



ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, July 12, at 6:00 pm**, 20 North Main Street and can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpinecity.org Public Comments will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER

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

II. WORK SESSION

- A. Mass Gatherings**

III. CONSENT CALENDAR

- A. Approve City Council minutes of June 14, 2022**
- B. Approve City Council minutes of June 28, 2022**
- C. Resolution R2022-26: Appointments to Historic Advisory Board**
- D. Resolution R2022-27: Appointments to Main Street Advisory Board**
- E. Resolution R2022-33: Interlocal Cooperation Agreement with Utah County for Library Services**
- F. Resolution R2022-32: Approval of OM&R Agreement for the North Branch Pumping Station between CUWCD and Alpine City**
- G. Approval of Rate Study Proposal for Culinary Water and Sewer: Lewis, Young, Robertson & Burningham: \$15,575**
- H. Cemetery Expansion Payment No. 1: Carlton Inc. – \$20,228.73**
- I. Declare Surplus Property – Burgess Park Pavilion**

IV. PUBLIC COMMENT

V. REPORTS AND PRESENTATIONS

- A. Financial Report**

VI. ACTION/ DISCUSSION ITEMS

- A. Annexation – Box Elder South Subdivision**
- B. Ordinance 2022-19 Outdoor Lighting**
- C. Approval of Landscape Lighting for Roundabout**

VII. STAFF REPORTS

VIII. COUNCIL COMMUNICATION

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

Mayor Carla Merrill
July 8, 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 Alpine, UT. This agenda is also available on our website at alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing vs. Public Meeting

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

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

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 Alpine, UT. This agenda is also available on our website at alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PART 8-302 MASS GATHERING ORDINANCE (Amended by Ord. No. 2013-05, 10/08/13)

A. PURPOSE. A mass gathering permit is intended to allow an applicant to hold an event, function or other use, whose actions will impact the surrounding area. The permit will allow the requested use and will help mitigate the impacts to the adjoining neighborhoods and the entire City.

B. DEFINITION. A mass gathering is defined as an event held on public or private property, with or without charge, profit or non-profit, and which creates significant impacts to the public. Alpine Days will be subject to a unique set of rules and regulations.

Activities Automatically Considered a Mass Gathering

- | |
|--|
| <ul style="list-style-type: none">• Fairs/Festivals;• Races (run or bike);• Parades;• Concerts. |
|--|

Depending on whether the event is public or private, a mass gathering will be determined if the event involves any of the following criteria:

Private	Public
<ul style="list-style-type: none">• Causes significant public impacts• Disruption of normal routine of community or affected neighborhood• Necessitates the use of City personnel• Necessitates the need for any type of street closure	<ul style="list-style-type: none">• Participation of 250 or more people• Substantial Use of City parks or buildings• Necessitates the need for any type of street closure• Use of amplified sound• The inclusion of food or vendor booths

The Alpine City staff may grant an exception to these guidelines. Exceptions to the criteria would automatically apply to events such as funerals and religious conferences.

C. SUBMISSION REQUIREMENTS. The applicant shall propose the event to the Alpine City staff at least 40 days prior to the date of the proposed event. An application must be complete and submitted no less than 30 days prior to the start date of the event. Failure to submit a complete application and/or submission of that application outside of the required submission time frame may delay approval. Application submission does not guarantee approval. A mass gathering permit may be revoked upon failure to comply with conditions to the original approval of the permit.

The following items shall be submitted before a Mass Gathering is approved:

- A completed Mass Gathering Application
- Approval from the Alpine City staff
- Necessary payment use fees, reservation fees, and deposits
- A Site Plan of the event
- Approval from the Police Chief
- Proof of General Liability Insurance

D. MASS GATHERING STANDARDS OF REVIEW. The City shall not issue a mass gathering permit unless the staff concludes that the application mitigates all identified

adverse impacts and complies with the following general standards.

1. **General Review Criteria.** An applicant must demonstrate:

- a. The application complies with all applicable provisions of this chapter, State and Federal law;
- b. The use is not detrimental to the public health, safety and welfare;
- c. Approval from the Lone Peak Police Department (if necessary);
- d. The applicant/organization/group/company must be able to provide General Liability Insurance; and
- e. The application complies with the Alpine City Municipal Code.

2. **Specific Review Criteria for Certain Mass Gatherings.** In addition to the foregoing, the City Administrator/designee may evaluate the applicant's compliance with each of the listed criteria when considering whether to approve, deny or conditionally approve an application for a mass gathering.

E. PERMIT REVOCATION. The City Administrator or Lone Peak Police may revoke the opportunity to conduct a mass gathering of any person upon a finding that the holder of the permit has failed to comply with any of the conditions imposed at the time the permit was issued. The City Administrator or Lone Peak Police shall send notice of revocation to the permit holder. Failure to comply with any of the conditions imposed at the time the permit was issued may result in suspension or termination of the applicant's opportunity to hold a future event in Alpine City.

F. INSURANCE. The applicant/organization/group/company must provide General Liability Insurance with Alpine City listed as additional insured and submit a certificate of insurance to Alpine City:

General Liability Insurance: evidence of general liability insurance including contractual liability, personal injury, premises and operations, and broad form property damage. Such insurance shall provide for a one million dollar (\$1,000,000) general aggregate limit. Evidence of requested insurance should clearly show the City as an additional insured.

General liability insurance coverage must be acquired before an event and maintained throughout the duration of the event, including set-up and dismantle periods.

- The standard proof of insurance is the ACORD certificate form. Coverage verification provided on an insurance company's certificate form is also acceptable.
- The name of the insured, the insurance carrier, the policy number, and coverage limits must be stated on the certificate of insurance as well as the effective and expiration dates for the coverage.
- An endorsement naming "Alpine City, Utah, its officials, agents, employees and volunteers" must accompany the certificate of insurance.
- Insurance certificates and endorsements must be signed by an authorized representative of the insurance carrier. Electronic signatures are acceptable and this information can be placed anywhere on the endorsement that it will fit.
- The certificate of insurance must be filed with Alpine City ten (10) working days before the event.
- The certificate of insurance must include the event name, date, and location.

G. ADVERTISING. The Mass Gathering Application must be approved by the Alpine City staff before the applicant promotes, markets, or advertises the event. Approval of the event may not be considered if it is found that the applicant promoted, marketed, or advertised the event before contacting the City. Conditional approval may be made after the event organizer submits the application and it is initially screened by the staff.

H. SITE PLAN. A site plan for the event is required and must include the following:

- Map of entire venue, including any street closures
- Operational Plan
- Structures (bleachers, fences, displays, booths, stages, etc.)
- Restrooms location
- Location of parking for attendees
- Start/End points and routes for parades and races
- All entrances and exits
- Accurate placement of equipment and furniture
- Accurate locations of vendors, stages, booths and all activity
- Location of crowd control barriers
- First aid locations
- Other information may be required depending upon the event

I. PARKING. Any impact the event parking will have on the area will be reviewed by the Alpine City staff. In some situations, when sufficient parking is not available, the event organizer may be required to provide a shuttle plan.

J. PARADES, RUNS, AND STREET CLOSURES. A site plan outlining the route must be submitted along with the mass gathering application. If the event will generate additional traffic, or interrupt existing traffic on any city street, approval from the Lone Peak Police Chief is required before a mass gathering permit will be issued. The Police Chief will review the plan and may require additional conditions.

K. AMPLIFIED SOUND. Alpine City has specific guidelines for the use of amplified sound. "Amplified sound" means speech, music or other sound projected or transmitted by electronic equipment including amplifiers, loud speakers, microphones, or similar devices or combinations of devices which are powered by electricity, battery or combustible fuel and which are intended to increase the volume, range, distance or intensity of speech, music or other sound. Use of loudspeakers must be approved by the Police Chief. Amplified sound will not be measured but will be enforced by a reasonable person standard.

L. RESTROOM FACILITIES. Depending on the duration of the event and the availability of public restrooms, the applicant may need to rent portable chemical toilets to accommodate participants. Alpine City requires one (1) chemical toilet for every 250 people, or portion thereof. In addition, one (1) handicap-accessible toilet must be provided for every 500 expected guests/participants. The number of toilets required is based upon the maximum number at your event during peak time. The total number of toilets required will be determined on a case-by-case basis.

M. FOOD AND VENDOR BOOTHS. A business license is required to sell, expose for sale, or offer for sale any goods, wares, or merchandise in Alpine City. The event coordinator shall obtain one business license and pay one fee for all possible booths. Any one event shall not have more than ten (10) booths.

N. TRASH DISPOSAL. You must properly dispose of waste and garbage throughout the term of your event and immediately upon conclusion of the event, the area must be returned to a clean condition. Should you fail to perform adequate clean-up or damage occurs to City property and facilities, you will be billed at full cost recovery rates plus overhead for cleanup and repair. In addition, such failure may result in denial of future approval for a mass gathering permit.



Application for Mass Gathering Event

20 North Main Alpine, UT 84004 • (801) 756-6347 • (801) 756-1189-fax • www.alpinecity.org

The applicant shall propose the event to the Alpine City staff at least 40 days prior to the date of the proposed event. An application must be complete and submitted no less than 30 days prior to the start date of the event. Failure to submit a complete application and/or submission of that application outside of the required submission time frame may delay approval. Application submission does not guarantee approval. A mass gathering permit may be revoked upon failure to comply with conditions to the original approval of the permit.

SUBMITTAL REQUIREMENTS:			YES
If the event will take place in any city facility or park, the event needs to be scheduled with the Alpine City Front Office.			
Resident General City Park Pavilion Reservation	\$25 use fee \$150 clean-up deposit		
Nonresident General City Park Pavilion Reservation	\$75 use fee \$150 clean-up deposit		
Attend staff meeting (Monday mornings at 9:00. Contact city to ensure the meeting is scheduled).			
Review and obtain permission for proposed event from Police Chief.			
Completed and signed Mass Gathering application form.			
Attach site plan of the event and map of proposed route (if applicable).			
Attach proof of insurance (certificate must list Alpine City as an additional insured).			
All other applicable items requested on mass gathering application.			
Pay Mass Gathering Fee and Deposit at City Hall (deposit is held and returned to the applicant subject to a satisfactory inspection after the event.)			
	\$150 use fee \$1,000 clean-up deposit		
Races in Lambert Park	\$500 use fee + Mass Gathering fee and deposit		

APPLICANT INFORMATION:

Applicant Name: _____

Street Address: _____ City: _____ State: _____ Zip: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____
(If different from above)

Phone: _____ Email: _____

EVENT INFORMATION:

Name of event: _____

Type of event: _____

Date of event: _____ Event Hours: (Start time) _____ (End time) _____

Estimated Attendance: _____ Location of Event: _____

If city facility or park is used, has a reservation been made for scheduled time of the event? YES ☐ NO ☐

Proposed Route: (enclose map of proposed route if applicable)

EVENT PARKING: (must be included on site plan)

Will off-street parking at location be sufficient for the event? YES ☐ NO ☐ (If no, additional parking may need to be arranged)

Will event parking be on private property? YES ☐ NO ☐ (If yes, written permission from owner of private parking area is required)

Will there be transportation services to and from the parking lots? YES ☐ NO ☐

STREET CLOSURES: (must be included on map of proposed route and approved by Police Chief)

Names of streets to be closed and type of road closure (Full Street, Rolling Street, Lane): _____

Description of reason for closure: _____

Time of Closure: (Start time) _____ (End time) _____

AMPLIFIED SOUND:

Will amplified sound be used for the event? YES ☐ NO ☐ (If yes, use of loudspeakers must be approved by Police Chief)

RESTROOM FACILITIES:

Will portable restroom facilities be needed? YES ☐ NO ☐ (2 chemical toilets for every 250 people)

FOOD AND VENDOR BOOTHS: (must be included on site plan)

A business license is required to sell, expose for sale, or offer for sale any goods, wares, or merchandise in Alpine City. The event coordinator shall obtain one business license and pay one fee (\$50 License Fee + \$25 for each Employee, for a Maximum Fee of \$400) for all possible booths. Any one event shall not have more than ten (10) booths.

Will the event have vendor booths? YES ☐ NO ☐ If yes, how many? _____

Will the event have food booths? YES ☐ NO ☐ If yes, how many? _____

TRASH DISPOSAL:

What measures will be taken to clean up after the event? _____

INSURANCE:

Insurance must be submitted at least 10 days prior to the event. Alpine City requires proof of liability insurance in the minimum amount of one million dollars (\$1,000,000) and the applicant shall name Alpine City, 20 North Main Street, Alpine, Utah 84004 as additionally insured.

AGREEMENT AND SIGNATURE:

I, the undersigned representative have read and do understand the mass gathering ordinance and application. I agree to follow the ordinance and necessary conditions. The information contained herein, including supporting documentation, is complete and accurate.

Applicant name (printed): _____ Date: _____

Applicant signature: _____

FOR CITY USE ONLY

City approval granted for the mass gathering permit based on conditions:

YES ☐

NO ☐

Conditions: _____

City Administrator

Police Chief

City Planner

ALPINE CITY COUNCIL PUBLIC MEETING

Tuesday, June 14, 2022

I. CALL MEETING TO ORDER

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

A. Roll Call: The following were present and constituted a quorum: Lon Lott, Jessica Smuin, Kelli Law, Greg Gordon, Jason Thelin

B. Prayer: Jason Thelin

C. Pledge: Kelli Law

Staff: Shane Sorensen, Austin Roy, Chief Brian Gwilliam, Chief Brian Patten, Craig Hall, William Livingston, and via ZOOM Bonnie Cooper

Others: Melonie Cannon, Alan Gillman, Susanne Smith, Dennis Smith, Robert Chatterfield, Michelle Puglisi, Paul Puglisi, Ron Rasmussen, Kathy Rasmussen, Marty Smuin, Eric Anderson, and via ZOOM Jane Griener, Fred Philpot, and Nate Smart

Mayor Carla Merrill asked both Chief Brian Gwilliam and Chief Brian Patten to give their reports before the work Session as they both were to leave the meeting early. Chief Brian Gwilliam reported that he is down five employees. City Council member Jason Thelin asked if speeding tickets were increasing in Alpine, Chief Gwilliam replied yes. Chief Brian Patten said he was deploying some of his crew to New Mexico, but they ended up in Flagstaff Arizona to fight the fires there. City Council member Lon Lott asked if signs would be going up regarding the no fireworks areas. Chief Brian Patten replied yes.

Mayor Carla Merrill mentioned the food trucks success that evening and thanked City Council member Jessica Smuin for her work on arrange that.

II. WORK SESSION

A. FY2023 Budget Discussion and PI Rate Study Update

FY2023 Budget

City Administrator Shane Sorensen explained he had not received the certified tax rate from the state. Without the tax rate the city cannot evaluate the property tax for Alpine. When the city receives the information, he will send it to the council members. He suggested having a public hearing after.

The following are a few adjustments that have been made to the Fiscal Year Budget of 2023:

- Garbage/Recycle cans will increase by \$0.20. This will include spring and fall cleanups which cost the city approximately \$2300-4000. Glass recycles costs the city \$30-40 a month. Solid waste has also been adjusted.
- Pickleball courts have been adjusted
- Main Street adjusted to \$30,000
- Steet maintenance adjusted up \$100K
- City Hall roof will be done in a few weeks but rolled over to next year budget
- Surveillance cameras started and will be finish next year
- Graffiti has been a big problem at the city parks restrooms so staff will be installing locks on timer

Revenue from sales and property taxes are estimated at \$2 million. To cover publicity safety increase for recruitment and retention of employees the city will need to raise property taxes. He will have more detailed data later this week for the council to look at.

Equipment prices keep going up, the tractor that is on the agenda tonight has gone up in price since the city received the quote. These were the main adjustments on the budget. Mayor Carl Merrill asked council to make an appointment with Shane Sorensen to take time to go over the budget. Jessica Smuin asked if the new full-time employee was

included in the budget. Shane Sorensen said yes, any new hire funds will stay in the general fund until someone is hired.

Cement has been difficult to get. When the city can get some concrete the Healy Park project will be finished.

Shane Sorensen said that City Administrator Intern William Livingston has been working city finances on revenue and increases in tax and will share with the council soon. Jason Thelin asked if someone purchases something from Walmart in Cedar Hills and has it delivered in Alpine will the sales tax go to Alpine. Mayor Carla Merrill said the city will get a portion of it. When a resident orders something online it is as if that store front was in Alpine, and we will receive all the sales tax.

Shane Sorensen said once the grants have been solidified, he will add that into the budget. The city has several we are waiting to hear back from plus we have several more we are applying for. A lot of the grants are 50/50. He suggested the council email questions to him if they have them.

Pressurized Irrigation Study

Fred Philpot with Lewis, Young, Robertson and Burningham said he had adjusted the PI (Pressurized Irrigation) utility rate model after receiving feedback from City Council. When modifying the structured tiers by usage, lot size, customer type, and month impervious area tiering. After a year of data then you can make adjustment after that. Looking at customer types residential, churches, schools etc. Each resident will be billed on an annual structure.

Financial plan objectives-

Key Policies:

Financial Ratios - Revenue sufficiency with each utility pays its own way. Cash Reserves with the goal to maintain a minimum of 150-365 days of cash on hand. Debt service coverage ratio of 1.25 times minimum. We will ensure ease of implementation and equity. Focus on revenue sufficiency based on projected operating expense and capital needs. In addition, the city has a grant \$1.2 million, and have increase impact fees by \$250K per year. He recommended reviewing rates every two to five years.

Financial plan assumptions-

Key Assumptions:

Model based on 2021 actuals, 2022 estimated figures, with projections through 2020

0% growth in acreage

-5% growth in usage (short term, 1 year), with growth thereafter -future conservation may impact revenues

3% growth in misc. revenues and other revenues

5% growth in salaries and benefits expense

5% growth in general G&M expense

Model includes outstanding debt

Model assumes \$1.2 Mil in grants proceeds in irrigation in 2023

Impact fee revenues are increased in approx. \$250 K per year

Structural Modifications-

Evaluated Rates based on a base rate and consumption, considering the following: Lot size, usage, customer types: Churches, Commercial use, Residential use and Schools, and month (peak vs. off peak), impervious area, tiering.

City Council member Greg Gordon asked what had been changed on the graph from the previous meeting. Fred Philpot said the only change from was the base from each tiered rate. Alpine's software will take into consideration all the data and each resident will be treated differently. He gave examples to the council of structural modifications based on customer type. Greg Gordon asked if the increased percentages were for sure or just predictions. Fred Philpot said the percentages were just a prediction. If inflation continues the 3% increase would not be enough. The 3% increase is a long-term increase. Alpine City would need to utilize bond fund \$4 million until 2025. The peak of the capital projects will be in 2024. The city can evaluate this internally and can take further action and can act sooner than 2024. The risks to the city would be inflation and interest rates. Prepare final adjustment to preferred alternative prepare final rate study and adopt proposed plan in the next couple of week and Shane recommended a public hearing. There is only one meeting in July that we could do it in.

III. CONSENT CALENDAR

- A. Approve City Council minutes of May 24, 2022
- B. Partial Payment request No 2 – Lambert Park Flow Trail – Shapeshift: \$11,442.00
- C. Approval of Parks Maintenance Equipment Pre-Order for FY2023 - Kubota Tractor: \$40,975
- D. Award of Pickleball Court Contract – Parkin Tennis Courts: \$175,595
- E. Award 2022 Waterline Project Contract – Cody Ekker Construction Inc.: \$524,800
- F. Resolution R2022-28 Consolidated Fee Schedule: Culinary and Pressurized Irrigation Impact Fees

Lon Lott wanted to clarify Resolution R2022-28 consolidated fee schedule. On the consent calendar that other changes besides culinary and pressurized irrigation impact fees were changed. Shane Sorensen said there was a section that was omitted from the last adopted consolidated fee schedule. That was corrected. Lon Lott wanted on record that he was not opposed to the pickleball courts. He was opposed to the location that was approved. He would have preferred another location at Creekside Park. Making this motion for the consent calendar means he approves the payment of the pickleball courts and is in favor of them.

