	BALANCE - CURRENT DATE	2,685,621.07	
	TOTAL FUND EQUITY		2,685,621.07
	TOTAL LIABILITIES AND EQUITY		4,394,407.88

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
45-38-10	INTEREST REVENUE	.00	.00	10,000.00	10,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-11	CAPITOL IMPROVEMENTS FUND SURP	.00	.00	927,000.00	927,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	927,000.00	927,000.00	.0
	TOTAL FUND REVENUE	.00	.00	937,000.00	937,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
45-40-72	CAPITAL OUTLAY - OTHER	5,100.00	131,266.14	716,000.00	584,733.86	18.3
45-40-73	CAPITAL OUTLAY BUILDINGS	.00	1,850.00	185,000.00	183,150.00	1.0
45-40-74	CAPITAL OUTLAY - EQUIPMENT	.00	33,325.18	36,000.00	2,674.82	92.6
	TOTAL EXPENDITURES	5,100.00	166,441.32	937,000.00	770,558.68	17.8
	TOTAL FUND EXPENDITURES	5,100.00	166,441.32	937,000.00	770,558.68	17.8
	NET REVENUE OVER EXPENDITURES	(5,100.00)	(166,441.32)	.00	166,441.32	.0

ALPINE CITY CORPORATION

BALANCE SHEET

FEBRUARY 28, 2022

WATER FUND

ASSETS

51-1190	CASH - ALLOCATION FROM GENERAL	2,749,513.86	
51-1311	WATER ACCOUNTS RECEIVABLE	48,920.72	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	42.27	
51-1598	INVESTMENT IN WATER STOCK	73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS	24,717.00	
51-1611	LAND	219,000.00	
51-1621	BUILDING	169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(131,536.43)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI	15,985,983.34	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(5,667,191.53)	
51-1651	MACHINERY AND EQUIPMENT	1,169,992.49	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(479,671.21)	
TOTAL ASSETS			14,162,273.14

LIABILITIES AND EQUITYLIABILITIES

51-2151	UTILITY DEPOSIT	37,000.00	
51-2171	PROFESS & TECH SERVICES TBP	8,155.38	
51-2220	WAGES PAYABLE	1,812.00	
51-2230	ST COMPENSATED ABSENCES	2,589.32	
51-2290	NET PENSION LIABILITY	6,967.00	
51-2410	DEFERRED INFLOWS-PENSIONS	52,079.00	
51-2530	LT COMPENSATED ABSENCES	561.00	
TOTAL LIABILITIES			109,163.70

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
51-2970	CONTRA ACCOUNT 81 IMPACT FEES	157,914.95	
51-2980	BEGINNING OF YEAR	13,695,105.04	
	REVENUE OVER EXPENDITURES - YTD	200,089.45	
BALANCE - CURRENT DATE		14,053,109.44	
TOTAL FUND EQUITY			14,053,109.44
TOTAL LIABILITIES AND EQUITY			14,162,273.14

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	56,329.12	522,809.83	800,000.00	277,190.17	65.4
51-37-12 OTHER WATER REVENUE	100.00	3,974.30	20,000.00	16,025.70	19.9
51-37-16 WATER CONNECTION FEE	1,840.00	18,400.00	30,000.00	11,600.00	61.3
51-37-17 PENALTIES	460.47	5,676.93	5,700.00	23.07	99.6
TOTAL OPERATING REVENUES	58,729.59	550,861.06	855,700.00	304,838.94	64.4
<u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	.00	.00	20,000.00	20,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	20,000.00	20,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	452,725.00	452,725.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	452,725.00	452,725.00	.0
TOTAL FUND REVENUE	58,729.59	550,861.06	1,328,425.00	777,563.94	41.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	10,688.27	92,923.20	136,000.00	43,076.80	68.3
51-80-13 EMPLOYEE BENEFITS	7,149.59	60,039.55	84,500.00	24,460.45	71.1
51-80-14 OVERTIME WAGES	328.36	8,630.26	7,800.00	(830.26)	110.6
51-80-15 ON CALL WAGES	417.44	1,727.96	6,600.00	4,872.04	26.2
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	150.00	600.00	2,500.00	1,900.00	24.0
51-80-23 TRAVEL	.00	.00	3,000.00	3,000.00	.0
51-80-24 OFFICE SUPPLIES & POS	523.51	18,655.45	15,000.00	(3,655.45)	124.4
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	292.64	7,767.87	21,000.00	13,232.13	37.0
51-80-26 BUILDING AND GROUNDS SUPPLIES	504.42	33,986.43	50,000.00	16,013.57	68.0
51-80-27 UTILITIES	2,055.49	22,973.81	25,000.00	2,026.19	91.9
51-80-28 TELEPHONE	292.01	2,209.83	2,500.00	290.17	88.4
51-80-31 PROFESSIONAL & TECHNICAL SERVI	450.00	6,220.85	25,000.00	18,779.15	24.9
51-80-33 EDUCATION	.00	395.00	1,000.00	605.00	39.5
51-80-34 TECHNOLOGY UPDATE	560.03	4,809.60	10,000.00	5,190.40	48.1
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	154.17	8,315.56	10,900.00	2,584.44	76.3
51-80-62 MISCELLANEOUS SERVICES	2,802.95	19,266.38	38,000.00	18,733.62	50.7
51-80-63 OTHER EXPENSES	3,613.45	19,797.75	15,000.00	(4,797.75)	132.0
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	5,237.76	5,000.00	(237.76)	104.8
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	.00	2,214.35	580,000.00	577,785.65	.4
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	35,000.00	34,625.00	(375.00)	101.1
TOTAL WATER EXPENDITURES	29,982.33	350,771.61	1,328,425.00	977,653.39	26.4
TOTAL FUND EXPENDITURES	29,982.33	350,771.61	1,328,425.00	977,653.39	26.4
NET REVENUE OVER EXPENDITURES	28,747.26	200,089.45	.00	(200,089.45)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

FEBRUARY 28, 2022

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	2,510,004.33	
52-1312	SEWER ACCOUNTS RECEIVABLE	92,019.66	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(500.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	22,809.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(40,985.02)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	8,222,922.07	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(3,102,829.97)	
52-1651	MACHINERY AND EQUIPMENT	305,906.59	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(227,598.06)	
TOTAL ASSETS			7,848,791.60

LIABILITIES AND EQUITYLIABILITIES

52-2151	SEWER UTILITY DEPOSIT	1,400.00	
52-2220	WAGES PAYABLE	1,817.00	
52-2230	ST COMPENSATED ABSENCES	24,285.00	
52-2290	NET PENSION LIABILITY	6,429.00	
52-2300	TSSD CLEARING ACCOUNT	23,211.60	
52-2410	DEFERRED INFLOWS-PENSIONS	48,059.00	
52-2530	LT COMPENSATED ABSENCES	6,915.00	
TOTAL LIABILITIES			112,116.60

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	7,687,020.99	
	REVENUE OVER EXPENDITURES - YTD	49,654.01	
BALANCE - CURRENT DATE			7,736,675.00
TOTAL FUND EQUITY			7,736,675.00
TOTAL LIABILITIES AND EQUITY			7,848,791.60

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	86,218.29	689,328.95	1,050,000.00	360,671.05	65.7
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	500.00	5,125.00	5,000.00	(125.00)	102.5
TOTAL OPERATING REVENUES	86,718.29	694,453.95	1,065,000.00	370,546.05	65.2
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	104,025.00	104,025.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	104,025.00	104,025.00	.0
TOTAL FUND REVENUE	86,718.29	694,453.95	1,179,025.00	484,571.05	58.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	10,688.27	92,403.20	136,000.00	43,596.80	67.9
52-81-13 EMPLOYEE BENEFITS	7,151.71	60,577.32	84,500.00	23,922.68	71.7
52-81-14 OVERTIME WAGES	328.36	8,630.26	7,800.00	(830.26)	110.6
52-81-15 ON CALL WAGES	417.44	1,727.96	6,600.00	4,872.04	26.2
52-81-23 TRAVEL	706.78	1,291.78	2,750.00	1,458.22	47.0
52-81-24 OFFICE SUPPLIES & POSTAGE	3,236.38	13,957.00	12,000.00	(1,957.00)	116.3
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	63.31	1,093.90	10,000.00	8,906.10	10.9
52-81-26 BUILDING AND GROUND SUPPLIES	229.33	4,878.61	12,000.00	7,121.39	40.7
52-81-27 UTILITIES	158.34	1,180.19	500.00	(680.19)	236.0
52-81-28 TELEPHONE	254.81	1,974.69	3,500.00	1,525.31	56.4
52-81-31 PROFESSIONAL & TECHNICAL	300.00	3,300.00	8,000.00	4,700.00	41.3
52-81-34 TECHNOLOGY UPDATE	1,210.02	4,456.59	6,000.00	1,543.41	74.3
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51 INSURANCE AND SURETY BONDS	154.17	8,315.56	.00	(8,315.56)	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	52,528.30	348,740.84	598,250.00	249,509.16	58.3
52-81-64 OTHER EXPENSES	80.88	2,347.04	12,000.00	9,652.96	19.6
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	.00	3,425.00	65,000.00	61,575.00	5.3
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	86,500.00	84,125.00	(2,375.00)	102.8
TOTAL SEWER EXPENDITURES	77,508.10	644,799.94	1,179,025.00	534,225.06	54.7
TOTAL FUND EXPENDITURES	77,508.10	644,799.94	1,179,025.00	534,225.06	54.7
NET REVENUE OVER EXPENDITURES	9,210.19	49,654.01	.00	(49,654.01)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

FEBRUARY 28, 2022

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	856,278.39	
55-1281	CASH - 2020 PROJECT 0352420A	.01	
55-1282	2020 BOND FUND 0352420	19,085.50	
55-1284	CASH - 2010 BOND FUND #418	68.66	
55-1311	ACCOUNTS RECEIVABLE	91,939.34	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(500.00)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	15,724.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	14,457,135.38	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(4,130,882.31)	
55-1633	CONSTRUCTION IN PROGRESS	793,706.70	
55-1651	MACHINERY AND EQUIPMENT	366,584.13	
55-1652	ALLOWANCE FOR DEPRN-MACH & EQ	(209,029.58)	
55-1910	DEFERED AMOUNT ON REFUNDING	133,109.02	
TOTAL ASSETS			12,393,219.24

LIABILITIES AND EQUITYLIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	5,333.00	
55-2220	WAGES PAYABLE	1,587.00	
55-2230	ST COMPENSATED ABSENCES	5,042.53	
55-2290	NET PENSION LIABILITY	4,433.00	
55-2410	DEFERRED INFLOWS-PENSIONS	33,130.00	
55-2511	CURRENT PORTION OF BONDS	338,000.00	
55-2532	BOND - 2020 WATER REFUNDING	2,870,000.00	
TOTAL LIABILITIES			3,257,525.53

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2970	CONTRA ACCOUNT IMPACT FEES 85	171,000.00	
55-2980	BALANCE BEGINNING OF YEAR	9,471,390.70	
	REVENUE OVER EXPENDITURES - YTD	(506,696.99)	
BALANCE - CURRENT DATE		9,135,693.71	
TOTAL FUND EQUITY			9,135,693.71
TOTAL LIABILITIES AND EQUITY			12,393,219.24

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

PRESSURIZED IRRIGATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
55-37-11	IRRIGATION WATER SALES	83,777.78	665,369.90	975,000.00	309,630.10	68.2
55-37-12	OTHER REVENUE	.00	1,270.68	1,000.00	(270.68)	127.1
55-37-16	PRESSURIZED CONNECTION FEE	3,765.00	38,736.86	40,000.00	1,263.14	96.8
	TOTAL OPERATING REVENUES	87,542.78	705,377.44	1,016,000.00	310,622.56	69.4
	<u>INTEREST AND MISC REVENUE</u>					
55-38-10	INTEREST EARNINGS	.03	753.34	10,000.00	9,246.66	7.5
	TOTAL INTEREST AND MISC REVENUE	.03	753.34	10,000.00	9,246.66	7.5
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	1,087,429.00	1,087,429.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	1,087,429.00	1,087,429.00	.0
	TOTAL FUND REVENUE	87,542.81	706,130.78	2,113,429.00	1,407,298.22	33.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	9,108.52	78,699.02	115,500.00	36,800.98	68.1
55-40-13 EMPLOYEE BENEFITS	6,233.14	53,053.12	73,400.00	20,346.88	72.3
55-40-14 OVERTIME WAGES	328.36	8,630.26	7,800.00	(830.26)	110.6
55-40-15 ON CALL WAGES	417.44	1,727.96	3,300.00	1,572.04	52.4
55-40-23 TRAVEL	.00	.00	1,200.00	1,200.00	.0
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	2,225.76	21,945.85	58,000.00	36,054.15	37.8
55-40-26 BUILDING & GROUNDS SUPPLIES	83.24	8,663.25	25,000.00	16,336.75	34.7
55-40-27 UTILITIES	1,155.37	168,142.51	245,000.00	76,857.49	68.6
55-40-28 TELEPHONE	224.32	1,715.93	1,500.00	(215.93)	114.4
55-40-29 OFFICE SUPPLIES & POSTAGE	455.91	7,558.40	12,000.00	4,441.60	63.0
55-40-31 PROFESSIONAL & TECHNICAL SERVI	150.00	1,650.00	5,000.00	3,350.00	33.0
55-40-32 ENGINEER SERVICES	.00	.00	10,000.00	10,000.00	.0
55-40-33 TECHNOLOGY UPDATE	560.03	3,806.60	7,500.00	3,693.40	50.8
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	154.17	8,315.56	12,000.00	3,684.44	69.3
55-40-62 MISCELLANEOUS SERVICES	2,326.46	16,281.56	33,000.00	16,718.44	49.3
55-40-63 OTHER EXPENSES	111.21	9,373.35	1,500.00	(7,873.35)	624.9
55-40-71 CUP WATER	.00	.00	440,000.00	440,000.00	.0
55-40-72 PI BOND PROJECTS	1,767.87	562,851.87	565,000.00	2,148.13	99.6
55-40-73 CAPITAL OUTLAY	.00	6,788.00	323,000.00	316,212.00	2.1
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	5,791.33	9,125.00	3,333.67	63.5
55-40-79 AGENTS FEES	.00	.00	2,500.00	2,500.00	.0
55-40-80 TRUSTEE FEES	.00	.00	2,000.00	2,000.00	.0
55-40-86 BOND PRINCIPAL #0352418	.00	226,500.00	230,500.00	4,000.00	98.3
55-40-87 BOND INTEREST #0352418	.00	21,333.20	35,900.00	14,566.80	59.4
TOTAL EXPENDITURES	25,301.80	1,212,827.77	2,443,429.00	1,230,601.23	49.6
TOTAL FUND EXPENDITURES	25,301.80	1,212,827.77	2,443,429.00	1,230,601.23	49.6
NET REVENUE OVER EXPENDITURES	62,241.01	(506,696.99)	(330,000.00)	176,696.99	(153.5)

ALPINE CITY CORPORATION

BALANCE SHEET

FEBRUARY 28, 2022

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	709,207.03	
56-1313	STORM DRAIN ACCTS RECEIVABLE	15,361.83	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(500.00)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	6,138.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	7,047,755.36	
56-1632	ALLOWANCE FOR DEPRECIATION	(1,592,067.66)	
	TOTAL ASSETS		6,401,949.79

LIABILITIES AND EQUITYLIABILITIES

56-2220	WAGES PAYABLE	507.00	
56-2230	ST COMPENSATED ABSENCES	8,672.00	
56-2290	NET PENSION LIABILITY	1,730.00	
56-2410	DEFERRED INFLOWS-PENSIONS	12,934.00	
56-2530	LT COMPENSATED ABSENCES	1,880.00	
	TOTAL LIABILITIES		25,723.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
56-2920	CONTRA IMPACT FEE	195,975.13	
56-2980	BALANCE BEGINNING OF YEAR	6,135,480.74	
	REVENUE OVER EXPENDITURES - YTD	44,770.92	
	BALANCE - CURRENT DATE	6,376,226.79	
	TOTAL FUND EQUITY		6,376,226.79
	TOTAL LIABILITIES AND EQUITY		6,401,949.79

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

STORM DRAIN FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
56-37-11	STORM DRAIN REVENUE	15,496.42	122,798.56	200,000.00	77,201.44	61.4
56-37-12	OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13	SWPP FEE	900.00	10,500.00	14,000.00	3,500.00	75.0
	TOTAL OPERATING REVENUES	16,396.42	133,298.56	215,000.00	81,701.44	62.0
	<u>INTEREST AND MISC REVENUE</u>					
56-38-10	INTEREST EARNINGS	.00	.00	6,000.00	6,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	6,000.00	6,000.00	.0
	<u>SOURCE 39</u>					
56-39-12	UNAPPROPRIATED FUND EQUITY	.00	.00	76,550.00	76,550.00	.0
	TOTAL SOURCE 39	.00	.00	76,550.00	76,550.00	.0
	TOTAL FUND REVENUE	16,396.42	133,298.56	297,550.00	164,251.44	44.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	3,638.43	31,481.50	48,000.00	16,518.50	65.6
56-40-13 EMPLOYEE BENEFITS	2,486.39	20,018.95	29,900.00	9,881.05	67.0
56-40-14 OVERTIME WAGES	.00	.00	1,000.00	1,000.00	.0
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	2,005.00	2,000.00	(5.00)	100.3
56-40-23 TRAVEL	.00	277.56	650.00	372.44	42.7
56-40-24 OFFICE SUPPLIES & POSTAGE	.00	.00	2,500.00	2,500.00	.0
56-40-26 BUILDING & GROUND SUPPLIES	.00	1,826.74	4,500.00	2,673.26	40.6
56-40-27 STORM DRAIN UTILITIES	45.27	362.16	.00	(362.16)	.0
56-40-34 TECHNOLOGY UPDATE	560.03	3,806.60	5,000.00	1,193.40	76.1
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	154.17	8,315.52	10,000.00	1,684.48	83.2
56-40-62 MISCELLANEOUS SERVICES	1,880.88	5,184.78	10,000.00	4,815.22	51.9
56-40-73 CAPITAL OUTLAY	.00	15,248.83	100,000.00	84,751.17	15.3
TOTAL EXPENDITURES	8,765.17	88,527.64	297,550.00	209,022.36	29.8
TOTAL FUND EXPENDITURES	8,765.17	88,527.64	297,550.00	209,022.36	29.8
NET REVENUE OVER EXPENDITURES	7,631.25	44,770.92	.00	(44,770.92)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

TRUST AND AGENCY FUND

ASSETS

70-1190	CASH - ALLOCATION TO OTHER FUN	718,815.30	
	TOTAL ASSETS		718,815.30

LIABILITIES AND EQUITY

LIABILITIES

70-2300	BOND FOR BECK PINES PLAT A	4,167.30	
70-2302	BOND FOR BECK PINES PLAT C	3,715.54	
70-2305	ALPINE FITNEES BOND	13,882.00	
70-2310	BOND FOR HERITAGE HILLS	10,800.00	
70-2332	BROOKSIDE CT 3 FALLS SEALCOAT	3,000.00	
70-2333	RIDGE@ALPINE PHASE 5 SEALCOAT	22,860.75	
70-2334	LAYTON SUBDIVISION SEALCOAT	7,400.00	
70-2345	ALPINE RIDGE PHASE 5 OAK VIEW	21,742.50	
70-2350	RIDGE@ALPINE PHASE 4 PARK IMP	90,000.00	
70-2373	ALPINE VIEW ESTATES	3,509.00	
70-2422	CASH BOND TERRY PEARCE SITE	1,007.20	
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00	
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00	
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00	
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20	
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00	
70-2449	RED DEER CONSTRUCTION	6,312.00	
70-2450	PERRY/APPLE CREEK ACRES	84.00	
70-2451	ALPINE ACRES PLAT C C&G	2,240.00	
70-2453	CARL PACK STREET ESCROW	12,279.17	
70-2454	JOANN PACK STREET ESCROW	12,198.38	
70-2455	WAYNE PACK STREET ESCROW	12,198.38	
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00	
70-2457	JONES SITE PLAN 253 N 200 E	547.00	
70-2458	VINTAGE PLACE B	845.00	
70-2462	MONTELLA SUBDIVISION	175,800.34	
70-2465	PEARCE (TERRY) PEARCE PLAT A	42,378.75	
70-2500	RIDGE AT ALPINE COVE NORTH	26,881.71	
70-2501	RIDGE AT ALPINE COVE SOUTH	42,949.91	
70-2502	THE RIDGE AT ALPINE PHASE II	3,684.00	
70-2503	THE RIDGE AT ALPINE PHASE IV	60,727.16	
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61	
70-2544	DON ROGERS - FORT CANYON	1,291.31	
70-2545	DON ROGERS - FORT CANYON	12,918.62	
70-2572	BOND FOR JAMES MOYLE	3,010.00	
70-2579	BOND FOR RED PINE DRIVE	2,995.00	
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00	
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50	
70-2599	BOND FOR 300 NORTH EXTENTION	10,586.00	
	TOTAL LIABILITIES		647,804.33

FUND EQUITY

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

TRUST AND AGENCY FUND

70-2635	BROOKSIDE MEADOWS ROAD FUND		13,275.00	
UNAPPROPRIATED FUND BALANCE:				
70-2980	BALANCE BEGINNING OF YEAR	57,735.97		
	BALANCE - CURRENT DATE		57,735.97	
	TOTAL FUND EQUITY			71,010.97
	TOTAL LIABILITIES AND EQUITY			718,815.30

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

TRUST AND AGENCY FUND

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

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

TRUST AND AGENCY FUND

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

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190	CASH - ALLOCATION TO OTHER FUN	689,875.99	
	TOTAL ASSETS		689,875.99

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	691,834.74	
	REVENUE OVER EXPENDITURES - YTD	(1,958.75)	
	BALANCE - CURRENT DATE	689,875.99	
	TOTAL FUND EQUITY		689,875.99
	TOTAL LIABILITIES AND EQUITY		689,875.99

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

CEMETERY PERPETUAL CARE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56	CEMETERY LOT PAYMENTS	.00	16,991.25	20,000.00	3,008.75	85.0
71-33-58	UPRIGHT MONUMENT	.00	675.00	2,500.00	1,825.00	27.0
	<u>TOTAL INTERGOVERNMENTAL REVENUE</u>	<u>.00</u>	<u>17,666.25</u>	<u>22,500.00</u>	<u>4,833.75</u>	<u>78.5</u>
	<u>INTEREST AND MISC REVENUE</u>					
71-38-10	INTEREST REVENUE	.00	.00	1,500.00	1,500.00	.0
	<u>TOTAL INTEREST AND MISC REVENUE</u>	<u>.00</u>	<u>.00</u>	<u>1,500.00</u>	<u>1,500.00</u>	<u>.0</u>
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
71-39-10	FUND SURPLUS	.00	.00	100,000.00	100,000.00	.0
	<u>TOTAL TRANSFERS AND CONTRIBUTIONS</u>	<u>.00</u>	<u>.00</u>	<u>100,000.00</u>	<u>100,000.00</u>	<u>.0</u>
	<u>TOTAL FUND REVENUE</u>	<u>.00</u>	<u>17,666.25</u>	<u>124,000.00</u>	<u>106,333.75</u>	<u>14.3</u>

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	2,500.00	19,625.00	124,000.00	104,375.00	15.8
TOTAL EXPENDITURES	2,500.00	19,625.00	124,000.00	104,375.00	15.8
TOTAL FUND EXPENDITURES	2,500.00	19,625.00	124,000.00	104,375.00	15.8
NET REVENUE OVER EXPENDITURES	(2,500.00)	(1,958.75)	.00	1,958.75	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

WATER IMPACT FEES

ASSETS

81-1190	CASH - ALLOCATION FROM GENERAL		496,622.91	
	TOTAL ASSETS			496,622.91

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
81-2970	CONTRA ACCOUNT IMPACT FEES 51	(	157,914.95)	
81-2980	BALANCE BEGINNING OF YEAR		621,525.63	
	REVENUE OVER EXPENDITURES - YTD		33,012.23	
	BALANCE - CURRENT DATE		496,622.91	
	TOTAL FUND EQUITY			496,622.91
	TOTAL LIABILITIES AND EQUITY			496,622.91

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
81-37-20 WATER IMPACT FEES	7,861.00	62,888.00	135,000.00	72,112.00	46.6
TOTAL OPERATING REVENUES	7,861.00	62,888.00	135,000.00	72,112.00	46.6
TOTAL FUND REVENUE	7,861.00	62,888.00	135,000.00	72,112.00	46.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	781.59	29,875.77	135,000.00	105,124.23	22.1
TOTAL IMPACT FEE PROJECTS	781.59	29,875.77	135,000.00	105,124.23	22.1
TOTAL FUND EXPENDITURES	781.59	29,875.77	135,000.00	105,124.23	22.1
NET REVENUE OVER EXPENDITURES	7,079.41	33,012.23	.00	(33,012.23)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

SEWER IMPACT FEES

<u>ASSETS</u>			
82-1190	CASH - ALLOCATION FROM GENERAL	152,161.76	
	TOTAL ASSETS		152,161.76
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	136,396.64	
	REVENUE OVER EXPENDITURES - YTD	15,765.12	
	BALANCE - CURRENT DATE	152,161.76	
	TOTAL FUND EQUITY		152,161.76
	TOTAL LIABILITIES AND EQUITY		152,161.76

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	985.32	15,765.12	25,000.00	9,234.88	63.1
TOTAL OPERATING REVENUES	985.32	15,765.12	25,000.00	9,234.88	63.1
TOTAL FUND REVENUE	985.32	15,765.12	25,000.00	9,234.88	63.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	25,000.00	25,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	25,000.00	25,000.00	.0
NET REVENUE OVER EXPENDITURES	985.32	15,765.12	.00	(15,765.12)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

PI IMPACT FEES

ASSETS

85-1190	CASH - ALLOCATION FROM GENERAL		170,291.86	
	TOTAL ASSETS			170,291.86

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
85-2970	CONTRA ACCOUNT IMPACT FEES 55	(	171,000.00)	
85-2980	BALANCE BEGINNING OF YEAR		394,420.31	
	REVENUE OVER EXPENDITURES - YTD	(	53,128.45)	
	BALANCE - CURRENT DATE		170,291.86	
	TOTAL FUND EQUITY			170,291.86
	TOTAL LIABILITIES AND EQUITY			170,291.86

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
85-37-20 PI IMPACT FEES	2,896.74	58,371.55	110,000.00	51,628.45	53.1
TOTAL OPERATING REVENUES	2,896.74	58,371.55	110,000.00	51,628.45	53.1
<u>INTEREST AND MISC REVENUE</u>					
85-38-10 INTEREST EARNINGS	.00	.00	1,500.00	1,500.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	1,500.00	1,500.00	.0
TOTAL FUND REVENUE	2,896.74	58,371.55	111,500.00	53,128.45	52.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
85-40-86 BOND PRINCIPAL #0352418	.00	111,500.00	111,500.00	.00	100.0
TOTAL EXPENDITURES	.00	111,500.00	111,500.00	.00	100.0
TOTAL FUND EXPENDITURES	.00	111,500.00	111,500.00	.00	100.0
NET REVENUE OVER EXPENDITURES	2,896.74	(53,128.45)	.00	53,128.45	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

STORM DRAIN IMPACT FEES

ASSETS

86-1190	CASH - ALLOCATION FROM GENERAL	178,119.70	
	TOTAL ASSETS		178,119.70

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(195,975.13)	
86-2980	BALANCE BEGINNING OF YEAR	343,694.83	
	REVENUE OVER EXPENDITURES - YTD	30,400.00	
	BALANCE - CURRENT DATE	178,119.70	
	TOTAL FUND EQUITY		178,119.70
	TOTAL LIABILITIES AND EQUITY		178,119.70

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

STORM DRAIN IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
86-37-20	STORM DRAIN IMPACT FEES	.00	30,400.00	25,000.00	(5,400.00)	121.6
	TOTAL OPERATING REVENUES	.00	30,400.00	25,000.00	(5,400.00)	121.6
	TOTAL FUND REVENUE	.00	30,400.00	25,000.00	(5,400.00)	121.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2022

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	25,000.00	25,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	25,000.00	25,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	30,400.00	.00	(30,400.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

FUND 91

ASSETS

91-1611	LAND	22,775,043.75	
91-1621	BUILDINGS	2,014,121.97	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	40,097,252.97	
91-1651	MACHINERY AND EQUIPMENT	1,446,859.34	
91-1690	ACCUMULATED DEPRECIATION	(24,181,166.57)	
TOTAL ASSETS			42,152,111.46

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	4,002,058.83	
BALANCE - CURRENT DATE		42,152,111.46	
TOTAL FUND EQUITY			42,152,111.46
TOTAL LIABILITIES AND EQUITY			42,152,111.46

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 28, 2022

GENERAL LONG-TERM DEBT

ASSETS

95-1610	DEFERRED OUTFLOW PENSION	78,530.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	265,034.70	
	TOTAL ASSETS		343,564.70

LIABILITIES AND EQUITY

LIABILITIES

95-2090	SWEEPER LEASE	49,635.63	
95-2290	NET PENSION LIABILITY	22,136.00	
95-2410	DEFERRED INFLOWS PENSION	165,465.00	
	TOTAL LIABILITIES		237,236.63

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
95-2940	ACC COMP ABSENCES-CURRENT	92,027.35	
95-2950	ACC COMP ABSENCES	14,300.72	
	BALANCE - CURRENT DATE	106,328.07	
	TOTAL FUND EQUITY		106,328.07
	TOTAL LIABILITIES AND EQUITY		343,564.70

Budget Report for February 2022

Alpine City - General Fund FY 2021/2022 Budget

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Taxes				
Property taxes	\$ 2,200,000	\$ 1,811,137	82%	\$ 2,200,000
Redemption taxes	160,000	165,775	104%	175,000
Sales tax	1,675,000	997,791	60%	1,725,000
Motor vehicle taxes	120,000	72,246	60%	120,000
Franchise fees	700,000	330,742	47%	700,000
Penalties & interest on delinquent	4,000	1,763	44%	4,000
Total Taxes	\$ 4,859,000	\$ 3,379,454	70%	\$ 4,924,000
License and Permits				
Business license & fees	\$ 25,000	\$ 16,550	66%	\$ 25,000
Plan check fees	225,000	160,498	71%	225,000
Building permits	400,000	278,605	70%	400,000
Building permit assessment	5,000	5,267	105%	7,500
Total License and Permits	\$ 655,000	\$ 460,920	70%	\$ 657,500
Intergovernmental Revenue				
ARPA GRANT	\$ 621,223	\$ -	0%	\$ 621,223
Recreational grant	4,964	-	0%	4,964
Total Intergovernmental	\$ 626,187	\$ -	0%	\$ 626,187
Charges For Service				
Zoning & subdivision fees	\$ 30,000	\$ 20,307	68%	\$ 30,000
Annexation applications	500	-	0%	500
Sale of maps and publications	250	90	36%	250
Public safety district rental	38,516	19,258	50%	38,516
Waste collections sales	625,000	450,554	72%	625,000
Youth council	-	433	100%	500
Sale of cemetery lots	7,500	5,664	76%	7,500
Burial fees	50,000	32,950	66%	50,000
Total Charges for Service	\$ 751,766	\$ 529,256	70%	\$ 752,266
Fines and Forfeitures				
Fines	\$ 25,000	\$ 3,165	13%	\$ 25,000
Other fines	40,000	27,103	68%	40,000
Traffic school	7,500	1,260	17%	7,500
Total Fines and Forfeitures	\$ 72,500	\$ 31,528	43%	\$ 72,500
Rents & Other Revenues				
Recycling	\$ -	\$ -	0%	\$ -
Rents & concessions	65,000	24,265	37%	65,000
Sale of City land	-	-	0%	-
Total Rents & Other Revenues	\$ 65,000	\$ 24,265	37%	\$ 65,000