Motion: Lon Lott moved to approve the consent calendar as purposed with the edits to the minutes of May 24, 2022. Greg Gordon seconded the motion. There were 5 yes votes, 0 no votes and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Greg Gordon		
Kelli Law		
Jessica Smuin		
Lon Lott		

IV. PUBLIC COMMENT

Eric Anderson
442 W Lakeview Drive

Eric Anderson voiced concern about the lack of broadband service to Alpine City. Broadband is available to 98.6% of Utah county has access to 25Mb or better, 98.1% of Utah County has access to 100Mb of service or better, and 93.2% of Utah County has access to 1Gb of service or better. On Lakeview Drive where he lives the average internet service is 30Mb per second. Most of the residents pay \$100 per month for internet services provided by Utah Broadband. He thinks Alpine can do better. He believes Alpine is behind the times. He has previously worked for a company that did home automation. He said the key to home automations as many devices are on the internet in your local network in the house and calling out to cloud services. The average home about three to four years ago had 15 connected devices per household. Today there are nearly 60 devices per household. He is willing to volunteer his services and time to help Alpine City. He said he has written software and worked with networks. He said he did fill out the survey from the city newsletter. He feels like Alpine can do better.

Mayor Carla Merrill said the city is work on getting fiber. The council had a presentation two weeks ago at City Council meeting about fiber and different options that would work well in Alpine. She asked for Mr. Anderson's contact information to have him be a part of the next step of bringing fiber to Alpine.

V. REPORTS AND PRESENTATIONS

A. Financial Report

Shane Sorensen said the city has two weeks left in the budget year. He expected the state audit to go well in August. Sales taxes has been increasing year over year and is up 13%. That increase has been the same over the past four years. The sales tax helps us run our city. There are a few projects that did not get completed and will roll over to next year.

VI. ACTION/ DISCUSSION ITEMS

A. Public Hearing: Removal of Milk Shed from Peterson Park

Melonie Cannon

1 **515Pondarosa dr.**

2
3 *Melonie Cannon loves Peterson Park and spoke about its peacefulness and beauty. She told about Christian and*
4 *Hannah Beck coming to homestead in Alpine from Denmark. Their daughter Christina purchased a homestead just*
5 *east of her parents in Alpine after marrying Louise Peterson in 1888 now know at Peterson Park. They build a log*
6 *home and a milk house. Being curious about the history of the park she came to the city where Utilities Manager*
7 *Heidi Jackman gave her some information on the park. She was not aware at the time of the city's plans to tear*
8 *down the Milk Shed. She came to City Hall and had a meeting with City Planner Austin Roy. suggested turning the*
9 *Milk Shed at Peterson Park into something else. She suggested bringing together community volunteers to form a*
10 *committee to reclaim this historic structure. Some of her ideas would be making the Milk Shed the following:*
11 *Peterson Park peace pavilion and add a free neighborhood library. Plaques could be added with the names of those*
12 *that have donated to recreate the pavilion. The beautiful, beamed roof could be save for many different types of*
13 *gatherings. Her hopes are to keep the history of the Peterson homestead.*

14
15 Mayor Carla Merrill asked if Ms. Cannon knew that the Milk Shed was a replica that was built in the 1970's. Ms.
16 Cannon said she did not. All the information online and the information she was given by the city says otherwise.
17

18 **Susanne Smith**
19 **15 Paradise Cove Lane**

20
21 *Susanne Smith said there are so many other things that need to be done at Peterson Park she would prefer the city*
22 *spend money on other projects then refurbishing the Milk Shed. Other items such as the bridge could use a face lift.*
23 *She has a group of volunteers who would love to come together to help prune the trees and cleanup the park with*
24 *the cities oversight.*

25
26 **Dennis Smith**
27 **75 E Red Pine Drive**

28
29 *Dennis Smith said the historical Harvey Hutchinson making it a beautiful place. Mr. Hutchinson would grow the*
30 *tree in the arboretum from seeds in his basement.*

31
32 Mayor Carla Merrill said she visited Peterson Park last fall and there was a couch, mattress, and it is not a historical
33 building and in the evenings who knows. It seems like a safety hazard now. Jessica Smuin said if it became a city
34 building it would need to be brought up to code and that would not be cost efficient. She would like to see a
35 historical marker at the park. Mayor Carla Merrill agreed that having those who help create the park such as Mr.
36 Hutchinson should be recognized with a plaque.

37
38 Mayor Carla Merrill closed the public hearing.

39
40 Greg Gordon asked if there is there any way to open the structure up. If it could be more like a pavilion, it might
41 detour the undesirable activities that have been going on there. Shane Sorensen suggested putting a pavilion where
42 the milk shed was. Mayor Carla Merrill said if this had been the actual homestead, she could see preserving that. But
43 there is no historical value in the shed and is a safety hazard. Shane Sorensen gave a little background of the Milk
44 Shed at Peterson Park. Milk Shed in Peterson Park has become rundown and unsafe for public use. The shed has
45 become unsightly due to graffiti on the interior and exterior of the structure. Broken cinderblock walls, smashed
46 windows, and exposed rebar create a safety hazard to be dealt with.
47 Committee with Mayor.

48
49 Greg Gordon suggested the milk trough could be left. Jessica Smuin asked if it would it be worth saving the slate
50 tiles. Shane Sorensen said they are the same as the bridge. He suggested keeping a few for the bridge. Jessica Smuin
51 asked about selling the lumber from the beams. Shane Sorensen said that they could sold if they were not too bowed.
52 He suggested just putting it online for people to come pickup or remove to save on labor. Greg Gordon suggested
53 having a plaque with the stories of the Peterson's, the milk shed and Harvey Hutchinson.

54
55 **Motion:** Lon Lott moved to approve the removal of the Milk Shed from Peterson Park as purposed. Kelli Law
56 seconded the motion. There was no vote taken

57
58 **Amend Motion:** Jessica Smuin moved to approve the removal of the Milk Shed from Peterson Park with the following
59 condition: Try to salvage as many roof tiles as possible for the bridge and to salvage any wood, having the removal

date take place after July 1, 2022. Greg seconded the motion. There were 5 yes votes, 0 no votes and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Greg Gordon		
Kelli Law		
Jessica Smuin		
Lon Lott		

Mayor Carla Merrill assigned Jessica Smuin to work with Shane Sorensen on placing ads for the Milk Sheds roof tiles and wood.

B. Site Plan – Elway’s Doggie Wash at the Alpine Animal Hospital – 424 South Alpine Highway

Austin Roy said this item is returning after being tabled after previous council meetings.

The applicant has since submitted a light plan, landscape plan, and proposal for an ADA ramp.

- Light Plan - The parking lot has existing lighting. The applicant plans to follow the approved light plan for the Alpine Animal Hospital addition that was approved in 2021. The light plan shows a city light pole near the dog wash. The applicant plans to install a city standard light pole (see packet for detail). In addition to the city light pole, the dog wash will also feature a light on the front of the building.
- Landscape Plan - The dog wash will be adding landscaping features near and around the proposed building. The plan includes quaking aspen, evergreen shrubs, and ornamental grasses, as well as commercial grade landscape paper and either decorative rock or wood chips (see packet for images and samples of possible landscaping).
- ADA - The applicant will be cutting the curb to create the ADA access and adding a small perpendicular sidewalk to get to the existing sidewalk (see landscaping sketch included in packet).

The applicant wants to match the Alpine Animal Hospital sign look. Lon Lott said the Animal hospital has not done their lights that were with their expansion site plan. Jason Thelin asked if Elway’s would be responsible for the rest of the lights in the parking lot. City Attorney Craig Hall said in his opinion no. But that is without looking at the ordinance. The dog wash would be coming in after the Animal Hospital. So, he does not think the dog wash should be responsible for the other lights in the parking lot. Greg Gordon said Alpine Animal Hospital has been so busy that they are just going to expand the building and addition and remodel.

Austin Roy said the signage would be on the front of the building only that would be facing the parking lot. Jason Thelin asked is this a site plan like any other site plan we receive. He asked if the city is accepting this drawing because it is a smaller building. Craig Hall said that our ordinance does not differentiate between small, medium, or large buildings. In his mind this is like a detached building. Jessica Smuin said this is an improved lot and it is not a standard. They will exceed the landscape plan. Shane Sorensen said we normally get a computer-generated plan, but it is not required. Mayor Carla Merrill asked Jason Thelin’s what his main concerns was. Jason Thelin said the drawing does not Lon Lott said this plan is not to scale where the plants are now, he is going to have to remove concert. Applicant Neal Smart is tacking out the concrete and gives us the ability to make the pad smaller. Lon Lott said this drawing is good enough for me and how many plant are in there. Neal Smart said our pad must be level for the ADA complicate. He said only be one sign on front that is fine with him. The sign is not back lit. He said there will be an exterior light to the outside of the building. The inside will be illuminated inside 24/7 and does not dim down. Nate Smart said they can have a screen over the trough. It is probably no different than the vet. Shane Sorensen said this applicant would be under the same rules as the vet hospital when it comes to waste disposal and TSSD (Timpanogos Special Service District).

Motion: Greg Gordon moved to approve Elway’s Doggie Wash Site Plan as with the condition: that there be no pet waste, sign on the north side only, black trim be used on building, additional lighting, landscaping design and ADA ramp be done as purposed. Kelli Law seconded the motion. There were 4 yes votes, 1 no votes and 0 excused as recorded below.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon	Jason Thelin	

Kelli Law
Jessica Smuin
Lon Lott

C. Resolution R2022-26: Appointments to Historic Advisory Board

Shane said On May 24, 2022, the City Council passed ordinance 2022-16 creating the Historic Preservation Advisory Board. The mayor will be proposing citizens to be appointed to this board. The board is setup like the trail committee with respect to terms. The term is three years, with the terms being staggered so there is some continuity on the board. The initial terms will be one member through the end of 2022, two members with two-year terms and two members with full three-year terms. Mayor has the following name to serve on Ralph Reyes, Bob Pollan, Casey Nielson, Wendy Forakis, Paula Nielson. Lon Lott asked how the mayor came to pick the members for the board. Mayor Carla Merrill said all members are volunteers and filled out applications to be on the advisory board. The members will constantly be rotating. The members will appoint a chair among themselves. Lon Lott will be the City Council member liaison.

Motion: Greg Gordon moved to approve Resolution R2022-26 appointing the five members as follows to the historic advisory board with Lon Lott as the City Council liaison as purposed by Mayor Merrill: Ralph Reyes, Bob Holland, Casey Nelson, Wendy Forakis, and Paula Nelson. Jessica Smuin seconded the motion. There were 5 yes votes, 0 no votes and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Greg Gordon		
Kelli Law		
Jessica Smuin		
Lon Lott		

D. Resolution R2022-27: Appointments to Main Street Advisory Board

On May 24, 2022, the City Council passed ordinance 2022-15 creating the Main Street Advisory Board. The mayor will be proposing citizens to be appointed to this board. The board is setup like the trail committee with respect to terms. The term is three years, with the terms being staggered so there is some continuity on the board. The initial terms will be one member through the end of 2022, two members with two-year terms and two members with full three-year terms. Paula Nelson, Syd Staker, Alice Cosper, Chrissy Hannemann, Bob Pollan. Jessica Smuin will be the City Council liaison.

Motion: Kelli Law moved to approve Resolution R2022-27 with the names outlined by Mayor Merrill to the Main Street Advisory Board with City Council member Jessica Smuin as liaison. Lon Lott seconded the motion. There were 5 yes votes, 0 no votes and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Greg Gordon		
Kelli Law		
Jessica Smuin		
Lon Lott		

E. Ordinance 2022-19: Outdoor Lighting

Austin Roy said ordinance 2022-19 is a proposed amendment to the city's current outdoor lighting ordinance. The idea of the previous ordinance was the city wanted to control the light for sports courts spilling onto neighboring properties and the time of use that was occurring. Since then, there have been changes in the city that have raised concerns that the ordinance should not only include sports courts but also include other outdoor facilities or features that may be casting light. The amendment is an attempt to make the ordinance more general in what types of light sources it covers. The following items have been changed in the ordinance, strike out sports related courts and added a definition for outdoor lighting. Planning Commission suggested changing the unit of measurement for outdoor lighting from foot candles to lumens. However, upon further research and lumens and foot candles are two different measurements. A lumen measures the brilliance of the light source, so it is not something that is easily measurable. A

device is not available to measure lumens. Manufacturers have it on their packaging how many lumens a light is. A foot candle is how much light is cast upon a surface. So, foot candles are measurable, and a device can be purchased. The devices range anywhere from \$20-200. Staff recommends that the verbiage be kept as foot candles for outdoor areas. Also, striking out the work court changing to outdoor areas. Hours of operation will stay the same 7 am - 11 pm and a diagram would be added.

Jason Thelin suggested excluding landscape lighting and porchlights and garage lights. Kelli Law asked if the ordinance could be written in layman's terms so that anyone could understand. Greg Gordon said the city must have a degree of measurement and agreed the correct measure should be foot candles. Mayor Carla Merrill said even when you are shopping on the internet for light torches, they refer to foot candles when measuring light. Jason Thelin would like sports courts to remain in the paragraph. Lon Lott said when the council went through this ordinance once before we were concerned about landscape and safety lightings on porches and who could or couldn't leave it on through the night. Kelli Law asked if the amendment was not to focus on large lights on 20-foot poles. Austin Roy said when this ordinance was originally written that is what the council had in mind with tennis courts and sports courts. Greg Gordon said the amendment could apply to a field, equestrian ground, or something else. Jessica Smuin suggested on (3a) could just say instead of striking sports related court to sport courts or other specifying attached or detached buildings or courts but excluding porches and landscaped lighting. Lon Lott said the real issue is residents are putting in soccer field, arenas, sports courts, swimming pools, etc. and lights are becoming a bigger problem in Alpine. Jason Thelin said what Lon Lott said describes is the problem that the council is trying to fix. Residents are having sports courts or soccer filed and leaving lights on. Kelli Law suggested the verbiage be outdoor recreation areas, that would cover sports courts, swimming pools, and tennis courts, etc. Austin Roy said the wording light trespassing was brought forward by the Planning Commission to capture any of the unknown things that will come. Greg Gordon said hours need to be included in the ordinance of when residents can have lights on. Lon Lott asked Austin Roy if he could rewrite the ordinance and bring back to the council next meeting. Austin Roy said he would take the feedback from the council and rewrite the ordinance 2022-19.

Motion: Lon Lott moved to table Ordinance 2022-19 Outdoor Lighting for City Planner Austin Roy to rewrite and bring back to the next City Council meeting. Kelli Law seconded the motion. There were 5 yes votes, 0 no votes and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Greg Gordon		
Kelli Law		
Jessica Smuin		
Lon Lott		

Shane Sorensen mentioned that the retaining wall being installed in the cemetery expansion will be the same as Westfield Road. He had not mentioned this before, and it was on the consent calendar. The trees are almost gone. The cemetery expansion bid to do the mass grading is \$7 a yard for a total of \$87K.

VII. STAFF REPORTS

Austin Roy

Austin Roy said Box Elder South Annexation will be coming to soon City Council and few new ordinances. Mayor Carla Merrill asked if one of the ordinances was a sound ordinance. Austin Roy said no. Mayor Carla Merrill asked if he would work on a sound ordinance with exceptions for Alpine Days, etc.

Craig Hall

Craig Hall said Shane Sorensen gave him two outdoor recreations grants the city will be getting to see if they need to be ADA compliant. The census was the city does not.

Craig Hall told Mayor Carla Merrill that council would need to hold an executive session tonight.

Shane Sorensen

Shane Sorensen updated the council on projects that were taking place throughout the city.

- Canyon Crest Road was restriped it has made a huge difference.
- Westfield Road sidewalk is almost done, the residents in the area are pleased.
- Healey Park project is waiting for concrete to finish.
- Included in the council's packet was a Flow Trail map to shows what was built. Everyone who has used the trail said it is great.
- Legacy Park sprinkler project is complete. Tomorrow crews will reseed next they will work on getting flowers on Main Street.
- Alpine Cove cul-de-sacs are not up to code and our snowplows get stuck and staff would like to go in and put more asphalt in and remove some scrub oak. The council agreed to have that project started. Greg Gordon would like to see a plan.

Shane Sorensen congratulated William Livingston for having received a scholarship because of the internship work here at the city.

VIII. COUNCIL COMMUNICATION

Lon Lott

Lon Lott asked about how close we are to getting the weather tracker. Shane Sorensen said with the grants we have applied for the city is working on that.

Jessica Smuin

Jessica Smuin poppies and camera and Peterson Park Shane suggested burgess and Creekside first. State of the poppies in three years it has really change and became really dyer. She would like to see if someone would be willing to help reseed the area. Craig Hall commented about his poppies, he had planted seeds this year and none of them grew. He believes because the weather has been so dry that the seeds did not grow. Jessica Smuin said the city may need to extend the closure of the poppies

Jessica Smuin asked if the RAP tax could be put on a future agenda.

Kelli Law

Kelli Law said he was concerned about the new pickleball courts not being done in time for Alpine Days. Shane Sorensen said staff can fence it off the area if the court is not complete.

Greg Gordon

Greg Gordon asked if the city could remove the pavilion at Burgess Park the same time as the Milk Shed at Peterson Park. Shane Sorensen said we may have interest

Lambert Park met in May and have another meeting scheduled for Wednesday June 22, 2022, at 6:00 pm. City Attorney Steve Doxey is getting more information for the committee.

Mayor Carla Merrill

Mayor Carla Merrill asked about the bells in the tower of City Hall and how soon they would be installed. Shane Sorensen said we are waiting for fiber. The new phone system requires new cable be put in. That will be happening this next week. The bells will be installed after that.

IV. EXECUTIVE SESSION:

Motion: Lon Lott moved to adjourn to executive session to discuss acquisition of property. Jessica Smuin seconded the motion. There were 5 yes votes, 0 no votes and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Greg Gordon		
Kelli Law		
Jessica Smuin		
Lon Lott		

Adjourned to executive session at 8:47 pm

1 Returned from executive session at 9:12 pm
2

3 **Motion:** Lon Lott moved to adjourn. seconded the motion. Jason Thelin There were 5 yes votes, 0 no votes and 0
4 excused as recorded below. The motion passed unanimously.
5

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Greg Gordon		
Kelli Law		
Jessica Smuin		
Lon Lott		

6
7
8
9
10
11
12 Adjourned at 9:13 pm
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

ALPINE CITY COUNCIL PUBLIC MEETING**Tuesday, June 28, 2022****I. CALL MEETING TO ORDER**

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

A. Roll Call: The following were present and constituted a quorum: Lon Lott, Jessica Smuin, Kelli Law via zoom, Greg Gordon, Jason Thelin

B. Prayer: Jason Thelin

C. Pledge: Greg Gordon

Staff: Shane Sorensen, Austin Roy, Chief Brian Gwilliam, Chief Brian Patten, William Livingston, Heidi Jackman, Hyrum Bosserman

Others:

II. CONSENT CALENDAR

A. Approve City Council minutes of June 14, 2022

B. Final Payment, S&L Inc- Westfield Road Sidewalk: \$125,521.50

C. Payment No. 3, Shapeshift Terrain Parks LLC- Lambert Flow Trail: \$13,575.30

D. Resolution R2022-29: Approval of Interlocal Agreement with Utah County for Election Drop Box

E. Approval of Transportation Master Plan Update: Horrocks Engineer: \$18,300

Shane Sorensen said the last official update was in 2005 and since that time, in 2018, we updated the Street Plan in a few areas. The figure that's included as an attachment to the proposal wasn't meant for anything other than identifying specific areas we want to look at. He explained that all those changes made in 2018 will be incorporated in the plan, and there's no intent to change any of that. That figure was there for a different purpose and just to highlight some of the roads we might need to invest in the future.