Alpine City - General Fund-Continued
FY 2021/2022 Budget

Revenues-continued	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Interest & Misc Revenues				
Interest earnings	\$ 50,000	\$ 44,265	89%	\$ 50,000
Alpine Days revenue	85,000	71,420	84%	85,000
Rodeo revenue	20,000	15,783	79%	20,000
Legal settlement	-	-	0%	-
Bicentennial books	500	520	104%	750
Sundry revenues	45,000	50,045	111%	75,000
Total Miscellaneous Revenues	\$ 200,500	\$ 182,033	91%	\$ 230,750
Transfers & Contributions				
Fund balance appropriation	\$ -	\$ -	0%	\$ -
Contribution from Capital Projects	-	-	-	0
Contribution for paramedic	35,000	22,256	64%	35,000
Total Contributions & Transfers	\$ 35,000	\$ 22,256	64%	\$ 35,000
Total General Fund Revenues	\$ 7,264,953	\$ 4,629,712	64%	\$ 7,363,203

Alpine City - General Fund-Continued
FY 2021/2022 Budget

Expenditures	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Administration	\$ 1,083,623	\$ 281,760	26%	\$ 1,083,623
Court	100,200	52,403	52%	100,200
Treasurer	47,650	34,059	71%	47,650
Elections	32,450	27,584	85%	32,450
Government Buildings	599,000	86,310	14%	599,000
Emergency Services	2,422,458	1,609,215	66%	2,422,458
Building Inspection	165,200	110,556	67%	165,200
Planning & Zoning	247,650	151,710	61%	247,650
Streets	737,624	516,957	70%	737,624
Parks & Recreation	476,646	315,260	66%	476,646
Cemetery	164,150	101,763	62%	164,150
Garbage	610,000	371,657	61%	610,000
Miscellaneous	578,302	5,190	1%	578,302
Total General Fund Expenditures	\$ 7,264,953	\$ 3,664,424	50%	\$ 7,264,953
Surplus/(Deficit)	\$ -	\$ 965,288		\$ 98,250
Fund Balance Beginning of Year				\$ 2,159,789
Projected Surplus/(Deficit)				\$ 98,250
Appropriate fund balance\Reserves				\$ -
Ending Fund Balance				\$ 2,258,039
Fund Balance Percentage				
General Fund Balance per state law needs to between 5% and 25% (Current projected fund balance)				31.08%

CLASS C ROADS & MASS TRANSIT
FY 2021/2022 Budget

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Interest earnings	\$ 10,000	\$ 25	0%	\$ 10,000
Mass transit	120,000	93,519	78%	120,000
Class "B&C" Road allotment	440,000	244,258	56%	440,000
Appropriation of fund balance	50,000	-	0%	50,000
Total Revenues	\$ 620,000	\$ 337,802	54%	\$ 620,000

Expenditures	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	500,000	501,528	100%	501,528
Mass Transit projects	120,000	120,000	100%	120,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 620,000	\$ 621,528	100%	\$ 621,528
Surplus/(Deficit)	\$ -	\$ (283,726)		\$ (1,528)

Fund Balance Beginning of Year	\$ 799,965
Projected Surplus/(Deficit)	\$ (1,528)
Appropriate fund balance\Reserves	\$ (50,000)
Ending Fund Balance	\$ 748,437

Recreation Impact Fee Funds FY 2021/2022 Budget
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Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Recreation facility fees	\$ 100,000	\$ 102,144	102%	\$ 150,000
Interest earnings	10,000	-	0%	10,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 110,000	\$ 102,144	93%	\$ 160,000

Expenditures	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Park system	\$ 110,000	-	0%	\$ 110,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	\$ 110,000	\$ -	0%	\$ 110,000
Surplus/(Deficit)	\$ -	\$ 102,144		\$ 50,000

Fund Balance Beginning of Year	\$ 702,776
Projected Surplus/(Deficit)	\$ 50,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 752,776

Impact Fee Funds Streets FY 2021/2022 Budget				
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Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Streets & transportation fees	\$ 40,000	\$ 55,066	138%	\$ 75,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 40,000	\$ 55,066	138%	\$ 75,000

Expenditures	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Streets & transport	\$ 40,000	900	2%	\$ 40,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 40,000	\$ 900	2%	\$ 40,000
Surplus/(Deficit)	\$ -	\$ 54,166		\$ 35,000

Fund Balance Beginning of Year	\$ 401,673
Projected Surplus/(Deficit)	\$ 35,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 436,673

<p align="center">ARPA Grant Funds FY 2021/2022 Budget</p>
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Revenues	Budget FY 2022	Actual To Date FY 2022	12.7% Percent Target	Year End Projected Amount
ARPA Grant	\$ -	\$ -	0%	\$ -
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ -	\$ -	0%	\$ -

Expenditures	Budget FY 2022	Actual To Date FY 2022	12.7% Percent Target	Year End Projected Amount
ARPA expenses	\$ -	-	0%	\$ -
Reserves	-	-	0%	-
Total Capital Expenditures	\$ -	\$ -	0%	\$ -
Surplus/(Deficit)	\$ -	\$ -		\$ -

Fund Balance Beginning of Year

\$ -

Projected Surplus/(Deficit)

\$ -

Appropriate fund balance\Reserves

\$ -

Ending Fund Balance

\$ -

**Alpine City - Capital Projects Fund
FY 2021/2022 Budget**

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Interest revenue	\$ 10,000	\$ -	0%	\$ 10,000
Transfer from General Fund	-	-	0%	-
Contributions from builders	-	-	0%	-
Miscellaneous	-	-	0%	-
Fund Balance appropriation	927,000	-	0%	897,000
Total Revenues	\$ 937,000	\$ -	0%	\$ 907,000

Expenditures	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Capital outlay other	\$ 716,000	131,266	18%	\$ 716,000
Capital outlay buildings	185,000	1,850	1%	185,000
Contribution to General Fund	-	-	0%	-
Capital outlay equipment	36,000	33,325	93%	33,325
Total Capital Expenditures	\$ 937,000	\$ 166,441	18%	\$ 934,325
Surplus/(Deficit)	\$ -	\$ (166,441)		\$ (27,325)

Fund Balance Beginning of Year	\$ 2,852,062
Projected Surplus/(Deficit)	\$ (27,325)
Appropriate fund balance\Reserves	\$ (897,000)
Ending Fund Balance	\$ 1,927,737

**Alpine City - Water Utility
FY 2021/2022 Budget**

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Operating Revenues				
Metered water sales	\$ 800,000	\$ 522,810	65%	\$ 800,000
Other water revenue	20,000	3,974	20%	20,000
Water connection fee	30,000	18,400	61%	30,000
Penalties	5,700	5,677	100%	5,700
Total Miscellaneous Revenues	\$ 855,700	\$ 550,861	64%	\$ 855,700
Miscellaneous				
Interest earned	\$ 20,000	\$ -	0%	\$ 20,000
Appropriated fund balance	452,725	-	0%	452,725
Total Utility Revenue	\$ 472,725	\$ -	0%	\$ 472,725
Total Utility Fund Revenues	\$ 1,328,425	\$ 550,861	41%	\$ 1,328,425

Expenses	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Water operating	\$ 453,800	\$ 308,321	68%	453,800
Depreciation	255,000	-	0%	255,000
Capital outlay- Buildings	5,000	5,237	105%	5,237
Capital outlay- Improvements	580,000	2,214	0%	580,000
Capital outlay- Equipment	34,625	35,000	101%	35,000
Total Utility Fund Expenses	\$ 1,328,425	\$ 350,772	26%	\$ 1,329,037
Surplus/(Deficit)	\$ -	\$ 200,089		\$ (612)

Cash Balance Beginning of Year	\$ 2,661,881
Surplus/(Deficit)	\$ (612)
Appropriate fund balance\Reserves	\$ (452,725)
Ending Cash Balance	\$ 2,208,544

Impact Fee Funds Water Impact Fees
FY 2021/2022 Budget

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Water Impact Fees	\$ 135,000	\$ 62,888	47%	\$ 120,000
Interest earnings		-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 135,000	\$ 62,888	47%	\$ 120,000

Expenditures	Budget FY 2022	Actual To Date FY 2022	Target Percent Target	Year End Projected Amount
Impact fee projects	\$ 135,000	29,876	22%	\$ 135,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 135,000	\$ 29,876	22%	\$ 135,000
Surplus/(Deficit)	\$ -	\$ 33,012		\$ (15,000)

Fund Balance Beginning of Year	\$ 464,721
Projected Surplus/(Deficit)	\$ (15,000)
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 449,721

Alpine City - Sewer Utility
FY 2021/2022 Budget

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
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Operating Revenues

Sewer system sales	\$ 1,050,000	\$ 689,329	66%	\$ 1,050,000
Other revenue	10,000	-	0%	10,000
Sewer connection fee	5,000	5,125	103%	5,500
Total Miscellaneous Revenues	\$ 1,065,000	\$ 694,454	65%	\$ 1,065,500

Miscellaneous

Interest earned	\$ 10,000	\$ -	0%	\$ 10,000
Appropriated fund balance	104,025	-	0%	104,025
Total Utility Revenue	\$ 114,025	\$ -	0%	\$ 114,025

Total Utility Fund Revenues	\$ 1,179,025	\$ 694,454	59%	\$ 1,179,525
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Expenses	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
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Sewer operating	\$ 899,900	\$ 556,375	62%	899,900
Depreciation	130,000	-	0%	130,000
Capital outlay- Improvements	65,000	3,425	5%	65,000
Capital outlay- Equipment	84,125	85,000	101%	85,000
Total Utility Fund Expenses	\$ 1,179,025	\$ 644,800	55%	\$ 1,179,900

Surplus/(Deficit)	\$ -	\$ 49,654		\$ (375)
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Cash Balance Beginning of Year				\$ 2,404,686
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Surplus/(Deficit)				\$ (375.00)
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Appropriate fund balance\Reserves				\$ (104,025)
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Ending Cash Balance				\$ 2,300,286
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Alpine City - Sewer Impact fee funds
FY 2021/2022 Budget

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Sewer Impact Fees	\$ 25,000	\$ 15,765	63%	\$ 25,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 25,000	\$ 15,765	63%	\$ 25,000

Expenditures	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Sewer Impact fee projects	\$ 25,000	-	0%	\$ 25,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 25,000	\$ -	0%	\$ 25,000
Surplus/(Deficit)	\$ -	\$ 15,765		\$ -

Fund Balance Beginning of Year

\$ 136,396

Projected Surplus/(Deficit)

\$ -

Appropriate fund balance\Reserves

\$ -

Ending Fund Balance

\$ 136,396

**Alpine City - PI Fund
FY 2021/2022 Budget**

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Operating Revenues				
Irrigation water sales	\$ 975,000	\$ 665,370	68%	975,000
Other revenue	1,000	1,271	127%	1,500
PI connection fee	40,000	38,737	97%	40,000
Impact fee transfer	-	-		-
PI Well project reimbursement	-	-	0%	-
Total Miscellaneous Revenues	\$ 1,016,000	\$ 705,378	69%	\$ 1,016,500
Miscellaneous				
Interest earned	\$ 10,000	\$ 753	8%	\$ 10,000
Appropriated fund balance	1,087,429	-	0%	1,087,429
Total Utility Revenue	\$ 1,097,429	\$ 753	0%	\$ 1,097,429
Total Utility Fund Revenues	\$ 2,113,429	\$ 706,131	33%	\$ 2,113,929

Expenses	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
PI operating	\$ 611,700	\$ 389,564	64%	611,700
Depreciation	223,704	-	0%	223,704
Capital outlay	433,000	6,788	2%	433,000
Capital outlay- Equipment	9,125	5,791	63%	9,125
Irrigation meter replacement	-	-	0%	-
Well addition bond	565,000	562,852	100%	565,000
Bond costs	4,500	-	0%	4,500
Debt Service	266,400	247,833	93%	359,333
Total Utility Fund Expenses	\$ 2,113,429	\$ 1,212,828	57%	\$ 2,206,362
Surplus/(Deficit)	\$ -	\$ (506,697)		\$ (92,433)

Cash Balance Beginning of Year	\$ 1,094,277
Surplus/(Deficit)	\$ (92,433)
Appropriate fund balance\Reserves	\$ (1,087,429)
Ending Cash Balance	\$ (85,585)

Alpine City - Pressure Irrigation Impact fee funds
FY 2021/2022 Budget

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
PI Impact Fees	\$ 110,000	\$ 58,372	53%	\$ 100,000
Interest earnings	1,500	-	0%	1,500
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 111,500	\$ 58,372	52%	\$ 101,500
Expenditures	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
PI Impact fee projects	\$ 111,500	111,500	100%	\$ 111,500
To PI fund well reimbursement	-	-	0%	-
Total Capital Expenditures	\$ 111,500	\$ 111,500	100%	\$ 111,500
Surplus/(Deficit)	\$ -	\$ (53,128)		\$ (10,000)
Fund Balance Beginning of Year				\$ 223,420
Projected Surplus/(Deficit)				\$ (10,000)
Appropriate fund balance\Reserves				\$ -
Ending Fund Balance				\$ 213,420

Alpine City - Storm Drain Fund
FY 2021/2022 Budget

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Operating Revenues				
Storm drain revenue	\$ 200,000	\$ 122,799	61%	\$ 200,000
Other revenue	1,000	-	0%	1,000
SWPP fee	14,000	10,500	75%	14,000
Storm drain impact fee	-	-	0%	-
Total Miscellaneous Revenues	\$ 215,000	\$ 133,299	62%	\$ 215,000
Miscellaneous				
Interest earned	\$ 6,000	\$ -	0%	\$ 6,000
Appropriated fund balance	76,550	-	0%	76,550
Total Utility Revenue	\$ 82,550	\$ -	0%	\$ 82,550
Total Utility Fund Revenues	\$ 297,550	\$ 133,299	45%	\$ 297,550

Expenses	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
SD operating	\$ 114,050	\$ 73,279	64%	114,050
Depreciation	83,500	-	0%	83,500
Capital outlay	100,000	15,249	15%	100,000
Total Utility Fund Expenses	\$ 297,550	\$ 88,528	30%	\$ 297,550
Surplus/(Deficit)	\$ -	\$ 44,771		\$ -

Cash Balance Beginning of Year	\$ 663,658
Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (76,550)
Ending Cash Balance	\$ 587,108

Alpine City - Storm Drain Impact fee funds
FY 2021/2022 Budget

Revenues	Budget FY 2022	Actual To Date FY 2022	Target Percent Target	Year End Projected Amount
SD Impact Fees	\$ 25,000	\$ 30,400	122%	\$ 50,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 25,000	\$ 30,400	122%	\$ 50,000
Expenditures	Budget FY 2022	Actual To Date FY 2022	Target Percent Target	Year End Projected Amount
SD Impact fee projects	\$ 25,000	-	0%	\$ 25,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 25,000	\$ -	0%	\$ 25,000
Surplus/(Deficit)	\$ -	\$ 30,400		\$ 25,000
Fund Balance Beginning of Year				\$ 147,719
Projected Surplus/(Deficit)				\$ 25,000
Appropriate fund balance\Reserves				\$ -
Ending Fund Balance				\$ 172,719

Alpine City - Trust & Agency Fund
FY 2021/2022 Budget

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Interest revenue	\$ 1,000	\$ -	0%	\$ 1,000
Total Revenues	\$ 1,000	\$ -	0%	\$ 1,000

Expenditures	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Interest expense	\$ 1,000	-	0%	\$ 1,000
Total Expenditures	\$ 1,000	\$ -	0%	\$ 1,000
Surplus/(Deficit)	\$ -	\$ -		\$ -

Fund Balance Beginning of Year	\$ 596,642
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 596,642

Alpine City - Cemetery Perpetual Fund
FY 2021/2022 Budget

Revenues	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Cemetery lot payments	\$ 20,000	\$ 16,991	85%	\$ 20,000
Upright Monument	2,500	675	27%	25,000
Fund appropriation	100,000	-	0%	100,000
Interest revenues	1,500	-	0%	1,500
Total Revenues	\$ 124,000	\$ 17,666	14%	\$ 146,500

Expenditures	Budget FY 2022	Actual To Date FY 2022	66.3% Percent Target	Year End Projected Amount
Cemetery expenses	\$ 124,000	19,625	16%	\$ 124,000
Total Expenses	\$ 124,000	\$ 19,625	16%	\$ 124,000
Surplus/(Deficit)	\$ -	\$ (1,959)		\$ 22,500

Fund Balance Beginning of Year	\$ 667,781
Projected Surplus/(Deficit)	\$ 22,500
Appropriate fund balance\Reserves	\$ (100,000)
Ending Fund Balance	\$ 590,281

ALPINE CITY COUNCIL AGENDA

SUBJECT: Site Plan – Ezra Lee Design Studio – 95 West Canyon Crest Road

FOR CONSIDERATION ON: 22 March 2022

PETITIONER: Ezra Lee Design + Build

ACTION REQUESTED BY PETITIONER: Approve the proposed site plan.

BACKGROUND INFORMATION:

The applicant is seeking to modify the old car wash on Canyon Crest Road and build a new design studio for Ezra Lee Design + Build. The site is located within the Business Commercial Zone and the Gateway Historic District. Total square footage of the proposed building is approximately 12,631 square feet. The overall size of the property is 0.6 acres. The developer is seeking approval of the proposed site plan.

The Planning Commission review the site plan on March 1, 2022. Due to the size of the building (12,631 sq. ft.) the Planning Commission had concerns about parking. However, the applicant explained how the building is intended to be used, with 3,000 sq. ft. of retail space, 3,000 sq. ft. of office space, and 6,630 sq. ft. of industrial. Number of employees would be limited to 4 regularly staffed employees and clients on an appointment only basis. Based on this, the Planning Commission felt that 24 parking stalls would be sufficient based on the proposed use. The Planning Commission unanimously recommended approval of the proposed site plan based on the following conditions:

- An exception be granted to require no more than 24 off street parking stalls.
- Retail space be restricted to 3,000 sq. f.t, office space to 3,000 sq. ft., and 6,630 sq. ft. of industrial space.
- An exception be granted to allow parking in the front setback area as proposed.
- Parking striping be required, including one ADA designated stall.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve the site plan for the Ezra Lee Design Studio with the following conditions/changes:

- An exception be granted to require no more than 24 off street parking stalls.
- Retail space be restricted to 3,000 sq. f.t, office space to 3,000 sq. ft., and 6,630 sq. ft. of industrial space.
- An exception be granted to allow parking in the front setback area as proposed.
- Parking striping be required, including one ADA designated stall.
- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY

I move to table/deny the site plan for the Ezra Lee Design Studio based on the following:

- ***Insert Finding***



**ALPINE CITY
STAFF REPORT**
February 25, 2022

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: Site Plan – Ezra Lee Design Studio

Applicant: Ezra Lee Design + Build
Project Location: 95 West Canyon Crest Road
Zoning: Business Commercial Zone
Acreage: Approximately 0.6 Acres
Building Area: 12,631 Square Feet
Request: Approval of the site plan

SUMMARY

The applicant is seeking to modify the old car wash on Canyon Crest Road and build a new design studio for Ezra Lee Design + Build. The site is located within the Business Commercial Zone and the Gateway Historic District. Total square footage of the proposed building is approximately 12,631 square feet. The overall size of the property is 0.6 acres. The developer is seeking approval of the proposed site plan.

BACKGROUND

Since 2004 the property has been used as a carwash. The proposed new building would modify and add onto the existing structure. Overall landscaping should remain similar to what exists, but with some new planters in front of the building. It is proposed that the building be modified into a new design studio/showroom for Ezra Lee Design + Build.

ANALYSIS

Location

The minimum side and rear setback (3.07.050) for a building in the Business Commercial zone adjacent to another Business Commercial property is 10 feet, and minimum required front setback is 15 feet. The proposed plans meet setback requirements

Off-Street Parking

City code requires (3.24.030) less intensive commercial business to have three and a half (3.5) stalls for every 1,000 square feet. Based on the proposed total square footage (12,631 square feet) 44 off-street parking spaces are required. The proposed plans show 24 off-street parking stalls. **An exception to the required number of off-street parking stalls is required to approve these plans following a recommendation Planning Commission and approval by the City Council.**

City code also states that (3.24.040) “no portion of the setback area adjacent to the street shall be for off-street parking unless recommended by the...Planning Commission, and approved by the City Council.” This is covered in the Engineer’s review below.

Screening

“The sides and rear of any off-street parking area that adjoins a residence or residential zone shall be required to be screened by a masonry wall or solid visual barrier fence” (3.24.020). The off-street parking area does not adjoin a residence or the residential zone.

Landscaping

All areas of a site which are not devoted to buildings or off-street parking are required to be landscaped, with a minimum of twenty (20) percent of the total area to be landscaped (3.07.080). The site plan shows that 8,292 square feet of the property is landscaped, or 32 percent of the total lot. The site plan meets the landscaping area requirement.

Trash Storage

The plans show an existing dumpster enclosure on the south corner of the lot, which meets the trash storage requirement.

Height of Building

The height of the proposed building meets the requirements of the Business Commercial zone, measuring 34 feet to the highest point of the building, which is the maximum height for a building in the zone.

Design

Based on the proposed rendering, the proposed exterior building materials appears to be wood, glass, metal, and stucco. The architectural style seems to be consistent with other buildings in the business district.

NOTICING

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

REVIEWS

PLANNING AND ZONING DEPARTMENT REVIEW

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

Streets

The application is to renovate an existing building on an existing site. All site plans must adhere to the Off-Street Parking Ordinance (Article 3.24). Section 3.24.020 requires: an “all weather” surface consisting of asphalt or concrete; wheel stops or curbing; properly dimensioned striping for parking spaces; grading for proper drainage; lighting which does not adversely affect neighboring properties; accessible parking stalls per ADA standards; oil separators or other pollution control devices; screening (landscaping or fencing) if the parking adjoins a residence or residential zone; landscaping per DC 3.07.080 (part 7); and an off-street loading for businesses receiving or distributing materials.

Other than landscaping, which is covered in the Planner’s Review, the parking plan shows compliance in all areas minus the ADA requirement. There is no designated ADA stall shown on the plan. For the size of this parking lot, only one ADA stall would be required. **Parking striping, including one ADA designated stall, should be required for approval.**

Section 3.24.040 requires off-street parking to be located out of the front setback area “unless recommended by the Gateway Historic Committee and Planning Commission, and approved by the City Council.” There are two existing parking stalls which infringe on the front setback; one by about 5 feet and another by about 2 feet. **An exception for the two existing parking stalls, located in the front setback, would be required for the plan to move forward.**

Utilities

There are no new City services such as culinary, pressurized irrigation, or sewer requested for the new building. Existing services will be used.

The existing stormwater facilities for the site meet current ordinance and therefore no modifications are required.

Other

The water policy has been previously met for the site.

No new city infrastructure is proposed/required and therefore no development bond would be required for this application.

STAFF RECOMMENDATION

Review staff report and findings and make a recommendation of approval of the proposed site plan.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to recommend that the site plan for the Ezra Lee Design Studio be approved with the following conditions/changes:

- An exception be granted to require no more than 24 off street parking stalls.
- An exception be granted to allow parking in the front setback area as proposed.
- Parking striping be required, including one ADA designated stall.
- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY

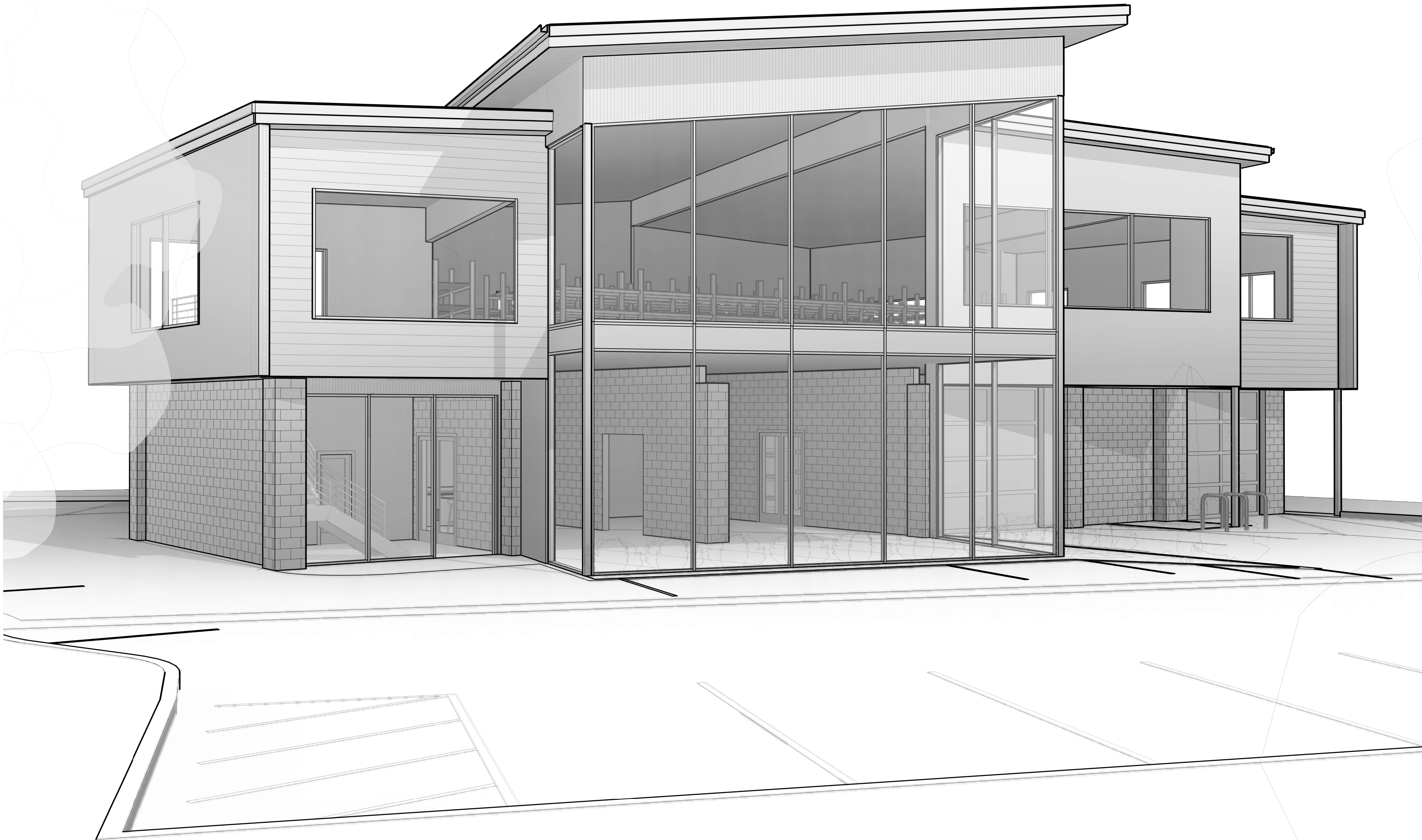
I move to recommend that the site plan for the Ezra Lee Design Studio be tabled/denied based on the following:

- ***Insert Finding***



EZRA LEE DESIGN STUDIO

95 W Canyon Crest Rd, Alpine, UT 84004



Code Compliance	
2018 IBC	
2015 IECC	
2014 NEC	

Area Schedule...	
Level	Area
First Floor	6027 SF
Second Floor	6604 SF
Grand total: 2	12631 SF

Sheet List	
Number	Sheet Name
G000	Cover Sheet
G002	General Notes
G003	Vicinity Map
AS100	Site Plan
AS101	Site Parking Plan
AS102	Site Groudscape Plan
A101	First Floor Plan
A102	Second Floor Plan
A200	Roof Plan
A301	First Floor Reflected Ceiling Plan
A302	Second Floor Reflected Ceiling Plan
A401	Building Sections
A500	Exterior Elevations
A501	Exterior Elevations
A520	Exterior Perspectives

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95 W Canyon Crest Rd, Alpine, UT 84004

Revisions (mm-dd-yy)

Cover Sheet

Date
2/18/2022 4:17:06 PM

Sheet
G000

Architect	Structural Engineer	General Contractor
Ezra Lee Design + Build Doug Staker/Principal 363 S Main St Suite100 Alpine, UT 84004 (801) 448-6876 doug@ezralee.com	Ezra Lee Design + Build Eric Scott S.E. 363 S Main St Suite100 Alpine, UT 84004 (801) 448-6876 eric@ezralee.com	Ezra Lee Design + Build Paul Ashby 363 S Main St Suite100 Alpine, UT 84004 (801) 448-6876 Paul@ezralee.com

PRELIMINARY



Parcel - 11:023:003
Acreage - 0.6
Section - 25
Township - 4S
Range - 1E

Existing building was Gig's carwash

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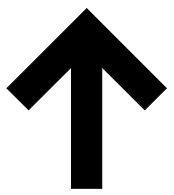
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Vicinity Map

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G003

PRELIMINARY



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Site Parking Plan
1" = 10'-0" (24"x36" Sheet)

DRY CREEK INVESTMENTS LLC.

SMITH FRED ASSOCIATES

424 SOUTH ALPINE HIGHWAY LLC.

SJS LLC.

RMVN LLC.

Surface Water Drainage to be Retained On-site. All additional surface drainage generated as a result of development activity shall be disposed of on-site, as determined by the City Engineer.

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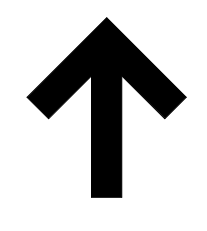
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Site Parking Plan

Date
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Sheet
AS101

PRELIMINARY



TOTAL PARKING	
parking lot:	19
on street:	4
inside:	5
motorcycle:	6
bicycles inside:	18
bicycles outside:	4



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Site Groundscape Plan
1" = 10'-0" (24"x36" Sheet)

SMITH FRED ASSOCIATES

DRY CREEK INVESTMENTS LLC.

424 SOUTH ALPINE HIGHWAY LLC.

RMVN LLC.

SJS LLC.

- grass: 7970.65 sf
- hardscape: 322.18 sf
- hardscape: 17767.05 sf

Surface Water Drainage to be Retained On-site. All additional surface drainage generated as a result of development activity shall be disposed of on-site, as determined by the City Engineer.