Lon Lott has minute changes.

1. Change the name Nate Smart to Niel Smart in a few locations.,
2. Page 5 line 30, change concert to concrete,
3. Page 3, live 57, change at Peterson Park to as Peterson Park.

Carla Merrill said she would like to defer the other changes to the minutes because of time.

F. Ordinance 2022-22: Retaining Wall Spacing

G. Ordinance 2022-21: Signs in the Gateway Historic District

Greg Gordon said he thought it was good, simple, and clear but it was just a general review, and it didn't get into specifics; and that could take some time if we're worried about it. He said he thought it got us where we need to be, without going to through design specifics.

Lon Lott said in our contract, it talks about us having cameras on the voting box. Shane Sorensen explained that this was a quick turn-around. He said most cities already have a camera system and just had to add an additional one. He said we currently don't have anything and getting materials is tough. He said we do have a camera there now but doesn't know if it is hooked up yet. He said we have a trail camera installed so we have coverage for now and a permanent solution will be in place soon.

H. Resolution R2022-30: Appointment of Lon Lott to TSSD (Timpanogos Special Services District) Board

Motion: Lon Lott moved to approve the consent calendar without the minutes to defer them to the next meeting. Greg Gordon seconded the motion. There were 5 yes votes, 0 no votes and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Greg Gordon		
Kelli Law		
Jessica Smuin		
Lon Lott		

III. PUBLIC COMMENT

No comments made.

IV. REPORTS AND PRESENTATIONS

No reports or presentation.

V. ACTION/ DISCUSSION ITEMS

A. Public Hearing: FY2023 Budget

Carla Merrill opened the Public Hearing.

B. Ordinance 2022-24: Approval of FY2023 Final Budget

Budget Presentation:

Shane Sorensen said that included with this packet is the proposed Final Budget for FY2023. The budget anticipates a property tax increase, which requires a public hearing that would be held on August 23, 2022, to meet the truth in taxation requirements. The city will need to meet specific public notice requirements leading up to the public hearing. As part of this budget, there is a proposed property tax increase, it talks about revenues, safety district, budget changes, costs, and property tax comparisons. He said William Livingston put this together for us and has done a great job, and we'll be hearing from him later.

Shane Sorensen said this budget addresses wage adjustments due to inflation, and some recruitment and retention for Public Safety District, Police, and Fire, increased costs for projects, 8.7 percent COLA with our garbage contractor, and capital projects. Some of the capital projects included in this budget are new pickle ball courts, fire station addition remodel, Grove Drive crossing and realignment by the Cove and Box Elder, Grove Drive Bonneville Shoreline Trail, which we have a 50% matching grant for that project, the poppy restoration project, with a 50% matching grant, PI system improvements, and some water system improvements.

Shane Sorensen explained that our sales tax just keeps getting better and that's how we've been able to survive with minimal property tax increases. He said it's really started to blow up here in the last four years, as show on the graph. He said as of this month, year over year, we're up 13.45 percent. He said there are two more months that go into this, so we really won't know where we're at until the current budget year, which is about August 20th when we get that allocation.

Shane Sorensen showed a property tax graph. He said we get a little bit of additional property tax revenue for new growth, and there's a lag in that as well. Without a property tax increase this year, we would have received an additional \$45,000. He said in looking at inflation and costs, it doesn't go very far. The property tax remains flat and as property values go up, the rate goes down unless you have a property tax increase. So, you get the same revenue year after year, plus a little component for new growth.

Shane Sorensen said as part of this budget, we're making a recommendation to increase property taxes for some additional revenue. The proposal is included in the budget that's in your packet, is to hold the rate from last year which is 0.001306. That additional revenue will be about \$730,000.

Shane Sorensen explained how this money would be spent.

1. \$267,000 would go to fund the Public Safety District,
2. Sales Tax Bond for the Fire Station Remodel, replace \$250,000 in sales tax revenue,

3. Funding for larger city projects,
 - a. Grove Drive crossing and realignment,
 - b. Water system improvements,
 - c. Increased street maintenance.

Shane Sorensen said the property tax increase would be noticed by the budget hearing tonight which was noticed according to state law. He said we will need to set up a Public Hearing for the tax increase for August 23rd. He said he has talked to Utah County and was told you can't have your Truth and Taxation hearing at the same time as another hearing, and August 23, is open, but we would have to keep it separate from the rest of the meeting that night. Information would be on our website, on the mayor's email page, utility bills, the newsletter and advertised according to state law.

Shane Sorensen went over the Public Safety Budget changes:

<u>Police</u>	<u>Fire</u>
Officer Recruitment & Retention	Officer Recruitment & Retention
Increase Starting Wage	Increase Starting Wage
Vehicle replacement	Converts a Part Time Position To Full Time

The public safety costs for our portion for the police is \$266,797 and about 66 percent is for police and 33 percent is for fire.

Shane Sorensen showed a chart showing county wide where property taxes go. A big chunk, almost 71 percent goes to the school district. Cities are next at about 13.66 percent. In 2021, in Alpine City, this is where taxpayer dollars went: 13.56 percent went to the city, and in 2022, it would bump up to 15.87 percent. A big chunk of this money goes to the Public Safety district which is common. The Proposed Property Tax Adjustment to Fund FY2023 Increases:

1. Revenue needed: \$730,000,
2. Proposed Tax Rate: 0.001306 (+36.89% For City Portion) This equates to approximately \$1.61 per month increase per \$100,000 of residential market value,
3. Mean Home in Alpine for 2022 is (\$1,015,900): up from \$730,000, which is a \$16.39/Month Increase
4. Median Home (\$868,000): \$14.02/Month Increase

Shane Sorensen said we've tried to see who's doing a tax increase and what their proposal is. He said they haven't heard back from Highland City. He wanted to know what their rate would be if the safety district fees were included. Carla Merrill said Highland City adds three additional fees, that aren't taxes, but residents pay them, so it skews their numbers. She said she talked to their staff and said their rates would be similar to ours when all the fees are added. Shane Sorensen said they could be about a year away or less from changing that because of some things that are going on in the courts. Kelli Law said that some cities have a sewer tax or a cemetery tax where ours is all included in one.

Shane Sorensen showed on a graph how Alpine City stacks up to other city's property tax comparison. He showed what Funding Tax Increase Provides to The Residents:

1. Maintain Level of Service in Public Safety,
2. Continued funding For Capital Projects Not Funded by Enterprise Funds,
 - a. Cemetery Expansion,
 - b. Fire Station,
 - c. Improvements to Water System

Shane Sorensen said a couple of items in the budget that was included in the packet have a few adjustments since the tentative budget was approved. The reason is because we've heard back on some grants. He said we were not successful in getting any of the three grants that we applied for through Utah County. They chose some large projects scattered across the County. We were told that the projects they chose will benefit everyone even though our specific requests didn't get funded. He said he increased the cemetery bid by \$50,000 and applied to the County for a grant to install smart water controllers for our parks but were not successful in getting that grant. He said he added \$100,000 to start chipping away at that project and would start at Creekside and Burgess Park first. The system is installed in Legacy Park and so far, it's working really well. We wrote the Grove Drive project into the budget as a capital project and showed how we could fund that. That was estimated at \$1.4 million and a big project

for us. Some other minor tweaks like equipment costs went up a little bit from the budget that was approved, so we adjusted that up a little bit. Other than that, everything is as it was in the tentative budget.

Shane Sorensen said there's been quite a few residents that have approached different city officials or staff and said, "Hey, you can raise our property taxes if you can do more, like pave our streets", and other comments like that. Related to street maintenance, the Council approved a study that will hopefully begin in August when the Utah State students get back in school. Then we'll go through and do an inventory of every sidewalk, sign, and street in the city. Out of that, we should be able to come up with a five-year maintenance plan that we can use as a guide as we go through our future budgets and street maintenance plans.

Carla Merrill said the first thing we have to do is take into consideration the Public Safety District. The second thing is we're holding the rates steady, and our tax rate does not account for inflation. Our garbage collection is charging us an 8.7 COLA. People ask for more and we say we don't have the funds which is surprising to a lot of people because they don't know how lean we run the city. She said she met with the mayor of Lehi earlier today and said we have fifteen full time employees and a few seasonal workers, and that's how we run the entire city. He said, "Are you kidding me?", he had no idea. It's great that we can do this, but as we grow, the residents want more from the city. She said she doesn't think we are being extravagant in what we're doing, and a lot of it is just to keep up with the rising costs. As far as being able to help people on fixed incomes, there is a path through the county that we can help set up; so, the people on fixed incomes should not be affected.

Shane Sorensen explained that the increased sales tax is what has been helping us along without having to have regular tax increases. He said he and William Livingston were on a zoom call with a staff member from Saratoga Springs and they did a nine percent increase across the board for city employees and increases for police and fire as well. I asked if they were raising property taxes to take care of this and he said no, our sales tax has been so good to us it's covering all of that. Shane Sorensen said we don't have the commercial mecca that other cities have. Carla Merrill said even though American Fork City has a lot of commercial businesses, their mayor said they are raising taxes to equal about \$10 a month.

Carla Merrill closed the Public Hearing.

MOTION: Jason Thelin moved to approve Ordinance 2022-24 for the fiscal year 2023 Final Budget and schedule a Public Hearing for the proposed property tax increase on August 23rd at 6:00 pm.

Kelli Law seconded the motion. There were 5 yes votes, and 0 no votes and 0 excused votes as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Greg Gordon		
Kelli Law		
Jessica Smuin		
Lon Lott		

C. Public Hearing FY 2022 Amend Budget

Shane Sorensen said he sent exhibit A out Friday, not knowing the other things were not in the packet. He said when he realized that today, he sent the cover sheet and the resolution for the ordinance out as well. He said there's just a few little budget adjustments this year to make sure that we don't have an over run. He said in our General Fund, for the Treasurer Department, there's a slight increase for wages and benefits by \$1,150 total that would come from unbalanced. Building inspections would be \$2,450 plus with all the building, we experienced more costs for the Building Inspector so we're upping that by about \$10,000. In our streets, some projects were higher in equipment costs so that's about \$42,750 and that will come from unbalanced as well. In the garbage department, a slight increase in wages and benefits. We added our clean-up projects, and we didn't have any history to know what they were going to cost, so there's an adjustment in there and it is built in the new budget. So about \$13,400 coming from unbalanced. Class C roads need a little increase for project costs that will be about \$50,000.

Shane Sorensen said the State Legislature changed, so in our General Fund, we need to be under 35 percent of our General Fund Budget. As far as what can stay in the General Fund, the rainy-day fund went from 25 percent to 35

percent. We need to transfer 1.3 million to our Capital Improvement fund. By transferring funds, we're able to fund things like the pickle ball courts that don't have a funding source and this is allowed by state law.

Carla Merrill opened the public hearing. There were no comments, and Carla Merrill closed the Public Hearing.

MOTION: Jason Thelin moved to approve ordinance 2022-25 the FY 2022 amended budget as proposed.

Lon Lott seconded the motion. There were 5 yes votes, 0 no votes and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Greg Gordon		
Kelli Law		
Jessica Smuin		
Lon Lott		

D. Open Space Improvement Request – Removal of Sage Brush – 168 E Deer Crest Lane

Austin Roy said this request is coming from a property owner whose back yard fronts open space and wants to remove ten to twenty sagebrush that border his property to the north. Austin Roy showed pictures provided by the applicant, showing the area he wants to clear. The applicant said by removing these, it would improve fire safety for his home since he fronts the hillsides and open space.

Austin Roy said Mr. Martin is requesting permission to move those and his plan is to use some equipment to get in there and remove the sagebrush and then restore it back to a natural state, reseed it, and make it look like he hadn't gone in there.

Austin Roy said the Planning Commission looked at this and made a recommendation to deny this request based on the fact that they felt that public open space should remain undisturbed.

Greg Gordon asked if living sagebrush is a significant fire hazard and asked Fire Chief Brian Patten to advise the Council on that. He also wanted to know if the sagebrush was replaced by native grasses, does that become a fire hazard as well? Chief Patten said sagebrush burns, but it is not significant.

Lon Lott said he would like to recuse himself from this because he's done some work for Michael Martin for the past couple of years at his previous residence and said he's been asked to do some work on the new residence. He said Mr. Martin won't be going in and disturbing anything other than just plucking out a few sagebrush along the edge. He said he's the one who told Mr. Martin the procedure for doing this and he feels that Mr. Martin has respectfully done what he's supposed to do and come and asked permission before doing the work. Lon Lott said the T-post in the picture shows the property line and said equipment wouldn't go into the open space.

Carla Merrill asked Lon Lott what would be planted in its place. Lon Lott said he didn't know that he would need to plant anything else, the grass is growing there. If you pull the sage brush, it is just going to grow. Carla Merrill asked if the sage brush was any more flammable than the grass once it dries out. Lon Lott replied that he didn't know if it was, that sage brush was very stinky and smoky, but he didn't think that there was one over the other dry that would be more flammable. Lon Lott said that Michael Martin is putting an 8' road, meaning gravel so that he can maintain a barrier between him and the open space. Lon Lott said that when he says "road" that may seem a little hard. Michael Martin would not plant, he doesn't want anything. Carla Merrill asked if it would be a dead zone. Lon Lott said yes, a buffer. Michael Martin was a fire fighter before; wild land firefighting and he is sensitive to that. Lon Lott said that is his input, and of course you would have to have all four of you vote for it to have it even pass because it must be a super majority to do anything in our open space. Lon Lott said it was not that big of a deal one way or another.

Shane Sorensen said that he and Austin Roy were looking at the code today and that there is a procedure in the open space ordinance if someone wants to improve open space, as in planting a tree on the other side of the property line in open space. Shane Sorensen said that the way he reads the code, is that particular instance has to go through Planning Commission and City Council, but it doesn't say that it needs a super majority vote. Shane Sorensen said he would look at in the same way as in planting a tree, taking sage brush away. Shane Sorensen said it was not a big deal either way but, in his opinion, he doesn't think it would require the super majority vote, though he did not

1 inquire about this to Hyrum Bosserman or Craig Hall who is on vacation. Shane Sorensen said we are not building a
2 parking lot; we are not making a major substantial change to open space. Shane Sorensen said the discussion came
3 up because he thought we had because we potentially thought we might have only three council members here and
4 he didn't know if it could even be on tonight.

5
6 Greg Gordon asked if there was a consideration for this. Does anyone that lives on an open space, along the
7 mountain side need to have the same potential opportunity or right to go and remove brush to expand their fire
8 defensible space. Greg Gordon said Michael Martin's neighbor might be in the same situation.

9
10 Carla Merrill stated that she didn't know if she understood the fire defensible portion of this. She rode by it the last
11 several mornings to get a better idea of what this would look like and why. It is brown and dry, and that surrounding
12 grass would be so much more flammable than just the sage brush. Carla Merrill said it is just a question if he wants a
13 modification. Is it the only reason? Lon Lott said that Michael Martin is very particular as far as wanting to do
14 things the right way and in the right steps. He said that Michael Martin talked about fighting fires or as cutting a
15 certain distance of defensible space with certain things. Lon Lott said Michael Martin will have to deal with what
16 he's got if those 20-sage brush aren't yanked out. Carla Merrill said she saw that Michael Martin had all that dirt
17 with sage brush behind it and wants to rip those out but if you don't put anything there or have that dead vegetation
18 area it is still going to be a fire hazard. Carla Merrill said the area doesn't increase; it's just going to be overgrown
19 by that grass.

20
21 Greg Gordon said it sounds like there are two questions. One, is this safer for a fire. Two, is this necessary for a fire.
22 Greg Gordon said the third thing is if it applied to this house it would apply to many others similarly. Carla Merrill
23 asked about the area to the side, the north side. Lon Lott said that was a hill going down. Carla Merrill said it's a
24 gully. She is worried about it coming down from above. Lon Lott said that more than likely those scrub oak would
25 need to be trimmed back to give him that much more defensible space on that side, but he can't do anything because
26 it's a steep hill. Carla Merrill said she has seen it and gone up that gully. Carla Merrill asked if anyone had any
27 questions.

28
29 Kelli Law said that it might be an opportunity to improve that area. He said he doesn't know about native grasses or
30 if there is something more drought resistant than sage that they could replace the sage with if they wanted to. He
31 said he was not sure what ripping the sage out would do.

32
33 Lon Lott asked Carla Merrill if she saw the road (pointing at image). Lon Lott said that Michael Martin is concerned
34 and sees 4 wheelers and stuff, jeeps going up the road, which they are not supposed to do, and no one has built on
35 that lot, so it is still an open area for people to run. Lon Lott said he wasn't sure if trail could go behind it. People
36 use that area a lot. Lon Lott said that when you talk about going on the trail from the north of his place it comes
37 across that draw there (point at image) and comes back over to the south side a little further. Lon Lott said that as far
38 as any improvement right next to his place, the trails wouldn't work. He said that Michael Martin is concerned that
39 the 4 wheelers might be the ones to start a fire up there. Carla Merrill said she agrees.

40
41 Carla Merrill had a question about recusal and asked if someone is recusing themselves are they just recusing
42 themselves from the vote or the discussion. Lon Lott said that he is recusing himself from the vote because he does
43 not want to look like he's playing a favorite. Carla Merrill said that they haven't had this before so she would like to
44 know how it works. Carla Merrill asked Hyrum Bosserman, (attorney) if he knew. Hyrum Bosserman said that
45 certainly he would be recused from voting on the matter and generally you would ask for a motion and when the
46 motion is made there is going to be a discussion. And at that point when there is open discussion that you would not
47 participate. Jason Thelin asked if Lon Lott had to recuse himself because Michael Martin was his customer, and he
48 is doing work for him. Hyrum Bosserman said that in this instance he would recuse himself because the actual
49 person and he has an interest in the work that would be done on the home and the answer would be "yes."

50
51 Carla Merrill said that if there was no more discussion that she would entertain a motion.

52
53 Greg Gordon said that his concern is that if makes sense on this property it would make sense all along that
54 mountainside and he was not sure if we were encouraging people to go tear out all the sagebrush 20' back or
55 whatever their home happens to be set back. Greg Gordon said that some homes could be more, and some could be
56 less.

57
58 Lon Lott said that Michal Martin's house sits different than most homes in there. Most homes sit forward, and they
59 have a bigger backyard that is a buffer and that his home sits clear back to the back because of the grade in the front.

Greg Gordon said that was interesting and asked if Lon Lott knew what Michael Martin's setback is on the rear right now. Shane Sorensen asked Austin Roy to measure on the map image. Greg Gordon asked what the recommendation was. Carla Merrill said that there were other homes around there that have similar setbacks. Shane Sorensen said Michael Martin's setback was a little over 60'. Carla Merrill said that if you go down lower in the neighborhood, down south even Will Jones' home, and other homes (showing on map image) they are set back even farther and doesn't think that it an exception. Carla Merrill said that is all over. Carla Merrill said that she believes that Greg Gordon has a genuine concern. Greg Gordon said that the other concern is that he is not sure that natural grasses are going to be safer than living sage brush. He said he didn't know but it didn't sound like it. Carla Merrill said it needs a fire mitigation and it would be like putting another 20' barrier and he is doing the 8' on his property line.