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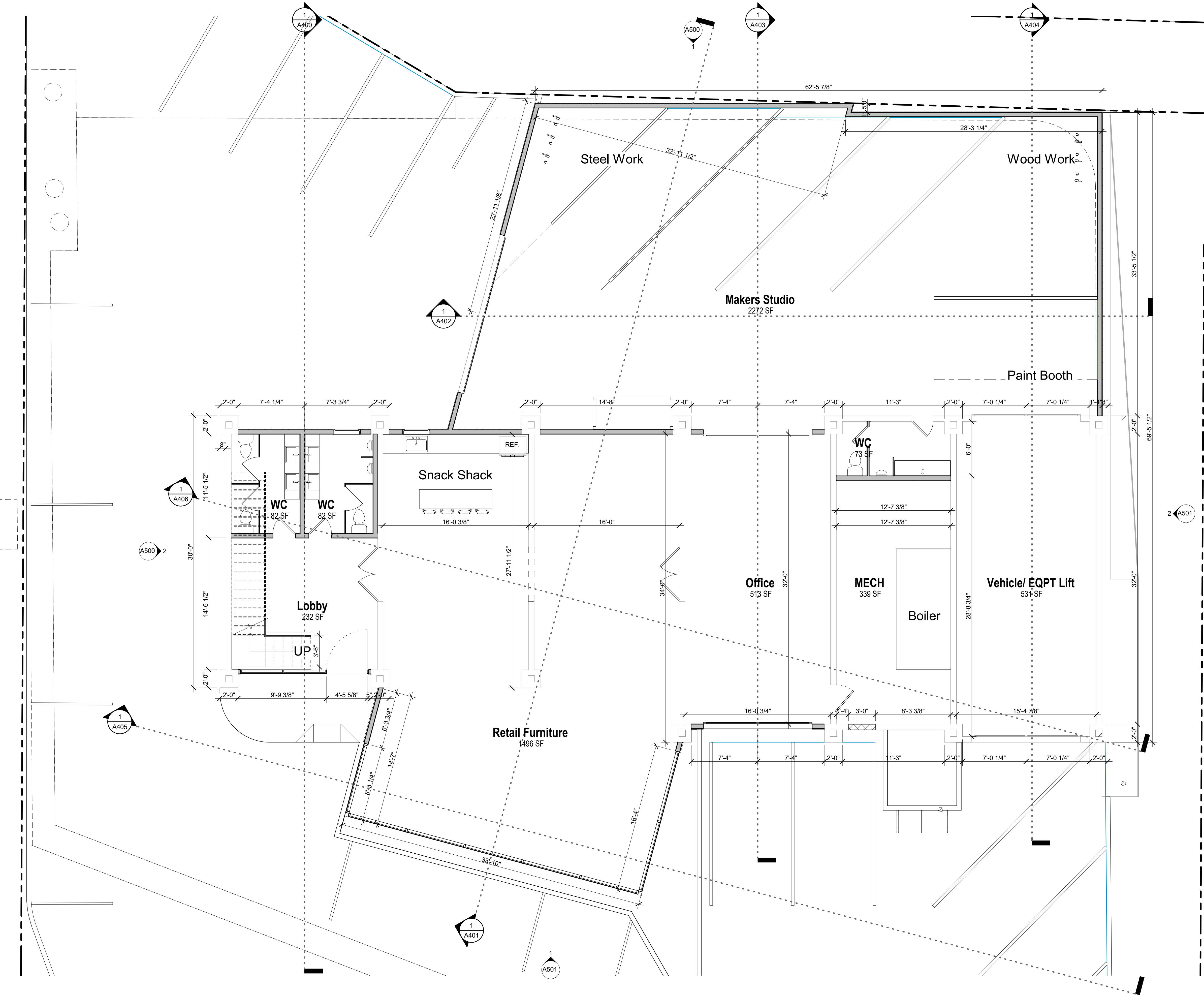
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Site
Groudscap
Plan

Date
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AS102

PRELIMINARY

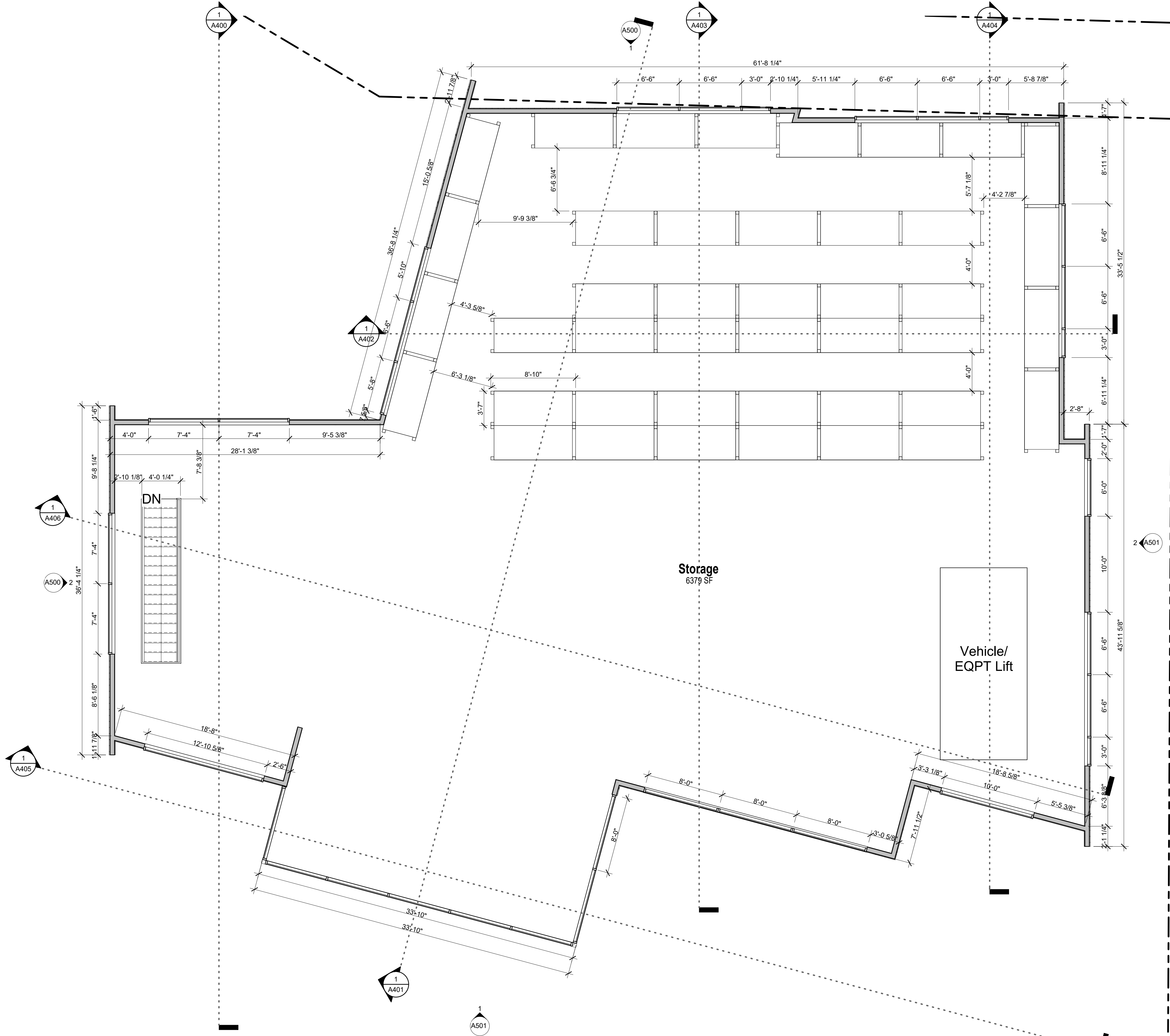


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L2 Floor Plan

3/16" = 1'-0" (24"x36" Sheet)



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Revisions (mm-dd-yy)

Second Floor
Plan

Date
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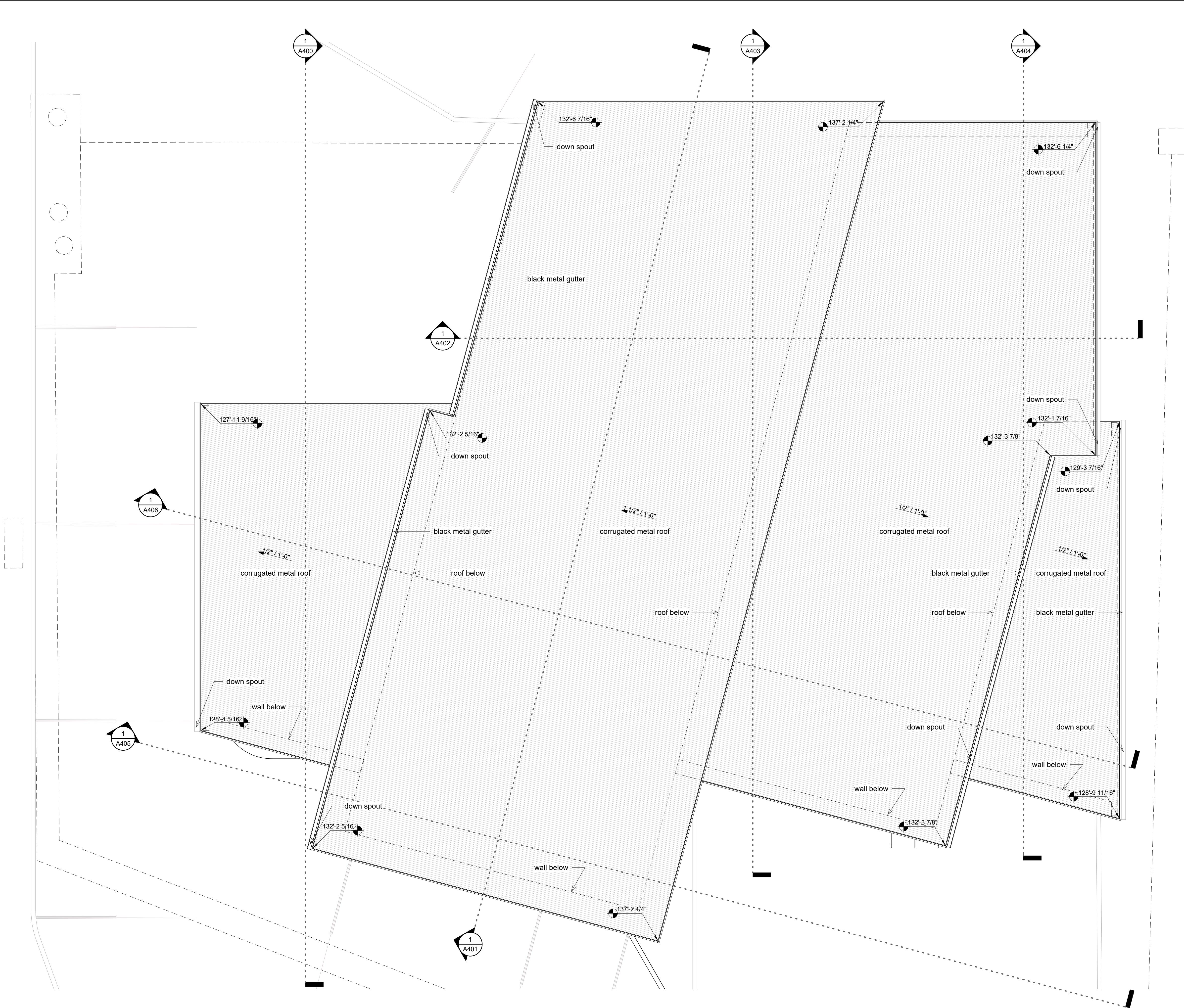
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A102

PRELIMINARY

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Roof Plan
3/16" = 1'-0" (24"x36" Sheet)



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Revisions (mm-dd-yy)

Roof Plan

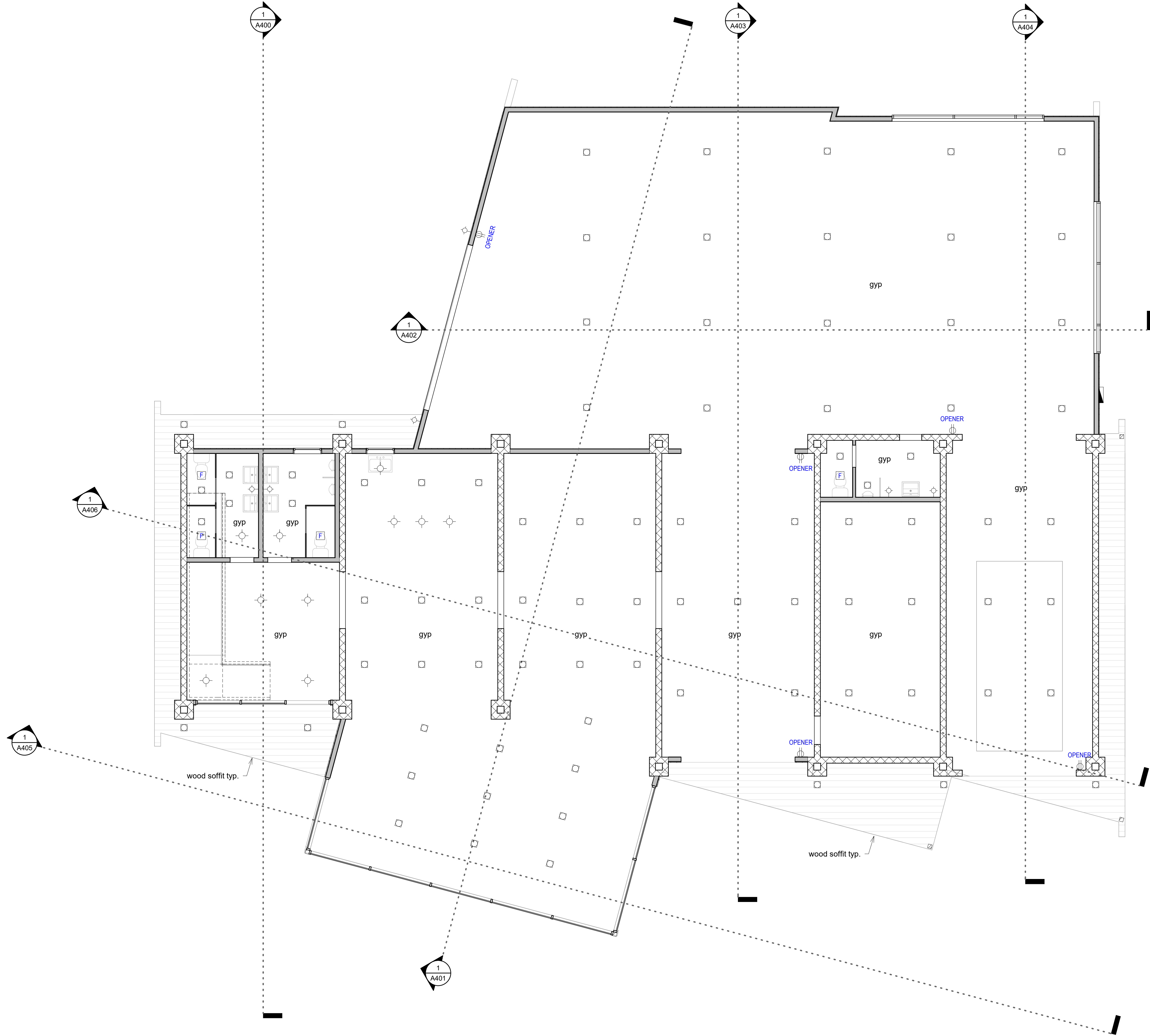
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PRELIMINARY

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L1 RCP
3/16" = 1'-0" (24"x36" Sheet)



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Revisions (mm-dd-yy)

First Floor
Reflected
Ceiling Plan

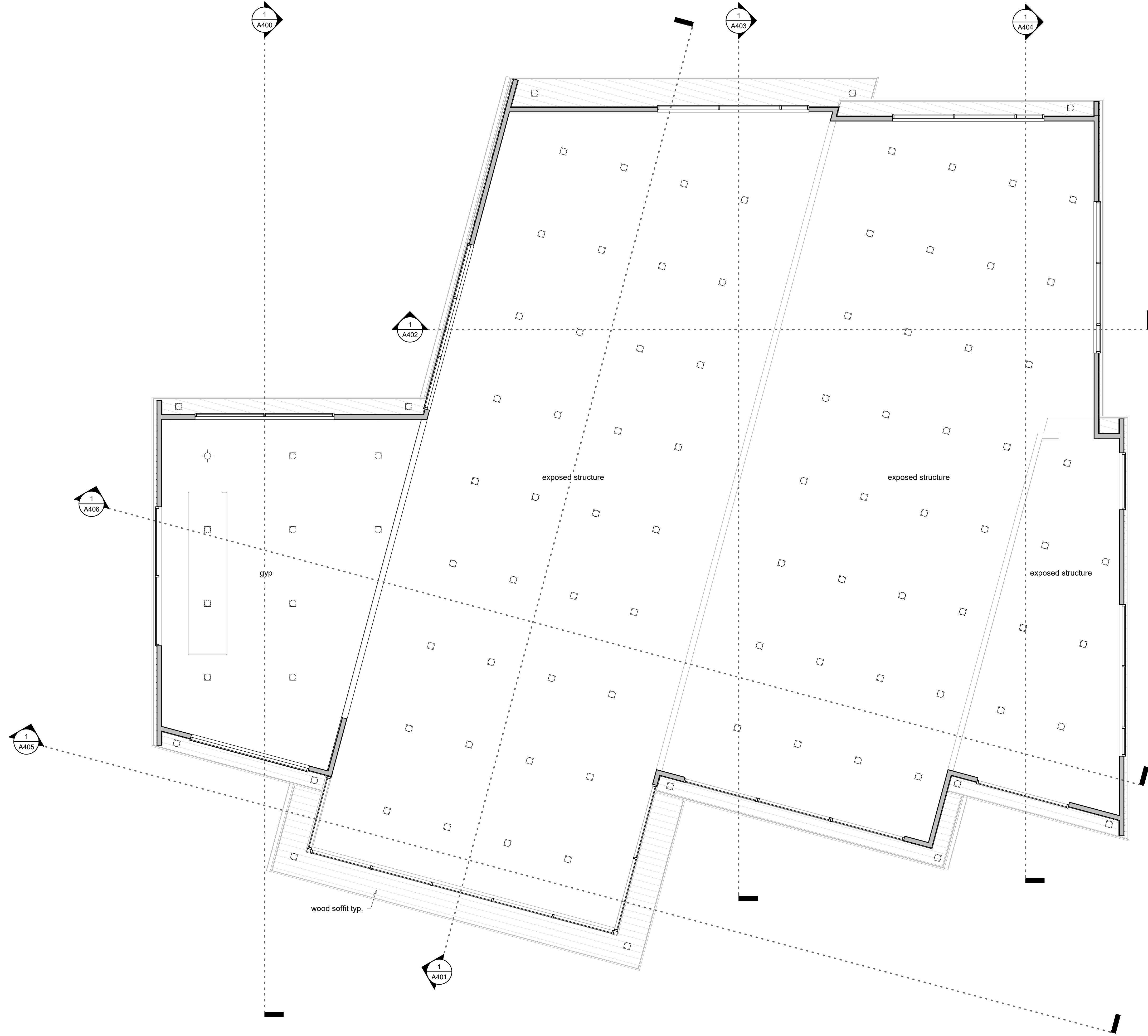
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PRELIMINARY

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L2 RCP
3/16" = 1'-0" (24"x36" Sheet)



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Revisions (mm-dd-yy)

Second Floor
Reflected
Ceiling Plan

Date
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A302

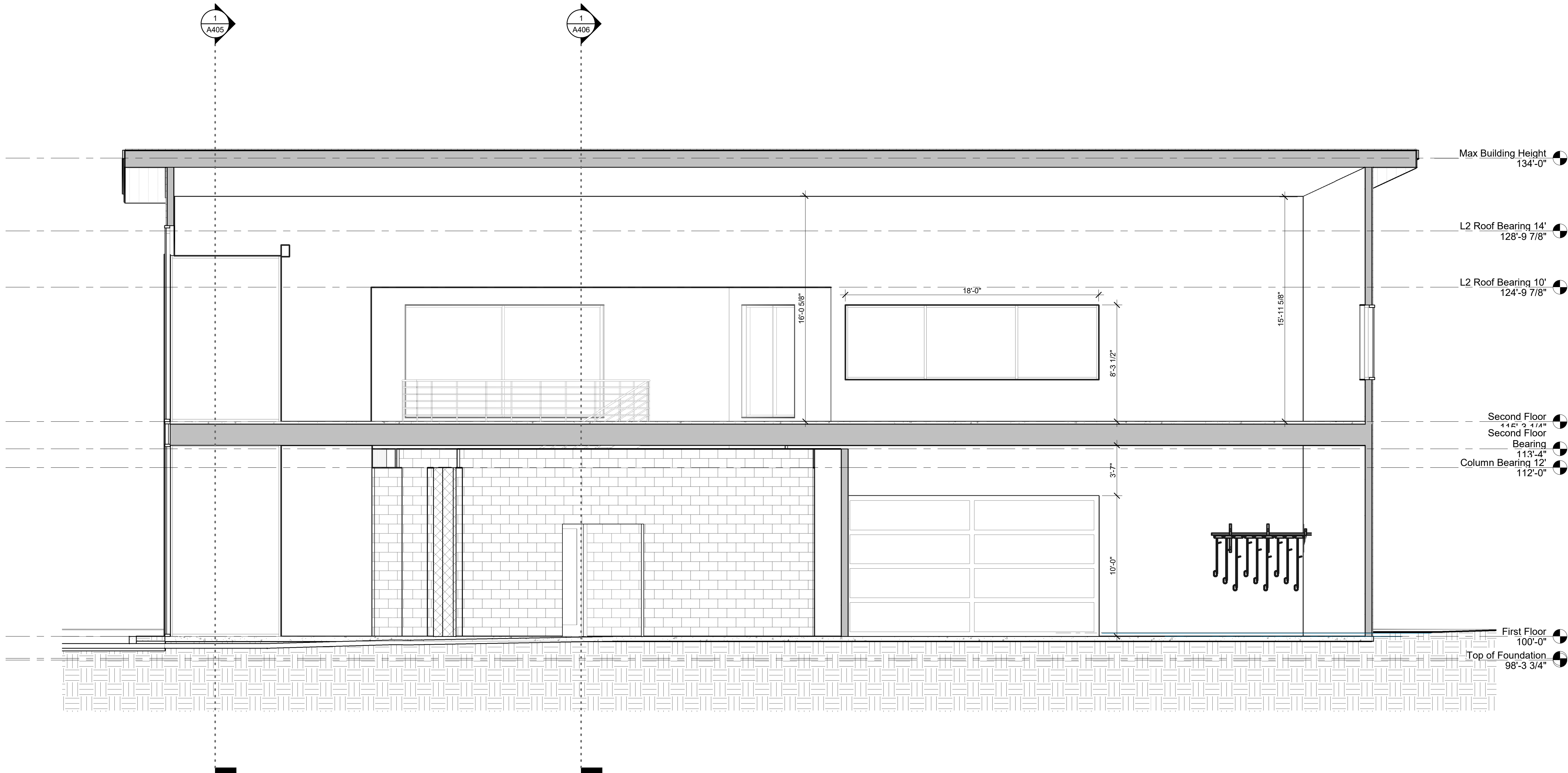
PRELIMINARY

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Section 02

1/4" = 1'-0" (24"x36" Sheet)



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Revisions (mm-dd-yy)

Building
Sections

Date
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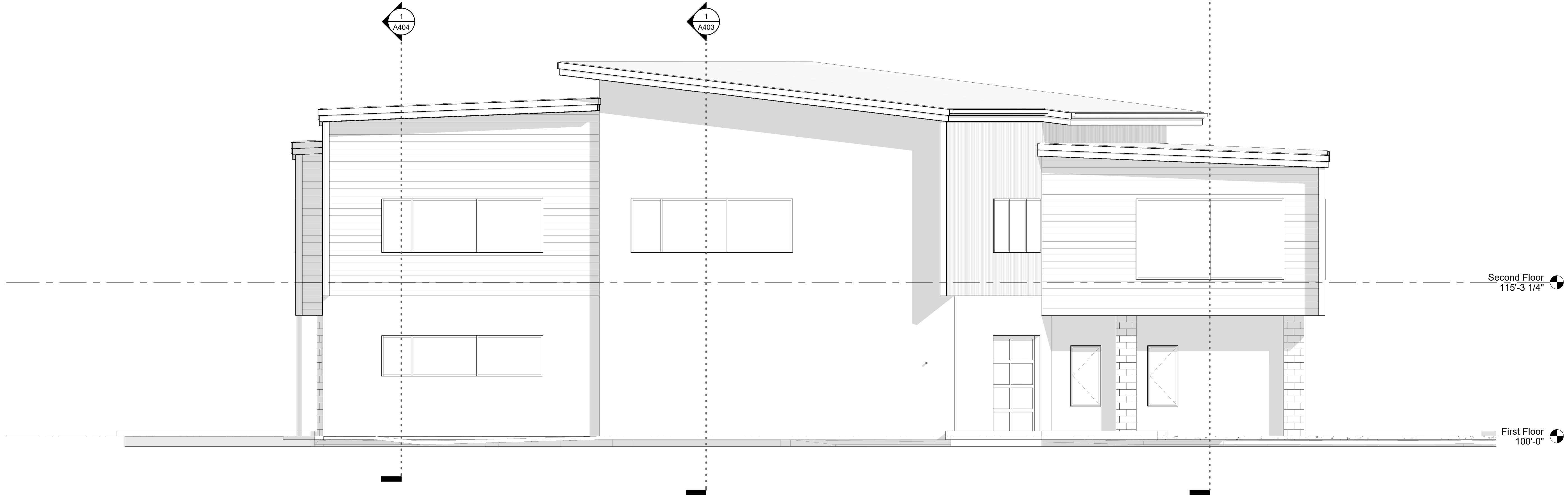
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PRELIMINARY

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Front Elevation
3/16" = 1'-0" (24"x36" Sheet)



Right Elevation
3/16" = 1'-0" (24"x36" Sheet)



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95 W Canyon Crest Rd, Alpine, UT 84004

Revisions (mm-dd-yy)