Jessica Smuin asked the Fire Chief what the best practices for defensible space, is there a distance that has been defined. Chief Patten said he did not know, depending on how tall the brush is, that there is a myriad of things. Chief Patten said that he believes that there is in the city code, an actual distance and wants to say 30', though he did not know that for sure. He said it all burns and things that don't burn would be better but where do we draw the line.

Jessica Smuin said she would like to look at something definable for all neighborhoods that back to open space and what are we going to set as that standard. Is it to property line or are we going to create a measurement that's best practices for safety? She said that maybe there is not a clear answer to that, and we don't have a code that defines that for fire boundaries. Chief Patten said that they don't have anything that defines it on the fire side and there might be more in the municipal code. Austin Roy said that there is a section somewhere in our code where it talks about defensible space on private property but didn't know that off the top of his head and he didn't know where it was and would have to look it up.

Carla Merrill said that the brush that shows up on the parcel map so far, even to the north, their back boundary lines up against open space and it was all about the same. She said the house does sit back and up higher because it's a longer lot but the cul-de-sac up above (parcel map image) and see how close they are to it. Greg Gordon said that he agreed.

Motion: Greg Gordon moved that the request to move the sage brush from city open space be denied based on the following:

1. City open space should not be modified,
2. There is not a compelling reason to expand the defensible open space by removing the sage brush and removing and replacing it with native grasses.

Jason Thelin seconded the motion as proposed. There were 4 yes votes, 0 no votes and 1 recused as recorded below. The motion was denied.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Greg Gordon		
Kelli Law		
Jessica Smuin		
		Lon Lott

E. Recreation, Arts and Parks (RAP) Tax Discussion

Shane Sorensen said that William Livingston has been working on putting information together, with the details of what it takes to pass a RAP tax and have it on the ballot. These are the sections of Utah Code where some of the information came from along with a timetable and deadlines:

Utah Code (Section 59-12-1401, et. seq.) authorizes a city to submit an opinion question to its voters as to whether or not the city should impose 10-year local sales and use tax of 0.1 percent to fund recreational, cultural, and zoological facilities and botanical, cultural, and zoological organizations in the city (commonly referred to as a "RAP tax").

A city may not impose a RAP tax if the county in which the city is located has either enacted a countywide RAP tax or has declared its intent to submit an opinion question to county voters as to whether the county should impose a countywide RAP tax.

Utah Code Section 59-12-1402(6)(a)(i) states that before a city submits an opinion question to its voters regarding the RAP tax, that it must first “submit to the county legislative body in which the city or town is located a written notice of the intent to submit the opinion question to the residents of the city or town.”

Utah Code Section 59-12-1402(b)(i) states that the county has sixty days from receipt of the city’s notice to provide the city with either (1) a resolution stating that the county does not seek to impose a countywide RAP tax, or (2) a written notice that the county will submit an opinion question to the county voters as to whether the county should impose a countywide RAP tax.

The city may proceed with its RAP tax election if the county indicates that it does not seek to impose a countywide RAP tax; the city may not proceed with the RAP tax election if the county gives the city written notice that the county will have its own RAP tax election.

Based on Alpine City’s sales and use tax revenues for the calendar year 2021, it is estimated that the foregone revenues would have generated roughly \$101,860 for recreation, arts, and parks use in the city. This revenue would be drawn from applying 0.1% to local taxable sales revenues distributed monthly by the state.

13 cities in Utah county already impose this tax including: American Fork, Lehi, Lindon, Orem, Payson, Pleasant Grove, Provo, Santaquin, Highland, Spanish Fork, Springville, Vineyard, and Cedar Hills.

An estimate from the Utah County Elections Office estimates the cost of a ballot question in this non-election year would not exceed \$7,170.

RAP Tax Timeline

- June 28 – Resolution of intent passed by Council and sent to the county 59-12-1402(6)(a)
- August 20ish – County deadline to let us know if they are doing one or not (60 days after they get notice) 59-12-1402(6)(b) (Actual deadline August 27, but generally done in less than a month)
- August 21 - Provide public notice of ballot language and opportunity for argument submission in newsletter 20A-7-402(c)
- August 23 – Council Adopt a Resolution to put it on the ballot and file it with the Lt. Governor's Office (75 days before election) 11-14-201(1) (actual deadline August 25)
- August 24 – Provide public notice of ballot language and opportunity for argument submission 20A-7-402(c) (as soon as it practical after resolution approval)
- September 4 (September 5 because Sunday)– Deadline for requests to election officer to prepare a ballot argument (65 days before election) 59-1-1604(2)(a)(iii)
- September 9 – Argument submission deadline (60 days before election) 59-1-1604(2)(c)(i)(B)
- September 12 – Arguments submitted to the opposite side (one business day after recorder gets them) 59-1-1604(3)(a)(i)(B)
- September 24 – Rebuttal arguments due (45 days before election) 59-1-1604(3)(b-c)
- September 24 – November 4 – Public meeting where both sides can present and people can voice thoughts (4-45 days) before election) 59-1-1605
 - Digital recording made available on website and in office 3 days later (59-1-1605) (4) (b) (ii)
- October 9 – Arguments and public meeting information printed in the City newsletter 59-1-1604(6 and 7)
- October 9 – Arguments and public meeting information posted on state and city website and newsletter (30 days before election) 59-1-1604(6 and 7)
 - Must also include information about the public meeting
- October 18 – Vote by Mail ballots mailed
- October 18 – Notice of Election and Voter Information Pamphlet mailed 11-14-202
- November 8 – Election
- December 13 – If residents approve, Council passes an ordinance to adopt the RAP tax and sends notice to the tax commission 59-12-1402(5)(b)(ii)
- April 1, 2022 – tax goes into effect 59-12-1402(5)(b)(i)

William Livingston said he has provided information in the packets and the main background stipulates what is specifically required by state code in order for a ballot question, including a RAP tax question, to be put to the public. He said the way this generally works, is there's a requirement for a RAP tax where the City Council passes a resolution to inform the County that they want to include that on the ballot initiative. He said the reason this happens, is to allow the County a chance to state if they would like to impose a RAP tax or not because there cannot be a consequent municipal RAP tax and County RAP tax together.

Shane Sorensen said because multiple cities in the County have already instituted a RAP tax you could basically say the County is not going to do it. William Livingston said that is correct. He said there are thirteen other cities in Utah County that currently impose a RAP tax. Some have had it since 2005, and some since last year. He said after the County lets us know their decision, we then inform the Lieutenant Governor's office, as well as, providing public notice that this is something that we would like to pursue. We then need time for opinions to be given on both sides and go through the various steps and timeline to eventually, potentially get it on a ballot initiative. He said the required timeline is included in the packet.

William Livingston said the biggest thing right now is getting that opinion back from the County Commission. They have sixty days from the time of being noticed to give a response back to this. He said that is the biggest part of having a window of time for an action to happen. Otherwise, the majority of the rest of the process is very detailed in what needs to be done by what time. The RAP tax will impose a 0.1 percent additional tax on sales and use taxes. This just means that anyone purchasing something within the city boundaries would be getting a sales and use tax. This sales tax would then be given to the State Tax Commission and then distributed out monthly to the different municipalities. They will be given a fifty percent direct distribution for whatever was sold in their tax jurisdiction, then an additional fifty percent that is distributed by the State to municipalities proportionate to their population.

William Livingston said having talked with the State Tax Commission, and some other entities, this would look like for us an annual revenue and would be just north of \$100,000 and this would specifically be for recreation, arts, and parks use.

Greg Gordon asked about online sales; what would be the tax for that or the benefit? William Livingston said the benefit is the online portion would be wherever the consumer is acquiring the merchandise, that jurisdiction would get their portion.

Lon Lott asked how we came up with the \$100,000 because we don't have that many retail sales here. Shane Sorensen said it's a complicated formula, but that \$101,000 number came directly from Jim Clayton who's the head of the State Tax Commission. He said we don't have the ability to calculate it.

Jason Thelin asked what the high end of the revenue was. Shane Sorensen said this year we're going to hit close to two million in sales tax so it would be another \$100,000 on top of that. Jessica Smuin said on Saturday she shopped in Lehi, Highland, and American Fork, and said she paid for their arts, parks, and recreation.

Jason Thelin left the meeting at 7:14 pm

Shane Sorensen said he pulled the spreadsheet up that Jim Clayton sent to him and said there's two components in here. The first is a local option point of sale, so for January 21, there's \$109,781.95. Then there's a rate of one percent that is local taxable sales and a state food point of sale which is where the \$101,000 comes from. Mr. Clayton said this analysis is based on actual local food and sales tax distribution for calendar year 2021 and is not intended to be a forecast of future distribution. He said he could show a summary of the monthly sales tax distribution which shows all the formulas used. He said we wouldn't have the ability to calculate and that's why we asked him to do it for us.

Greg Gordon asked what it would look like to fund this since we are not in an election year. William Livingston said the Utah County Elections Office stated that the cost to put a ballot question in our non-election year, would not exceed \$7,170. Carla Merrill said this is coming in a lot lower than anticipated. Greg Gordon said if we waited until next year to do this, it wouldn't cost us anything. Jessica Smuin said we then lose out on the tax money by waiting.

Carla Merrill said there were a handful of cities who put this on the ballot last year and they all passed. She said she wonders if we're going to miss out on that window. She said she looks at all these amazing projects other cities

1 have been able to do with the RAP tax, and if anything, it would help us maintain our parks and be a funding source
2 that would help pay for maintenance year to year. She said the money could be put towards a new project.

3
4 Greg Gordon said this is a consumption tax which is less aggressive than a property tax. He said he talked to a City
5 Council member in Lehi last week and was reminded that they passed this last year and maybe it was just a good
6 year for it. He said Lehi ran this the year before and it didn't pass so he isn't sure if it's based on where the
7 economy is at the time. He said Lehi is grateful to have it now to do key projects, but Greg Gordon said he's
8 concerned about doing this and raising taxes in the same year, so we need to put it to the voters who have to pass
9 this.

10
11 Jessica Smuin said what she hears from the residents is that they love the trails and open space and can we please
12 maintain them. We don't have a funding vehicle, and it's our outdoor recreation.

13
14 William Livingston said he talked to other cities, especially Highland, who implemented this tax last year. He said
15 in imposing ballot language, which is specifying the entity that would be imposing the tax, the rate of the tax, and
16 then what the distribution of funds would be for, Highland decided to make it very specific to use it for their parks.
17 This means they were not able to use it for cultural activities, they weren't allowed to use it for the arts and in some
18 cases even their trails. He said they just had to determine what is a park itself. He said this is something that needs
19 to be considered when deciding what this would be used for, and what kind of distributions can be used from it.

20
21 William Livingston explained that cities such as Orem, and Spanish Fork, have opened that up as well and are using
22 this as a fund for additional grants for local nonprofits or other entities that want to make improvements to the city,
23 but they just don't have their own funding. This money can also be used for those types of grants as a possibility of
24 what all this can be opened for.

25
26 Greg Gordon said he's concerned this won't pass and people are going to look at this by this fall with inflation, the
27 economy, we just passed a 37 percent tax increase, and now they're being asked to approve this, and they might just
28 say it's enough. Jessica Smuin and Carla Merrill both said we would be missing out on a lot of opportunities this
29 would provide for our city and Carla Merrill said she doesn't see our economy booming in the next several years.
30 Greg Gordon said if we waited until next year, we wouldn't do a tax increase again, so it would be separated out a
31 little bit and not all at once. He asked if this needed to be promoted. Carla Merrill said there needs to be education
32 and said American Fork city sent out mailers and had a video as well. She said Highland City benefited from this
33 because they have the same zip code and both cities got the mailers.

34
35 William Livingston said throughout the process, there will be specific dates for petitioning citizens for language and
36 opinions on the subject. He said there's a requirement that at least three weeks before the election, there is some
37 kind of mailer or informational pamphlet to be distributed to the voting population.

38
39 Lon Lott asked what some of these other cities total sales tax is. He said when he buys sprinkler parts in Orem, he
40 pays Orem's tax, when he buys in Lehi, he pays Lehi's tax, and he said he tries not to buy in South Jordan because
41 they are higher. In Alpine, we are 7.15 percent, Highland is 7.25 percent, and Cedar Hills is 7.25 also. He said this
42 is highway tax and all these other taxes that make that combined total. He said sales tax is only 4.85 percent and
43 he's just trying to get in his own mind when we talk about the 0.1 percent and getting \$100,000 from that.

44
45 Jessica Smuin said she agreed with Shane Sorensen when residents say if there's a value in the increase, we support
46 that. Greg Gordon said the money is proportionate from the County and returned to the city if this gets passed.
47 Carla Merrill said the numbers don't make sense because there's so much out there than just what our little
48 community is getting, and we're paying it for other cities, but not receiving any if we're not part of the program.
49 Kelli Law said it's a no brainer to him.

50
51 Lon Lott asked what the costs would be to promote this for printing and mailing. Shane Sorensen said it would be
52 similar to what the newsletter is, which is in the \$1000 to \$1500 neighborhood, so not a huge expense. Carla Merrill
53 asked if we would have to do a separate mailer or just include it in the newslines. William Livingston said it is
54 required to be posted in three different locations. This would be wherever public meetings are advertised, and an
55 informational pamphlet. Carla Merrill said we need to check to see if we can add it to the newslines so we can save
56 money with one mailer.

57
58 Shane Sorensen asked if the July City Council meeting would meet the deadline for a resolution. William
59 Livingston said the difficult thing about putting it in the July meeting is that it extends the sixty days for the County

Commission to get back to us on their decision. He said from previous cities that he's talked to; it has taken them at least a month to get the response back. He said it would be difficult if we couldn't keep it to within a month if we did it in July. Shane Sorensen said we could pass a resolution and then make changes if you wanted to go for it this year.

MOTION: Lon Lott moved to approve resolution R2022-31 to notify Utah County Commission of our intent to submit an opinion questionnaire to Alpine City residents regarding whether Alpine City should impose a city-wide tax to fund cultural, recreational, and other zoological facilities.

Jessica Smuin seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon		Jason Thelin
Kelli Law		
Jessica Smuin		
Lon Lott		

F. Ordinance 2022-17, 2022-18 & 2022-23: Shooting Galleries

Austin Roy said that here in Alpine City we have allowed some shooting galleries in private residences. Where we are seeing these located are underground, under a garage type area with cement walls cement ceilings. Austin Roy said that our code does not call this out, we have just interpreted it that way. We thought it would be a good idea to have our code be more specific. Specifically allow these in a certain setting. We have it listed as three different ordinances, and the reason for that is it would make changes to the Municipal Code, the Development Code and the Police ode.

Austin Roy said In the Police Code it states that you cannot shoot a firearm within the city limits. There is a section for exceptions. It is being proposed that shooting galleries be an exception so you could shoot a firearm within the shooting gallery. Shooting gallery is another name for shooting range. In the Municipal Code it would outline the criteria of the shooting gallery, how it has to be built, what materials it has to be built out of. Austin Roy said this talks about having a license, it talks about the safety precautions and conduct regulations. This code is coming from the city of Holladay. They already have an ordinance like this. We have borrowed language from Holladay. There is a section that talks about fees, commercial shooting ranges but we did not think that fit in Alpine. That section was removed.

Austin Roy read from the Holladay ordinance: *"All shooting galleries shall be located in a facility completely underground with walls and ceiling of steel, concrete or other materials that will prevent any bullets or arrow from piercing it and so arranged that there will be no danger from ricocheting or deflected pieces of a bullet. Also, targets shall be placed with a back stop of steel and other efficient materials to prevent any bullet or arrow from piercing it."*

Austin Roy said that by having it underground, it's safer, but also it helps with the noise. Another concern about shooting galleries is the noise that they produce. The idea is, if we are going to allow these underground, there is a natural sound buffer. He said in the Development Code it goes on to say, *"These shall be permitted conditionally by the Planning Commission."* He said anyone that wants a shooting gallery would have to apply for a conditional permit, go before the Planning Commission, plans would be submitted, and they would get a permit and would be approved if there were no concerns and meets all of the criteria.

Greg Gordon said in Sub Point 4 it says, *"It shall not make or cause to make any loud noise."* Is it meant to be understood that if someone were to hear it outside of the premises it is therefore a loud noise? Jessica Smuin asked if something would be added to not violate the noise ordinance. Austin Roy said we do not really have a noise ordinance, but we are working on one. Austin Roy said the language is copy and pasted straight from Holladay. Lon Lott asked if we outside facility or something and unnecessary noise outside. Carla Merrill asked the Police Chief if he had any concerns. Chief Gwilliam said that he doesn't have any issues with it. That it is the noise that is going to be the biggest complaint if it is heard outside of that particular area. Pressing the noise ordinance would be his recommendation. He joked that he thought they were doing this so they could put a shooting gallery in the basement of the fire station. Carla Merrill asked Chief Gwilliam if there had been any problems around Highland or Alpine. Chief Gwilliam said that in his 28 years he has had no complaints about a shooting gallery or shooting range. We

1 know what happens above Lambert Park but that is a different issue. He wanted to clarify that he hadn't had any
2 complaints about personal shooting ranges.

3
4 Carla Merrill asked Austin Roy if he had spoken with Holladay and how they have addressed above ground shooting
5 ranges. Austin Roy said that the underground section he did add. He edited that language and put in the
6 "underground." Austin Roy said he did some research about opening your own shooting gallery and it talked about
7 noise, that if you build a shooting gallery underground it reduces almost all the noise and he wanted to put that in the
8 ordinance.

9
10 Jessica Smuin asked if it was part of the inspection process for new construction. Is it something Sunrise would look
11 at or if it's built to the criteria it takes care of itself? Austin Roy said that the ones we have had in the past, Sunrise
12 has noticed them and raised a red flag and bringing it to Alpine City's attention to see if we were aware. We spoke
13 with our city attorney who was Dave Church at the time, and he felt there was some room in the ordinance to allow
14 it in a home. Shane Sorensen said that recently we had a request for an above ground shooting range, and we didn't
15 feel comfortable with it so it kind of spawned this. Austin Roy said yes that was the spark that got us thinking about
16 an ordinance. Building one above ground makes us concerned. What is he shooting in there, handguns, high
17 powered rifles, is it going to go through a wall? All sorts of red flags start popping up when you think of all the
18 possibilities of what could happen. Greg Gordon said that logically there would be windows. Austin Roy said you
19 can't contain the noise and it is a concern.

20
21 Jessica Smuin asked if Sunrise identifies them, so we know where we are. Austin Roy said that Sunrise does look at
22 them and they have different phases where they will go through a home and do inspections and will be able to
23 identify these when they do inspections. Shane Sorensen said that we have had several who have come and talked to
24 us before, even for an underground. Austin Roy said that most of them have not kept it as a secret from us, it is right
25 on their plans "shooting gallery."

26
27 Greg Gordon asked if we should, regarding the loud noise should we say noise emanating from the facility. Jessica
28 Smuin said or extending the property boundaries. Lon Lott likes the word "emanating" and asked if that was a legal
29 term. Hyrum Bosserman said it could be "emanating" or "shall not make or cause to be any louder", "unnecessary
30 noise that can be heard outside." For the facility, you could put "emanating from the facility," "heard outside the
31 premise."

32
33 Lon Lott made a motion., but then discussion continued.

34
35 Lon Lotted asked Austin Roy if he should make a motion to adopt the other two. He said he would need to take into
36 consideration the other two. Lon Lott asked if he needed to make corrections in the other two. Austin Roy pulled up
37 the other two. Lon Lott asked if it had anything to do with noise. Austin Roy said (image on screen) this is what it
38 would be in the developmental code: "*Shooting galleries are subject to*" and it refers to the municipal code. In the
39 police code, the sentence that would be added says: "*Shooting galleries shall likewise be accepted from* (refers to
40 the police code) which says, "*Shooting of a firearm is prohibited within the city limits.*"

41
42 Kelli Law asked Austin Roy if this all includes a minimum specification if he wants to put a shooting gallery or
43 shooting range in his basement. You must have concrete walls this thick; you have to have this type of door on it.
44 Austin Roy said that it outlines that it must have concrete walls, concrete, or steel ceiling and as far as the door he
45 did not know specifics. It doesn't specifically call out the type of door you'd have to have in such a facility. Greg
46 Gordon said that it somewhat does allude to it that there is no danger from ricocheting or deflecting pieces of bullet.
47 Austin Roy said that was correct. It eludes that the entire room where it is taking place, is an environment that has
48 that in mind for ricocheting bullets.

49
50 Kelli Law asked who is responsible for verifying that they have built such a facility and what happens if they
51 haven't verified it. Austin Roy responded that it is approved by the Planning Commission, it is a conditional use so
52 anytime on of these is identified or someone approaches the city with an application of wanting to do this they
53 would have to go through this process, the Planning Commission, to get it approved.

54
55 Kelli Law asked if we are planning on training the Planning Commission on what they need to look for. And is the
56 inspector going to know the planning commission approved it. Do we have all that in there, do we need to have all
57 that in there? Austin Roy said it was implied that when the Planning Commission approves something it would be
58 similar to when a development gets approved. The Planning Commission may attach terms and conditions onto that.
59 Staff would verify those things. If there were concerns about a particular shooting range and they identified certain

1 conditions, staff would be aware of that. We would highlight those in a Planning Commission setting and then we
 2 would make sure our building inspectors were aware of that. We don't outline that entire process word for word
 3 inside the code but that is how we would do it.
 4

5 Kelli Law asked if heard correctly that there is an ordinance to not discharge a firearm within the city limits. Austin
 6 Roy said yes, that was correct. Kelli Law also asked if Austin Roy said that people have already built shooting
 7 galleries in their homes in Alpine. Austin Roy said that was correct. Kelli Law asked if they were discharging
 8 firearms in those shooting galleries inside of Alpine? Austin Roy said that as far as he was aware they are. Kelli Law
 9 asked if they have been cited for their violation of that city code? Austin Roy responded that to give some
 10 background history that when one of these shooting galleries was identified, we brought it to the attention of our
 11 previous city attorney and he felt like because it was occurring within the home itself, the way he interpreted our
 12 code is that it is okay as long as it is within the walls of their private property. Kelli Law asked if that sounded crazy
 13 to anyone else. It sounds insane, he will go into his backyard tonight and pop off some rounds. Greg Gordon said
 14 that the backyard is something different and Hyrum Bosserman might want to speak to that. Kelli Law said it was
 15 his property.
 16

17 Greg Gordon said maybe they should let Chief Gwilliam speak to that. Kelli Law said that inside the city limits is
 18 inside the city limits. Lon Lott said that there would be a police officer sitting outside Kelli Law's door tonight.
 19 Kelli Law said inside my property, inside my home or inside my basement is somehow not inside Alpine's city
 20 limits. Austin Roy said that is how it was previously interpreted. Kelli Law asked what other Alpine laws do not
 21 apply to him when he is in his home. Austin Roy asked Hyrum Bosserman if he could answer these questions. Kelli
 22 Law asked how an attorney comes up with that kind of interpretation, he is just trying to understand what type of
 23 attorney representation we've had in the past. Kelli Law asked what other Alpine ordinances he can violate when he
 24 is inside his home.
 25

26 Hyrum Bosserman said he wasn't the city attorney before that was interpreting this provision but there are a number
 27 of things and there could be certain ordinances within Alpine that potentially could violate some sort of
 28 constitutional right. He said he has not reviewed the Police Code here in the city carefully, but he does agree and he
 29 likes what Austin has done here. I do believe the best practice here is to amend that Police Code to make that clear.
 30 Where it was not clear whether you could shoot within your home, and it seems like potentially the better reading of
 31 that would be you would be limited to firing within your home. The Police Code provision that we are not amending
 32 said you are allowed to shoot, obviously officers are allowed to shoot, that is one of the exceptions. The second
 33 exception is when you are defending your life. He said he didn't see all the language but it is something to that effect
 34 so that was already built in but there wasn't a provision in there that expressly exempts these indoor shooting ranges
 35 within the home, and it is probably the best practice to put a provision in there that does do that just in case anyone
 36 tried to raise that with the city.
 37

38 Kelli Law said he is trying to understand where we are at as a city. He said lately he has been bugged by people just
 39 skating by on stuff just because somebody says that it is ok. He said we should just do things right. Kelli Law asked
 40 the question does it violate the second amendment if you say you can't shoot a gun inside of Alpine city limits
 41 except for in those ranges or obviously self-defense, the police or some other important exception. Hyrum
 42 Bosserman said he was not at this time prepared to opine on whether it would violate the second amendment or not.
 43 He said he hasn't looked at the case law whether you are just allowed to openly fire within your home or not. He
 44 said you certainly have a right to bear arms. He is happy to look into it if the council wants a better legal opinion on
 45 whether there is some restriction for the constitution or whether the constitution prohibits the city from banning
 46 indoor firing ranges. He said that with this, best practice would be to amend the Police Code to allow this so it is on
 47 the record and it is clear.
 48

49 Austin Roy wanted to add that as staff, we were concerned that our ordinance wasn't adequate and that is why we
 50 are proposing that we adopt some ordinance so we have something clear that we can enforce and outlines the
 51 guidelines.
 52

53 Carla Merrill asked if there were any further questions and asked Kelli Law if all his concerns were addressed. Kelli
 54 Law said that to be clear, and asked Austin Roy that adjusting the ordinance to say you cannot shoot a gun inside the
 55 city limits and excluding the exceptions does that include inside your home. Kelli Law said we are going completely
 56 the other direction than saying that now you can shoot your gun inside Alpine City limits, and it has to be inside
 57 your home in a city approved shooting gallery. Austin Roy said yes that is correct, that we are saying that it is
 58 permissible place to discharge a firearm.
 59

Motion: Lon Lott made a motion to adopt ordinance 2022-17 in addition to 9.17.040 conduct regulations to include the following after unnecessary noise: that can be heard outside the premise. In addition to the motion also to approve ordinance 2022-18 and 2022-23. Greg Gordon seconded the motion. There were 3 yes votes, 1 no votes and 0 excused as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Lon Lott		Jason Thelin
Greg Gordon		
Jessica Smuin	Kelli Law	

G. Ordinance 2022-20 Public Notice

Austin Roy said in recent Planning Commission and City Council meetings, we've held some public hearings and we've received some complaints from the public. He said they didn't feel like they were noticed properly even though the city followed our ordinances with regard to public noticing and we followed the State requirements.

Austin Roy said this is an attempt to go beyond what our current requirements are and have some extra ways of noticing individuals. The types of situations that we're proposing to improve are the changes to open space, annexations, any time a boundary line adjustment would change the use, zoning of a property, plat amendment that would change the use, and acquisition or vacation of public right-of-way. He said in any of those instances, we would propose that there would be a requirement that those that are affected within 500 feet of those changes would receive a written letter in the mail. He also said there would be a sign posted on the property notifying everyone of what the change is.

Austin Roy said rather than putting this code in each section of our Development Code, we just decided to create a new section that's simply called Public Noticing. Each section will state that this shall be noticed as per the Public Noticing section of our Development Code. Greg Gordon asked if a public right-of-way is any road. Austin Roy said that is correct, it would be any road in the city, or other rights-of-way included.

Austin Roy said in Section 2.04.020 is where we would address the written notification. It states: At least 14 days prior to the Public Hearing, the applicant would have to submit to the city a list of the property owners within 500 feet and provide us with stamped envelopes. Then staff would draft the letter and send it out within 10 days.

Greg Gordon asked if the city is making a change to a park, who's providing the city the stamped envelopes? Austin Roy said we would be the petitioner in that situation, so we would provide the envelopes.

Carla Merrill asked about the 14 day and 10-day timeline. Austin Roy said it gives staff 4 days to draft a letter and get it mailed out. Greg Gordon asked if the city added a bench to a park do we have to notify everyone? Austin Roy said it would come down to what our definition of a material change is. Do we notify when a tree is planted? Jessica Smuin asked if it should be based on a dollar amount. Shane Sorensen said he was thinking the same thing. He said he wouldn't want to go too low because if we had to plant 10 trees in Creekside Park, he wouldn't want to hold a Public Hearing just for that.

The City Council had a discussion on what the cost of a project could be before it had to have a hearing. They threw the number \$30,000 out and Shane Sorensen referred to Section 3.16.040 number 2 and said if we have questions, we could reference this section. Austin Roy said this section does call out parking lots regardless of the dollar amount. Carla Merrill said the benchmark would be to see if it is a material change that would change the defining characteristic.

Lon Lott said we should try and give notice to everybody that is impacted by the change, but it states the written notification shall only be required for the first public hearing. He said the Planning Commission didn't mention anything about this and wanted to know if that was good enough. Carla Merrill said everyone has access to it, and we can only do so much.

Motion: Lon Lott moved that ordinance 2022-20 be adopted as proposed.

Greg Gordon seconded the motion. There were 5 yes votes, 0 no votes and 0 excused as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
		Jason Thelin

Greg Gordon
Kelli Law
Jessica Smuin
Lon Lott

H. Review of the Alpine Cove Emergency Connection Agreement

Shane Sorensen said he worked with Craig Hall to prepare this draft agreement which a copy has been given to the Alpine Cove Special Service District. This would govern our relationship with them with regards to the emergency connection that is planned. This emergency connection PRV was planned and discussed as part of the annexation. In the annexation agreement, written by the county, it states that they would give us \$50,000 for a water connection or as the city sees fit – some language like that. It leaves some wiggle room, but the intent was for it to go for this emergency connection.

Shane Sorensen said it has taken a little bit to get around to that project, we have incorporated it into our waterline and PRV project that was recently bid out. The cost came in at \$86,000. We have the \$50,000 from the county so that is a difference of \$36,000. Shane Sorensen said that he and Carla Merrill have met separately before with some of the board of the Alpine Cove Water District two or three times. Shane Sorensen said that Alpine Cove Water District thinks we should pay for everything, and his take was that we pay the \$50,000 we received, and they would be responsible for the rest. He said that Alpine Cove Water District told us we were slow in getting this done, it costs more now, and we should pay for it. Shane Sorensen said he feels the same way he did originally and that is his recommendation. He said he has been blunt with them on that matter.

Shane Sorensen said there are some benefits, and we have to remember they are still residents of Alpine City but are served by a different water company. He said he thinks there are some benefits to the city as a whole to supply some water to the cove in an emergency situation, their tanks are not huge. Shane Sorensen said that in an event of a fire or something like that it could be very beneficial to the city as a whole to supply water to help the fireman in fighting a fire up there. He said that would totally appropriate in his mind and in that case, he doesn't think we should charge them for the water. He said that if their sources go down and they are relying on our water to supply their residence he thinks that they should be charged. Shane Sorensen said a rate has not been determined yet. He said it could be component of a rate study that is coming for our culinary water, and we should have that proposal at the next city council meeting as well as one for our sewer rates.

Shane Sorensen said that back in the exhibits: Exhibit C it states:

1. *The city shall provide culinary water only in cases of emergency which for purposes of this agreement means the following: in the event that all of Alpine Cove Special Service District's water sources are out of operation (whether a pump is down, a motor).*
2. *Second one: provide additional water sources in the event of a fire.*
3. *And the third is a catch-all – for other purposes when approved by the City Council.*

Shane Sorensen said that in case there is something we didn't think of here: notwithstanding the existence of an emergency as described above the city shall have no obligation to provide culinary water services to the extent. There are three items:

1. *The city does not have water capacity to provide emergency water services under this agreement in accordance as is required under the rules and regulations propagated by the Utah Division of Drinking Water. Shane Sorensen said we don't want to have the status of our system put in jeopardy by an expansion of the system that we had not planned for.*
2. *The provision of emergency water services to the subdivision materially and adversely affects the city water system servicing the citizens of the city already being served by the water system after which was designed and constructed as reasonably determined by the city. Shane Sorensen said that this is similar to the first item.*
3. *Water service could be limited to water for indoor use of homes, water for irrigation purposes may not be available.*

Shane Sorensen said that if we are in a severe drought and they are pulling all the water off that they need and the residents up there are irrigating their lawn and we are telling our citizens that you can only water one or two days a week, that would not be a good situation for us to be in. He said that was the reason for that item. Shane Sorensen said there are two other components that need to be addressed here in his mind. He said these have both been discussed with the Cove. One is that there would be a water valve that would normally be closed, this would not be an automatic situation where the PRV would open if the pressure drops in their system. It will only operate if we get notice from them, and we determine that it fits the provisions of the agreement.

Greg Kmeztch or one of our operators would go and open the valve to have that operate and feed water to them. Shane Sorensen said the second one is: in the event that they have some kind of an equipment failure, it is his feeling that we need to write something in here that they would have to expedite the repair of that equipment so they can't drag their feet and use water from the city system.

Greg Gordon said of course they would be charged for that water. Shane Sorensen replied that yes, they would. Shane Sorensen said it is fine if we have the water available but in a situation that we don't have the water available, we want to make sure we have that covered. Shane Sorensen said he has tried to get in touch with their board and did finally get a call back Friday night and said they would have comments to us by today but have not seen anything. He said the situation we're in, we got this contract out and the contractor needs to get materials, and everything ordered. Shane Sorensen said his feeling is we need to get this done and tell the cove that we need to get on this agreement, we need to work through it and figure things out.

Shane Sorensen said that with a connection between two different public water systems, the Division of Water must approve that connection. He said we came up with the plans, submitted them, got approved. He said that one of the comments they made in that approval letter was that this connection would take care of a significant deficiency, it didn't say who had that significant deficiency and that they would no longer need backup power at one of our sources. He said it is referring to Alpine Cove, they do not have a generator on any of their wells so if the power went down, they would have no supply of water.

Shane Sorensen said his thought is that if they're going to spend money on a generator or spend money on this connection. He said he doesn't see that the difference should be given to them. Carla Merrill said it would save them money, right? Shane Sorensen agreed. Carla Merrill said the cost of the generator is much more the difference. She said the \$50,000 that the county gave us for putting that into the project hopefully, they just need to come up with the difference of the actual cost of the project.

Lon Lott said that would reply to the drinking water request. Shane Sorensen said that with the significant deficiencies, once you get to a certain point, the state comes down on you and your system is no longer approved public water system. Shane Sorensen said that in talking to Michael Robinson, they got some kind of extension with the state, and they have about a year to get this figured out for backup power. Shane Sorensen said that Michael Robinson hadn't made the connection that this would take care of that issue.

Lon Lott asked if it did take care of it since this is only an emergency power failure then? Shane Sorensen said he thought it could be deemed that. He said that usually with a power failure it is fairly a short-term thing. Carla Merrill asked if their board was aware of all of this. Shane Sorensen said Ron called him last night and he had sent everything to Michael Robinson but didn't have anyone else's contact information. He said that Michael Robinson forwarded it to them. He said that Ron hadn't had a chance to review but he said he would on the weekend. Carla Merrill said that Ron was involved in a case right now, so he is really slammed, and probably why he is getting a slow response.

Shane Sorensen said we awarded that contract, but he feels that they need it. He said he thinks we should move forward but work out something with them, even if we have some terms of payback. He said he didn't think they were flush with money. He said we got them in contact with Utah County ARPA Grant hoping they would get that. Shane Sorensen said that they were the first he had heard of that got denied which was a week ahead of our denial. He said it seemed like a small ask but he wished the county would have stepped up and funded. Shane Sorensen said that we can suggest some other grants and opportunities for them too.

Shane Sorensen asked if there were any questions on this agreement and what we're trying to do here. Carla Merrill asked Kelli Law if he had any questions. Kelli Law asked Shane Sorensen if he liked the agreement. Shane Sorensen said he can't say he doesn't like Craig Hall's work and that he does good work. Shane Sorensen said that he gave

1 Craig Hall the bullet points for the agreement, and he prepared it and went back and forth a couple of times. He said
2 we need to address a couple of other points here. Shane Sorensen said he thinks that on the cost per thousand gallons
3 of water, we can say as per the current version of the city's consolidated fee schedule and as we do our water rate
4 study, we can determine what that is and put it in our fee schedule.
5

6 Kelli Law asked if there was any kind of clause, he didn't want to say abuse, but if they are taking too much, we can
7 cut it off? Carla Merrill said that in order for the water to turn on, it is a manual process not something that can
8 happen automatically. She said let's say they have an emergency event, and Shane Sorensen mentioned that it would
9 have to be one of our water guys, physically going and opening that valve and turning it on. Carla Merrill said if it
10 was happening automatically, she would be more concerned. She said we need to be made aware of what that event
11 is and then decide how to proceed forward. She said we have the latitude.
12

13 Shane Sorensen said it is a hydraulically operated valve. He said if we have 100 pounds of pressure on our side, our
14 tank is higher, so the pressure is higher, let's say we have 100 pounds of pressure on our side and 60 on their side.
15 He said that if the pressure drops below what the set point is, let's say it is 45 pounds of pressure, this valve will
16 open to feed pressure into their system to compensate and bring it back up to 60 pounds. Shane Sorensen said we
17 don't control their water restrictions during drought years so we wouldn't want them drawing water off if all the
18 residents decided they are going to water seven days a week and our residents are watering three days a week.
19

20 Lon Lott asked Shane Sorensen other than the financial aspect how did they take the rest of the agreement. Shane
21 Sorensen answered that he hasn't received any feedback. He said we have been very upfront with them about what
22 we think the provision agreement should be and why. He said he didn't think we need to finalize this tonight, that he
23 wanted to get it in front of the council and see if the council had a completely different train of thought than what we
24 have expressed here in this agreement, we need to know that.
25

26 Greg Gordon said that is a big deal for us. He said we wrote this deal, they came to us and asked for another
27 \$100,000. Greg Gordon said this is our proposal, this is not some halfway deal. He asked if we need more
28 amendments before we finalize this.. Shane Sorensen responded that the three items he mentioned, the valve being
29 in the normally closed position and city staff needing to open that for a rate, they will need to expedite the repair of
30 their equipment if they have a failure on a well so it is not a long term supply from the city and the suggestion on the
31 fee that is written it is as per our consolidated fee schedule.
32

33 Carla Merrill asked how it will affect our water supply. She asked if it would only affect the high zone where it is
34 coming from. Shane Sorensen said yes. Carla Merrill asked if it would be a significant impact on the water source.
35 Shane Sorensen said that it is what we are writing in there, that it can't be. He said if it is they have to cut outdoor
36 irrigation or something to make sure it is not impacting. Carla Merrill asked how we arbitrate that. Shane Sorensen
37 said it was as simple as a valve wrench turning it off.
38

39 Lon Lott said that gallon edge would be a thing and asked if there would be a meter at that point of connection.
40 Shane Sorensen replied yes. Lon Lott said we would know how many houses, how much a house typically uses, and
41 you would know what emergency use and excess use would be. Shane Sorensen said that a typical home uses about
42 400 gallons a day indoors for a family so a couple would be less.
43

44 Jessica Smuin asked if we wanted to give ourselves any flexibility of adjustment on that fee, a 6- or 12-month
45 evaluation. Shane Sorensen said by referencing out consolidated fee schedule we can update that schedule whenever
46 we want. He said they may not like that language because they may say we can change it to whatever we want.
47 Carla Merrill said it would affect the entire city not just them. Shane Sorensen said we may need to give a little more
48 thought to it. Jessica Smuin said to make sure we are protected and that the fee covers some costs that we're not
49 aware of. Carla Merrill asked if the consolidated fee schedule went up to a certain date or days.
50

51 Kelli Law asked Shane Sorensen in the new fee schedule we have different types in there, what if he created another
52 type that was their area for that particular thing. He said you could make that their type initially mirrors one of the
53 other types, whichever one you want and if it gets out of hand you just have to update that type. Shane Sorensen said
54 we could do something like that.
55

56 Lon Lott said that something else we would want to look at is their rate now, would they be getting a better rate. He
57 said we should see what their rate is and make sure that we match their rate. Greg Gordon said we assume their fee
58 is higher, he guesses they don't have any scale and maybe they are all volunteer labor.
59

Shane Sorensen said he didn't think we would have to pass this tonight; he thinks the feedback is good. He said we can work with their comments or do we need their comments. Greg Gordon said he thought it would be good if they took this deal and they'll probably come back and ask for a lot more. Shane Sorensen said that we can convey to them that we have reviewed this with council and with these additional items, it is substantially in the form that the council feels good about, then bring it back.