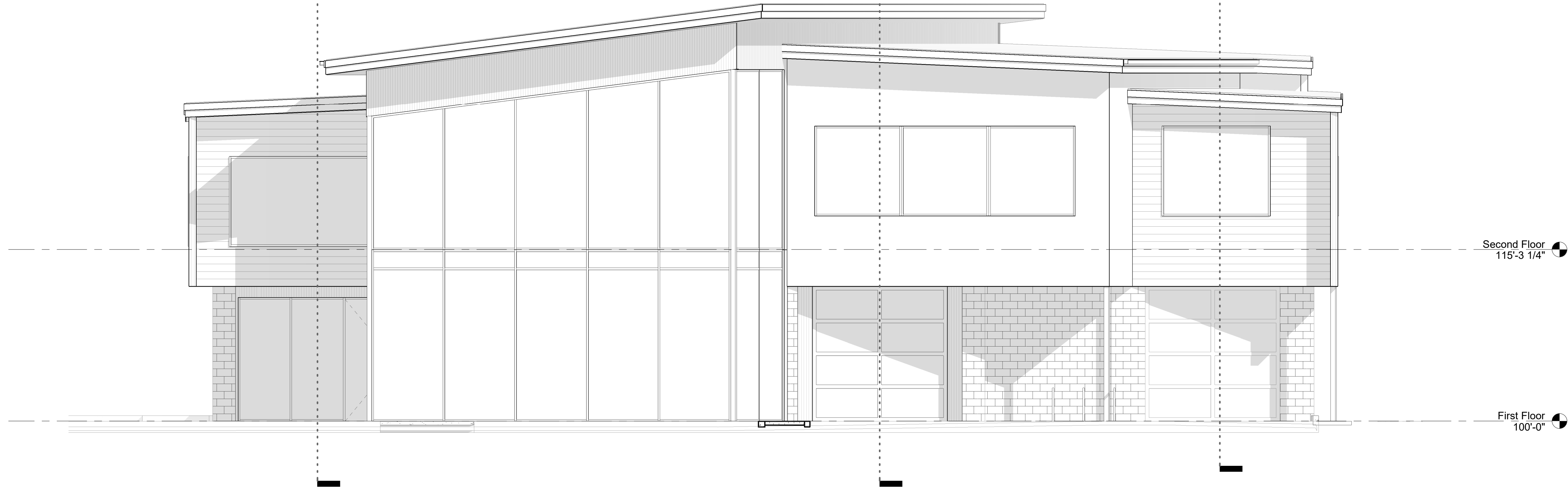
**Exterior
Elevations**

Date
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PRELIMINARY

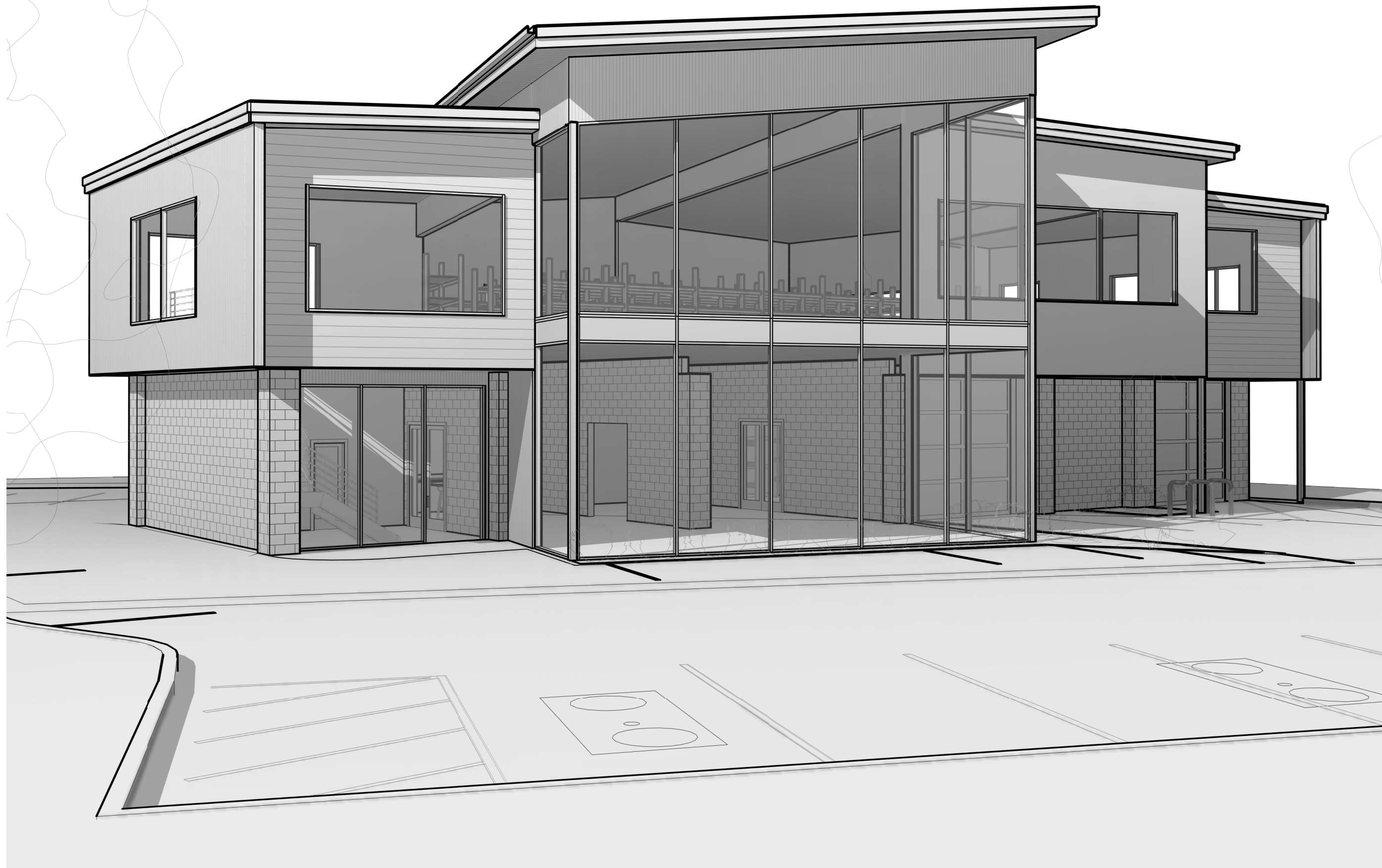
PRELIMINARY



Rear Elevation
3/16\"/>



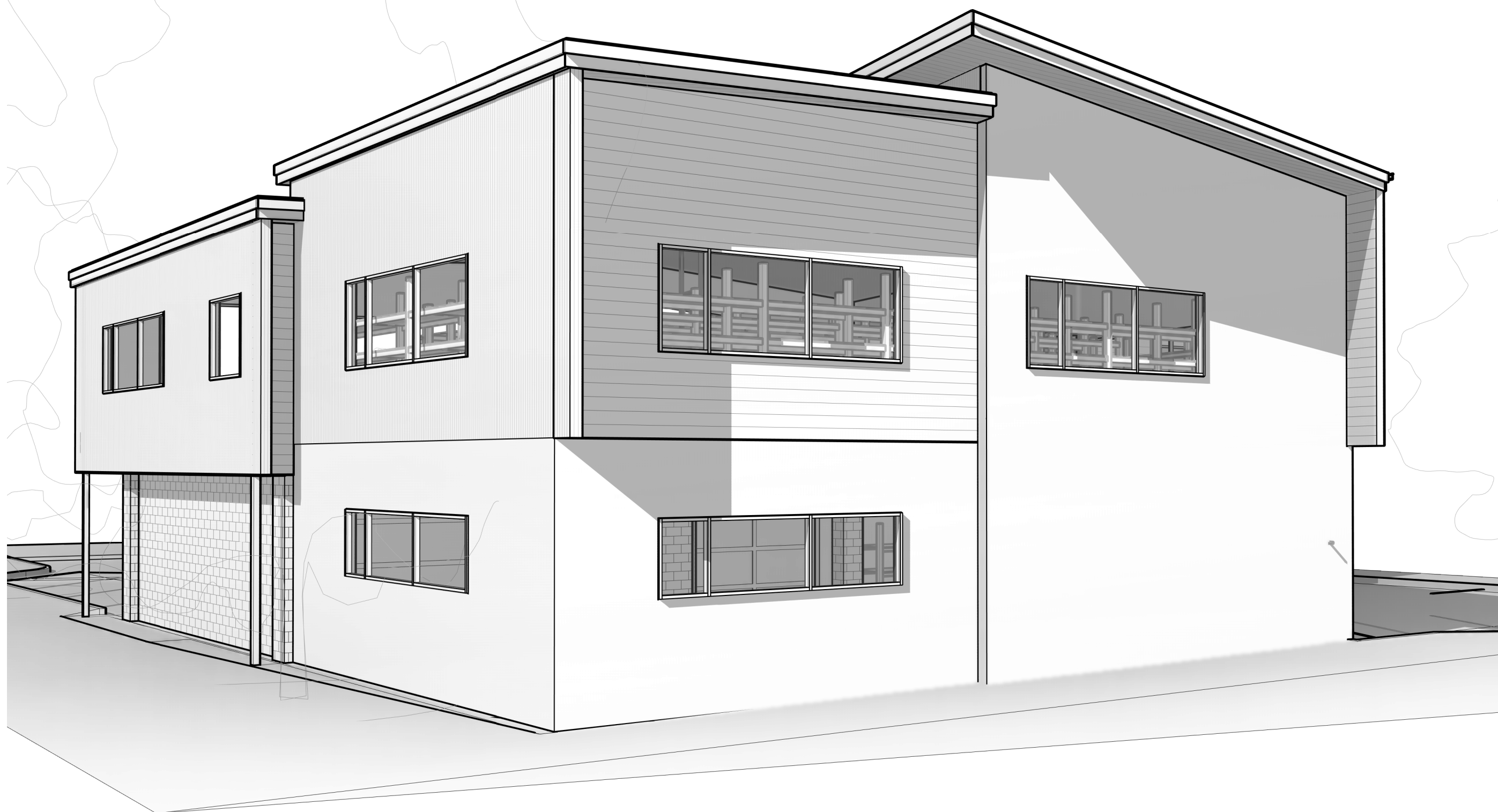
Left Elevation
3/16\"/>



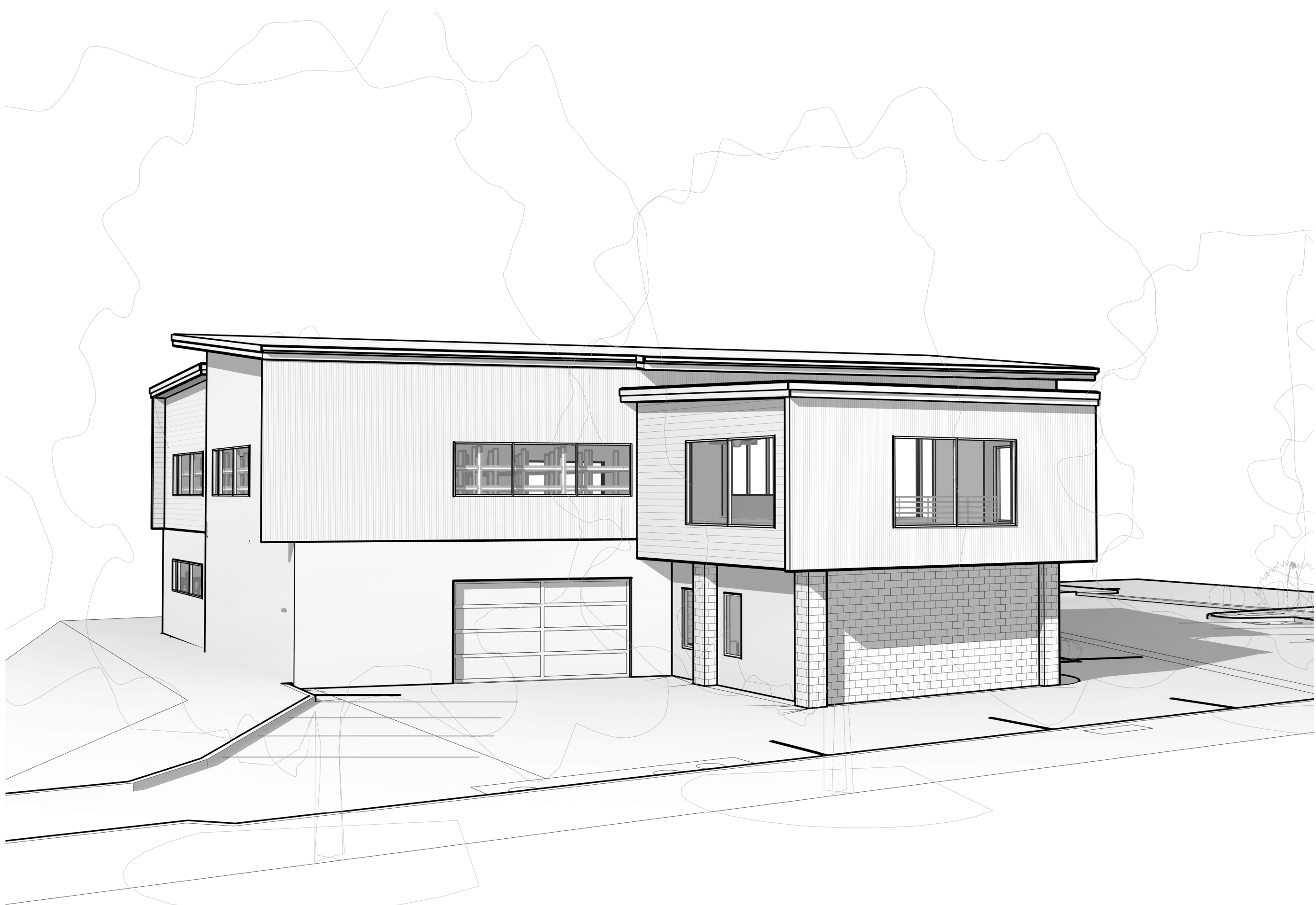
1 Front Left Perspective
(24"x36" Sheet)



2 Front Right Perspective
(24"x36" Sheet)



3 Back Right Perspective
(24"x36" Sheet)



4 Back Left Perspective
(24"x36" Sheet)

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EZRA LEE DESIGN STUDIO

95 W Canyon Crest Rd, Alpine, UT 84004

Revisions (mm-dd-yy)

Exterior
Perspectives

Date
2/18/2022 4:16:32 PM

Sheet
A520

PRELIMINARY

ALPINE CITY COUNCIL AGENDA

SUBJECT: Box Elder South Annexation Petition

FOR CONSIDERATION ON: 22 March 2022

PETITIONER: Residents of the Box Elder South Subdivision

ACTION REQUESTED BY PETITIONER: Consider accepting the annexation petition to begin the process of studying the proposed annexation.

BACKGROUND INFORMATION:

Some residents of the Box Elder South Subdivision have submitted an annexation petition to annex the entire Box Elder South Plat A subdivision, including 59 developed lots and a total of 43.9 acres, into Alpine City.

In February 2017, the City Council adopted Ordinance 2017-03, which included an update to the City's Annexation Policy Plan and Map. A copy of the plan is included in the packet. The proposed annexation area was included in this plan. The proposed annexation appears to meet the requirements of state code for a valid annexation petition. The City can now do one of the following:

- Deny the petition
- Accept the petition for further consideration

STAFF RECOMMENDATION:

Accept the annexation petition and send it to the Planning Commission for further consideration.

SAMPLE MOTION TO APPROVE:

I move that the Box Elder South Annexation petition be accepted and sent to the Planning Commission for further consideration.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move that the Box Elder South Annexation petition be accepted and sent to the Planning Commission for further consideration with the following conditions/changes:

- **insert finding**

SAMPLE MOTION TO TABLE/DENY:

I move that the Box Elder South Annexation petition be denied.

ORDINANCE NO. 2017-03

**AN ORDINANCE AMENDING THE ALPINE CITY
ANNEXATION POLICY PLAN AND MAP**

WHEREAS, the Alpine City Council has adopted a General Plan which includes an Annexation Element and Annexation Policy Plan and Map; and

WHEREAS, the Planning Commission has reviewed proposed amendments to the Alpine City Annexation Policy Plan and Map; and

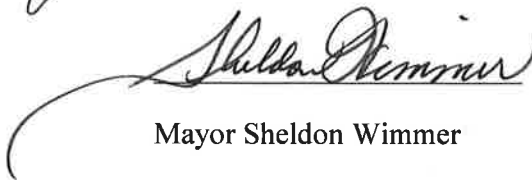
WHEREAS, the Planning Commission has submitted proposed amendments and made a recommendation to the City Council; and

WHEREAS, both the Planning Commission and City Council have posted notice and held the requisite public hearings on the Proposed Amendments to the Annexation Policy Plan and Map.

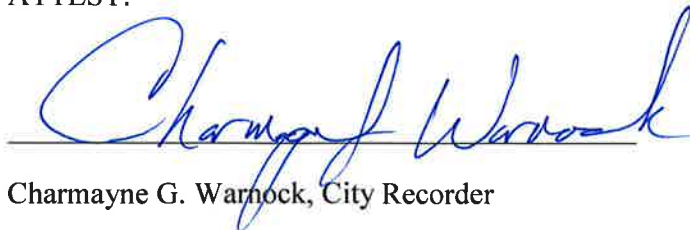
**NOW THEREFORE, BE IT ORDAINED BY THE ALPINE CITY COUNCIL AS
FOLLOWS:**

1. The attached Exhibit "A" is hereby adopted as the Alpine City Annexation Policy Plan and Map and are hereby made a part of the Alpine City General Plan.
2. This ordinance shall take effect immediately upon posting.

Passed and dated this 14th of February, 2017.


Mayor Sheldon Wimmer

ATTEST:


Charmayne G. Warnock, City Recorder





Annexation Policy Plan & Map

Adopted February 14, 2017
Ordinance No. 2017-03

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INTRODUCTION

In accordance with Section 10-2-401.5, Utah State Code (Exhibit G), “no municipality may annex unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan.” An Annexation Policy Plan is created by a city to guide decision making regarding future annexations and helps a city plan for future expansion in conjunction with neighboring political entities. Open communication between a city and other political entities, particularly the County, is a priority in the process of developing an Annexation Policy Plan. The following document addresses the requirements outlined in Section 10-2-401.5.

EXPANSION AREA MAP

Alpine City shall adopt and maintain an expansion area or a proposed annexation map (Exhibit A) that represents the growth boundary which includes territories outside, but adjacent to the community, that may be annexed into the City. This map is consistent with the Alpine City Land Use Map (Exhibit B). The annexation area plan shall incorporate the long-range planning objectives contained in the land use plan of the community and shall represent a graphic representation of the areas for which the City intends to provide services. The Alpine City Annexation Policy Plan anticipates the annexation of the following areas:

Chart 1 – Annexation Areas

Alpine Cove	76.21 acres	62 lots
South of Box Elder	41.00 acres	59 lots
East Area	20.29 acres	≈ 12 lots
Schoolhouse Springs Area	280.56 acres	0 lots
<hr/>		
TOTAL	418.06 acres	133 Lots

Chart 1: See Exhibit C for a review of each area. This plan does not grant nor guarantee any number of lots.

Even though the proposed properties may lie within the expansion area, there is no guarantee that the annexation request will be approved by the City. The petition for annexation may require additional requirements than those contained in the current Annexation Policy Plan, which include:

1. Areas to be annexed must be contiguous to the corporate limits of Alpine City at the time of submission of the annexation request.
2. Alpine City shall avoid gaps between or overlaps with the expansion areas of other municipalities.
3. Proposed annexations will not be approved if they create an island or peninsula of the unincorporated area.

STATEMENT OF CRITERIA

The following is a statement of the criteria Alpine City will use in determining whether or not to approve future annexation petitions.

A. CHARACTER OF THE COMMUNITY

Alpine City was settled in 1850 in the northeast corner of Utah County. In 1855, the settlement was officially incorporated as the City of Alpine. The City highly values its history and reputation as a great place to live and raise a family. An overwhelming majority of its residents chose to live in Alpine because of the family oriented, small town feel of the City and the stunning beauty of the surrounding mountains. Alpine is an excellent location for individuals and families interested in an outdoor lifestyle surrounded by a scenic environment. A primary focus of the City is to preserve and maintain these characteristics and a high quality of life.

The City should also consider annexing lands identified in its Annexation Policy Plan. Annexation of areas along the foothills can assist in preserving and protecting sensitive and critical lands, preserving the natural beauty of the foothills, and encouraging consistent development policy along the foothills. When the annexed property is developed, it should be done in accordance with the Annexation Policy Plan and the Alpine City General Plan.

POLICY STATEMENT: Development in Annexed Areas to Conform to Master Plan

All annexations accepted by Alpine City shall be found in conformance with the Alpine City Land Use Plan. Alpine City may exercise its initiative to prepare and adopt a Master Plan for future development in those extraterritorial areas of interest for future annexation as indicated in this Policy Plan. This Master Plan will define proposed land uses as well as the nature and potential density of development desired in each particular area. Once adopted, any proposed development in an area to be annexed must conform to the Master Plan, notwithstanding the said Master Plan may be amended from time to time as deemed necessary and appropriate. See Exhibit C for details of the Master Plan.

POLICY STATEMENT: Planning Commission to Review Annexation

In order to facilitate orderly growth and development in Alpine City, the Planning Commission shall review all proposed annexations and make recommendations to the City Council (as set forth in State statute) concerning the parcel(s) to be annexed, effects on the City's Land Use Plan, and the recommended zoning designation for the proposed annexed area.

POLICY STATEMENT: Annexation to be Considered Only in Areas of Potential Urban Service

Alpine City's policy is to consider annexation only in those areas where the City has the potential to provide urban services (either directly or through inter-local cooperative agreement). These areas may include locations served or to be served by the City's water system, pressurized irrigation system, sewer system, and emergency services.

POLICY STATEMENT: Islands and Peninsulas of Unincorporated Areas to be Annexed

Alpine City encourages islands and peninsulas of unincorporated territory located within the incorporated area of the City to become annexed.

B. THE NEED FOR MUNICIPAL SERVICES IN DEVELOPED AND UNDEVELOPED UNINCORPORATED AREAS

All areas included in the Annexation Policy Plan will need the municipal services shown below in Chart 2 based on the information outlined in the Master Plan in Exhibit C. Utah County policy is that municipal services should be provided by cities and not by the county.

Chart 2 – Need for Municipal Services

Annexation Area	Streets	Water	Sewer	Storm Drainage	Parks & Trails	Pressurized Irrigation
Alpine Cove	Streets Need to be Improved to Alpine City Standards	Already Completed	Already Completed	Already Completed	Trails would Not be Included	Will Not be Provided
South of Box Elder	Streets Already Improved to Alpine City Standards	Already Completed	Already Completed	Already Completed	Trails would be Included	Will Not be Provided
East Area	Extend Country Manor Lane and High Mountain Dr.	Extend from Lambert Park	Extend from High Mountain Dr.	Detention basin required and storm drain tied into City system	Trails would be Included	Pressurized Irrigation Line Runs across Bennett Farms
Schoolhouse Springs Area	Need for Improved Streets Not Expected	Need for Water Service Not Expected	Need for Sewer Service Not Expected	Need for Storm Drainage Not Expected	Trails would be Included	Will Not be Provided

C. THE MUNICIPALITY’S PLANS FOR EXTENSION OF MUNICIPAL SERVICES

Alpine City has developed Capital Facilities Master Plans for water, sewer, streets, parks, and storm drainage. These plans include the areas outlined in the Annexation Policy Plan. The systems have been master planned to provide sufficient capacity to include the proposed annexation areas.

D. HOW THE SERVICES WILL BE FINANCED

The services will be financed by the developer installing the improvements and by impact fees.

E. AN ESTIMATE OF THE TAX CONSEQUENCES TO RESIDENTS BOTH CURRENTLY WITHIN THE MUNICIPAL BOUNDARIES AND IN THE EXPANSION AREA FOR THE NEXT FIVE YEARS

It is not anticipated that tax rates would change when an annexation takes place. The burden on existing residents would be off-set by the increase in property tax revenue paid on new buildings and by increased sales tax received because of the increase in population.

Chart 3 – Present & Five-Year (Fiscal Year) Projections of the Cost of Municipal Services in the Proposed Annexation Area

MUNICIPAL SERVICES	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
General Government	\$ 249,624	\$ 257,777	\$ 265,930	\$ 274,083	\$ 282,236	\$ 290,388
Water	\$ 34,961	\$ 35,203	\$ 35,445	\$ 35,687	\$ 35,929	\$ 36,171
Sewer	\$ 50,464	\$ 51,040	\$ 51,616	\$ 52,192	\$ 52,768	\$ 53,345
Garbage	\$ 21,392	\$ 21,546	\$ 21,700	\$ 21,854	\$ 22,008	\$ 22,162
Pressurized Irrigation	\$ 43,449	\$ 43,986	\$ 44,523	\$ 45,060	\$ 45,597	\$ 46,134
Storm Drain	\$ 9,461	\$ 9,581	\$ 9,701	\$ 9,821	\$ 9,941	\$ 10,061
TOTAL	\$ 409,351	\$ 419,133	\$ 428,915	\$ 438,697	\$ 448,479	\$ 458,261

Chart 3: Projected cost of services is based on the FY2016 Alpine City Budget. According to the 2015 Census, the population of Alpine is approximately 10,235. The number of households is approximately 2,699 with an average of 3.8 persons per household. Projected costs are calculated by multiplying the projected number of households in the annexation area (133) by the cost per household.

Chart 4 – Present & Five-Year (Fiscal Year) Revenue to the Annexing Municipality

REVENUE SOURCE	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Property Taxes	\$ 91,006	\$ 92,371	\$ 93,736	\$ 95,101	\$ 96,466	\$ 97,831
Sales Taxes	\$ 54,151	\$ 54,644	\$ 55,137	\$ 55,630	\$ 56,123	\$ 56,620
Other Taxes & Fees	\$ 229,100	\$ 235,703	\$ 242,306	\$ 248,909	\$ 255,512	\$ 262,133
Water	\$ 35,264	\$ 35,946	\$ 36,628	\$ 37,310	\$ 37,992	\$ 38,674
Sewer	\$ 54,148	\$ 54,966	\$ 55,784	\$ 56,602	\$ 57,420	\$ 58,242
Garbage	\$ 25,991	\$ 26,140	\$ 26,289	\$ 26,438	\$ 26,587	\$ 26,734
Pressurized Irrigation	\$ 51,604	\$ 51,954	\$ 52,304	\$ 52,654	\$ 53,004	\$ 53,353
Storm Drain	\$ 14,999	\$ 15,427	\$ 15,855	\$ 16,283	\$ 16,711	\$ 17,137
TOTAL	\$ 556,263	\$ 567,151	\$ 577,739	\$ 588,927	\$ 599,815	\$ 610,704

Chart 4: The tax rates used in the calculations and projected revenues for the property taxes (which are based on the assessed valuations of the properties in the proposed annexation areas) are shown in Exhibit D. Projected revenues are based on the FY2016 Alpine City Budget. According to the 2015 Census, the population of Alpine is approximately 10,235. The number of households is approximately 2,699 with an average of 3.8 persons per household. Projected revenues are calculated by multiplying the projected number of households in the annexation area (133) by the revenues generated per household.

F. THE INTERESTS OF ALL AFFECTED ENTITIES

Highland City. Alpine and Highland share a common boundary. In April 2000, both cities signed an agreement that all land west of the current Alpine boundary would be annexed and serviced by Highland. In 2004, and again in 2009, Highland City and Alpine City agreed to adjust the boundary line to accommodate parcels that were split by the southwestern boundary line.

Utah County. Utah County's policy is that municipal type development should take place in cities. Alpine City would be able to serve all of the land shown in the Alpine City Annexation Policy Area.

US Forest Service. Several of the annexations proposed in the Alpine Annexation Policy Area are adjacent to Forest Service lands. It is anticipated that the development of these proposed annexation lands would be compatible with the Forest Service land in preserving open space and not having a

negative impact on the Forest Service land.

Draper City. Draper City abuts Alpine City in the northwest corner. It is anticipated that the Timpanogos Special Service District will provide sewer service to the undeveloped property in Draper that lies within Utah County. Alpine City has no intention to include any lands currently within Draper City boundaries in its Annexation Policy Plan.

Alpine School District. Alpine City is located within the boundaries of the Alpine School District and it is anticipated that Alpine School District will provide school service to the area.

Timpanogos Special Service District (TSSD). The Timpanogos Special Service District provides sewage treatment for Alpine, Lehi, Pleasant Grove, Highland, Cedar Hills, and American Fork. District facilities have been sized to accommodate the growth of member cities.

North Utah County Water Conservancy District (NUCWD). The North Utah County Water Conservancy District controls run-off into Dry Creek and requires detention facilities so that run-off does not exceed historic flows.

Alpine Cove Special Service District. The Alpine Cove Special Service District provides water to the Alpine Cove area.

JUSTIFICATION FOR EXCLUDING AREAS

Utah State law requires the City to justify the exclusion from the expansion area any area containing urban development within ½ mile of the municipality's boundary. No such areas are excluded from the expansion area.

COMMENTS BY AFFECTED ENTITIES

Utah State law requires the City to include a statement addressing any comments made by affected entities at or within ten days after the public meeting under Subsection (2)(a)(ii) of Section 10-2-401.5. When the Annexation Policy Plan and Map were amended in 2009, Draper City submitted a letter asking Alpine City to consider several properties adjacent to Alpine City's western boundary that are currently incorporated into Draper City. Draper City's contention was that it would be easier for Alpine City to provide municipal services to these properties. Upon review of this request, Alpine City does not intend to include these properties in its Annexation Policy Plan. No other entities commented.

PLANNING COMMISSION AND CITY COUNCIL DUTIES

While developing, considering, and adopting the Annexation Policy Plan, the Planning Commission and City Council shall do the following:

A. Attempt to avoid gaps between, or overlaps with, the expansion areas of other municipalities.

Alpine City has reached an agreement with Highland City on the annexation area so there will be no gaps created. All of the unincorporated land west and south of the current and proposed Alpine City limits is planned to be annexed by Highland City.

B. Consider population growth projections for the municipality and adjoining areas for the next 20 years.

Alpine's growth projections, including the areas included in the Annexation Policy Plan, are as follows:

Chart 5 – Projected Population Growth in Alpine for the Next Twenty Years

YEAR	POPULATION	ANNEXATION AREAS	YEAR	POPULATION	ANNEXATION AREAS
2017	10,509	4	2027	12,818	4
2018	10,960	251	2028	13,018	4
2019	11,221	61	2029	13,222	4
2020	11,459	38	2030	13,322	4
2021	11,682	23	2031	13,426	4
2022	11,882	4	2032	13,476	4
2023	12,098	4	2033	13,530	4
2024	12,298	4	2034	13,580	4
2025	12,514	4	2035	13,634	4
2026	12,714	4	2036	13,684	4

Chart 5: “Population” refers to total Alpine City Population. “Annexation Areas” refers to Alpine City population growth from annexation areas. This chart assumes +200 residents per year growth rate for 2017-2026 plus growth from annexation areas, +100 residents per year growth rate for 2027-2031 plus growth from annexation areas and +50 residents per year growth rate for 2032-2036 plus growth from annexation areas.

Chart 6 – Projected Number of Homes in Annexation Areas for the Next Five Years

ANNEXATION AREA	2016	2017	2018	2019	2020	2021	TOTAL
Alpine Cove	0	1	0	1	0	1	3
South of Box Elder	0	5	15	15	10	5	50
East Area	0	0	0	0	0	0	0
Schoolhouse Springs Area	0	0	0	0	0	0	0
TOTAL	0	6	15	16	10	6	53

Chart 7 – Projected Population Growth in Annexation Areas for the Next Five Years

ANNEXATION AREA	2016	2017	2018	2019	2020	2021	TOTAL
Alpine Cove	0.0	3.8	0.0	3.8	0.0	3.8	11.4
South of Box Elder	0.0	19.0	57.0	57.0	38.0	19.0	190.0
East Area	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Schoolhouse Springs Area	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL		22.8	57.0	60.8	38.0	22.8	201.4

Chart 7: Assuming growth rate of 3.8 persons per household.

- C. Consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of the area within the municipality; and to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area.**

Alpine City has included costs of serving the Annexation Policy Plan areas in its capital facilities plans. The costs of over-sizing lines and facilities have been included in the City's impact fee analyses. The costs to install lines and facilities in the Annexation Policy Plan area itself will be borne by the developer.

Public Facilities Provided by Other Entities

Sewage Treatment - All of the Annexation Policy Plan area will be included in the Timpanogos Special Service District boundaries.

School - All the Annexation Policy Plan area is included in the Alpine School District boundaries.

Other Taxing Districts - The Annexation Policy Plan area will not affect any other taxing districts.

D. Consider in conjunction with the municipality's General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development.

Alpine City is surrounded by natural growth boundaries and neighboring municipalities. Draper City's boundary and Highland City's boundary directly abut on Alpine City's boundary. There are only a few areas left of unincorporated land that the City would consider annexing. It is assumed that if these areas are annexed by Alpine City, they would be residential in nature to blend in with existing neighborhoods.

E. Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality.

Alpine City intends to promote development which will preserve open space, protect hillsides, and important recreational areas. The proposed expansion area is full of great resources and should be included in the overall land use plan.

F. Be guided by the following principles regarding each proposed annexation. If practical and feasible, the boundaries of an area proposed for annexation shall be drawn:

- *Along the boundaries of existing local districts and special service districts for sewer, water, and other services; along the boundaries of school districts whose boundaries follow city boundaries, or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities.*

- *To eliminate islands and peninsulas of territory that is not receiving municipal-type services.*

The Annexation Policy Plan will eliminate any existing islands or peninsulas, and will strive to prevent the creation of new peninsulas and islands.

- *To facilitate the consolidation of overlapping functions of local government.*

The Annexation Policy Plan will assure that one jurisdiction is providing services to an area.

- *To promote the efficient delivery of services.*

The Annexation Policy Plan will promote efficient delivery of service by clearly defining who will provide service to a particular area. The Annexation Policy Plan will consider areas that can be feasibly served.

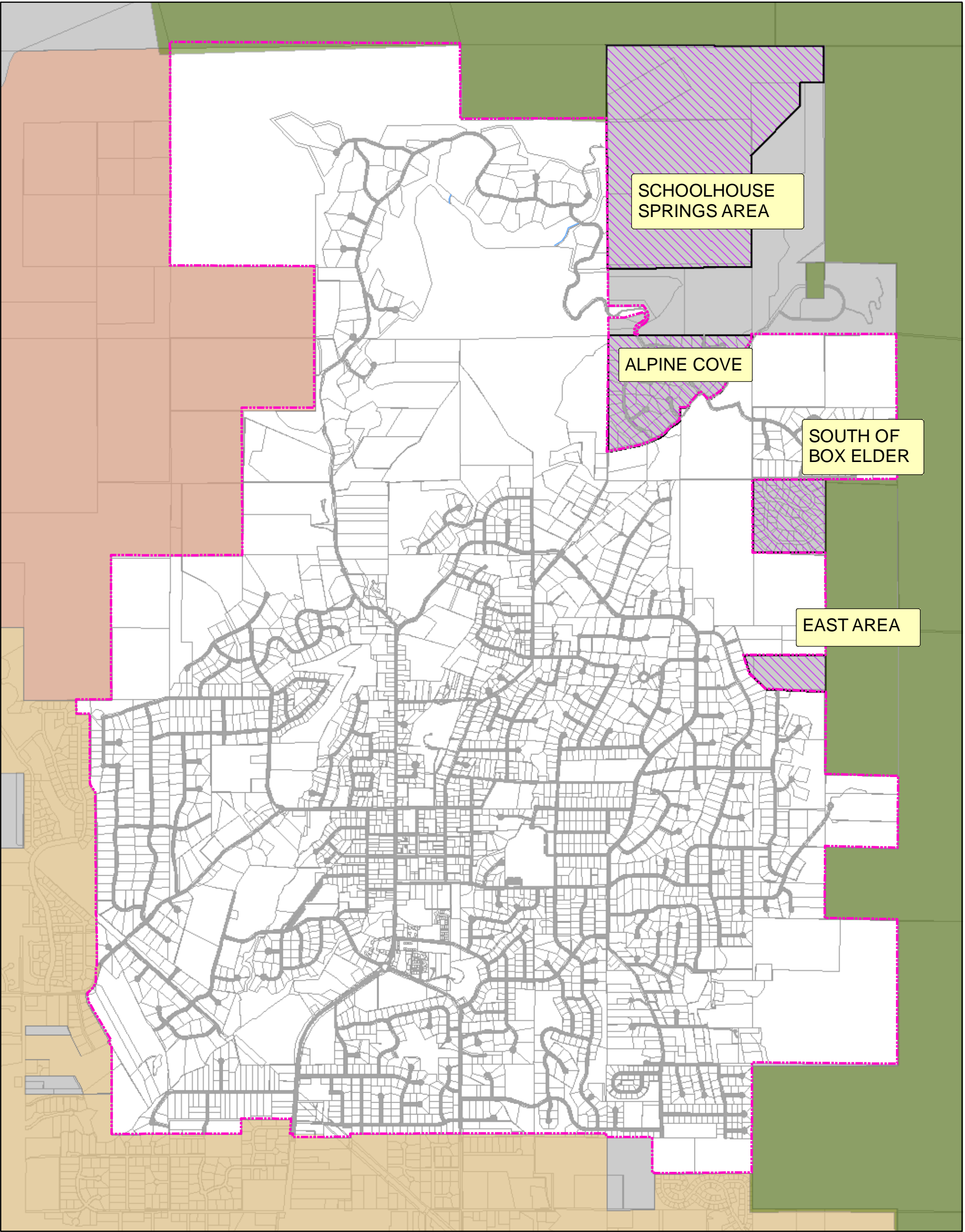
- *Encourage the equitable distribution of community resources and obligations.*

Alpine City's Capital Facilities Master Plans outline the provision of municipal services in the Annexation Policy Plan Areas and assure that the services will be equitably distributed.