VI. STAFF REPORTS

Chief Brian Gwilliam

Budget season one for the books. It went smoothly. He said thank you for allowing us to have a dialogue with the city council – thank you for your support and your willingness to see the need. He appreciates Shane Sorensen's leadership and for the leadership of our mayor.

Chief Brian Patten

Thank you. We appreciate your support.

Fireworks: push to get maps out, signs. We are not banned but need to be safe. Residents want to ban fireworks. People were safe last year. Carla Merrill wants to know when we should ban. Chief says we've seen more moisture this year. Have not seen a ban from the county. We follow suit with the forest and the county. Sheet in planning code that talks about defensible space – 30 feet or to the property line. It doesn't talk about going onto city property. Sage brush is flammable, but is low flammability, it is hard to burn. It is the grass around it that will get it going. Wild line crew – on the way home tomorrow. Rerouted from New Mexico to Flagstaff. All home for the 4th and 24th of July.

Austin Roy

Montdella project has new owner. They want to build how it was proposed (rendering on screen). Want to do all 2 story and run it by council to see if there are any issues. Lon Lott asked if that increased the units. Austin Roy said it would be the same amounts of units, same footprint. Kelli Law asked if the units would be more affordable. Carla Merrill asked if anyone has issues with units all being 2 story. All 25 units 2 story. Will address mold in original unit, use foundations already there, retaining wall behind 8ft at highest point. Owner of Montdella loves the way it looks. Owners local within state.

Shane Sorensen

Project updates:

Westfield Road complete. Healy Park poured foundation for curb and playground. Pickleball courts progress with grading, contracts signed, contractors trying to have everything done before Alpine Days. Temp fencing is up. Legacy Park project is completed. Grass got seeded, working toward flowerpots. Cemetery all major vegetation is removed on the north end. Waiting for retaining wall blocks, we should see grading this week. Fiber in the building. Poor quality connection speed, which is why quality of You Tube City Council meetings is so poor. Highland City looks great, \$700 a month for upgrade. We could share a gig with another business. IT thinks we can do it for half the cost. Speed test done and 40 down and 6 up. No fiber yet, we need to update network cables. We will get a price to update the cables. Greg Gordon says if we have issues we could rewire. New phone system in. Proposal for Blue Bison.

Jessica Smuin

Concerns about traffic at Burgess Orchard and do they have a permit. Shane Sorensen said the tenant came in and talked about doing improvements and maybe a parking lot. Austin Roy said Cherry Hill farms planned to put in a parking lot. No plans yet. They haven't come in to talk about a parking lot. Carla Merrill asked if they could open without a conditional use permit. Austin Roy said the have to renew their permit annually. Jessica Smuin said the opening day was July 5, 2022. Greg Gordon said they didn't ever have paved parking. Jessica Smuin said the lot needs to be gravel and graded. Carla Merrill asked Austin to double his efforts to get a hold of them to mitigate the safety concern. Food truck people are loving it, we have about 450 people each week.

Greg Gordon

When the milk shed is removed can we remove pavilion at Burgess Park by Canyon Crest at the same time. Shane Sorensen said he would put it on surplus and has to be removed by a certain date and we could make some money off it. He said it people would by it and not the milk shed because it is different construction. More in demand. Shane Sorensen said we would declare it a surplus property. A new pavilion is in the budget.

Kelli Law

In light of events that are happening, especially the one in Texas, Uvalde. Can we have the police chief come and talk to us about our plan and training in the event that we have something like this, or a similar event like this at one

of our schools. How would it be handled, what type of training and how we would handle that kind of situation. Some are not handled well and was horrific and he is not saying it will happen here but how would be prepared. an active shooting. Carla Merrill asked Chief Gwilliam if he would do a short presentation. Chief said he would work it out in the next 30 days. Kelli Law said if there was a written plan that could be distributed.

Motion: Lon Lott moved to go into executive session to discuss litigation. Jessica Smuin seconded the motion. There were 4 yes votes, 0 no votes and 1 excused as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Greg Gordon		Jason Thelin
Kelli Law		
Jessica Smuin		
Lon Lott		

Adjourned at 9:16 pm

VII. EXECUTIVE SESSION

RESOLUTION NO. R2022-26

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE ALPINE CITY COUNCIL FOR THE APPOINTMENT OF RESIDENTS TO THE HISTORIC ADVISORY BOARD

WHEREAS, the Mayor has the responsibility and authority pursuant to Alpine City Code of Ordinances to appoint individuals to various boards and commissions; and

WHEREAS, the Mayor has appointed the following individuals to serve as a member of the Historic Advisory Board for a term not to exceed three (3) years; and

WHEREAS, the City Council has the responsibility to give advice and consent on all appointments to City boards and commissions; and


WHEREAS, the City Council has met in regular session to consider these appointments.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Alpine City that it gives its advice and consent to the appointment of the following individuals to the Historic Advisory Board for a term as specified. Said term shall be as follows:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Ralph Reyes	July 1, 2022	December 31, 2023
Bob Pollan	July 1, 2022	December 31, 2024
Casey Nielson	July 1, 2022	December 31, 2024
Wendy Forakis	July 1, 2022	December 31, 2025
Paula Nielson	July 1, 2022	December 31, 2025

PASSED AND APPROVED this 14th day of June, 2022.

ALPINE CITY


Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Lon Lott	Yea <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Jason Thelin	Yea <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Kelli Law	Yea <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Greg Gordon	Yea <input checked="" type="checkbox"/> Nay <input type="checkbox"/>

ATTEST:



Bonnie Cooper
City Recorder

DEPOSITED in the office of the City Recorder this 14th day of June, 2022.

RECORDED this 14th day of June, 2022.

RESOLUTION NO. R2022-27

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE ALPINE CITY COUNCIL FOR THE APPOINTMENT OF RESIDENTS TO THE MAIN STREET ADVISORY BOARD

WHEREAS, the Mayor has the responsibility and authority pursuant to Alpine City Code of Ordinances to appoint individuals to various boards and commissions; and

WHEREAS, the Mayor has appointed the following individuals to serve as a member of the Main Street Advisory Board for a term not to exceed three (3) years; and

WHEREAS, the City Council has the responsibility to give advice and consent on all appointments to City boards and commissions; and

WHEREAS, the City Council has met in regular session to consider these appointments.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Alpine City that it gives its advice and consent to the appointment of the following individuals to the Main Street Advisory Board for a term as specified. Said term shall be as follows:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Paula Nielson	July 1, 2022	December 31, 2023
Syd Staker	July 1, 2022	December 31, 2024
Alice Cosper	July 1, 2022	December 31, 2024
Chrissy Hanneman	July 1, 2022	December 31, 2025
Bob Pollan	July 1, 2022	December 31, 2025

PASSED AND APPROVED this 14th day of June, 2022.

ALPINE CITY



Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Lon Lott	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Jason Thelin	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Kelli Law	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Greg Gordon	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

ATTEST:



Bonnie Cooper
City Recorder

DEPOSITED in the office of the City Recorder this 14th day of June, 2022.

RECORDED this 14th day of June, 2022.

RESOLUTION NO. 2022-33

A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH UTAH COUNTY REGARDING LIBRARY SERVICES

WHEREAS, pursuant to the Utah Interlocal Cooperation Act, *Utah Code Ann.* § 11-13-1, et seq., 1953 as amended, any two or more public agencies, as defined therein, may enter into agreements with one another for joint or cooperative action and may also contract with each other to perform any governmental service, activity or undertaking which each public agency entering into the contract is authorized by law to perform; and

WHEREAS, the Alpine City Council of Alpine, Utah, has determined that it is in the public interest and interest of the residents of Alpine City that Alpine City hereinafter referred to as ALPINE, engage in a cooperative effort with Utah County, hereinafter referred to as COUNTY, to provide library and bookmobile services for the residents of ALPINE; and

WHEREAS, an Interlocal Cooperation Agreement has been prepared for approval and execution by and between ALPINE and COUNTY to provide library and bookmobile services for the residents of ALPINE; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City, that the agreement, as attached hereto, entitled Interlocal Cooperation Agreement by and between ALPINE and COUNTY regarding library services, is hereby accepted and approved by the Alpine City Council, and the Mayor of Alpine City is authorized to execute and the City Recorder to attest the execution of said Interlocal Cooperation Agreement for and on behalf of ALPINE. This Resolution shall take effect immediately upon its approval and adoption by the Alpine City Council of Alpine, Utah. The effective date of this agreement shall be July 12, 2022.

PASSED AND APPROVED this 12 day of July, 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 12 day of July, 2022.

RECORDED this ____ day of July, 2022.

INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN UTAH COUNTY, UTAH, AND ALPINE CITY REGARDING LIBRARY SERVICES

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between UTAH COUNTY, a political subdivision of the State of Utah, with its office located at 100 East Center Street, Provo, Utah 84606, hereinafter referred to as "COUNTY", and ALPINE CITY, a political subdivision of the State of Utah, with its office located at 20 North Main, Alpine 84004, hereinafter referred to as "ALPINE".

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, the parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, the parties desire to establish a joint undertaking to provide library and bookmobile services for the residents of ALPINE;

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Interlocal Cooperation Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Interlocal Cooperation Agreement shall become effective and shall enter into force, within the meaning of the Interlocal Cooperation Act, upon the submission of this Interlocal Cooperation Agreement to, and the approval and execution thereof by the executive or executive body of each of the parties to this Agreement. The term of this Interlocal Cooperation Agreement

shall be from July 1, 2022, until June 30, 2023. This Interlocal Cooperation Agreement shall take effect upon its review as to proper form and compliance with applicable law by the Utah County Attorney's Office and the attorney for ALPINE. Prior to becoming effective, this Interlocal Cooperation Agreement shall be filed with the keeper of records of each of the parties hereto.

Section 2. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Interlocal Cooperation Agreement. The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, COUNTY shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement. The parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as the Utah County Clerk/Auditor shall specify and further agrees that said books shall be open for examination by COUNTY and ALPINE, at all reasonable times. The parties agree that they will not acquire, hold nor dispose of any real property pursuant to this Interlocal Agreement during this joint undertaking. The parties further agree that they will not acquire, hold, or dispose of any personal property during this joint undertaking.

Section 3. PURPOSES

This Interlocal Cooperation Agreement has been established and entered into between COUNTY and ALPINE, for the purpose of a joint undertaking to provide library and bookmobile service for the residents of ALPINE through making stops by the COUNTY'S bookmobile at the following locations within ALPINE:

- Tuesday, every other week (24 times per year)
- a. River Meadows Senior Living, 10:15-12:00 (1.75 hours) for a total of 42 hours.
- b. Creekside Park, 12:30-2:30 (2 hours) for a total of 48 hours.
- c. 100 North Main, LDS Chapel, 3:00-5:00 (2 hours) for a total of 48 hours.

Section 4. MANNER OF FINANCING

ALPINE agrees to pay the sum of \$13,596.00 to COUNTY for the bookmobile services enumerated in Section 3 hereof on or before August 1, 2022.

Section 5. METHOD OF TERMINATION

This Interlocal Cooperation Agreement will automatically terminate at the end of its term herein, pursuant to the provisions of paragraph one (1) of this Agreement. Prior to the automatic termination at the end of the term of this Agreement, either party to this Agreement may terminate the Agreement upon providing sixty (60) days written notice of termination to the other party.

Section 6. INDEMNIFICATION

The parties to this Agreement are public entities. Each party agrees to indemnify and save harmless the other for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement. Each party is a governmental entity and is entitled to rely on the protections found in the Utah Governmental Immunity Act, Utah Code Ann. §63G-7-101 et seq. Neither party waives any of the immunities found in said Act.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

Executed copies of this Interlocal Cooperation Agreement shall be placed on file in the office of the Utah County Clerk/Auditor and with the official keeper of records of ALPINE and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement.

Section 8. ADOPTION REQUIREMENTS

This Interlocal Cooperation Agreement shall be (a) approved by the executive or the executive body of each of the parties, (b) executed by a duly authorized official of each of the parties (c) submitted to and reviewed by an authorized attorney of each of the parties, as required

by Section 11-13-202.5(3), Utah Code Annotated, 1953 as amended, and (d) filed with the keeper of records of each party.

Section 9. LAWFUL AGREEMENT

The parties represent that each of them has lawfully entered into this Interlocal Cooperation Agreement, having complied with all relevant statutes, ordinances, resolutions, by-laws, and other legal requirements applicable to their operation.

Section 10. AMENDMENTS

This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by the executive or the executive body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and reviewed by an authorized attorney of each of the parties, as required by Section 11-13-202.5(3), Utah Code Annotated, 1953 as amended, and (d) filed with the keeper of records of each party.

Section 11. SEVERABILITY

If any term or provision of the Interlocal Cooperation Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Interlocal Cooperation Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Interlocal Cooperation Agreement unenforceable.

Section 12. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court

interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that all parties have participated in the preparation hereof.

Section 13. BINDING AGREEMENT

This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the parties hereto.

Section 14. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the parties at their addresses first above written, or at such other addresses as may be designated by notice given hereunder.

Section 15. ASSIGNMENT

The parties to this Agreement shall not assign this Agreement, or any part hereof, without the prior written consent of all other parties to this Agreement. No assignment shall relieve the original parties from any liability hereunder.

Section 16. GOVERNING LAW

All questions with respect to the construction of this Interlocal Cooperation Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 17. STATISTICAL REPORT

Utah County agrees to provide a statistical report on the use of the Bookmobile in ALPINE pursuant to this Interlocal Cooperation Agreement every six months.

IN WITNESS WHEREOF, the parties have signed and executed this Interlocal Cooperation Agreement, on the dates listed below:

UTAH COUNTY

DATED this ____ day of _____ 2022.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

THOMAS V. SAKIEVICH, Chair

ATTEST:
JOSH DANIELS
Utah County Clerk/Auditor

By: _____
Deputy Clerk/Auditor

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Utah County, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable law.

DATED this ____ day of _____ 2022.

By: _____
Deputy Utah County Attorney

ALPINE CITY

APPROVED this ____ day of _____ 2022.

By: _____
Mayor

ATTEST: _____
City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Alpine City, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable law.

DATED this ____ day of _____ 2022.

By: _____
Legal Counsel for Alpine City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2022-32: Approval of OM&R Agreement for the North Branch Pumping Station between CUWCD and Alpine City

FOR CONSIDERATION ON: 12 July 2022

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review and approve the North Branch Pumping Station Agreement with CUWCD.

BACKGROUND INFORMATION:

With the North Branch Pumping Station now being in operation to deliver CUP water to Alpine, it is necessary to enter an Operation, Maintenance and Replacement (OM&R) with the Central Utah Water Conservancy District (CUWCD). City staff has been working with CUWCD to draft this agreement. Resolution R2022-32 will be provided prior to the meeting. The actual agreement is included in the packet.

Following are some highlights from the agreement:

- CUWCD will operate the pump station and pipeline to the Healey Well.
- Each party will be responsible for the cost of operation for their pro-rata share of water that runs through it.
- Each party will pay 50% of the maintenance and replacement costs of the pump station.
- Cost associated with the Healey Pipeline will be distributed as agreed upon in the signed “Petition to the Central Utah Water Conservancy District for Allotment of Water for Municipal and Industrial Use” signed May 13th, 1997.

The agreement will be reviewed by Craig Hall prior to the city council meeting.

STAFF RECOMMENDATION:

Review and approve Resolution R2022-32, including the agreement with CUWCD for the OM&R of the North Branch Pumping Station and the Healey Pipeline.

SAMPLE MOTION TO APPROVE:

I move that Resolution R2022-32 be approved, including the agreement with CUWCD for the OM&R of the North Branch Pumping Station and the Healey Pipeline.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move that Resolution R2022-32 be approved, including the agreement with CUWCD for the OM&R of the North Branch Pumping Station and the Healey Pipeline with the following conditions/changes:

- **insert finding**

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution R2022-32.

**OPERATIONS, MAINTENANCE,
AND REPLACEMENT AGREEMENT
for the NORTH BRANCH PUMPING
STATION
BY AND BETWEEN
CENTRAL UTAH WATER CONSERVANCY DISTRICT
AND ALPINE CITY**

THIS OPERATION, MAINTENANCE, AND REPLACEMENT AGREEMENT (the Agreement) is made this ____ day of _____, 20__ among the CENTRAL UTAH WATER CONSERVANCY DISTRICT (the "DISTRICT") and ALPINE CITY, a Utah municipality ("CITY") (collectively the "PARTIES").

RECITALS

WHEREAS, The DISTRICT has been formed, among other things, for the purpose of constructing, together with the United States Bureau of Reclamation ("Reclamation"), the Bonneville Unit of the Central Utah Project ("CUP"), a participating project of the Colorado River Storage Project, for the purpose of developing a water supply for irrigation, municipal, industrial and other purposes within the boundaries of the DISTRICT, including Utah County, Utah;

WHEREAS, Section 202(a)(1)(D) of the Central Utah Completion Act, Titles II through VI of Public Law 102-575, 106 Stat. 4605, October 30, 1992 (the " Act") authorizes the DISTRICT, in lieu of the Secretary, to construct certain CUP features and the DISTRICT, by Contract No. 14-06- 400-4286 dated December 28, 1965, as amended and supplemented, hereinafter referred to as the ("Repayment Contract"), agreed, among other things, to repay the reimbursable project costs to the United States and to operate and maintain the facilities constructed for the CUP;

WHEREAS, CITY is a Utah municipality created, among other things for the purpose of managing essential municipal utilities, including a secondary water system ("Secondary Water System");

WHEREAS, CITY has contracted with DISTRICT for the purchase and delivery of 770 acre-feet of CUP water;

WHEREAS, the DISTRICT, as a general policy, has constructed facilities to deliver water to user boundaries, but does not guarantee or provide pressure sufficient to deliver into users' systems. Pressurization of CUP water into users' systems is the responsibility of the user.

WHEREAS, engineering analysis has determined that CUP water delivered to the

Healey Well in CITY will not have sufficient pressure to be introduced into CITY's Secondary Water System during certain times of the year;

WHEREAS, on March 10, 2020 the Parties entered into an agreement for the funding, design, and construction of a pump station (Funding Agreement) to pressurize the CUP water sufficiently to enter the CITY Secondary Water System (the "Pump Station") and the DISTRICT desires to have the ability to pump certain waters into Dry Creek when water is available to recharge the underground aquifer to meet planned DISTRICT Aquifer Storage and Recovery purposes;

WHEREAS, per the Funding Agreement the Pump Station and the accompanying facilities were constructed connecting the CUP delivery system to the CITY-owned Healey Well located within CITY boundaries allowing for delivery of the 770 acre-feet of the CUP water and an allotment notice was issued on January 25, 2022;

WHEREAS, in conformance with paragraph 9 of the Funding Agreement upon completion of the construction of the Pump Station, the DISTRICT took title and responsibility to operate, maintain, and replace (OM&R) the Pump Station, but may at its sole discretion and with the concurrence of the CITY, delegate and assign the operation, maintenance and replacement responsibilities for the Pump Station and related facilities to the CITY

WHEREAS, in conformance with paragraph 7 of the Funding Agreement the CITY shall pay its proportionate share of the OM&R costs;

WHEREAS, the parties desire to set forth the terms and cost sharing of OM&R for the Pump Station.

AGREEMENT

NOW, THEREFORE, it is mutually agreed between the parties hereto as follows:

1. Definitions. Additional terms used herein:

- a. " OM&R" shall mean operation, maintenance, and replacement.
- b. The "Pump Station" shall mean the Pump Station designed and constructed by the DISTRICT that will pump both CUP water to CITY and water for DISTRICT purposes, and shall include, but not be limited to, all valves, thrust blocks, manholes, control devices, vents, blow off devices, conduits, pull boxes, power lines, or other infrastructure and facilities related to the Pump Station as shown on the final design and engineering plans.
- c. "Healey Pipeline" shall mean the DISTRICT-owned pipeline and all related facilities and appurtenances constructed from the Pump Station to the Healey Well.
- d. "Contractor" shall mean the construction firm, that by contract with the DISTRICT,

constructed the Pump Station and Healey Pipeline.

2. **Term:** This Agreement shall have an initial term of five years from the effective date. The term and Agreement shall be re-evaluated at the end of the initial term or when the Pump Station begins to be used for DISTRICT purposes such as, but not limited to ASR in Dry Creek.
3. **Ownership:** The DISTRICT will own the Pump Station and Healey Pipeline. The CITY will own the 18" double eccentric butterfly valve located at the Healey Well Connection and the downstream connections as displayed in Exhibit A. Unless otherwise agreed upon by the PARTIES in writing the CITY will own future piping and appurtenances connected to the blind flange at station 46+73.27.
4. **OM&R:** The DISTRICT will operate, maintain, and replace the Pump Station and Healey Pipeline in accordance with its in-house operations and maintenance procedures, the Contractor provided Operations and Maintenance Manuals, and the terms of the agreement for continuous flow for sustained periods. The DISTRICT at its sole discretion and with the concurrence of the CITY, may delegate and assign its operation, maintenance, and replacement responsibilities of the Pump Station and Healey Pipeline to the CITY. The CITY takes all responsibility and liability for discharge water from ~~the its ownership boundary discharge point~~ at the Healey Well Connection noted in paragraph 3.
 - a. **OPERATIONS:** The PARTIES acknowledge the Pump Station shall not be used to regulate pressure or provide variable flows to the CITY's water delivery system.
 - b. **WATER MEASUREMENT:** The DISTRICT will be responsible for measurement of water flow through the pump station and will report such quantities to the CITY as needed or monthly.
 - c. **COORDINATION:**
 1. The PARTIES will coordinate as needed for flow changes and with the exception of emergency conditions shall limit flow changes to once per day.
 2. Annually or as needed DISTRICT will notify the CITY of upcoming maintenance and repair. Prior to performing extraordinary maintenance or replacement the DISTRICT will notify the CITY.
5. **Inspection of Facilities:** CITY personnel will have access to the Pump Station during emergencies and for scheduled inspections.
6. **Cost Sharing:** Cost for Operations, Maintenance, and Replacement will be determined and invoiced annually as a separate cost to the CITY. Cost will be proportionally shared between the PARTIES as described below:
 - a. **OPERATIONS:** All costs associated with Pump Station operations will be billed on a pro-rata basis proportionate to the share of each PARTIES' water passing annually through the Pump Station.
 - b. **MAINTENANCE & REPLACEMENT:** All costs associated with maintenance and replacement of the Pump Station will be split with each PARTY paying 50% of all maintenance and replacement costs. In the case of extraordinary maintenance and replacement, the PARTIES may adjust the maintenance and replacement cost share

upon written consent of the PARTIES. DISTRICT Capital Replacement Reserves are not collected or available for replacement or maintenance of this Pump Station.

- c. Cost associated with the ~~Healy~~Healey Pipeline will be distributed as agreed upon in the signed "Petition to the Central Utah Water Conservancy District for Allotment of Water for Municipal and Industrial Use" signed May 13th, 1997.

7. **Time of Payment:** The OM&R costs for the Pump Station will be computed annually based on a water year from November 1 through October 31. These costs will be billed from CUWCD to the CITY. The CITY shall pay the DISTRICT within 30 days of the billing.

8. **Delinquent Payments:** In the event of non-payment of any payments required herein that are 30 days overdue, DISTRICT shall give CITY ten-days (10) written notice of default. If CITY fails to cure the default within five-days (5) of its receipt of written notice of default, DISTRICT may pursue all legal remedies available to it.

9. **Charges for Delinquent Payments:** Every charge required by this Agreement to be paid by CITY which shall remain unpaid after it has become due are payable, shall be subject to eighteen percent interest (18%) per annum. Interest shall begin to accrue from the date of the delinquency until the outstanding delinquency together with all the accrued interest has been paid in full. All money received shall first be applied to satisfy the accrued interest, and then to the OM&R cost payment.-

10. **Indemnification:** Unless operation, maintenance, and replacement of the Pump Station and the Healey Pipeline is delegated by DISTRICT to CITY, CITY shall indemnify and hold the DISTRICT harmless against all claims for injury and damages arising out of or because of acts or omissions of DISTRICT relating to the operations, maintenance, and replacement of the Pump Station and the Healey Pipeline. DISTRICT shall indemnify and hold the CITY harmless against all claims for injury and damages arising out of or because of acts or omissions of CITY relating to the operations, maintenance, and replacement of the Healey Well,

10.11. **Insurance:** Insurance for the Pump Station and the Healey Pipeline will be provided by the DISTRICT.

11.12. **Contracts with Third Parties:**

- a. The DISTRICT may, at its own discretion consistent with its procurement policies and applicable federal and state law, contract with third parties as necessary for maintenance, repair, or replacement of the Pump Station and Healey Pipeline. The DISTRICT shall retain final authority and discretion to execute and enter into any contract or agreement with a third party for maintenance, repair, or replacement purposes of the Pump Station.

12.13. **Amendment and Termination:** This Agreement may be amended or terminated only with the written mutual consent of all of the Parties.

Formatted: Character scale: 100%

Formatted: Font: 12 pt

Formatted: Normal

13.14. Assignment Limited - Successors and Assigns Obligated: The provisions of this Agreement shall apply to and bind the successors and assigns of the Parties, but no assignment or transfer of this Agreement or any right or interest therein shall be valid until approved in writing by the Parties.

14.15. Notices: Notices to the Parties shall be sent to the following addresses:

To the DISTRICT:
Provo Area Manager
1426 East 750 North
Suite 400
Orem, UT 84097

To CITY:
CITY Administrator
20 North Main
Alpine, UT 84004

15.16. Binding Effect: This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

16.17. Business Relationship: This Agreement does not acknowledge the existence of or establish a partnership, joint venture, or any other form of business relationship between the Parties other than as expressly set forth herein, and this Agreement is limited solely to the purposes and interests expressed herein.

17.18. Severability: If any term or provision of this Agreement shall be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the validity or enforceability of any other term or provision of this Agreement.

18.19. Officials Not to Benefit: No member of or delegate to Congress or local employee of the United States shall benefit from this Agreement other than as a water user or landowner in the same manner as other users or landowners.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed the date written above.

CENTRAL UTAH WATER CONSERVANCY DISTRICT

ATTEST:

By: _____
L. Alma Mansell, Chairman

Secretary, Gene Shawcroft
(Seal)

CITY OF ALPINE

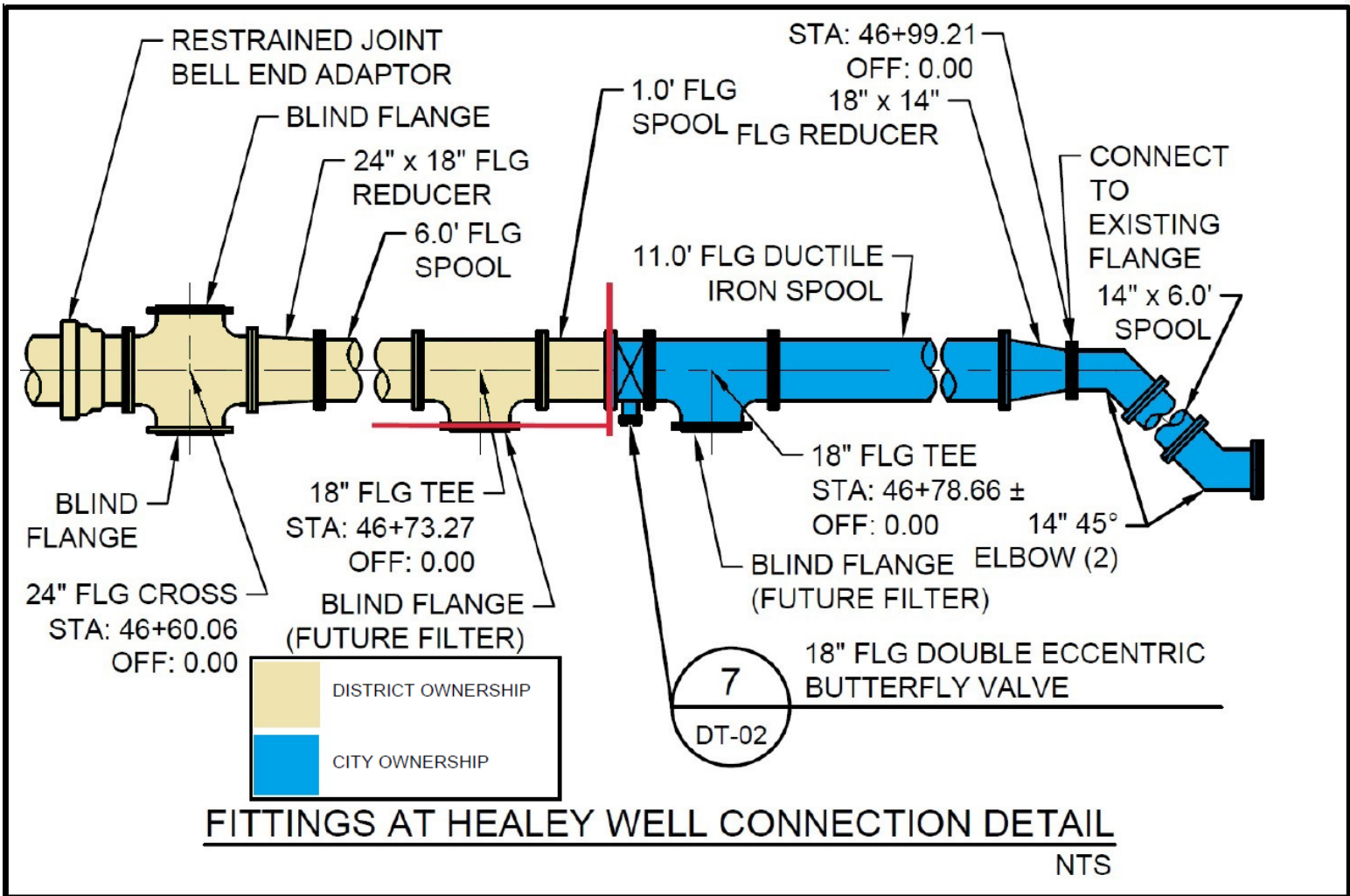
ATTEST

By: _____
Carla Merrill, Mayor

Bonnie Cooper, City Recorder
(Seal)

DRAFT

EXHIBIT A



DRAFT

Formatted: Normal, Centered

ALPINE CITY COUNCIL AGENDA

**SUBJECT: Approval of Rate Study Proposal for Culinary Water and Sewer:
Lewis, Young, Robertson & Burningham**

FOR CONSIDERATION ON: 12 July 2022

PETITIONER: City Staff

**ACTION REQUESTED BY PETITIONER: Approve rate study proposal for
culinary water and sewer.**

BACKGROUND INFORMATION:

It has been several years since the City has reviewed the culinary water and sewer user rates. The user rates need to be reviewed periodically to make certain the costs for operation, maintenance and replacement are being covered. The capital facility plan for the culinary water system was recently updated and the sewer capital facility plan update will be presented to the city council soon for review and approval. These plans include updated costs for new improvements which will be considered in with a review of the rates.

We have requested and received a proposal from Lewis, Young, Robertson and Burningham to perform the rate study. The proposal included a cost estimate of \$15,575 to perform the study. The study will be funded from the culinary water and sewer funds.

STAFF RECOMMENDATION:

Approve the rate study proposal from Lewis, Young, Robertson and Burningham to update the culinary water and sewer rates in the amount of \$15,575.

SAMPLE MOTION TO APPROVE:

I move that the rate study proposal from Lewis, Young, Robertson and Burningham to update the culinary water and sewer rates be approved in the amount of \$15,575.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move that the rate study proposal from Lewis, Young, Robertson and Burningham to update the culinary water and sewer rates be approved in the amount of \$15,575 with the following conditions/changes:

- ****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move that the rate study proposal from Lewis, Young, Robertson and Burningham to update the culinary water and sewer rates be tabled/denied.

PROPOSAL FOR:

ALPINE CITY, UTAH

PROFESSIONAL SERVICES RELATED TO THE
WATER & WASTEWATER UTILITY RATE ANALYSIS



JULY 2022

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.



**LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.**

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - WWW.LEWISYOUNG.COM

COVER LETTER

Alpine City, UT
20 North Main
Alpine, Utah 84004

RE: WATER AND WASTEWATER UTILITY RATE STUDY

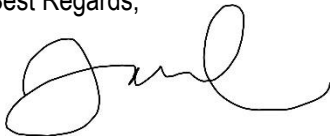
We are pleased to present our credentials to complete a Water and Wastewater User Rate Study on behalf of Alpine City (the "City"). The professionals at Lewis Young Robertson & Burningham, Inc. ("LYRB") have represented public and private clients for more than three decades and completed hundreds of rate and impact fee analyses for clients across Utah. LYRB is a Utah corporation headquartered in downtown Salt Lake City. The project manager, primary contact, and signatory of this proposal is Fred Philpot who is authorized to do so on behalf of LYRB.

The attached proposal outlines our recommended scope of work, our experience, and proposed fee. The following summarizes the key strengths of LYRB:

- ☞ Our approach focuses on building an intuitive and flexible rate model that allows staff and legislators to evaluate multiple funding scenarios. We will help the City assess pay-as-you-go options, debt financing, and phased capital planning while achieving desired performance metrics.
- ☞ LYRB has completed hundreds of fee studies, including impact fee studies and utility rate studies, for entities of all sizes, structures and jurisdictions.
- ☞ While other firms may focus on the funding of capital facilities, LYRB effectively evaluates all aspects of the rate analysis performance objectives including working capital, debt coverage and revenue sufficiency to meet operating needs, while working with the City's engineering team to ensure all capital facility needs are met.
- ☞ LYRB has found that there can be a disconnect between the modeling analysis and the budgeting process employed by cities. LYRB will work with the City to determine the modeling approach that will best meet the City's needs.
- ☞ LYRB's approach is concise and defensible. We reference all source information and provide formulas to ensure the information can be verified.

Should you have any questions regarding our proposal or additional services, please feel free to contact us. We look forward to working with you.

Best Regards,

A handwritten signature in black ink, appearing to read "Fred Philpot IV", written in a cursive style.

Fred Philpot IV
VICE PRESIDENT

SCOPE OF WORK AND SCHEDULE

KEY OBJECTIVES

LYRB understands that it is the intent of the City to update water and wastewater rates. Our study will be based on a comprehensive review of the City's financial position, capital facilities plans, future planned growth, and any other information deemed appropriate. Providing revenues to facilitate operations and capital projects within the five-year planning horizon as well as projecting ten-year utility revenues are the primary focus.

We have found that our approach to rate analysis is unique. We build a comprehensive rate modeling tool that allows us to develop multiple scenarios around key assumptions in the rate analysis. We have found this to be an extremely helpful tool for staff and legislators in evaluating the performance of each utility relative to the City's objectives. Other firms, including engineering firms, will typically focus on capital needs and operational cost, but fail to consider performance measures relative to debt coverage, cash reserves, and affordability. In addition, we have found our ability to build a rate model that is flexible relative to "what-if" situations is extremely valuable for decision makers. Our references can attest to our expertise in addressing the complex questions that arise during these studies and having a model that can be updated instantly based on these questions.

The following represent the key objectives of our analysis followed by a list of the general tasks to be completed by LYRB:

KEY OBJECTIVES

- ☞ Create effective utility rate fees and structures;
- ☞ Fund ongoing O&M and capital projects;
- ☞ Conduct analysis related to revenue generation based on utility rates;
- ☞ Fund water and wastewater asset repair and replacement;
- ☞ Establish long-term revenue sufficiency which recognizes anticipated growth; and,
- ☞ Establish a water rate model that considers customers with and without access to pressurized irrigation.

TASK SUMMARY

- ☞ Project Initiation & Kick-off Meeting;
- ☞ Review Existing Facility Plans, Master Plans and System Financial Structure;
- ☞ Complete User Rate Analysis, and Applicable Scenario Analysis;
- ☞ Provide a Written Rate Analysis and Model; and
- ☞ Present Final Recommendations and Findings to City Council and participate in a Public Hearing.

UTILITY USER RATE ANALYSIS

TASK 1: KICK-OFF MEETING

The project initiation or "kick-off" meeting provides an opportunity for LYRB to understand, in detail, all relevant issues and establish the appropriate lines of communication. This meeting also **establishes consensus** around the key issues that affect the City and the studies at hand. LYRB staff will utilize this meeting to begin the process of gathering and reviewing planning information, growth projections, historic demands, billing information, future capital project needs, and financing information related to the water system.

LYRB will help the City develop key financial and management policies that will ensure implementation of the capital maintenance plan, provide financial benchmarks such as cash reserves, debt service coverage ratios, and describe key management policies such as including inflationary increases each year, and adopting rates for a 5-year period.

LYRB will also review water and wastewater projects in the capital maintenance plan. It is important that **rate structuring policies and goals** are defined at the start of the project to guide the work and ensure that final rates are tailored to the City's needs. LYRB will start working immediately with the City to evaluate the City's situation, discuss strengths or weaknesses with possible rate alternatives, and define rate structure policies that will best fit the City's needs.

TASK 2: DEMAND ANALYSIS

A primary objective our analysis will be the determination of demand. Demand data will include water usage, sanitary system usage, and base customer accounts. LYRB will evaluate demand by customer class and tier to evaluate demand patterns.

TASK 3: REVENUE REQUIREMENT ANALYSIS

Based on the anticipated growth within the service area, LYRB will project annual system revenues compared to forecasted utility expenses for water rates for the next five years. LYRB will divide the annual revenue requirements among functional components of the system and proportionately allocate the annual revenue requirements to each user class according to demand. LYRB will compare the forecasted revenues to historic revenue charges and evaluate the effectiveness of current rates and fees, including miscellaneous fees.