G. Annexation Fees

Annexation fees shall be paid according to the Alpine City Consolidated Fee Schedule as adopted by the Alpine City Council. Off-site improvements may also need to be accomplished by the applicant as part of the Annexation Fee.

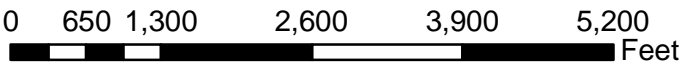
EXHIBIT A



Ordinance No. 2017-03
Adopted February 14, 2017

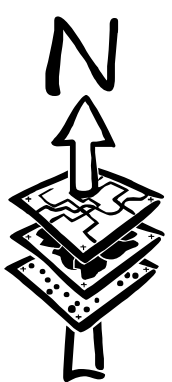
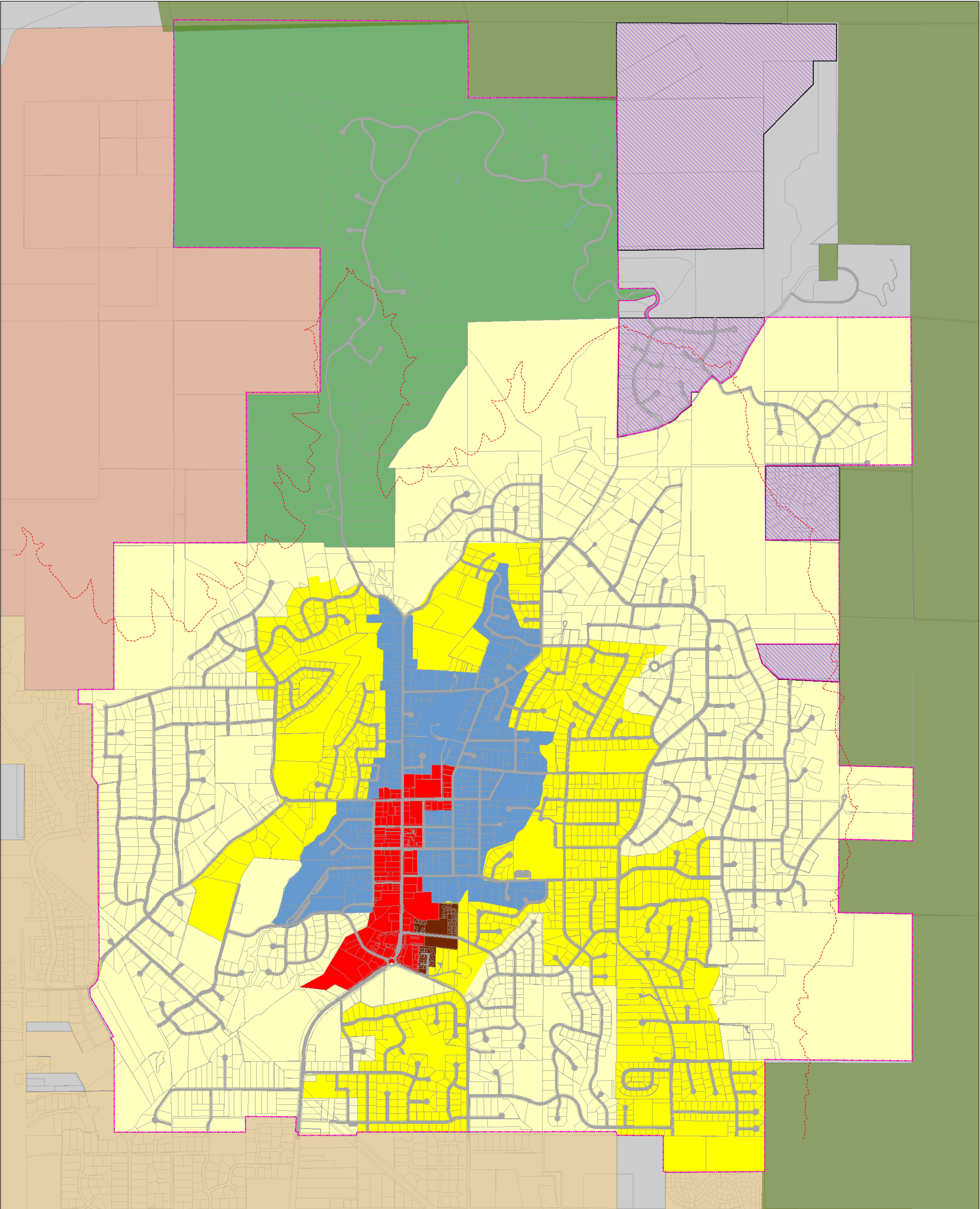


Alpine City Annexation Map



- Future Annexation Areas
- US Forest Service
- Draper City
- Highland City
- Unincorporated Utah County
- Alpine City Boundary

EXHIBIT B



Last Updated
February 14, 2107



ALPINE CITY LAND USE MAP

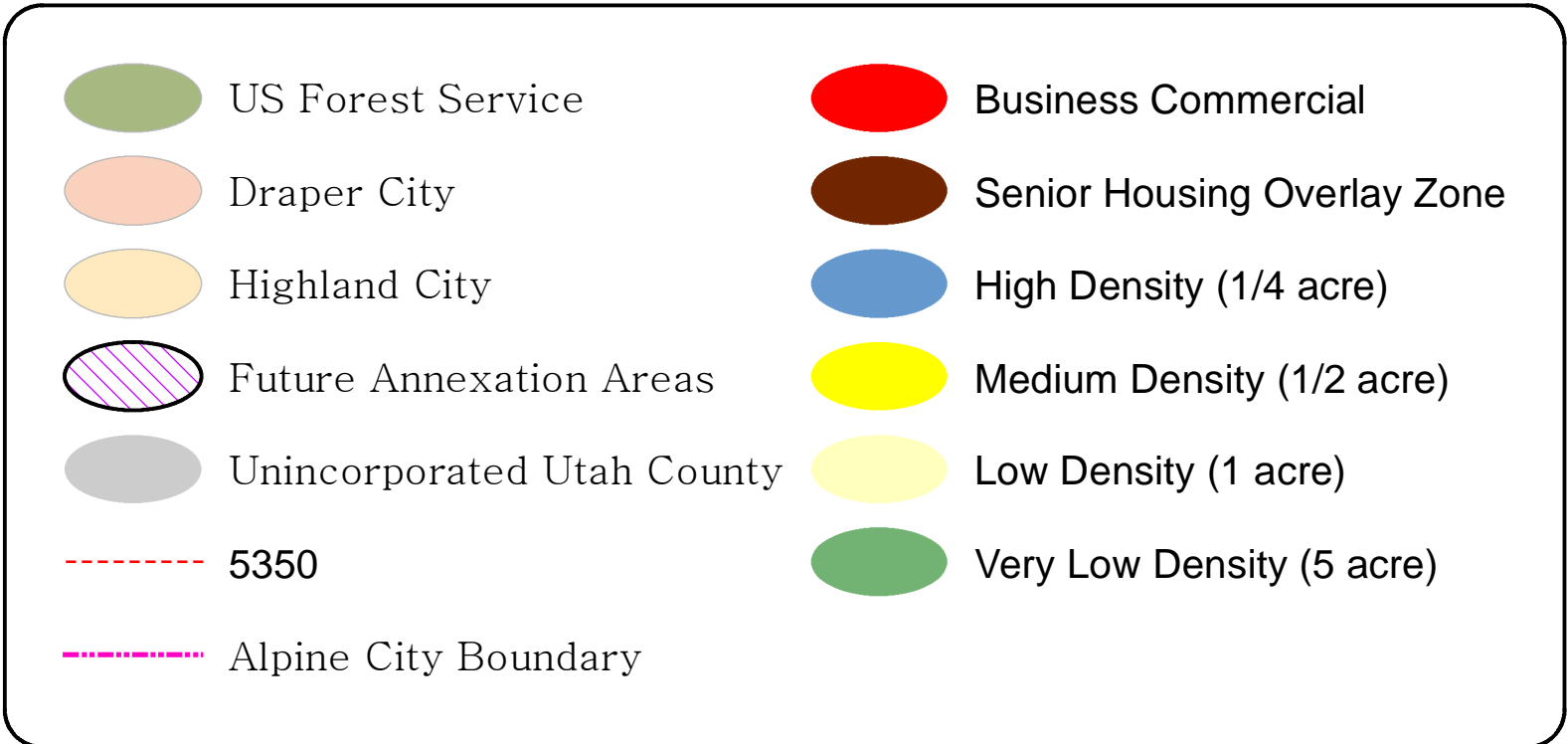
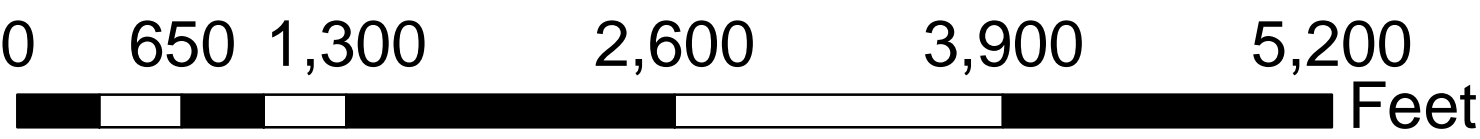


Exhibit C

MASTER PLAN

This review of the unincorporated areas surrounding the City analyzes in terms of environmental and land use issues as it relates to possible annexations. The environmental and land use issues that were analyzed are included in the Land Use Element of the General Plan.

Development in sensitive lands will be limited in order to protect and preserve environmentally and geologically sensitive lands in Alpine. New development shall be prohibited above the elevation of 5350 Mean Sea Level unless it is demonstrated that the development would not adversely impact or be impacted by the following:

- a. Fault and earthquake hazards
- b. Subsurface rock and soil types
- c. Slope of the land
- d. Groundwater recharge areas and local groundwater conditions
- e. Flood hazards and erosion types
- f. Viewscapes
- g. Flood Plains
- h. Elevation
- i. Cost of City Services
- j. Wildlife habitat
- k. Water quality

This review is divided into study areas as follows:

NOTE: The estimated number of lots shown in the study is an example of how many lots could possibly be developed under the proposed land use. It does not imply a commitment to a certain number of lots. The actual number of lots allowed will be determined by the ordinances in effect at the time of annexation and development. It will also depend on the terms of the annexation agreement. This plan does not grant nor guarantee any number of lots.

STUDY AREA

COMMENTS

SOUTH OF BOX ELDER– 41.0 ACRES

Located in the northeast area of the City

- | | | |
|----|---|--|
| a. | Fault & Earthquake Hazards | High - 1 fault through the area |
| b. | Surface Rock & soil types | Medium |
| c. | Slope of land | Moderate 0.58 acres above 25% |
| d. | Groundwater recharge areas & local groundwater conditions | High- recharge
Low - groundwater conditions |
| e. | Flood hazards & erosion hazards | Medium - flood hazards
Medium - erosion hazards |
| f. | Viewscapes | High |
| g. | Flood plains | Low |
| h. | Elevation | 30.47 acres above 5350 |
| i. | Water quality | High |
| j. | Cost of City Services | Medium |

k.	Wildlife Habitat	High
l.	Sensitive Lands	High 41.0 acres in sensitive lands
m.	Urban/ wildlands Interface	High

Land Use:

a.	Current County zoning	TR-5
b.	Land Use Plan Designation	CR-40,000
c.	Number of lots	59 (Already Approved)

EAST AREA – 20.29 ACRES

Located on the east side of the City

a.	Fault & Earthquake Hazards	Moderate - 2 faults on east side of property
b.	Subsurface rock and soil types	Moderate
c.	Slope of land	Moderate 6.8 acres above 25%
d.	Groundwater recharge area & local groundwater conditions	High - recharge Low - groundwater conditions
e.	Flood hazards and erosion hazards	Low - flood hazards High - erosion hazards
f.	Viewscales	High
g.	Flood plains	Low
h.	Elevation	1.70 acres above 5350
i.	Cost of city services	High
j.	Wildlife habitat	High
k.	Water quality	High
l.	Sensitive lands	High
m.	Urban Wildland Interface	High

Land Use:

a.	Current county zoning	TR-5 & CE-1
b.	Land Use Plan designation	CR-40,000
c.	Potential number of lots	12

ALPINE COVE – 76.21 ACRES

Located in the northeast area of the City

a.	Fault & Earthquake Hazards	Low
b.	Subsurface rock and soil types	Medium
c.	Slope of land	Moderate
d.	Groundwater recharge area & local groundwater conditions	High - recharge Low - groundwater
e.	Flood hazards and erosion hazards	Low - flood hazards Medium - erosion hazards
f.	Viewscales	High
g.	Flood plains	Low
h.	Elevation	Approximately 30% above 5350
i.	Cost of city services	High
j.	Wildlife habitat	High
k.	Water quality	High
l.	Sensitive lands	High
m.	Urban Wildland Interface	High

Land Use:

- | | |
|------------------------------|-----------------------|
| a. Current county zoning | TR-5 |
| b. Land Use Plan designation | CR-40,000 |
| c. Number of lots | 62 (Already Approved) |

SCHOOLHOUSE SPRINGS AREA– 280.56 ACRES

Located in the north area of the City

- | | | |
|----|--|---|
| a. | Fault & Earthquake Hazards | High |
| b. | Subsurface rock and soil types | High |
| c. | Slope of land | High |
| d. | Groundwater recharge area & local groundwater conditions | High - recharge
Low – groundwater conditions |
| e. | Flood hazards and erosion hazards | Low - flood hazards
High - erosion hazards |
| f. | Viewscales | High |
| g. | Flood plains | Low |
| h. | Elevation | High |
| i. | Cost of city services | Low |
| j. | Wildlife habitat | High |
| k. | Water quality | High |
| l. | Sensitive lands | High |
| m. | Urban Wildland Interface | High |

Land Use:

- | | |
|------------------------------|---------------|
| a. Current county zoning | CE-1 |
| b. Land Use Plan designation | CE-5 or CE-50 |
| c. Number of lots | 0 |

Total acres in Annexation Study

418.06 acres

***Estimated # of lots is based on the slope analysis base density plus full density bonus. Hazards and sensitive lands were not taken into account which could result in fewer lots.**

Exhibit D

2016 TAX RATE ANALYSIS

ENTITY	AREA TO BE ANNEXED	ALPINE CITY
Utah County	0.0008340	0.0008340
Central Utah Water Cons. Dist.	0.0004000	0.0004000
Alpine School District	0.0077180	0.0077180
State Assessed	0.0000110	0.0000110
County Assessed	0.0002040	0.0002040
Alpine City		0.0013880
North Utah County Water Dist.	0.0000230	0.0000230
Service Area 6 – Law, Zoning	0.0013790	
Service Area 7 – Fire Service	0.0008310	
Service Area 8 – Planning	0.0003090	
TOTAL RATE	0.0117090	0.0105780
TOTAL ASSESSED VALUE		\$ 65,566,100.00
- Alpine Cove		\$ 49,120,000.00
- South of Box Elder		\$ 15,837,600.00
- East Area		\$ 608,500.00
- Schoolhouse Springs Area		\$ 0.00
UTAH COUNTY TAX		\$ 767,713.46
ALPINE CITY TAX		\$ 693,558.20

Exhibit E: Rates were obtained from the 2016 Tax Rate Analysis from the Utah County Treasurer's Department. The total rate is the sum of all rates listed. The Total Assessed Value was calculated by adding together the 2016 assessed values of all proposed annexation areas (Alpine Cove, South of Box Elder, East Area and Schoolhouse Springs Area). The County Tax is calculated by multiplying the Total Assessed Value by the Total Rate for the Area to be Annexed. The Alpine Tax is calculated by multiplying the Total Assessed Value by the Total Rate for Alpine City.

Exhibit E

20 Year Projected Annexation Lot Growth

[illegible]

20 Year Projected Annexation Population Growth

[illegible]

Exhibit F

INTERLOCAL COOPERATION AGREEMENT ESTABLISHING AN ANNEXATION BOUNDARY LINE BETWEEN HIGHLAND AND ALPINE

This agreement is made by and between Alpine City and Highland City, municipalities organized and existing under the laws of the State of Utah.

WHEREAS, the boundaries of the two cities surround an island of unincorporated land in Utah County and

WHEREAS, the actual contour of the land makes providing of municipal services in some areas near this line more economical for Highland City and in other areas near the line more economical for Alpine City; and

WHEREAS, in order to avoid disputes between the parties over areas of annexation, it is desirable to agree upon and designate a line in which will represent Alpine's Western limits of annexation and Highland's northern limits of annexations; and

WHEREAS, the parties have been able to agree upon such a designated line:

NOW THEREFORE, the parties hereby agree, pursuant to the Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-1 at seq. (1953 as amended) as follows:

- A. The duration of this agreement is as set forth in paragraph 5 below.
 - B. No separate legal or administrative entity is required or created by this agreement
 - C. The purpose of this agreement is as set forth in the preamble to this agreement
 - D. This agreement does not give rise to a joint or cooperative undertaking
 - E. The method of termination of this agreement is set forth in paragraph 5. Further, there will be no jointly owned property arising from this agreement
 - F. No administrator or joint board is required to be appointed or established pursuant to this agreement
 - G. There will be no real personal property acquired, held or disposed of pursuant to this agreement.
1. The boundary line described as Exhibit "A" attached hereto shall constitute the westernmost boundary of the area covered by the Alpine City General Plan for Land Use and Annexation and the northernmost boundary of the area covered by Highland City General Plan for Land Use and Annexation. Exhibit "B" attached hereto plots said boundary line on a map of the area.
 2. From and after the date of this agreement and during the term thereof, Alpine City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located west of the line described above without the prior written consent of Highland City. From and after the date of this agreement and during the term thereof, Highland City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located east of the line described above without the prior written consent of Alpine City.
 3. The written consent described in paragraph 2 above shall not be unreasonably withheld if the petitioning property owner requests

annexation across said boundary line and it appears to the city council of the city whose consent is required that the city to whom the property owner wishes to be annexed can reasonably provide services to said property without adversely affecting existing, planned, or potential services of the consenting city during the term of this agreement.

- A. The intended purpose of this paragraph is to accommodate annexation requests by single household and small-parcel property owners whose properties are situated adjacent to said boundary line.
- B. It is not intended to apply to large parcels of primarily undeveloped property or to properties not situated adjacent to the boundary line established herein (or as subsequently modified). Owners and/or developers of such other properties may request consent from a city to allow annexation of their properties to the city situated on the opposite side of the boundary line, but the city from whom consent is sought need not justify any refusal to render the desired consent.
 - b. This agreement shall be binding upon the parties for a period of fifteen years from the date hereof. Thereafter, it shall automatically be extended for successive periods of six years each unless either party shall give written notice of termination to the other party at least 60 days prior to the expiration of the original term or any extension thereof.
 - c. This agreement supersedes any oral or written discussions, negotiations, or agreements concerning the annexation boundary line of each city. This document may be amended only by written agreement of the parties hereto.
 - d. This agreement shall not take effect until it has been approved by the city councils of Alpine and Highland City and has been approved as to form and compatibility with the laws of the State of Utah by each municipality's city attorney. Thereafter, an original of this agreement shall be filed with each municipality's city recorder.
 - e. A violation of this agreement constitutes valid and sufficient grounds for a protest before the Utah County Boundary Commission in addition to any judicial action deemed necessary to enforce this agreement and to protect the municipality offended or injured by such violation
 - f. In the event of a breach of this agreement, the breaching party shall be obligated and responsible to pay the reasonable attorney's fees and costs of the non-breaching party, whether or not litigation is commenced, including but not limited to any court costs and other costs of litigation, and any costs associated with a protest which may be occasioned as a result of breach.

IN WITNESS WHEREOF, the parties have executed this agreement by authority of motions of their respected city councils this 25th day of April 2000.

Exhibit G

UTAH STATE CODE

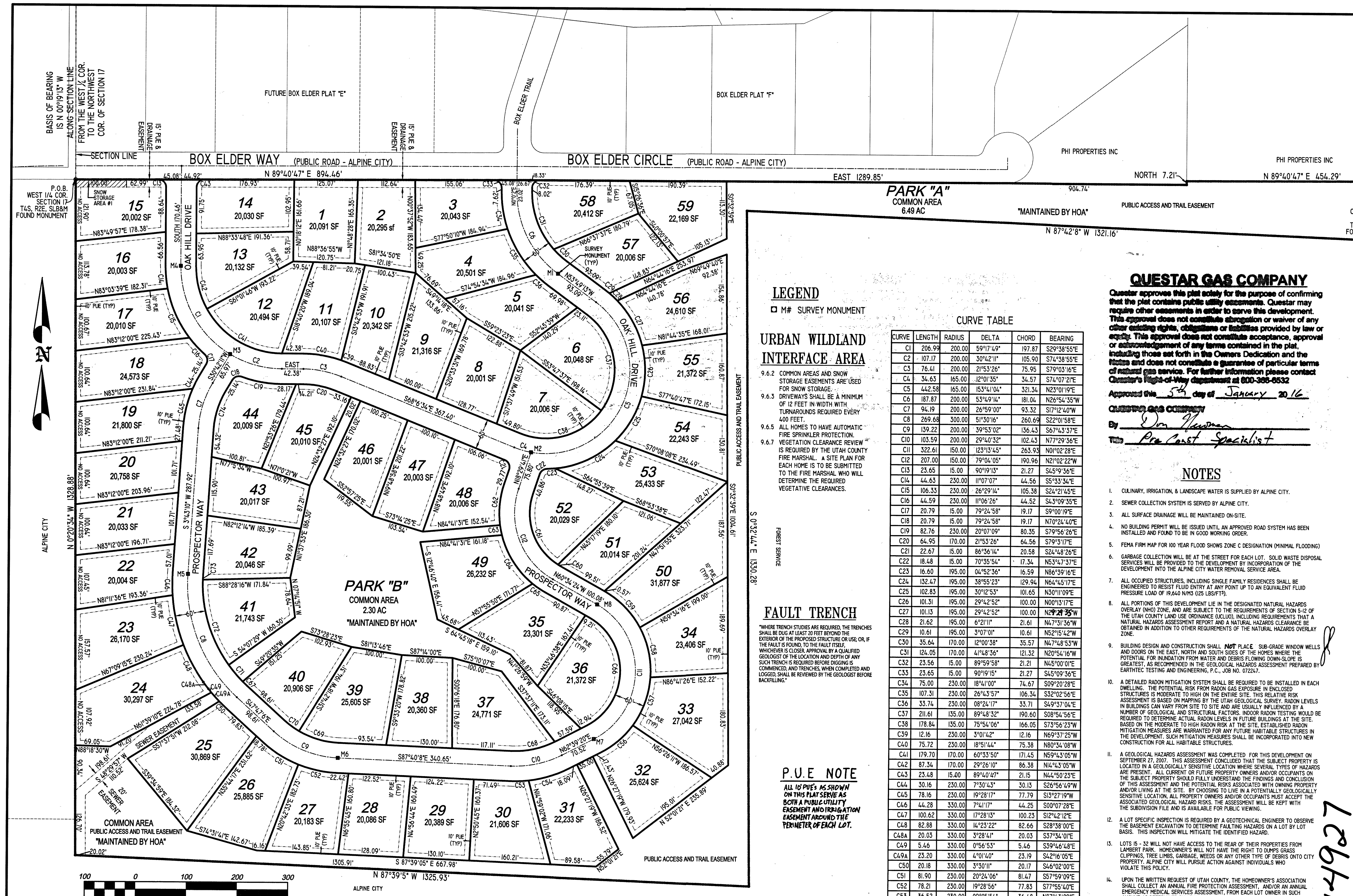
10-2-401.5. Annexation policy plan.

- (1) After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.
- (2) To adopt an annexation policy plan:
 - (a) the planning commission shall:
 - (i) prepare a proposed annexation policy plan that complies with Subsection (3);
 - (ii) hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;
 - (iii) provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;
 - (iv) accept and consider any additional written comments from affected entities until ten days after the public meeting under Subsection (2)(a)(ii);
 - (v) before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within ten days after the public meeting under Subsection (2)(a)(ii);
 - (vi) hold a public hearing on the proposed annexation policy plan;
 - (vii) provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;
 - (viii) make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing; and
 - (ix) submit its recommended annexation policy plan to the municipal legislative body; and
 - (b) the municipal legislative body shall:
 - (i) hold a public hearing on the annexation policy plan recommended by the planning commission;
 - (ii) provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;
 - (iii) after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and
 - (iv) adopt the recommended annexation policy plan, with or without modifications
- (3) Each annexation policy plan shall include:
 - (a) a map of the expansion area which may include territory located outside the county in which the municipality is located;
 - (b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:
 - (i) the character of the community;
 - (ii) the need for municipal services in developed and undeveloped unincorporated areas;
 - (iii) the municipality's plans for extension of municipal services;
 - (iv) how the services will be financed;
 - (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and
 - (vi) the interests of all affected entities;
 - (c) justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and
 - (d) a statement addressing any comments made by affected entities at or within ten days

after the public meeting under Subsection (2)(a)(ii).

- (4) In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:
 - (a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
 - (b) consider population growth projections for the municipality and adjoining areas for the next 20 years;
 - (c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - (i) to facilitate full development of the area within the municipality; and
 - (ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
 - (d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
 - (e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
 - (f) be guided by the principles set forth in Subsection **10-2-403**(5).
- (5) Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.
- (6) Nothing in this chapter may be construed to prohibit or restrict two or more municipalities in specified counties from negotiating and cooperating with respect to defining each municipality's expansion area under an annexation policy plan.

Enacted by Chapter 206, 2001 General Session



SURVEYOR'S CERTIFICATE
I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 163947. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.
DATE: JAN 8, 2016
SURVEYOR: David V. Thomas

BOUNDARY DESCRIPTION
BEGINNING AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°40'47" EAST 894.46 FEET; THENCE EAST ALONG THE SOUTHERLY BOUNDARY OF BOX ELDER PLAT "A" SUBDIVISION A DISTANCE OF 1289.85 FEET; THENCE NORTH ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 7.21 FEET; THENCE NORTH 89°40'47" EAST 454.29 FEET; THENCE SOUTH 0°46'04" EAST ALONG QUARTER SECTION LINE A DISTANCE OF 120.70 FEET TO THE MONUMENTED CENTER OF SECTION 17; THENCE NORTH 87°42'08" WEST ALONG QUARTER SECTION LINE A DISTANCE OF 1321.16 FEET; THENCE SOUTH 0°32'44" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1330.28 FEET; THENCE NORTH 87°39'05" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1325.93 FEET; THENCE NORTH 0°20'34" WEST ALONG THE SECTION LINE A DISTANCE OF 1328.88 FEET TO THE POINT OF BEGINNING.
CONTAINS: 43.900 ACRES

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE, COMMON AREAS, DRAINAGE EASEMENTS, AND THE IRRIGATION EASEMENTS TO ALL LOT OWNERS AND THEIR SUCCESSORS & ASSIGNS IN PERPETUITY.
PATTERSON CONSTRUCTION, INC. BY JAMES K. PATTERSON, PRESIDENT
DATE: 1-8-2016

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF ALPINE }
ON THE 18 DAY OF January, A.D. 2016, PERSONALLY APPEARED BEFORE ME JAMES K. PATTERSON, SIGNER OF THE FOREGOING DEDICATION AS A PRESIDENT OF PATTERSON CONSTRUCTION, INC. WHO DULY ACKNOWLEDGES TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION NUMBER: 668491
MY COMMISSION EXPIRES: 07-17-2017
SIGNED (A NOTARY PUBLIC COMMISSIONER IN UTAH): Brent P. Smith
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE Board of Commissioners of Utah County, Utah APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 14 DAY OF January, A.D. 2016.
APPROVED: [Signature] ATTEST: [Signature]
CLERK-RECORDER (SEE SEAL BELOW)

APPROVAL BY OWNERS AND OPERATORS OF UNDERGROUND UTILITIES AND OTHER UTILITY FACILITIES
THE UNDERSIGNED OWNERS OR OPERATORS OF THE UNDERGROUND UTILITIES AND OTHER UTILITY FACILITIES LOCATED ON THIS PLAT HEREBY APPROVE THE BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; HEREBY APPROVE THE LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; AND HEREBY APPROVE THE CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORDS, AND UTILITY FACILITIES WITHIN THE SUBDIVISION, AS SHOWN IN THIS PLAT.
NAME: Teria Walker
NAME: [Signature]
NAME: [Signature]

APPROVAL BY THE CULINARY WATER AUTHORITY
THE UNDERSIGNED CULINARY WATER AUTHORITY HEREBY APPROVES THIS PLAT FOR CULINARY WATER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAT.
[Signature]

APPROVAL BY THE SANITARY SEWER AUTHORITY
THE UNDERSIGNED SANITARY SEWER AUTHORITY HEREBY APPROVES THIS PLAT FOR SANITARY SEWER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAT.
[Signature]

BOX ELDER SOUTH PLAT "A"
RESIDENTIAL SUBDIVISION
UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 100 FEET

14927

2016 JAN 21 13:13 PM FEE \$1,000.00

DAVID V. THOMAS
1-8-16

NOTARY PUBLIC
KENT P. SMITH
COMMISSION EXPIRES 01-17-2017

ENGINEER SEAL
COUNTY OF UTAH
ENGINEER

CLERK-RECORDER SEAL
STATE OF UTAH
CLERK ADDITOR
UTAH COUNTY

LEGEND
M# SURVEY MONUMENT

URBAN WILDLAND INTERFACE AREA

- 9.6.2 COMMON AREAS AND SNOW STORAGE EASEMENTS ARE USED FOR SNOW STORAGE.
- 9.6.3 DRIVEWAYS SHALL BE A MINIMUM OF 12 FEET IN WIDTH WITH TURNAROUNDS REQUIRED EVERY 400 FEET.
- 9.6.5 ALL HOMES TO HAVE AUTOMATIC FIRE SPRINKLER PROTECTION. VEGETATION CLEARANCE REVIEW IS REQUIRED BY THE UTAH COUNTY FIRE MARSHAL. A SITE PLAN FOR EACH HOME IS TO BE SUBMITTED TO THE FIRE MARSHAL WHO WILL DETERMINE THE REQUIRED VEGETATIVE CLEARANCES.

FAULT TRENCH

"WHERE TRENCH STUDIES ARE REQUIRED, THE TRENCHES SHALL BE DUG AT LEAST 30 FEET BEYOND THE EXTERIOR OF THE PROPOSED STRUCTURE OR USE OR, IF THE FAULT IS FOUND TO BE FAULTLESS, WHICHEVER IS CLOSER, APPROVAL BY A QUALIFIED GEOLOGIST OF THE LOCATION AND DEPTH OF ANY SUCH TRENCH IS REQUIRED BEFORE DIGGING IS COMMENCED AND TRENCHES WHEN COMPLETED AND LOGGED, SHALL BE REVIEWED BY THE GEOLOGIST BEFORE BACKFILLING."

P.U.E. NOTE

ALL 10' P.U.E.'S ARE SHOWN ON THIS PLAT AS BOTH A PUBLIC UTILITY EASEMENT AND IRRIGATION EASEMENT AROUND THE PERIMETER OF EACH LOT.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	206.99	200.00	59°17'49"	197.87	S29°38'55"E
C2	107.17	200.00	30°42'11"	105.90	S74°38'55"E
C3	76.41	200.00	21°53'26"	75.95	S79°03'16"E
C4	36.63	165.00	12°01'35"	34.57	S74°07'21"E
C5	442.58	165.00	153°41'04"	321.34	N23°01'19"E
C6	187.87	200.00	53°49'14"	181.04	N26°54'35"W
C7	96.19	200.00	26°59'00"	93.32	S17°12'40"W
C8	269.68	300.00	51°30'16"	260.69	S22°01'58"E
C9	139.22	200.00	39°53'02"	136.43	S67°43'37"E
C10	103.59	200.00	29°40'32"	102.43	N77°29'36"E
C11	322.61	150.00	123°13'45"	263.93	N01°02'28"E
C12	207.00	150.00	79°04'05"	190.96	N21°02'22"W
C13	23.65	15.00	90°19'13"	21.27	S45°09'36"E
C14	44.63	230.00	1°07'07"	44.56	S53°33'34"E
C15	106.33	230.00	26°29'14"	105.38	S24°21'45"E
C16	44.59	230.00	1°06'26"	44.52	S43°09'35"E
C17	20.79	15.00	79°24'58"	19.17	S9°00'19"E
C18	20.79	15.00	79°24'58"	19.17	N70°24'40"E
C19	82.76	230.00	20°07'09"	80.35	S79°56'28"E
C20	64.95	170.00	21°53'26"	64.56	S79°31'17"E
C21	22.67	15.00	86°56'14"	20.58	S24°48'28"E
C22	18.48	15.00	70°35'54"	17.34	N53°47'37"E
C23	16.60	195.00	04°52'36"	16.59	N86°39'16"E
C24	132.47	195.00	38°55'23"	129.94	N64°51'17"E
C25	102.83	195.00	30°12'53"	101.65	N30°11'09"E
C26	101.31	195.00	29°42'52"	100.00	N00°13'17"E
C27	101.31	195.00	29°42'52"	100.00	N29°43'35"W
C28	21.62	195.00	6°21'11"	21.61	N47°31'36"W
C29	10.61	195.00	3°07'01"	10.61	N52°15'42"W
C30	35.64	170.00	12°00'38"	35.57	N44°48'53"W
C31	124.05	170.00	41°48'36"	121.32	N20°54'16"W
C32	23.65	15.00	89°59'58"	21.21	N45°00'01"E
C33	23.65	15.00	90°19'15"	21.27	S45°09'36"E
C34	75.00	230.00	18°41'00"	74.67	S09°20'28"E
C35	107.31	230.00	26°43'57"	106.34	S32°02'56"E
C36	33.74	230.00	08°24'17"	33.71	S49°37'04"E
C37	21.61	155.00	89°48'32"	190.60	S08°54'56"E
C38	178.84	155.00	75°54'06"	166.05	S73°56'23"W
C39	12.16	230.00	3°01'42"	12.16	N69°37'25"W
C40	75.72	230.00	8°51'44"	75.38	N80°34'08"W
C41	179.70	170.00	60°33'50"	174.45	N59°43'05"W
C42	87.34	170.00	29°26'10"	86.38	N14°43'05"W
C43	23.48	15.00	89°40'47"	21.15	N44°50'23"E
C44	30.66	230.00	7°30'43"	30.15	S26°56'49"W
C45	78.16	230.00	19°28'17"	77.79	S13°27'19"W
C46	44.28	330.00	7°41'17"	44.25	S00°07'28"E
C47	100.62	330.00	17°28'13"	100.23	S12°42'12"E
C48	82.88	330.00	14°23'22"	82.66	S28°38'00"E
C48A	20.03	330.00	3°28'41"	20.03	S37°34'01"E
C49	5.46	330.00	0°56'53"	5.46	S39°46'48"E
C49A	23.20	330.00	1°01'40"	23.19	S42°16'08"E
C50	18.18	330.00	3°30'11"	18.17	S46°02'00"E
C51	81.90	230.00	20°24'06"	81.47	S57°59'09"E
C52	78.21	230.00	19°28'56"	77.83	S77°55'40"E
C53	36.52	230.00	09°05'54"	36.48	N87°43'29"E
C54	82.60	230.00	20°34'39"	82.15	N72°58'10"E
C56	83.71	180.00	26°38'41"	82.95	N49°20'00"E
C57	101.33	180.00	32°15'19"	100.00	N19°53'00"E
C58	101.33	180.00	32°15'19"	100.00	N22°22'19"W
C59	100.76	180.00	32°04'26"	99.45	N44°32'12"W
C60	5.85	180.00	2°47'42"	5.85	N59°10'33"W
C61	159.75	120.00	76°16'23"	148.21	N19°38'31"W
C62	82.35	180.00	26°12'51"	81.64	S05°23'15"W
C63	20.11	180.00	6°24'01"	20.10	S10°55'11"E
C64	115.47	180.00	36°45'15"	115.50	S32°29'49"E
C65	30.47	180.00	9°41'58"	30.44	S55°43'25"E
C66	258.09	120.00	123°13'45"	211.15	S01°02'28"W
C67	12.08	270.00	2°33'18"	12.08	N46°30'12"W
C68	88.05	170.00	29°40'32"	87.07	S77°29'36"W
C69	81.77	170.00	27°33'34"	80.99	N73°53'21"W
C70	36.57	170.00	12°19'28"	36.50	N53°56'50"W
C71	42.84	270.00	9°05'24"	42.79	N40°40'36"W
C72	178.44	270.00	37°51'55"	175.21	N17°11'56"W
C73	9.36	270.00	1°59'09"	9.36	N02°43'36"E
C74	80.06	170.00	26°59'00"	79.32	N17°12'40"E

ADDRESS TABLE

LOT#	ADDRESS	LOT#	ADDRESS	LOT#	ADDRESS	LOT#	ADDRESS
1	OAK HILL DRIVE	15	OAK HILL DRIVE	31	OAK HILL DRIVE	46	OAK HILL DRIVE
2	OAK HILL DRIVE	(OR)	BOX ELDER WAY	32	BOX ELDER WAY	47	OAK HILL DRIVE
3	OAK HILL DRIVE	17	OAK HILL DRIVE	33	OAK HILL DRIVE	48	OAK HILL DRIVE
(OR)	BOX ELDER WAY	18	PROSPECTOR WAY	34	PROSPECTOR WAY	(OR)	PROSPECTOR WAY
4	OAK HILL DRIVE	19	PROSPECTOR WAY	35	PROSPECTOR WAY	49	PROSPECTOR WAY
5	OAK HILL DRIVE	20	PROSPECTOR WAY	36	PROSPECTOR WAY	50	PROSPECTOR WAY
6	OAK HILL DRIVE	21	PROSPECTOR WAY	37	PROSPECTOR WAY	51	PROSPECTOR WAY
7	OAK HILL DRIVE	22	PROSPECTOR WAY	38	PROSPECTOR WAY	52	PROSPECTOR WAY
8	OAK HILL DRIVE	23	PROSPECTOR WAY	39	PROSPECTOR WAY	53	OAK HILL DRIVE
9	OAK HILL DRIVE	24	PROSPECTOR WAY	40	PROSPECTOR WAY	54	OAK HILL DRIVE
10	OAK HILL DRIVE	25	PROSPECTOR WAY	41	PROSPECTOR WAY	55	OAK HILL DRIVE
11	OAK HILL DRIVE	26	PROSPECTOR WAY	42	PROSPECTOR WAY	56	OAK HILL DRIVE
12	OAK HILL DRIVE	27	PROSPECTOR WAY	43	PROSPECTOR WAY	57	OAK HILL DRIVE
13	OAK HILL DRIVE	28	PROSPECTOR WAY	44	PROSPECTOR WAY	58	OAK HILL DRIVE
14	OAK HILL DRIVE	29	PROSPECTOR WAY	(OR)	OAK HILL DRIVE	(OR)	BOX ELDER CIRCLE
(OR)	BOX ELDER WAY	30	PROSPECTOR WAY	45	OAK HILL DRIVE	59	BOX ELDER CIRCLE

TABULATIONS

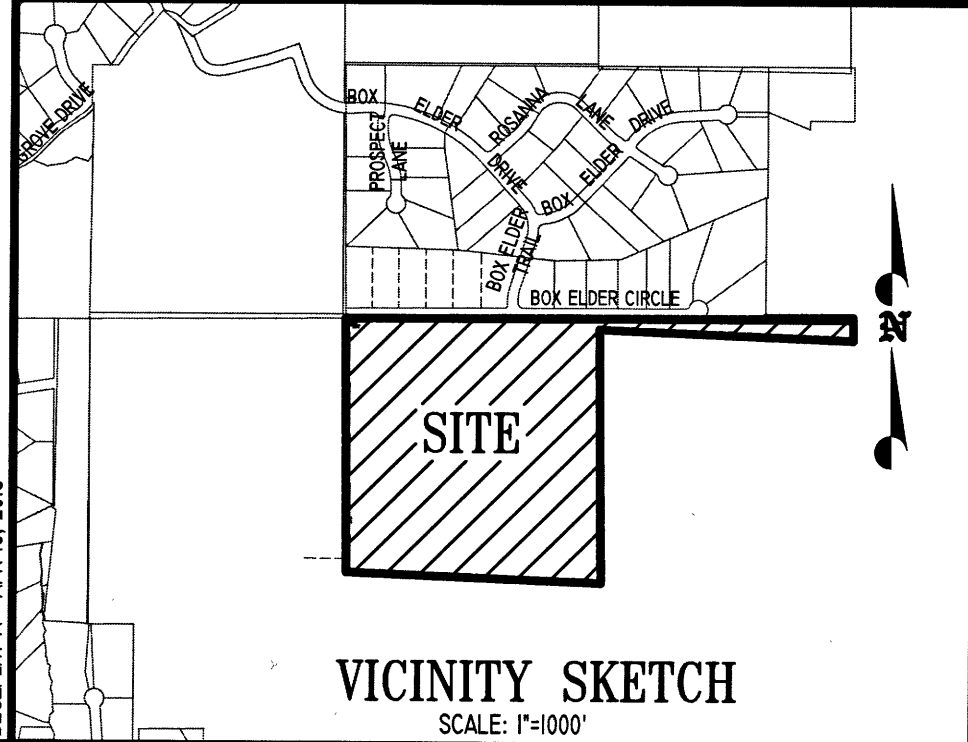
TOTAL PROPERTY AREA = 43.900 AC
AREA DEDICATED FOR PUBLIC ROADS = 5.336 AC = 12.2%
COMMON AREA = 8.79 AC = 20.0%
REMAINDER AREA IN LOTS = 29.775 AC = 67.8%
NUMBER OF BUILDING LOTS = 59
AVERAGE LOT AREA = 0.505 OR 21,983 SF

TYPICAL SETBACK DETAILS

** ALL LOTS CONTAIN A 10' PUE ALONG THE PERIMETER OF EACH LOT **

15' REAR SETBACK
15' SIDE SETBACK
30' STREET SIDE SETBACK
30' FRONT SETBACK
CORNER LOT

15' REAR SETBACK
15' SIDE SETBACK
30' STREET SIDE SETBACK
30' FRONT SETBACK
INTERIOR LOT



RESOLUTION NO. R2022-17

A RESOLUTION IN SUPPORT OF THE PEOPLE OF UKRAINE

WHEREAS, for the better part of two weeks the citizens of Ukraine have been subject to a military invasion of their sovereign land; and

WHEREAS, this totally unprovoked horrific and terrifying conflict is wreaking untold suffering on innocent victims—especially on the young, elderly and those that are most vulnerable; and

WHEREAS, we applaud the brave and courageous efforts of the people of Ukraine to defend their beloved country without fear of injury and/or death; and

WHEREAS, we denounce such a brazen invasion that has unleashed barbaric actions and needless human suffering; and

WHEREAS, our hearts go out to the millions of Ukrainian refugees who have fled for safety to neighboring countries; and

NOW THEREFORE, be it resolved by the City Council of Alpine, Utah as follows:

1. As the elected officials of Alpine do hereby declare that we stand proudly behind the people of Ukraine and their elected president, Volodymyr Zelenskyy.
2. Furthermore, we support The United Nations' resolution for an immediate halt to the wanton indifference to human life and suffering and the immediate withdrawal of all Russian troops from Ukraine.
3. Additionally, we applaud the citizens of Ukraine for the heroic efforts in defending their beloved country and request that the government of the United States increase the amount of funding for military and humanitarian aid and that it be swiftly delivered.

This Resolution is approved this ____ day of March, 2022 by a small city in Utah whose citizens love peace and freedom.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

Voting:

Jessica Smuin	Yea	___	Nay	___
Lon Lott	Yea	___	Nay	___
Kelli Law	Yea	___	Nay	___
Jason Thelin	Yea	___	Nay	___
Greg Gordon	Yea	___	Nay	___

ATTEST:

Bonnie Cooper, City Recorder

DEPOSITED in the office of the City Recorder the ____ day of March, 2022.

RECORDED this ____ day of March, 2022.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Pickleball Considerations and Site Plan – Burgess, Creekside, and Healey Parks

FOR CONSIDERATION ON: 22 March 2022

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve additional pickleball courts.

BACKGROUND INFORMATION:

In November of 2020 the City Council approved pickleball courts, a pavilion and playground at Healey Park. Since that time, the City Council has considered changing the overall plans for Healey Park and for the City's pickleball courts in general.

All improvements to public open space require a recommendation from the Planning Commission and a supermajority vote of approval from the City Council (3.16.040).

Staff is seeking a decision on additional pickleball courts, whether that be to install new courts at Healey Park, to modify existing tennis courts at either Burgess Park and/or modify courts at Creekside Park.

The Planning Commission reviewed this item on March 15, 2022. Following a public hearing and comments and feedback from the community, the Planning Commission discussed the item and recommended that pickleball courts be added to Creekside Park by converting the two most western tennis courts into eight pickleball courts. The motion was unanimously approved.

STAFF RECOMMENDATION:

Staff recommends that the City designate and approve a location for additional pickleball courts.

SAMPLE MOTION TO APPROVE:

I move to approve that the two western most tennis courts at Creekside Park be converted into eight pickleball courts.

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the proposed pickleball considerations based on the following:

- ***Insert Finding***

Creekside Park





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)

be doable for the trail. Paul Anderson said he had met with Will Jones previously and he gave him an estimate of \$12,000.00 - \$15,000.00 to build the trail. He said he has already put in \$47,000.00 into the trail. He said he feels like he has already participated by flattening the area out and cleaning it out and creating an access point.

Greg Gordon said he think some good points have been made regarding the Historic Gateway. He said he attended a Utah state seminar on research landscapes, and it was on creating a sense of place, one of their practices is that they consult with cities. He said he thought Nick Greer, local designer in Alpine, would be a good person to contact for design ideas. He said he believe the building is not far off what would be a good design for the area and consistent with what has been coming along. He said these are some of his thoughts on how to better set the city's design standard in the future.

Jessica Smuin said she would like to see the building align more with the Gateway Historic elements. She said the city needs to make sure it has the flexibility and has access to the property to put in the trail later. She said she would like the building to move away from the modern elements. She feels it would be the most modern building on Main Street, which is very different than other structures. Mayor Troy Stout said he hoped the trail and the Historic Gateway will be mentioned in the council's motion. Lon Lott said he would like the city attorney's opinion on these things that have been proposed such as easements etc. Steve Doxey said he said he thinks it is well within the city's prerogative, but he did not know what the city ordinance said exactly. He would feel more comfortable if the council were to table the motion, he could review the city ordinance and he could discuss it at the next meeting.

Motion: Carla Merrill moved to table The Alpine Fitness Center and send the proposal back to the Planning Commission and request that they compare it to the gateway historical document and make sure the elements of the buildings fit within those specifications. Jessica Smuin seconded the motion. There were 4 Ayes and 1 Nays, as recorded below. The motion passed.

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

Jason Thelin said he thinks Paul Anderson has put together a beautiful building but disagrees with Austin Roy when it comes to the northside of the building's metal side not being viewed from the street. He said he believes it should have other material to break the metal up. He said he thinks the building looks too much like a warehouse.

Carla Merrill said should the motion include an easement for the trail and funds set aside for the trail with the building approval. Mayor Troy Stout said the design of where the trails go will be up to the Planning Commission and the funding will be up to the City Council. Lon Lott said throughout the years "historical" has fluctuated depending on personal preferences and personal bias. He said some people prefer Park City vs. a Nephi look and vice versa. He said he listened to the Planning Commission and they are seven people with seven preferences. He said he disagreed in pushing this item back to the Planning Commission. Mayor Troy Stout said the city has already established a Historic Gateway document for the Planning Commission and City Council.

Shane Sorensen suggested to Mayor Troy Stout that before the next meeting when it comes to the trails that the city have the attorney look into a solution. Steve Doxey, City Attorney team member, said he has some solutions that he might propose but he does not want to do so uninformed. He said he would like to discuss it with staff.

E. Approval of Healey Park Improvements – Pickle Ball, Pavilion and Playground

a. Playground Purchase for Healey Park

Shane Sorensen said this item was taken to the Planning Commission for a public hearing because of the city ordinance regarding public open space. He said the City Council has been discussing the need for additional pickleball courts based on recent public feedback and comments. In addition to four pickleball courts, other improvements are recommended for Healey Park, including: a new 20 X 20 pavilion and playground. He said David Jossey, Northern Utah County Soccer, told him that the soccer field will fit in the area proposed.

Shane Sorensen said included in the packet is a quote for the proposed playground \$36,000.00. He said if the city were to purchase the playground before the end of 2020 the city would get a better price. He said staff recommends the playground be purchased this fall and installed next spring. He said the entire cost is estimated for all aspects of the park will be about \$190,000.00 including the playground.

The Planning Commission has held a public hearing and recommends approval:

MOTION: Ethan Allen moved to recommend that the Healey Park updates be approved as proposed. Ed Bush seconded the motion. There were 6 Ayes and 1 Nays (recorded below). The motion passed.

Ayes:

Alan MacDonald
Jane Griener
Ed Bush
Ethan Allen
Troy Slade
John MacKay

Nays:

Sylvia Christiansen

Mayor Troy Stout asked what type of fence will be installed around the pickleball courts. Shane Sorensen said he has spoken with Miles Menson from the tennis company and he recommended a eight foot fence in that location because of the wind. He said the fence would all be chain-link, along with wind screens that attach to the chain-link fence. Mayor Troy Stout said the fencing will not only help with the pickleball users but also the soccer players. Greg Gordon asked if there would be a gate on the southside. Shane Sorensen said it would be good idea to put a gate on both sides. Greg Gordon said putting lights on the courts make them about twice as useful depending on the time of year. He said at Burgess Park the pickleball courts are very busy in the evenings and it is a good idea to put in lights now versus later. Shane Sorensen said lights are included in the plan and cost estimate for this park. Mayor Troy Stout said the city needs to be cautious about the light in respect to the neighboring homes. Shane Sorensen said the city has a two-week-old ordinance regarding lighting that the city will have to abide by. Lon Lott suggested having the lights shut off at 10:00 pm. Greg Gordon agreed with Lon Lott and said he believe 10:00 pm was the shut off time for the lights at Burgess Park. Shane Sorensen said it will be a 10:00 pm shut off time. Lon Lott asked if city staff would be addressing the irrigation issue will it be taken care of because of this modification or is that going to be part of the bid. Shane Sorensen said city staff would be taking care of the irrigation issue.

Motion: Carla Merrill moved to approve the pickleball courts at Healey Park Improvements as outlined. Jason Thelin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Carla Merrill
Jessica Smuin
Greg Gordon
Lon Lott
Jason Thelin

Nays

Shane Sorensen asked Mayor Troy Stout if the council could make a motion to approve the purchase of the playground equipment.

Motion: Greg Gordon to approve the purchase of the new playground at Healey Park as proposed. Lon Lott seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Carla Merrill
Jessica Smuin
Greg Gordon
Lon Lott
Jason Thelin

Nays

F. Lambert Park Kiosk/Building

Shane Sorensen said the City Council has been discussing the need for a new structure in Lambert Park. He said the staff is still working with the legal counsel on building types in relation to forest service rules and regulations. He said the structure would help deter shooting in the area and provide a new park amenity for residents to enjoy. He said the Planning Commission held a public hearing and recommends approval of the new building site:

MOTION: Ed Bush moved to recommend that the proposed site for a new building in Lambert Park be approved as proposed.

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

Ayes:

Alan MacDonald
Jane Griener

Nays:

None

ALPINE CITY COUNCIL AGENDA

SUBJECT: Healey Park Improvements Site Plan: Approval for the installation of a pavilion and playground

FOR CONSIDERATION ON: 22 March 2022

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve a new pavilion and playground for Healey Park.

BACKGROUND INFORMATION:

In November of 2020 the City Council approved pickleball courts, a pavilion and playground at Healey Park. Since that time, the City Council has considered changing the overall plans for Healey Park and for the City's pickleball courts in general.

All improvements to public open space require a recommendation from the Planning Commission and a supermajority vote of approval from the City Council (3.16.040).

Staff is seeking approval of improvements at Healey Park. Specifically, the location of a new pavilion and playground.

The Planning Commission reviewed the proposed improvements and held a public hearing on March 15, 2022, meeting. The Planning Commission recommended that the improvements be approved as proposed.

STAFF RECOMMENDATION:

Staff recommends that the proposed pavilion and playground at Healey Park be approved as proposed.

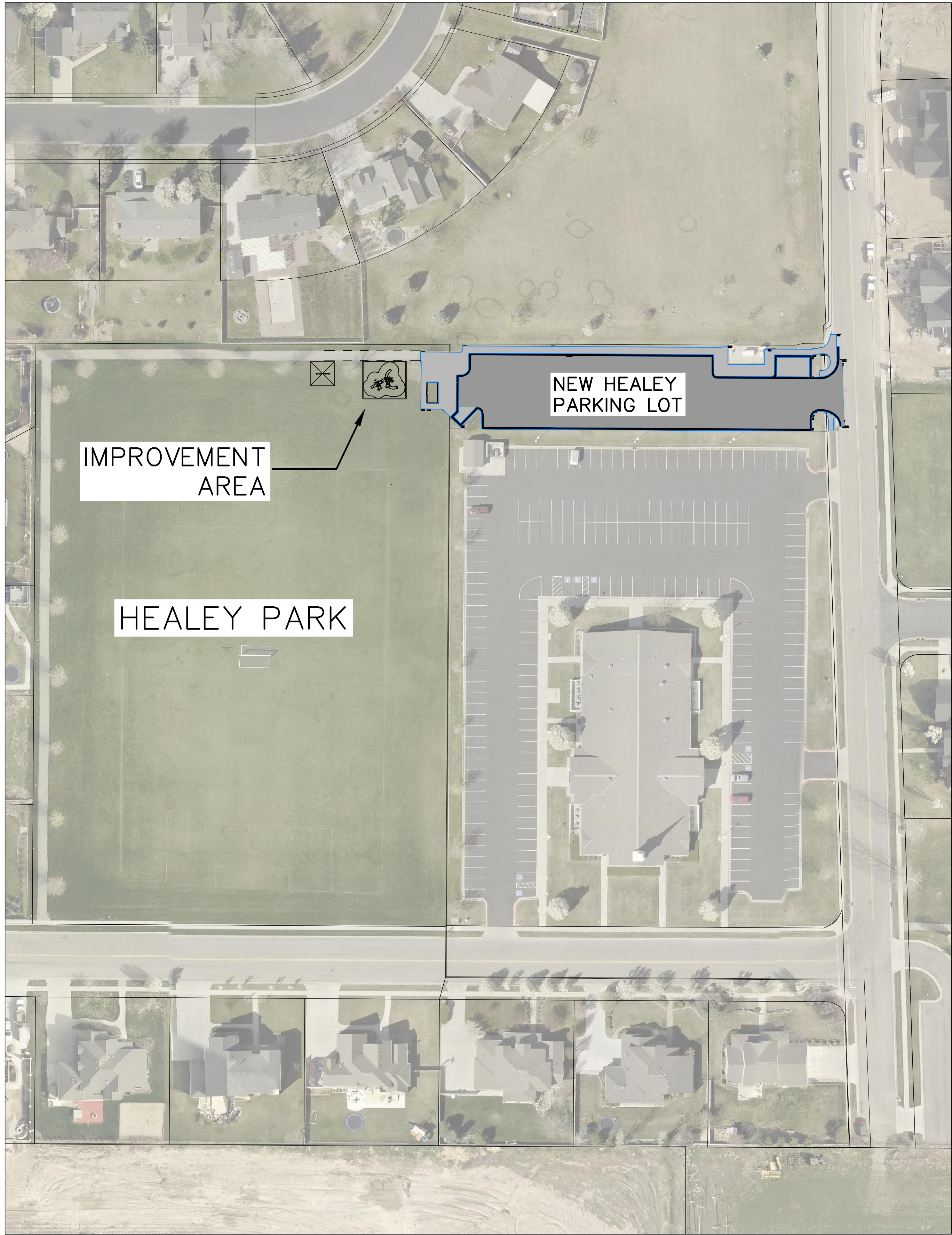
SAMPLE MOTION TO APPROVE:

I move to approve the improvements at Healey Park as proposed.

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the proposed improvements based on the following:

- ***Insert Finding***



OVERALL VIEW
(not to scale)



DETAILED VIEW
(not to scale)

REMARKS

1.

HEALEY PARK
IMPROVEMENTS
2022

Engineering File
Number:

Drawing: ##

Sheet: # of ##

3.16.040 Special Provisions

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(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)

be doable for the trail. Paul Anderson said he had met with Will Jones previously and he gave him an estimate of \$12,000.00 - \$15,000.00 to build the trail. He said he has already put in \$47,000.00 into the trail. He said he feels like he has already participated by flattening the area out and cleaning it out and creating an access point.

Greg Gordon said he think some good points have been made regarding the Historic Gateway. He said he attended a Utah state seminar on research landscapes, and it was on creating a sense of place, one of their practices is that they consult with cities. He said he thought Nick Greer, local designer in Alpine, would be a good person to contact for design ideas. He said he believe the building is not far off what would be a good design for the area and consistent with what has been coming along. He said these are some of his thoughts on how to better set the city's design standard in the future.

Jessica Smuin said she would like to see the building align more with the Gateway Historic elements. She said the city needs to make sure it has the flexibility and has access to the property to put in the trail later. She said she would like the building to move away from the modern elements. She feels it would be the most modern building on Main Street, which is very different than other structures. Mayor Troy Stout said he hoped the trail and the Historic Gateway will be mentioned in the council's motion. Lon Lott said he would like the city attorney's opinion on these things that have been proposed such as easements etc. Steve Doxey said he said he thinks it is well within the city's prerogative, but he did not know what the city ordinance said exactly. He would feel more comfortable if the council were to table the motion, he could review the city ordinance and he could discuss it at the next meeting.

Motion: Carla Merrill moved to table The Alpine Fitness Center and send the proposal back to the Planning Commission and request that they compare it to the gateway historical document and make sure the elements of the buildings fit within those specifications. Jessica Smuin seconded the motion. There were 4 Ayes and 1 Nays, as recorded below. The motion passed.

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

Jason Thelin said he thinks Paul Anderson has put together a beautiful building but disagrees with Austin Roy when it comes to the northside of the building's metal side not being viewed from the street. He said he believes it should have other material to break the metal up. He said he thinks the building looks too much like a warehouse.

Carla Merrill said should the motion include an easement for the trail and funds set aside for the trail with the building approval. Mayor Troy Stout said the design of where the trails go will be up to the Planning Commission and the funding will be up to the City Council. Lon Lott said throughout the years "historical" has fluctuated depending on personal preferences and personal bias. He said some people prefer Park City vs. a Nephi look and vice versa. He said he listened to the Planning Commission and they are seven people with seven preferences. He said he disagreed in pushing this item back to the Planning Commission. Mayor Troy Stout said the city has already established a Historic Gateway document for the Planning Commission and City Council.

Shane Sorensen suggested to Mayor Troy Stout that before the next meeting when it comes to the trails that the city have the attorney look into a solution. Steve Doxey, City Attorney team member, said he has some solutions that he might propose but he does not want to do so uninformed. He said he would like to discuss it with staff.

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Shane Sorensen said included in the packet is a quote for the proposed playground \$36,000.00. He said if the city were to purchase the playground before the end of 2020 the city would get a better price. He said staff recommends the playground be purchased this fall and installed next spring. He said the entire cost is estimated for all aspects of the park will be about \$190,000.00 including the playground.

The Planning Commission has held a public hearing and recommends approval:

MOTION: Ethan Allen moved to recommend that the Healey Park updates be approved as proposed. Ed Bush seconded the motion. There were 6 Ayes and 1 Nays (recorded below). The motion passed.

Ayes:

Alan MacDonald
Jane Griener
Ed Bush
Ethan Allen
Troy Slade
John MacKay

Nays:

Sylvia Christiansen

Mayor Troy Stout asked what type of fence will be installed around the pickleball courts. Shane Sorensen said he has spoken with Miles Menson from the tennis company and he recommended a eight foot fence in that location because of the wind. He said the fence would all be chain-link, along with wind screens that attach to the chain-link fence. Mayor Troy Stout said the fencing will not only help with the pickleball users but also the soccer players. Greg Gordon asked if there would be a gate on the southside. Shane Sorensen said it would be good idea to put a gate on both sides. Greg Gordon said putting lights on the courts make them about twice as useful depending on the time of year. He said at Burgess Park the pickleball courts are very busy in the evenings and it is a good idea to put in lights now versus later. Shane Sorensen said lights are included in the plan and cost estimate for this park. Mayor Troy Stout said the city needs to be cautious about the light in respect to the neighboring homes. Shane Sorensen said the city has a two-week-old ordinance regarding lighting that the city will have to abide by. Lon Lott suggested having the lights shut off at 10:00 pm. Greg Gordon agreed with Lon Lott and said he believe 10:00 pm was the shut off time for the lights at Burgess Park. Shane Sorensen said it will be a 10:00 pm shut off time. Lon Lott asked if city staff would be addressing the irrigation issue will it be taken care of because of this modification or is that going to be part of the bid. Shane Sorensen said city staff would be taking care of the irrigation issue.

Motion: Carla Merrill moved to approve the pickleball courts at Healey Park Improvements as outlined. Jason Thelin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Carla Merrill
Jessica Smuin
Greg Gordon
Lon Lott
Jason Thelin

Nays

Shane Sorensen asked Mayor Troy Stout if the council could make a motion to approve the purchase of the playground equipment.

Motion: Greg Gordon to approve the purchase of the new playground at Healey Park as proposed. Lon Lott seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Carla Merrill
Jessica Smuin
Greg Gordon
Lon Lott
Jason Thelin

Nays

F. Lambert Park Kiosk/Building

Shane Sorensen said the City Council has been discussing the need for a new structure in Lambert Park. He said the staff is still working with the legal counsel on building types in relation to forest service rules and regulations. He said the structure would help deter shooting in the area and provide a new park amenity for residents to enjoy. He said the Planning Commission held a public hearing and recommends approval of the new building site:

MOTION: Ed Bush moved to recommend that the proposed site for a new building in Lambert Park be approved as proposed.

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

Ayes:

Alan MacDonald
Jane Griener

Nays:

None

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2022-08 Exposed Face of Retaining Walls

FOR CONSIDERATION ON: 22 March 2022

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve amendments regarding the visible exposed face of retaining walls.

BACKGROUND INFORMATION:

The current retaining wall ordinance is not clear on when an exposed face of a retaining wall is considered viewable from the nearest public right of way. The proposed amendments seek to clarify the parameters for regulating retaining walls.

Staff is recommending changes to the Development Code to make it more clear how the exposed face of retaining walls shall be regulated. Please see attached proposed ordinance for recommended changes.

The Planning Commission held a public hearing and reviewed this item at the March 15, 2022, meeting. The Planning Commission agreed with the ordinance as proposed and recommended it be approved. The motion passed unanimously.

STAFF RECOMMENDATION:

Approve the ordinance as proposed.

SAMPLE MOTION TO APPROVE:

I move that Ordinance 2022-08 be adopted as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move that Ordinance 2022-08 be adopted with the following conditions:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I move that Ordinance 2022-08 be tabled (or denied) based on the following:

- ***Insert Finding***

**ALPINE CITY
ORDINANCE 2022-08**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.01.110 AND 3.32.030
OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO EXPOSED
FACE OF RETAINING WALLS.**

WHEREAS, The Planning Commission held a public hearing on March 15, 2022, regarding proposed amendments to Article 3.01.110 and 3.32.030 of the Development Code; and

WHEREAS, on March 22, 2022, the Alpine City Council has deemed it in the best interest of Alpine City to amend the Development Code; and

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

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

NOW THEREFORE, be it ordained by the Council of the Alpine City, in the State of Utah, as follows: The amendments to Article 3.01.110 and 3.32.030 will supersede Article 3.01.110 and 3.32.030 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.32.030 Purpose And Intent” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.32.030 Purpose And Intent

The purpose of this ordinance and the intent of the City Council in its adoption is to promote the health and safety and general welfare of the present and future inhabitants of Alpine City. The ordinance will accomplish this purpose by:

1. **Building Permit Required.** Except as otherwise provided in Part 2, all retaining walls require a building permit prior to construction or alteration. Permit applications shall be processed and issued in accordance with building permit procedures and applicable provisions of this section. Building permit review fees will be assessed and collected at the time the permit is issued.
2. **Building Permit Exemptions.** The following do not require a building permit:
 - a. Retaining walls less than four feet in exposed height with less than 10H:1V (Horizontal: Vertical) front and back slopes within ten feet of the wall;

- b. Non-tiered retaining walls less than four feet in exposed height with back slopes flatter than or equal to 2H:1V and having front slopes no steeper than or equal to 4H:1V;
 - c. Double tiered retaining walls less than four feet in exposed height per wall and which have front slopes and back slopes of each wall no steeper than or equal to 10H:1V within ten feet of the walls, 2 foot spacing between front face of the upper wall and back edge of the lower wall;
 - d. Retaining walls less than 50 square feet in size, less than 4 feet tall.
3. **Geologic Hazards.** If construction of any retaining wall, which requires a building permit, occurs within sensitive land areas as outlined by ADC 3.12, then all analyses required for the design of retaining walls or rock protected slopes shall follow the Sensitive Lands Ordinance, specifically in regards to limits of disturbance and the required geologic hazard and engineering geology reports (ADC 3.12.060 Part 4)
4. **Engineer Design Required.** All retaining walls required to obtain a building permit shall be designed by an engineer licensed by the State of Utah.
5. **Location, Height, Separation and Plantings**
- a. Location. The retaining wall will not be placed on land designated as a recorded easement, such as a utility or trail easement, unless the owner(s) of said easement agree(s) to allow the encroachment. Documentation of the agreement shall be provided to the City.
 - b. For the purposes of this Part, the height of a retaining wall is measured as exposed height (H) of wall of an individual tier.
 - c. A single retaining wall shall not exceed nine feet in exposed height if ~~it~~ the Exposed Face of the Retaining Wall can be seen from the nearest public right-of-way or adjacent properties to which it is exposed.
 - d. Terracing of retaining walls is permitted where justified by topographic conditions, but the combined height of all walls shall not exceed a height of 18 feet ~~if exposed or~~ if the Exposed Face of the Retaining Wall can be seen from the nearest public right-of-way or adjacent properties. Walls with a separation of at least 2H (H of largest of 2 walls) from face of wall to face of wall shall be considered as separate walls for analysis purposes and applicability to this ordinance. If walls are within 2H (H of largest of 2 walls), then the combined height of the terrace shall be used for limitation of height.
 - e. In a terrace of retaining walls, a minimum horizontal separation of H/2 (H of largest of 2 walls) is required as measured from back of lower wall to face of higher wall. If the walls are not viewable from the nearest public right-of-way or adjacent properties, then there is no limitation of height.
 - f. The view of the nearest public right-of-way or adjacent property shall be verified by the City Official during the review process and prior to permit for construction.
 - g. For terraced walls, where the Exposed Face of the Retaining Wall is viewable from the nearest public right-of-way, the horizontal separation between walls shall be planted with a minimum of five shrubs for every 20 linear feet of planting area. The size of the shrubs shall be less than one-half the width of the terrace. Shrubs shall be drip irrigated to minimize erosion, and when

possible, the use of drought resistant vegetation shall be used to minimize future watering needs. The responsibility of drip irrigation resides with the property owner on which the majority of the structure is built. If the majority of the structure is built on private or public open space, a pressurized irrigation service and drip irrigation system shall be installed by the Developer and the future owner(s) of the open space shall be responsible for the drip irrigation maintenance and cost of operation after the warranty period expires

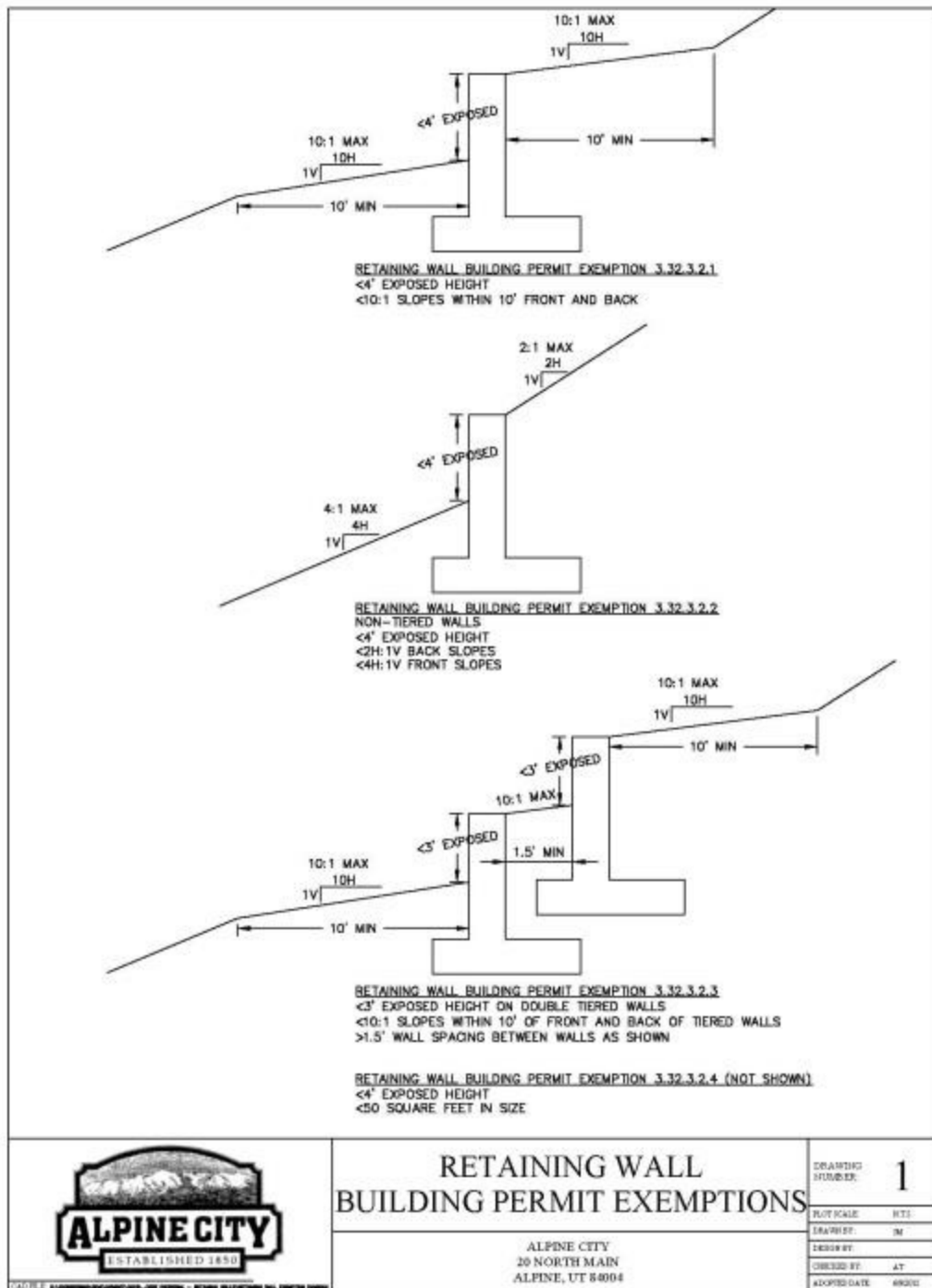
- h. Walls greater than four (4) feet in height (H) placed within H/2 of an adjacent property line, which would create a drop-off for the adjacent property, shall install a fence along the top of the wall in accordance with ADC 3.21.060.
- i. No retaining wall component shall extend beyond the property lines unless written permission is obtained from the affected property owner.

6. **Submittals.** The following documents and calculations prepared by a licensed engineer of the State of Utah shall be submitted with each retaining wall building permit application:

- a. profile drawings if the retaining wall is longer than 50 lineal feet, with the base elevation, exposed base elevation and top of wall labeled at the ends of the wall and every 50 linear feet or change in grade;
- b. cross-sectional drawings including surface grades and structures located in front and behind the retaining wall a distance equivalent to three times the height of the retaining wall, and if the retaining wall is supporting a slope, then the cross section shall include the entire slope plus surface grades and structures within a horizontal distance equivalent to one times the height of slope;
- c. a site plan showing the location of the retaining walls with the base elevation, exposed base elevation and top of wall labeled at the ends of wall and every 50 lineal feet or change in grade;
- d. a copy of the geotechnical report used by the design engineer. The geotechnical report shall include requirement of Part 6,e otherwise additional laboratory testing is required in Part 6,e;
- e. material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:
 - i. for soils, this may include, but is not limited to, unit weights, direct shear tests, triaxial shear tests and unconfined compression tests;
 - ii. if laboratory testing was conducted from off-site but similar soils within a 2000 foot radius of the proposed wall location, the results of the testing with similar soil classification testing needs to be submitted;
 - iii. minimum laboratory submittal requirements are the unit weight of retained soils, gradation for cohesionless soils, Atterberg limits for cohesive soils, and shear test data;
 - iv. soil classification testing shall be submitted for all direct shear or triaxial shear tests;
 - v. if a Proctor is completed, classification testing shall be submitted with the Proctor result; and,
 - vi. laboratory testing should be completed in accordance with applicable

- American Society for Testing and Materials (ASTM) standards;
- vii. for segmented block walls, the manufacturer's test data for the wall facing, soil reinforcement, and connection parameters shall be submitted in an appendix.
- f. the design engineer shall indicate the design standard used and supply a printout of the input and output of the files in an appendix with factors of safety within the design standard used as follows:
- i. design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear and global stability;
 - ii. calculations shall include analysis under static and seismic loads, which shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
 - iii. Mechanically Stabilized Earth (MSE) walls shall be designed in general accordance with current FHWA or AASHTO standards for design of Mechanically Stabilized Earth Walls and Reinforced Soil Slopes or the current National Concrete Masonry Association (NCMA) Design Manual for Segmental Retaining Walls;
 - iv. rock walls shall be designed in general accordance with 2006 FHWA-CFL/TD-06-006 "Rockery Design and Construction Guidelines," or current FHWA standard of care and;
 - v. concrete cantilever walls shall be designed in general accordance with specifications provided in current American Concrete Institute or American Society of Civil Engineers standards and specifications.
- g. a global stability analysis with minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions as follows:
- i. factors of safety results shall be presented to the nearest hundredth;
 - ii. seismic loads shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
 - iii. the cross-sectional view of each analysis shall be included, and the printout of the input and output files placed in an appendix; and,
 - iv. the global stability analysis may be omitted for concrete cantilever retaining walls that extend to frost depth, that are less than nine feet in exposed height, absent of supporting structures within 30 feet of the top of the wall, and which have less than 10H:1V front and back slopes within 30 feet of the retaining structure.
- h. a drainage design, including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day-lighting to a proper outlet or weep holes placed through the base of the wall, however:
- i. a synthetic drainage composite may be used behind MSE walls if a materials specific shear testing is completed to determine friction

- properties between the backfill and synthetic drainage composite;
 - ii. a synthetic drainage composite is not allowed behind rock walls;
 - iii. a synthetic drainage composite may be used behind the stem of the concrete cantilever walls;
 - iv. if the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted, and;
 - v. if the retaining wall is designed to withstand hydrostatic pressures or the retained soils or backfill is free-draining as substantiated through appropriate testing, then drainage material may be omitted from the design.
 - i. the design engineer's acknowledgement that the site is suitable for the retaining wall;
 - j. an inspection frequency schedule.
7. **Preconstruction Meeting.** At least 48 hours prior to the construction of any approved retaining wall, a preconstruction meeting shall be held as directed by the Building Official. The meeting shall include the Building Official, the design engineer, the contractor and the project or property owner. The preconstruction meeting can be waived at the discretion of the Building Official.
8. **Inspections and Final Report.** The design engineer shall make all inspections needed during construction. A final report from the design engineer shall state that the retaining wall was built according to the submitted design. The design engineer shall submit the final report to the Building Official to close out the permit. The report shall include detail of the inspections of the wall in accordance with the inspection frequency schedule. All pertinent compaction testing shall also be included with the final report.
9. **Maintenance.** All retaining walls shall be maintained in a structurally safe and sound condition and in good repair.



(Ord. No. 2015-07, 06/09/15)

SECTION 2: **AMENDMENT** “3.01.110 Definitions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.01.110 Definitions

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

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

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

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

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

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

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

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

driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment.

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

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

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

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

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

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

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

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

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

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

ELECTRIC BICYCLE (CLASS 1). bicycle equipped with an electric motor that: has a power output of not more than 750 watts; has fully operational pedals on permanently affixed cranks; is fully operational as a bicycle without the use of the electric motor; provides assistance only when the rider is pedaling; and ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour. For the purpose of City ordinances, shall not be considered a motorized vehicle.

EXPOSED FACE OF RETAINING WALL. The part of a retaining wall that is above ground and visible. An exposed face of a retaining wall shall be considered visible from the nearest public right of way when the alignment of the wall is within 60 degrees of parallel to the nearest public right of way.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IMPERVIOUS MATERIAL. Matter that is impenetrable as by moisture.

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

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

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

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

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

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

OWNER OCCUPANT. means, except as set forth in Subsection (3) of this definition:

1. an individual who:
 - a. possesses, as shown by a recorded deed, fifty (50) percent or more ownership in a dwelling unit; and
 - b. occupies the dwelling unit with a bonafide intent to make it his or her primary residence; or
2. an individual who:
 - a. is a trustor of a family trust which:
 - i. possesses fee title ownership to a dwelling unit;
 - ii. was created for estate planning purposes by one (1) or more trustors of the trust; and
 - b. occupies the dwelling unit owned by the family trust with a bonafide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor's temporary absence.
3. A person who meets the requirements of Subsections (1) and (2) of this definition shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one (1) owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.
 - a. A claim that a person is not an owner occupant may be rebutted only by

documentation, submitted to the Planning and Zoning Department, showing that the person who occupies the dwelling unit has a bona fide intent to make the dwelling unit his or her primary residence as indicated by the following documents which show such person:

- i. is listed as a primary borrower on documents for any loan presently applicable to the property where the dwelling unit is located;
 - ii. has claimed all income, deductions, and depreciation from the property on his or her tax returns for the previous year;
 - iii. is the owner listed on all rental documents and agreements with tenants who occupy the dwelling unit, including any accessory apartment;
 - iv. is the owner listed on all insurance, utility, appraisal, or other contractual documents related to the property; and
 - v. is a full-time resident of Utah for Utah State income tax purposes.
- b. Any person who claims to be an owner of the dwelling unit, but who does not occupy it, shall provide documentation to the Planning and Zoning Department which shows such person:
- i. has not claimed any income, tax deduction, or depreciation for the property on the person's tax returns for the previous year;
 - ii. is not listed as an owner on any rental document or agreement with any tenant who occupies the dwelling unit, including any accessory apartment; and
 - iii. is not listed as an owner on any insurance, utility, appraisal, or a agreement related to the property.
- c. Any person, or group of persons, who fails, upon request of the Planning and Zoning Department, to provide any of the documents set forth in Subsections (3)(a) or (3)(b) of this definition or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for the purpose of this Title that such person or persons shall not be deemed an "owner occupant" of the dwelling unit in question.

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

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

PRIMARY USE. The main use to which the premises is devoted and the primary purpose for which the premises exists. An ancillary use's square footage shall not exceed the primary use's square footage.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____
Kelli Law	_____	_____	_____	_____

Presiding Officer

Attest

Carla Merrill, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

**ALPINE CITY
ORDINANCE 2022-08**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.01.110 AND 3.32.030
OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO EXPOSED
FACE OF RETAINING WALLS.**

WHEREAS, The Planning Commission held a public hearing on March 15, 2022, regarding proposed amendments to Article 3.01.110 and 3.32.030 of the Development Code; and

WHEREAS, on March 22, 2022, the Alpine City Council has deemed it in the best interest of Alpine City to amend the Development Code; and

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

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

NOW THEREFORE, be it ordained by the Council of the Alpine City, in the State of Utah, as follows: The amendments to Article 3.01.110 and 3.32.030 will supersede Article 3.01.110 and 3.32.030 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.32.030 Purpose And Intent” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.32.030 Purpose And Intent

The purpose of this ordinance and the intent of the City Council in its adoption is to promote the health and safety and general welfare of the present and future inhabitants of Alpine City. The ordinance will accomplish this purpose by:

1. **Building Permit Required.** Except as otherwise provided in Part 2, all retaining walls require a building permit prior to construction or alteration. Permit applications shall be processed and issued in accordance with building permit procedures and applicable provisions of this section. Building permit review fees will be assessed and collected at the time the permit is issued.
2. **Building Permit Exemptions.** The following do not require a building permit:
 - a. Retaining walls less than four feet in exposed height with less than 10H:1V (Horizontal: Vertical) front and back slopes within ten feet of the wall;

- b. Non-tiered retaining walls less than four feet in exposed height with back slopes flatter than or equal to 2H:1V and having front slopes no steeper than or equal to 4H:1V;
 - c. Double tiered retaining walls less than four feet in exposed height per wall and which have front slopes and back slopes of each wall no steeper than or equal to 10H:1V within ten feet of the walls, 2 foot spacing between front face of the upper wall and back edge of the lower wall;
 - d. Retaining walls less than 50 square feet in size, less than 4 feet tall.
3. **Geologic Hazards.** If construction of any retaining wall, which requires a building permit, occurs within sensitive land areas as outlined by ADC 3.12, then all analyses required for the design of retaining walls or rock protected slopes shall follow the Sensitive Lands Ordinance, specifically in regards to limits of disturbance and the required geologic hazard and engineering geology reports (ADC 3.12.060 Part 4)
4. **Engineer Design Required.** All retaining walls required to obtain a building permit shall be designed by an engineer licensed by the State of Utah.
5. **Location, Height, Separation and Plantings**
- a. Location. The retaining wall will not be placed on land designated as a recorded easement, such as a utility or trail easement, unless the owner(s) of said easement agree(s) to allow the encroachment. Documentation of the agreement shall be provided to the City.
 - b. For the purposes of this Part, the height of a retaining wall is measured as exposed height (H) of wall of an individual tier.
 - c. A single retaining wall shall not exceed nine feet in exposed height if the Exposed Face of the Retaining Wall can be seen from the nearest public right-of-way or adjacent properties to which it is exposed.
 - d. Terracing of retaining walls is permitted where justified by topographic conditions, but the combined height of all walls shall not exceed a height of 18 feet if the Exposed Face of the Retaining Wall can be seen from the nearest public right-of-way or adjacent properties. Walls with a separation of at least 2H (H of largest of 2 walls) from face of wall to face of wall shall be considered as separate walls for analysis purposes and applicability to this ordinance. If walls are within 2H (H of largest of 2 walls), then the combined height of the terrace shall be used for limitation of height.
 - e. In a terrace of retaining walls, a minimum horizontal separation of H/2 (H of largest of 2 walls) is required as measured from back of lower wall to face of higher wall. If the walls are not viewable from the nearest public right-of-way or adjacent properties, then there is no limitation of height.
 - f. The view of the nearest public right-of-way or adjacent property shall be verified by the City Official during the review process and prior to permit for construction.
 - g. For terraced walls, where the Exposed Face of the Retaining Wall is viewable from the nearest public right-of-way, the horizontal separation between walls

shall be planted with a minimum of five shrubs for every 20 linear feet of planting area. The size of the shrubs shall be less than one-half the width of the terrace. Shrubs shall be drip irrigated to minimize erosion, and when possible, the use of drought resistant vegetation shall be used to minimize future watering needs. The responsibility of drip irrigation resides with the property owner on which the majority of the structure is built. If the majority of the structure is built on private or public open space, a pressurized irrigation service and drip irrigation system shall be installed by the Developer and the future owner(s) of the open space shall be responsible for the drip irrigation maintenance and cost of operation after the warranty period expires

- h. Walls greater than four (4) feet in height (H) placed within H/2 of an adjacent property line, which would create a drop-off for the adjacent property, shall install a fence along the top of the wall in accordance with ADC 3.21.060.
- i. No retaining wall component shall extend beyond the property lines unless written permission is obtained from the affected property owner.

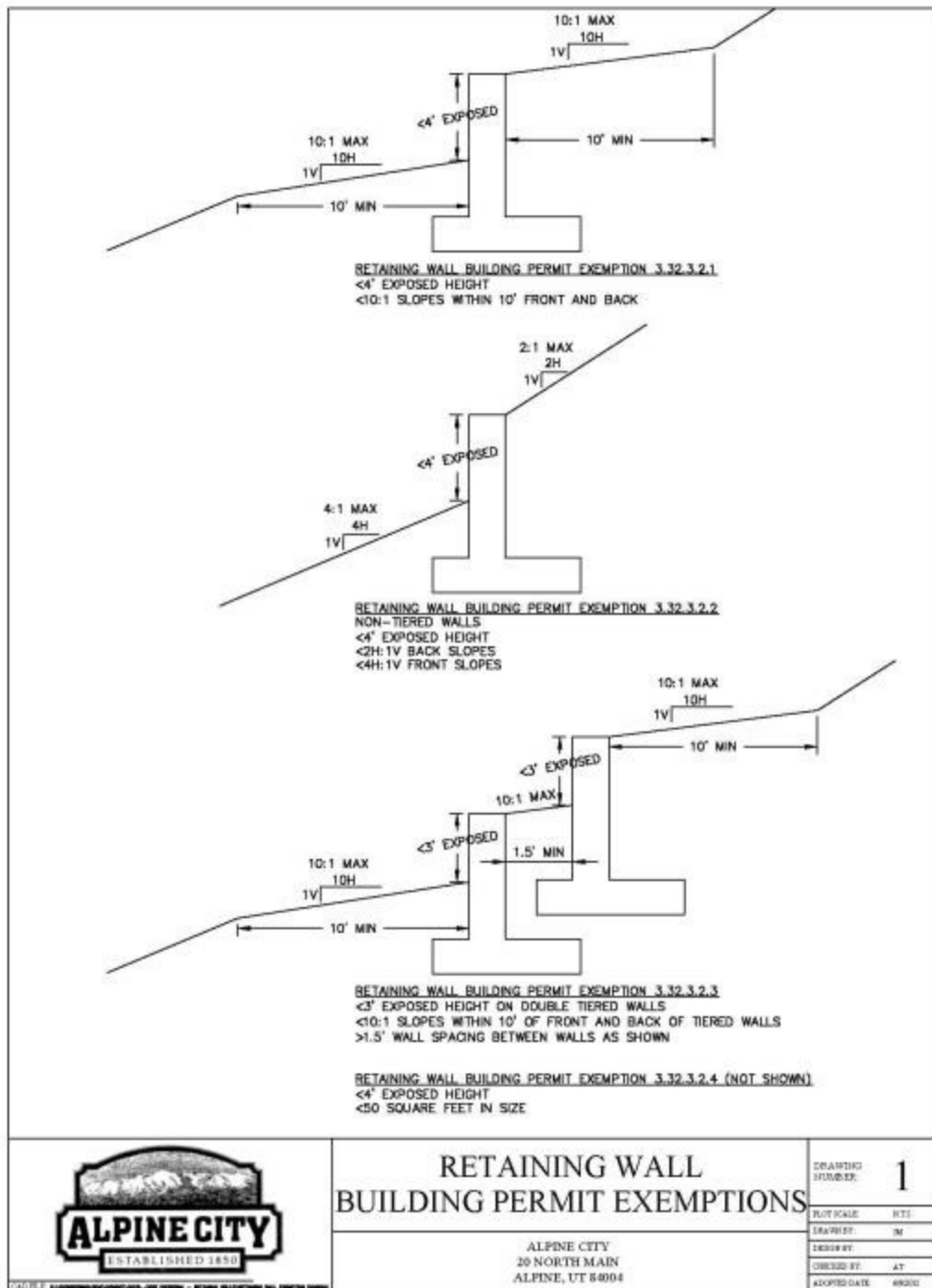
6. **Submittals.** The following documents and calculations prepared by a licensed engineer of the State of Utah shall be submitted with each retaining wall building permit application:

- a. profile drawings if the retaining wall is longer than 50 lineal feet, with the base elevation, exposed base elevation and top of wall labeled at the ends of the wall and every 50 linear feet or change in grade;
- b. cross-sectional drawings including surface grades and structures located in front and behind the retaining wall a distance equivalent to three times the height of the retaining wall, and if the retaining wall is supporting a slope, then the cross section shall include the entire slope plus surface grades and structures within a horizontal distance equivalent to one times the height of slope;
- c. a site plan showing the location of the retaining walls with the base elevation, exposed base elevation and top of wall labeled at the ends of wall and every 50 lineal feet or change in grade;
- d. a copy of the geotechnical report used by the design engineer. The geotechnical report shall include requirement of Part 6,e otherwise additional laboratory testing is required in Part 6,e;
- e. material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:
 - i. for soils, this may include, but is not limited to, unit weights, direct shear tests, triaxial shear tests and unconfined compression tests;
 - ii. if laboratory testing was conducted from off-site but similar soils within a 2000 foot radius of the proposed wall location, the results of the testing with similar soil classification testing needs to be submitted;
 - iii. minimum laboratory submittal requirements are the unit weight of retained soils, gradation for cohesionless soils, Atterberg limits for cohesive soils, and shear test data;

- iv. soil classification testing shall be submitted for all direct shear or triaxial shear tests;
 - v. if a Proctor is completed, classification testing shall be submitted with the Proctor result; and,
 - vi. laboratory testing should be completed in accordance with applicable American Society for Testing and Materials (ASTM) standards;
 - vii. for segmented block walls, the manufacturer's test data for the wall facing, soil reinforcement, and connection parameters shall be submitted in an appendix.
- f. the design engineer shall indicate the design standard used and supply a printout of the input and output of the files in an appendix with factors of safety within the design standard used as follows:
- i. design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear and global stability;
 - ii. calculations shall include analysis under static and seismic loads, which shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
 - iii. Mechanically Stabilized Earth (MSE) walls shall be designed in general accordance with current FHWA or AASHTO standards for design of Mechanically Stabilized Earth Walls and Reinforced Soil Slopes or the current National Concrete Masonry Association (NCMA) Design Manual for Segmental Retaining Walls;
 - iv. rock walls shall be designed in general accordance with 2006 FHWA-CFL/TD-06-006 "Rockery Design and Construction Guidelines," or current FHWA standard of care and;
 - v. concrete cantilever walls shall be designed in general accordance with specifications provided in current American Concrete Institute or American Society of Civil Engineers standards and specifications.
- g. a global stability analysis with minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions as follows:
- i. factors of safety results shall be presented to the nearest hundredth;
 - ii. seismic loads shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
 - iii. the cross-sectional view of each analysis shall be included, and the printout of the input and output files placed in an appendix; and,
 - iv. the global stability analysis may be omitted for concrete cantilever retaining walls that extend to frost depth, that are less than nine feet in

exposed height, absent of supporting structures within 30 feet of the top of the wall, and which have less than 10H:1V front and back slopes within 30 feet of the retaining structure.

- h. a drainage design, including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day-lighting to a proper outlet or weep holes placed through the base of the wall, however:
 - i. a synthetic drainage composite may be used behind MSE walls if a materials specific shear testing is completed to determined friction properties between the backfill and synthetic drainage composite;
 - ii. a synthetic drainage composite is not allowed behind rock walls;
 - iii. a synthetic drainage composite may be used behind the stem of the concrete cantilever walls;
 - iv. if the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted, and;
 - v. if the retaining wall is designed to withstand hydrostatic pressures or the retained soils or backfill is free-draining as substantiated through appropriate testing, then drainage material may be omitted from the design.
 - i. the design engineer's acknowledgement that the site is suitable for the retaining wall;
 - j. an inspection frequency schedule.
7. **Preconstruction Meeting.** At least 48 hours prior to the construction of any approved retaining wall, a preconstruction meeting shall be held as directed by the Building Official. The meeting shall include the Building Official, the design engineer, the contractor and the project or property owner. The preconstruction meeting can be waived at the discretion of the Building Official.
8. **Inspections and Final Report.** The design engineer shall make all inspections needed during construction. A final report from the design engineer shall state that the retaining wall was built according to the submitted design. The design engineer shall submit the final report to the Building Official to close out the permit. The report shall include detail of the inspections of the wall in accordance with the inspection frequency schedule. All pertinent compaction testing shall also be included with the final report.
9. **Maintenance.** All retaining walls shall be maintained in a structurally safe and sound condition and in good repair.



(Ord. No. 2015-07, 06/09/15)

SECTION 2: **AMENDMENT** “3.01.110 Definitions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.01.110 Definitions

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

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

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

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

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

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

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

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

driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment.

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

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

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

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

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

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

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

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

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

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

ELECTRIC BICYCLE (CLASS 1). bicycle equipped with an electric motor that: has a power output of not more than 750 watts; has fully operational pedals on permanently affixed cranks; is fully operational as a bicycle without the use of the electric motor; provides assistance only when the rider is pedaling; and ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour. For the purpose of City ordinances, shall not be considered a motorized vehicle.

EXPOSED FACE OF RETAINING WALL. The part of a retaining wall that is above ground and visible. An exposed face of a retaining wall shall be considered visible from the nearest public right of way when the alignment of the wall is within 60 degrees of parallel to the nearest public right of way.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IMPERVIOUS MATERIAL. Matter that is impenetrable as by moisture.

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

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

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

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

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

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

OWNER OCCUPANT. means, except as set forth in Subsection (3) of this definition:

1. an individual who:
 - a. possesses, as shown by a recorded deed, fifty (50) percent or more ownership in a dwelling unit; and
 - b. occupies the dwelling unit with a bonafide intent to make it his or her primary residence; or
2. an individual who:
 - a. is a trustor of a family trust which:
 - i. possesses fee title ownership to a dwelling unit;
 - ii. was created for estate planning purposes by one (1) or more trustors of the trust; and
 - b. occupies the dwelling unit owned by the family trust with a bonafide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor's temporary absence.
3. A person who meets the requirements of Subsections (1) and (2) of this definition shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one (1) owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.

- a. A claim that a person is not an owner occupant may be rebutted only by documentation, submitted to the Planning and Zoning Department, showing that the person who occupies the dwelling unit has a bona fide intent to make the dwelling unit his or her primary residence as indicated by the following documents which show such person:
 - i. is listed as a primary borrower on documents for any loan presently applicable to the property where the dwelling unit is located;
 - ii. has claimed all income, deductions, and depreciation from the property on his or her tax returns for the previous year;
 - iii. is the owner listed on all rental documents and agreements with tenants who occupy the dwelling unit, including any accessory apartment;
 - iv. is the owner listed on all insurance, utility, appraisal, or other contractual documents related to the property; and
 - v. is a full-time resident of Utah for Utah State income tax purposes.
- b. Any person who claims to be an owner of the dwelling unit, but who does not occupy it, shall provide documentation to the Planning and Zoning Department which shows such person:
 - i. has not claimed any income, tax deduction, or depreciation for the property on the person's tax returns for the previous year;
 - ii. is not listed as an owner on any rental document or agreement with any tenant who occupies the dwelling unit, including any accessory apartment; and
 - iii. is not listed as an owner on any insurance, utility, appraisal, or a agreement related to the property.
- c. Any person, or group of persons, who fails, upon request of the Planning and Zoning Department, to provide any of the documents set forth in Subsections (3)(a) or (3)(b) of this definition or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for the purpose of this Title that such person or persons shall not be deemed an "owner occupant" of the dwelling unit in question.

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

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

PRIMARY USE. The main use to which the premises is devoted and the primary purpose for which the premises exists. An ancillary use's square footage shall not exceed the primary use's square footage.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____
Kelli Law	_____	_____	_____	_____

Presiding Officer

Attest

Carla Merrill, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Fire Station Remodel Proposal

FOR CONSIDERATION ON: 22 March 2022

PETITIONER: Alpine City

ACTION REQUESTED BY PETITIONER: Consider request for proposal for CM (Construction Manager) & GC (General Contractor) services and approve the fee proposal From Babcock Design.

BACKGROUND INFORMATION:

Babcock Design has provided the city with a fee proposal which details the total cost for the Lone Peak Fire Station, which includes architectural, structural, mechanical, plumbing, and electrical fees. City council needs to review the proposal and decide how they would like to move forward with the process. In addition, the City Council should finalize the decision on using a CM and GC for the project.

STAFF RECOMMENDATION:

Accept the Babcock Design proposal

SAMPLE MOTION TO APPROVE:

I move to approve the fees as proposed by Babcock Design for Lone Peak Fire Station.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve the fees as proposed with the following conditions:

- (insert finding)

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the proposal based on the following:



Request for Proposals for Construction Management / General Contractor Services.

Date of Solicitation: ##/##/####

Lone Peak Fire Station 22 Remodel and Addition
Alpine, UT

Address

20 North Main Street
Alpine, UT 84004

Phone

801-756-6347

Office Hours

Monday - Friday
8:00am - 5:00pm

NOTICE TO CONTRACTORS

Alpine City is requesting proposals for construction management services and the general contract for construction of the following project:

Lone Peak Fire Station 22, an existing building located at 82 Main Street, Alpine UT requires a full remodel to the existing 7,100 sq. ft. building including but not limited to; seismic upgrades, new building skin, roof upgrades, interior repurposing, etc. There will also be a new addition to the existing station of approximately 4,850 sq. ft. (see attached exhibit A).

The Request for Proposals (RFP) documents, including the selection requirements and the selection schedule, is issued herewith.

For questions regarding this project, please contact Shane Sorensen, Alpine's City Administrator and Public Works Director or Chad Littlewood, Babcock Design. No others are to be contacted regarding this project.

Shane Sorensen – ssorensen@alpinecity.org

Chad Littlewood – chad@babcockdesign.com

This project is being offered by invitation only. You have been invited to participate because of your firms' respective qualifications with similar projects.

Proposals must be submitted via email by **Day of the Week, Month ## at #:## AM/PM** to Shane Sorensen – ssorensen@alpinecity.org.

The proposer must comply with all applicable licensing and jurisdictional requirements in the State of Utah, Utah County, and the City of Alpine, UT.

Alpine City reserves the right to reject any or all proposals or to waive any formality or technicality in any proposal in the interest of the organization.

1. DESCRIPTION OF WORK

Station 22 is an existing building for the Lone Peak Fire District. The current building houses 4 dorms, a three-bay apparatus, and associated spaces. The intent for the remodel and addition is to utilize the existing building for a space to serve the community and hold public gatherings. New living quarters and additional fire department programming will comprise the majority of the addition.

Remodeled scope will include but not be limited to roof alterations/re-roof of the existing buildings, re-skin of the building exterior, adaptation of the existing parking lot to be limited to public use only, repaving as needed, new apparatus exit apron, updating the apparatus bay doors, partial interior remodel, etc.

New Building scope will include but not be limited to six new dorm rooms, a working kitchen, dayroom, dining room, office space, storage, laundry, a multi-story training tower, a new drive entry for apparatus into the south of the existing bay, etc.

This RFP includes conceptual plans of the building and proposed site plan to assist with the identification of the project scope.

There is no LEED requirement for the Fire Station, but Alpine City intends to implement high efficiency mechanical and electrical systems.

2. CM/GC PROCUREMENT PROCESS SCHEDULE

Day of the Week, Month ##	RFP issued
Day of the Week, Month ##	Proposals due
Day of the Week, Month ##	45 min interview
Day of the Week, Month ##	Selected firm notified

3. PROJECT SCHEDULE

##/##/#### thru ##/##/####: Schematic Design – CMGC to provide budgetary updates at minimum 50% and 100% completion of the phase.

##/##/#### thru ##/##/####: Design Development – CMGC to provide budgetary updates at minimum 50% and 100% completion of the phase.

##/##/#### thru ##/##/####: Construction Documents – CMGC to provide budgetary updates at minimum 50% and 90% completion of the phase.

##/##/#### thru ##/##/####: Bidding & Permitting – CMGC to assist with all bidding questions, permit procedures, substitution requests and if needed value engineering. CMGC will prepare final GMP for review and acceptance.

##/##/####: Begin Construction.

##/##/####: Anticipated date of Substantial Completion

4. CM/GC WORK PHASES

The CM/GC Work for the project consists of two phases: Pre-construction and Construction.

Pre-construction Phase. This phase of the Work includes but is not limited to attending design meetings, estimating and cost control, schedule and sequencing development, and drawing and constructability reviews. The Contractor shall assist Alpine City and Babcock Design in maintaining the cost of construction within the construction budget and the duration of the construction within the project's schedule.

Construction Phase. This phase of the Work consists of the Contractor furnishing and installing all Work as required in the Contract Documents.

5. PROPOSAL REQUIREMENTS

- Pre-construction Phase Services and Team
 - Indicate all services that will be provided during the Pre-construction Phase of this project and the individuals who will be performing these services. Provide an organizational chart to clarify the Contractor's supervision and support structure during this phase.
- Construction Phase Services and Team
 - Indicate all services that will be provided during the Construction Phase and the individuals who will be performing these services. Provide a comprehensive organizational chart to clarify the Contractor's supervision and support structure during

this phase. Clearly identify all personnel that will be considered as a Procurement Process

- Fee
 - Preconstruction Fee
 - Provide a lump sum fee consisting of all costs for the CM/GC to provide the required services of the Preconstruction Phase.
 - Construction Management and Supervision Cost
 - Provide a per month cost to the project for the proposed CM/GC's on-site management/supervision team for the estimated construction duration of the project.
- Relevant Projects and References
 - Submit project information and references for 3 projects of similar scope and construction. Please provide the following information:
 - Point of Contact: Person who will be able to answer any customer satisfaction questions.
 - Phone Number: Phone number of the contact.
 - User Name: Name of the Company / Institution that purchased the construction work.
 - Project Name: Name of the project.
 - Date Completed: Date of when the work was completed.
 - Address: Street, city and state where the work was performed.
 - Size: Square footage and cost of project in dollars.
 - Duration: Duration of the project / construction in months

6. SELECTION COMMITTEE

The Selection Committee will be composed of individuals from Alpine City, Lone Peak Fire District, and Babcock Design.

7. INTERVIEWS

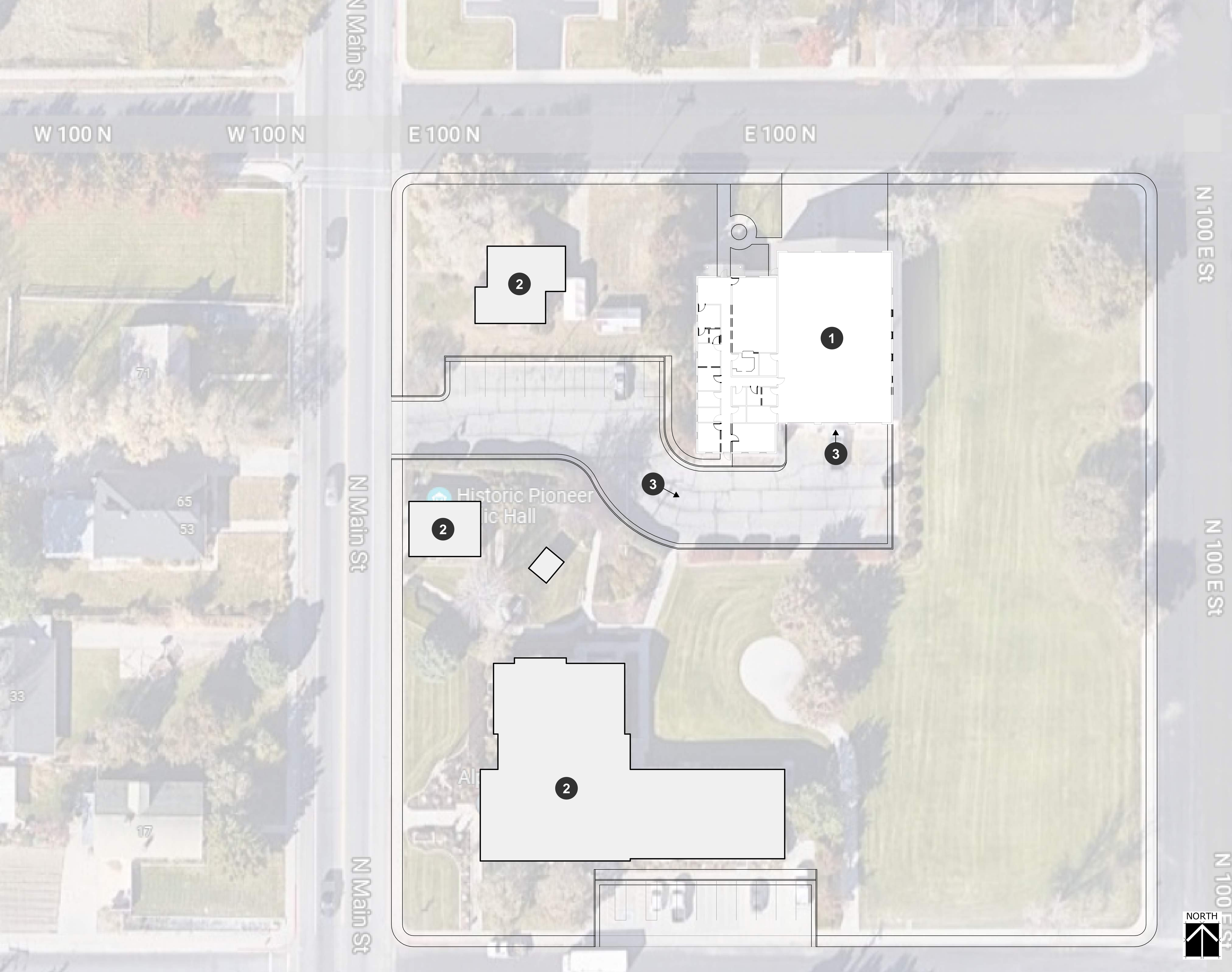
Interviews will allow the CM/GC to present their qualifications, past performance, approach, schedule, and general plan for constructing the project. It will also provide an opportunity for the selection committee to seek clarification of the Contractor's proposal. The interview format allows for 30 minutes of CM/GC presentation and 15 minutes of question and answer. The interviews will be held at the **Alpine City Hall, 20 North Main Street, Alpine UT 84004.**

8. SELECTION CRITERIA

The following criteria will be used in ranking each of the Contractors. The selection committee will consider all criteria in performing a comprehensive evaluation of the proposal. Weights have been assigned to each criterion in the form of points.

- **Strength of Contractor's Team.**
 - Based on the statements of qualifications, the interview, and approach, the selection team shall evaluate the expertise and experience of the construction firm the project manager and the superintendent as it relates to this project in size, complexity, quality, and duration. Key personnel assigned to which task and their commitment to each phase of the work will be evaluated.
- **Qualifications for Similar Projects.**
 - Based on the information provided in your approach and information presented in the interview the selection team shall evaluate how each team has planned the project and determined how to construct the project in the location and in the time frames presented. The firm should present how they plan to adequately staff the project, keep the site safe, and minimize disruption to the rest of the surrounding area and buildings, etc. The selection team will also evaluate the degree to which risks to the success of the project have been identified and a reasonable solution has been presented.
- **Fees.**
 - The fees will be evaluated by the selection committee. The more competitive fees will be more highly considered, but Alpine City is under no obligation to accept the lowest cost proposal.

End of RFP

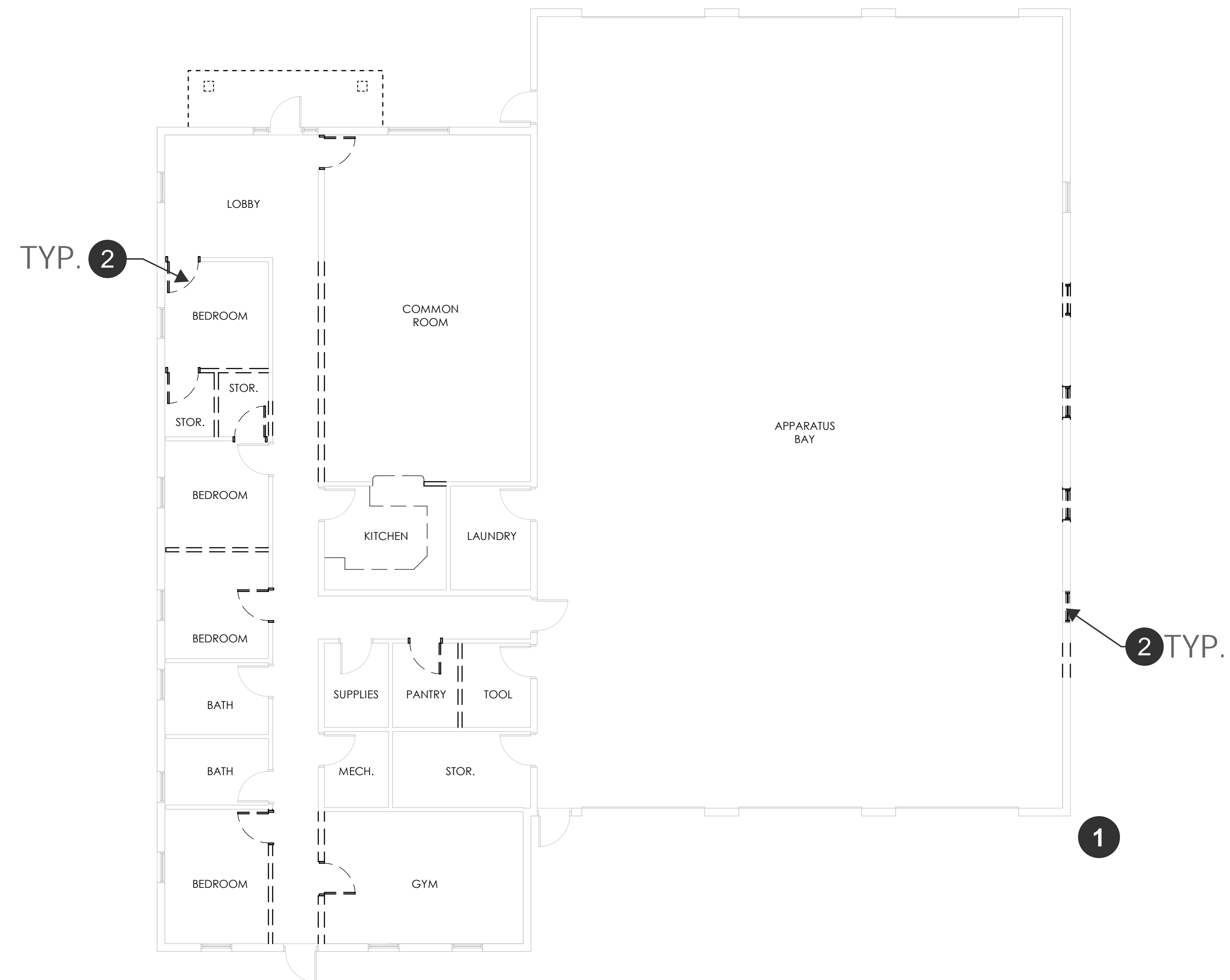


LEGEND

- 1 EXISTING FIRE STATION
- 2 ADJACENT BUILDINGS
- 3 EXISTING APPARATUS ENTRY

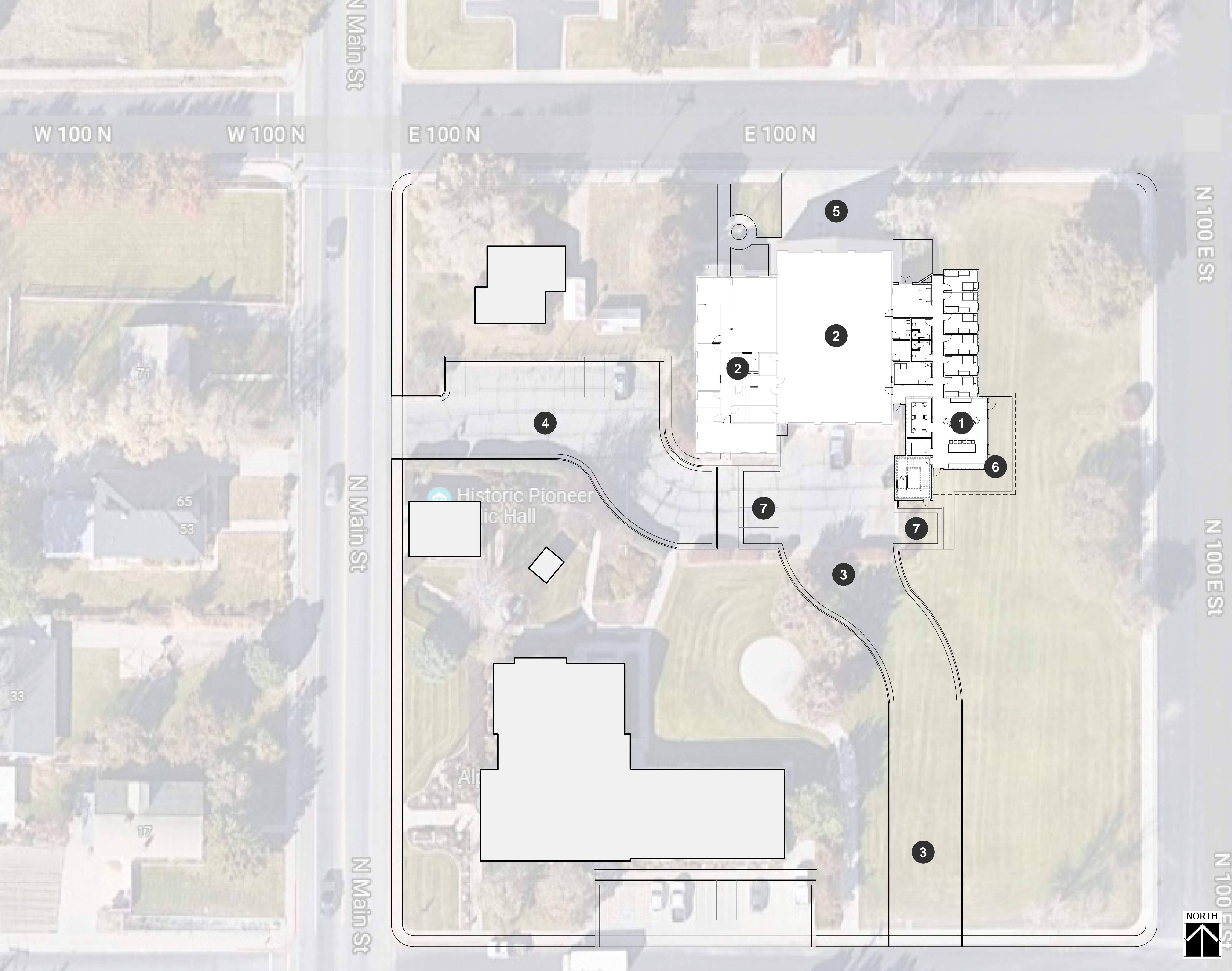
LEGEND

- 1 APPROXIMATELY 7,100 SF OF EXISTING BUILDING (TO BE VERIFIED)
- 2 ITEMS SHOWN DASHED ARE PROPOSED TO BE DEMOLISHED



EXISTING FLOOR PLAN

ALPINE FIRE DEPARTMENT | ALPINE, UTAH
11 JANUARY 2022

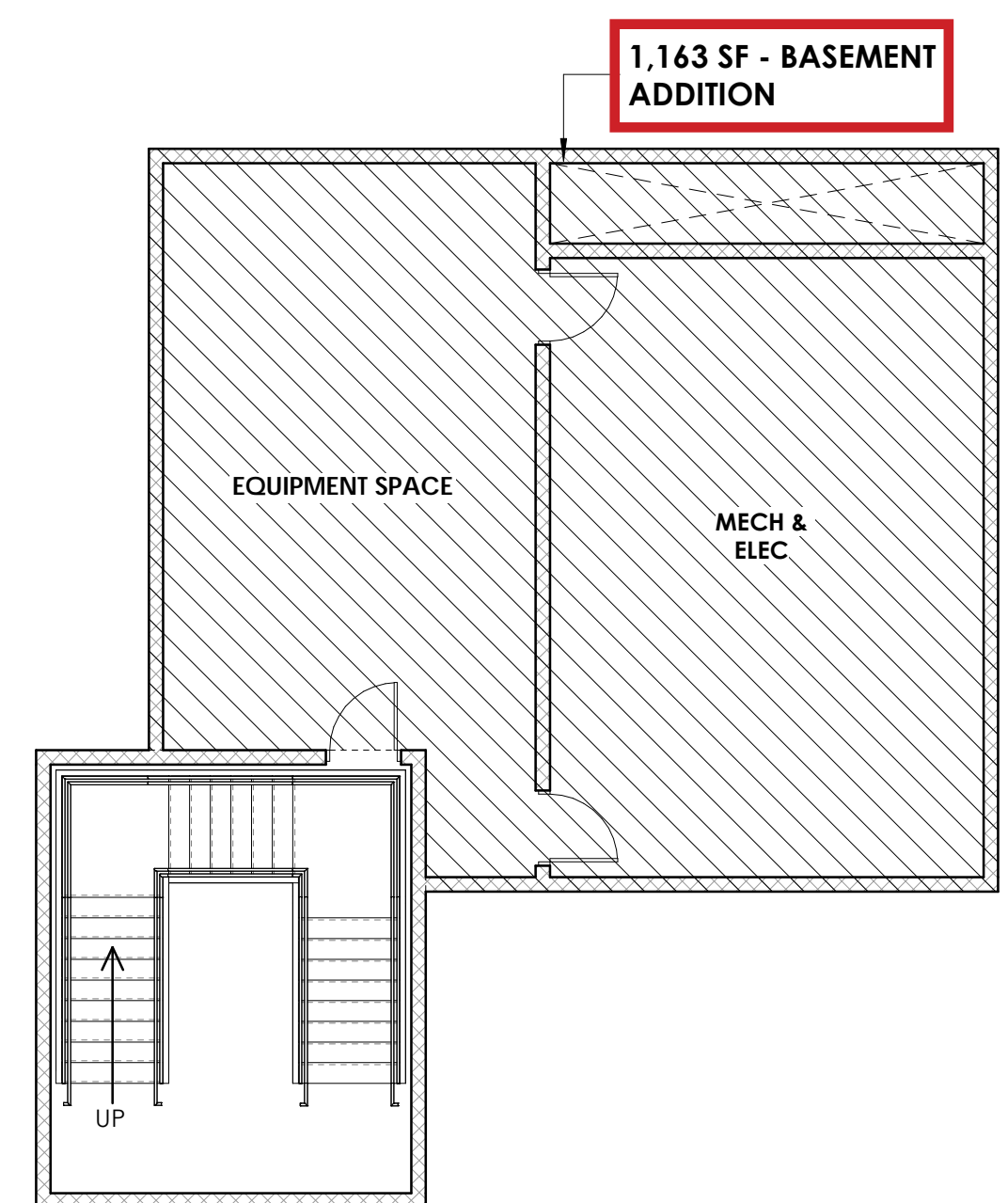


LEGEND

- 1 PROPOSED ADDITION OF FIRE STATION
- 2 EXISTING FIRE STATION (REMODELED)
- 3 PROPOSED NEW ROUTE OF APPARATUS ENTRY
- 4 PARKING AREA FOR COMMUNITY (SEPARATED FROM APPARATUS VEHICLES)
- 5 APPARATUS EXIT APRON - REPLACED
- 6 OUTDOOR COVERED PATIO
- 7 (6) ADDITIONAL STALLS RESERVED FOR FIRE CREW

PROPOSED SITE PLAN

ALPINE FIRE DEPARTMENT | ALPINE, UTAH
11 JANUARY 2022



PROPOSED FLOOR PLANS (1/8" = 1'-0")

ALPINE FIRE DEPARTMENT | ALPINE, UTAH
11 JANUARY 2022

FEE PROPOSAL

March 11, 2022



Shane L. Sorensen, P.E.
City Administrator/Public Works Director
20 North Main
Alpine, Utah 84004
Phone: (801) 763-6347
ssorensen@alpinecity.org

Re: Design Proposal for Alpine Fire Station Remodel

Dear Shane,

Thank you for the opportunity to work with you and your team on the design of the Lone Peak Fire Station Remodel/Addition.

PROJECT CRITERIA:

Based on our current understanding of the request for services, the project will aim to meet the following criteria:

Total Area:	~11,800 SF
Number of Floors:	Single floor with potential basement addition.
Primary Function:	Fire Station with Existing Remodel for Community Center
Estimate of Probable Cost:	TBD
Anticipated Construction Type:	II-B

DESIGN INTENT

After discussions with the client, the project goals are as follows:

Lone Peak's existing fire station is currently undersized and does not perform to its fullest capacity for the growing fire district. The district is looking to upgrade the station and add a new addition to house the fire department. The existing building – outside of the apparatus bay will be remodeled to accommodate a new community center for the city's public.

FEE BASIS

Our proposed budgetary fee for this project is based on a fixed fee, using the current known constraints of new vs. existing building, project complexity, program, and function. At this time, the fee is specifically limited to Architectural, Structural, Mechanical/Plumbing and Electrical design services as noted below. It is expected that the city will engage a civil engineer/landscape architect as needed.

FEE

The proposed design fees are as follow.

Architectural:	\$ 190,000
Structural:	\$ 38,000
Mechanical/Plumbing:	\$ 25,600
*Electrical:	\$ 26,400
<u>*Does not include full low voltage, AV or security (add scope of \$9,000).</u>	
TOTAL:	\$280,000

FEE PROPOSAL

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DESIGN PROCESS

Our service is broken into the following design phases:

- **Schematic Design**

Establish layout and function of spaces needed based on Owner's needs and goals. Provide floor plan options and conceptual interior elevation sketches. After reviewing the design options, Babcock Design will prepare one option for further development prior to proceeding to the next phase.

- **Design Development**

The design team will meet with the Owner to further develop the design. Detailed discussions regarding individual spaces and components will identify issues that require resolutions. The design team will coordinate the Architectural, Structural, Mechanical/Plumbing and Electrical elements necessary to complete the design. The Owner will need to provide information on equipment and fixtures to be coordinated within the space, and will need to approve that design prior to proceeding to the next phase.

- **Construction Documents**

Construction Document phase will consist of all necessary drawings to procure a building permit. The typical set of drawings include: floor plans, interior elevations, reflected ceiling plans, as well as the necessary final coordination and preparation of Structural, Mechanical/Plumbing and Electrical drawings. Basic interior finishes and colors will be selected at this time. Further it is understood by the Design Team that once this phase begins the floor plan and design are considered to be "frozen" in order to allow the design team to focus on producing the final Construction Documents necessary for a building permit. Any changes to the design during and/or after this phase are considered a scope change and will be charged at an hourly rate (as listed) to achieve the Owner's desired design schedule.

- **Construction Administration**

The design team will provide on-site observation at intervals appropriate for the stage of construction to verify compliance with design intent. Site visit reports will be issued by the design team to document progress and identify any concerns or issues that arise. The design team will coordinate with the General Contractor and the Owner to resolve any issues discovered during the construction phase. Finally, the design team will conduct a final walk-through and prepare a deficiency list prior to occupancy of the project.

BILLING CYCLE

The owner will be billed monthly based on percentage of completion of each stage of the project.

DELIVERABLES

Set of Construction Documents that the contractor may use to obtain a building permit.

REIMBURSABLES

- Printing
- Travel
- Renderings
- Models
- Material sample boards

FEE PROPOSAL

March 11, 2022



EXCLUSIONS

- The scope of our services is limited to architectural, structural, mechanical, plumbing and electrical services only, and assumes any additional services (e.g., audio/visual design, specialty lighting design) will be engaged directly by the Owner, unless it is preferred that we provide those services under our contract at an additional fee.
- A geotechnical report and land survey are to be provided by Owner prior to commencing work.
- Civil Engineering and Landscape Design are to be contracted by the Owner. Architect will coordinate with owner's consultants as needed.
- All associated plan review and building permit fees are excluded.

PROJECT SCOPE MODIFICATIONS

Changes in project scope or budget will require a modification of the design fees. If the project increases in scope, then an adjustment of the fee is expected. Additional services will be added at an hourly rate as listed in the attached

Once again, we thank you for the opportunity to work with you and look forward to assisting you in achieving the objectives of your project.

Sincerely,

Chad Littlewood
Associate

FEE PROPOSAL

March 11, 2022



Billing Rates

Senior Principal	\$250.00
Principal	\$210.00
Associate	\$165.00
Senior Project Manager	\$155.00
Project Manager	\$145.00
Architect Level III	\$140.00
Architectural Staff Level III	\$135.00
Architect Level II	\$130.00
Architectural Staff Level II	\$120.00
Architect Level I	\$110.00
Architectural Staff Level I	\$105.00
Architectural Graduate	\$85.00
Director of Interior Design	\$155.00
Senior Interior Designer	\$130.00
Interior Designer	\$120.00
Design Assistant	\$110.00
Director of Planning	\$155.00
Planner II	\$120.00
Planner I	\$100.00
Landscape Architect III	\$145.00
Landscape Architect II	\$120.00
Landscape Architect I	\$100.00
Landscape Designer	\$85.00
Operations Manager	\$195.00
Director of Business Development	\$155.00
Controller	\$130.00
Graphic Designer	\$125.00
Administrative Staff II	\$85.00
Administrative Staff I	\$65.00