Utilizing historic financial information and budgets, as well as interviews with City staff, LYRB will project the annual expenditures for a five-year planning horizon to meet all operational needs, capital requirements and all bond covenants and other obligations. Expenditures may include the following: operations and maintenance (O&M) costs, equipment, debt service costs, and major capital projects. The effects of inflation during the study period will be factored into the calculations. LYRB has found that there can be a disconnect between the modeling analysis and the budgeting process employed by the City. In order to mitigate this disagreement, LYRB will work with the City to determine the modeling approach that will best meet the City's needs. Anticipated customer utility bills will be provided to demonstrate the impact of rate recommendations on different land uses and customer categories. A ten-year utility revenue projection will also be included.

TASK 4: COST OF SERVICE ANALYSIS

LYRB will review historic revenues and expense and project operating budgets over a five-year planning horizon. This task will also incorporate the findings from an analysis of the capital maintenance plan, allocating necessary cost based on project timing. Since future projects are often costly, this step can have a dramatic impact on the proposed rates. LYRB will provide a cost-of-service allocation analysis of base year revenue requirements and the demand analysis.

TASK 5: RATE DESIGN ANALYSIS

The rate design analysis will incorporate several scenarios. LYRB will provide a **baseline scenario** to determine any deficiencies and establish base service measurements. From the findings of the baseline analysis, LYRB will establish a rate structure based the information gathered in Tasks 1-4 above. The proposed rates will equitably distribute the total costs allocated to each user. Additionally, we will ensure the recommended rates can be easily administered with the City's current financial software and by staff.

LYRB will assist the City to evaluate impact fee options and levels, and methodology to address growth needs. This will include determining the applicability of impact fees relative to the proposed capital needs of the City as contained in the City's master plans and through interviews with City staff. LYRB will help the City evaluate the applicability of impact fee revenues as a funding tool relative to proposed capital projects. If necessary, LYRB can advise on an appropriate course of action for completing or updating necessary impact fee facilities plans and impact fee studies. Our scope does not include the completion of an IFFP and IFA at this time. However, LYRB is qualified to assist in any impact fee matters, should the need arise.

The analysis will ensure revenue sufficiency based on current and projected expenses, cash flow stability, and necessary debt coverage. LYRB will coordinate with City personnel to ensure that rates are structured to allow for a

successful and smooth implementation with the City's billing mechanisms. The rates will be designed to meet the following objectives:

- ☞ **Revenue Sufficiency:** The rates must ensure revenue sufficiency to meet operation and maintenance (O&M) obligations, construct necessary infrastructure (repair & replacement and new capital expense), meet bond covenants, and enhance the overall creditworthiness of the Utility Funds. Revenue will be projected for the ten-year planning horizon.
- ☞ **Equity Among Users:** The second objective is to show an equitable allocation of the revenue requirements to utility user classes according to the demand characteristics (including both fixed and variable costs) historically displayed by each.
- ☞ **Rate Stability:** The structure will be based on sound financial analysis that effectively forecasts annual system revenues and expenses to prevent excessive rate fluctuation that might result from poor financial planning.
- ☞ **Affordability:** LYRB will then determine a rate structure or rate structures that promote affordability relative to comparable community's and industry benchmarks. General comparison information will be provided in the report and model.
- ☞ **Simplicity of Rates:** The rate structure will allow any user to understand the method of calculation used when determining monthly bills.
- ☞ **Business Retention:** The rates for commercial and industrial users will be set so that general user rates are not a disincentive for business and will recognize the tax benefits of commercial utility users. LYRB will Review current water utilization and determine if a large water use rate is necessary.
- ☞ **Compliance:** The completed water and wastewater rate analysis shall be conducted and completed in compliance with all applicable laws and regulations of the State of Utah.

TASK 6: PRELIMINARY FINDINGS MEETING

After the completion of the above items, LYRB will meet with City staff to review the preliminary findings of the model and to review a summary of the model inputs and outputs (e.g., growth assumptions, number of customer accounts, revenues, capital needs, debt service coverage, etc.). The model will ensure the enterprise fund will recover the necessary revenue in a reasonable and equitable manner and establish a rate setting policy. This meeting will also allow LYRB to provide a status update for the project and receive any feedback regarding model assumptions. LYRB feels this meeting also provides important interaction with the City and ensures quality control. Through coordination with the City, LYRB will develop several scenarios that will address the goals of the City, while balancing political and financial constraints.

TASK 7: PROVIDE DRAFT WRITTEN RATE ANALYSIS & MODEL

As the project approach is finalized and work is progressing, LYRB will begin the written user rate analysis. The written analysis will summarize recommendations regarding modifications to the existing rate schedules and detail all assumptions. LYRB will meet with the City again to review the final draft model, review assumptions and make any necessary adjustments in preparation for the final presentation. This task also includes the creation of "one pagers", social media and other public outreach, and education materials in an effort to educate on proposed rate changes etc.

TASK 8: PRESENTATION AT ONE PUBLIC HEARING AND CITY COUNCIL MEETINGS

LYRB will present the study and recommendations at one public hearing and at any City Council meetings with the Utility Rate Study on the agenda. LYRB will prepare related Utility Rate Study materials for the public hearing. The presentation will present the study and recommendations to City staff, City Council, and stakeholders, in order to answer questions and address any concerns that may arise. Based on feedback from the City Council, LYRB will update the user rate analysis and present the final analysis and findings to City staff or City Council.

TASK 9: PROVIDE FINAL WRITTEN RATE ANALYSIS & MODEL

LYRB will provide a final report and Excel model incorporating the recommended changes from City staff and City Board.

PROPOSED FEE

Shown below is the itemized scope of work and estimated time to complete each task. The total combined price for the services provided as defined in the Scope of Work is not anticipated to exceed **\$15,575** based on the hourly assumptions shown below. LYRB will work with the City to address any costs that fall outside the scope of services identified herein. Increases to the scope of services will not be assessed until mutually agreed upon.

	CONSULTING SERVICES	VICE PRESIDENT	ANALYST	TOTAL HOURS	FEE PER TASK
	Hourly Rate	\$150	\$125		
Task 1	Project "Kick-Off" Meeting (1 Meeting)	4.00	-	4.00	\$600.00
Task 2	Demand Analysis	3.00	4.00	7.00	\$950.00
Task 3	Revenue Requirement Analysis	4.00	14.00	18.00	\$2,350.00
Task 4	Cost of Service Analysis	10.00	8.00	18.00	\$2,500.00
Task 5	Rate Design Analysis	20.00	15.00	35.00	\$4,875.00
Task 6	Preliminary Findings Meeting (1 Meeting)	4.00	-	4.00	\$600.00
Task 7	Provide Draft Written Rate Analysis	3.00	8.00	11.00	\$1,450.00
Task 8	Public Hearing and Presentation to the City Council (1 Meeting)	4.00	-	4.00	\$600.00
Task 9	Provide Final Written Rate Analysis	6.00	6.00	12.00	\$1,650.00
Total		58.00	55.00	113.00	\$15,575.00

QUALIFICATIONS AND PERSONNEL

LYRB BACKGROUND

LYRB was founded in 1995 to address local governments' unmet needs for unbiased, professional project financing advice. At the time, banks and underwriters whose corporate goals were often at odds with the same local governments they claimed to represent were underserving local governments. LYRB was specifically founded as an independent municipal financial advisory firm to correct that asymmetry. It continues to provide local governments throughout Utah with innovative, cost-effective financing solutions for public capital improvement projects. From its original focus on financial advisory services the firm has grown by expanding the services it provides to its local government clients in response to those clients' needs and requests. Today we remain the only full-service independent municipal financial advisory firm located in, and focused on, Utah.

The professionals at LYRB have represented public clients for more than three decades and have established LYRB as a leading consulting and financial advisory firm, specializing in public finance, impact fee analyses, rate studies, economic consulting and planning. We do not anticipate the need for any outside support related to our scope of work.

PROJECT MANAGER AND TEAM

The LYRB team members assigned to this project include **Fred Philpot**. Mr. Philpot has experience with municipal finance advisory services, utility rate studies, impact fees, municipal fee studies, cost of service studies, feasibility analysis, etc.

TEAM MEMBER	EXPERTISE	EXPERIENCE	MSRB	CONTACT
Fred Philpot Vice President	User Rate and Impact Fee Analysis, Financial Modeling, Presentations	14 Years, Hundreds of studies / analyses / modeling		Office: 801.456.3909 Cell: 801.243.0293 fred@lewisyoung.com

The project management will be led by Mr. Philpot, Vice President at LYRB, with support from the firms Production Team. LYRB excels in completing clear, thorough, and defensible analyses through engagement with appropriate stakeholders. We also have extensive experience presenting our findings before staff, legislative bodies, and other elected officials.



FRED PHILPOT, VICE PRESIDENT

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

Office: 801.456.3909

Cell: 801.243.0293

fred@lewisyoung.com

Mr. Philpot received a Bachelor of Science from Utah State University, studying political science and is a graduate of the Master of Public Administration program from Brigham Young University. He emphasized in quantitative analysis and government administration. Mr. Philpot joined Lewis Young Robertson & Burningham, Inc. in 2006. Mr. Philpot has served as the project lead for numerous utility rate studies including studies completed for Hooper Water Improvement District, Ogden, Holladay, Orem, Provo, and other local entities. He specializes in financial modeling including scenario analysis, fund analysis, and forecasting.

COMPARABLE PROJECT EXPERIENCE

LYRB has completed hundreds of fee studies, including impact fee studies and utility rate studies, for entities of all sizes. This volume of experience with multiple 'repeat customers' provides evidence that we are well prepared to address all issues that may arise. Listed below is a summary of three rate analyses LYRB has completed. We encourage you to contact all of our references.

TABLE 1 provides a list of recent projects and references.

TABLE 1: RECENT PROJECT EXPERIENCE

CLIENT	CONTACT	PROJECT DESCRIPTION	COMPLETION	PROJECT LEAD
Mountain Regional Water Special Improvement District	Scott Morrison General Manager (435) 940-1916 x310	In 2020, LYRB assisted with the completion of a wholesale water rate study. This included a cost-of-service analysis and user rate fee analysis for 400 acre-feet of wholesale water delivered to District customers. LYRB is currently presenting the study results to the County for approval.	Completed on time and within budget.	Fred Philpot
City of Holladay	Gina Chamness City Manager (801) 272-9450	In 2020, LYRB provided Holladay with a storm utility rate analysis for the creation of a new storm enterprise fund. The City does not currently assess a storm utility fee. LYRB helped the City evaluate impervious area to determine demand units, establish an operations and maintenance budget and evaluate needed capital improvements. This analysis also included an evaluation of financing strategies due to the substantial capital needs. LYRB is currently assisting with the adoption of proposed rates.	Completed on time and within budget.	Fred Philpot
South Ogden City	Matt Dixon City Manager (801) 622-2702	In 2017, LYRB prepared a comprehensive General Fund and utility rate analysis for South Ogden City's culinary water, sanitary sewer, and storm drain utilities. These studies were based upon updated master plans and culminated in a rate structure that prepared South Ogden for future debt issuance. LYRB has assisted with updates in 2018 and 2019.	Completed on time and within budget.	Fred Philpot
Orem City	Jaimie Davidson City Manager (801) 229-7038	In 2016, LYRB evaluated proposed rate policies related to culinary water, sanitary sewer and storm drainage. LYRB provided a model that allowed City staff and the Council to evaluate multiple scenarios employing a pay-as-you-go approach or the utilization of bonding. This allowed the City to determine the appropriate course of action relative to their specific needs. LYRB is in the process of updating this analysis for 2020.	Completed on time and within budget.	Fred Philpot

CLIENT	CONTACT	PROJECT DESCRIPTION	COMPLETION	PROJECT LEAD
Ogden City	Mark Johnson, CAO (801) 629-8150	In 2012, LYRB prepared a comprehensive rate analysis and long-term financial plan for Ogden City's culinary water, sanitary sewer, and storm drain utilities, which lead to an upgraded bond rating. LYRB updated the model in 2013, 2014 and 2015, 2018 and is assisting with the current update in process.	Completed on time and within budget.	Fred Philpot
Jordan Valley Water Conservancy District	Dave Martin CFO/Treasurer (801) 565-4300	In 2019, LYRB completed the District's recent impact fee update for the retail service area, as well as the impact fee update in 2013.	Completed on time and within budget.	Fred Philpot
Trans Jordan Landfill	Jordan Hensley Accountant/Financial Analyst (801) 256-2816	In 2019, LYRB assisted Trans Jordan Landfill develop a comprehensive financial model evaluating the long-term financial sustainability of the landfill operations and capital needs. This included developing a complex financial model and scenario analysis tool that could be used by staff and the board to evaluate different scenarios and adopt rate policies that would meet the agency's objectives.	Completed on time and within budget.	Fred Philpot

PARTIAL PAYMENT NO. 1

Name of Contractor:	Carlton, Inc.		
Name of Owner:	Alpine City		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: 31-Aug-22	Original: \$205,051.70	From:	1-Jun-22
Revised:	Revised: \$0.00	To:	30-Jun-22
Description of Job: Alpine City - Cemetery Expansion			
Original Contract Amount			
Amount	This Period	Total To Date	
Amount Earned	\$21,293.40	\$20,228.73	
Amount Retained	\$1,064.67	\$1,064.67	
Previous Payments		\$0.00	
Amount Due	\$20,228.73	\$	20,228.73
Days Remaining	of	Percent Time Used:	
Estimated Percentage of Job Completed	9.87%		
Contractor's Construction Progress IS on schedule			

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

Recommended by: Alpine City Engineering Dept.

Date: _____

Shane L. Sorensen, P.E.
Public Works Director

Accepted by: Carlton, Inc.

Date: _____

Carlton, Inc.

Approved By: Alpine City

Date: _____

Carla Merrill
Mayor

Project Owner: Alpine City
 Project: Alpine City - Cemetery Expansion

Date: 8-Jul-22

Contractor: Carlton, Inc.

Original Contract Amount: \$205,051.70
 Revised Contract Amount:

						Pay Est #1	Total Billing			
Item	Description	Quantity	Units	Unit Price	Amount	Quantity this Month	Earnings this Month	Quantity to Date	Earnings to Date	Percent Complete
BID SCHEDULE										
Retaining Wall										
1	Mobilization	1	LS	\$ 4,000.00	\$ 4,000.00		\$0.00	0	\$0.00	0.0%
2	Bond	1	LS	\$ 3,626.70	\$ 3,626.70		\$0.00	0	\$0.00	0.0%
3	Gravel	350	Tons	\$ 28.00	\$ 9,800.00		\$0.00	0	\$0.00	0.0%
4	Block	1	LS	\$ 46,290.00	\$ 46,290.00	0.46	\$21,293.40	0	\$21,293.40	46.0%
5	Block Installation - Labor	1	LS	\$ 52,800.00	\$ 52,800.00		\$0.00	0	\$0.00	0.0%
6	Dirt Work	1	LS	\$ 8,000.00	\$ 8,000.00		\$0.00	0	\$0.00	0.0%
Grading										
7	Mobilization	1	LS	\$ 4,000.00	\$ 4,000.00		\$0.00	0	\$0.00	0.0%
8	Grub	1	LS	\$ 10,100.00	\$ 10,100.00		\$0.00	0	\$0.00	0.0%
9	Cut	4,030	CY	\$ 7.00	\$ 28,210.00		\$0.00	0	\$0.00	0.0%
10	Fill	5,175	CY	\$ 7.00	\$ 36,225.00		\$0.00	0	\$0.00	0.0%
11	Model	1	LS	\$ 2,000.00	\$ 2,000.00		\$0.00	0	\$0.00	0.0%
Total Bid/Contract					\$205,051.70					
Partial Payment Sub-Total							\$21,293.40		\$21,293.40	
Additive Alternates										
Change Orders										
	Change Order Sub-Total				\$0.00		\$0.00		\$0.00	
	Total Revised				\$205,051.70		\$21,293.40		\$21,293.40	
	5% Retainage				~		\$1,064.67		\$1,064.67	
	Add Retainage									
	Total				\$205,051.70		\$20,228.73		\$20,228.73	

ALPINE CITY COUNCIL AGENDA

SUBJECT: Declare Surplus Property – Burgess Park Pavilion

FOR CONSIDERATION ON: 12 July 2022

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Declare the south pavilion at Burgess Park as surplus property.

BACKGROUND INFORMATION:

The recently approved FY2023 budget included a new pavilion to replace the south pavilion at Burgess Park. The existing pavilion has been in place for over 30 years. When it was built it was at the end of a dead end road. There were no developments in the area, no schools and the church was not there. With the new developments came the construction of Canyon Crest Road, which is a collector road. The alignment of the street and the way parking lots were constructed when Burgess Park was expanded put the pavilion in a less than desirable location with respect to the street. In addition, the pavilion roof is low to the ground. We considered installing soffit for the ceiling but after some consideration determined that this improvement could be prone to vandalism. It was determined that the best option was to replace the pavilion in a more desirable location.

City staff is proposing to declare this pavilion as surplus property and then put it on an auction site for sale. The successful bidder would have 30 days to disassemble the pavilion and have it removed from the property. City staff would then remove the concrete and restore the landscaping.

STAFF RECOMMENDATION:

Declare the pavilion at the south end of Burgess Park as surplus property.

SAMPLE MOTION TO APPROVE:

I move that the pavilion at the south end of Burgess Park be declared as surplus property and be sold.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move that the pavilion at the south end of Burgess Park be declared as surplus property and be sold with the following conditions/changes:

- ****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move that the Burgess Park Pavilion remain and not be declared as surplus property at this time.

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
JUNE 30, 2022

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	25,556.58
01-1112	XPRESS BILL PAY	1,483.20
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	19,932,915.80
TOTAL COMBINED CASH		19,960,955.58
01-1190	CASH - ALLOCATION TO OTHER FUN	(19,960,955.58)
TOTAL GENERAL FUND CASH		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	1,676,669.60
11	ALLOCATION TO CLASS C ROADS	1,131,279.68
15	ALLOCATION TO RECREATION IMPACT FEES	802,951.05
16	ALLOCATION TO STREET IMPACT FEES	424,439.28
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	6,275,987.85
51	ALLOCATION TO WATER FUND	2,866,646.65
52	ALLOCATION TO SEWER FUND	2,599,784.62
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	991,615.94
56	ALLOCATION TO STORM DRAIN FUND	747,041.71
70	ALLOCATION TO TRUST AND AGENCY FUND	727,132.30
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	692,871.99
81	ALLOCATION TO WATER IMPACT FEES	471,243.64
82	ALLOCATION TO SEWER IMPACT FEES	155,080.52
85	ALLOCATION TO PI IMPACT FEES	218,412.05
86	ALLOCATION TO STORM DRAIN IMPACT FEES	179,798.70
TOTAL ALLOCATIONS TO OTHER FUNDS		19,960,955.58
ALLOCATION FROM COMBINED CASH FUND - 01-1190		(19,960,955.58)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	1,676,669.60	
10-1309	DEFERRED PROPERTY TAXES REC	2,549,874.68	
10-1311	ACCOUNTS RECEIVABLE	64,030.73	
10-1561	PREPAID EXPENSES	12,039.49	
	TOTAL ASSETS		4,302,614.50

LIABILITIES AND EQUITY

LIABILITIES

10-2131	ACCOUNTS PAYABLE	20,365.06	
10-2211	WAGES PAYABLE	8,412.00	
10-2223	STATE WITHHOLDING PAYABLE	(2.86)	
10-2228	GARNISHMENT PAYABLE	.04	
10-2230	ALPINE DAYS REVENUES IN ADVANC	36,202.74	
10-2400	UNEARNED REVENUE	2,549,874.00	
	TOTAL LIABILITIES		2,614,850.98

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2980	BALANCE BEGINNING OF YEAR	2,159,789.74	
	REVENUE OVER EXPENDITURES - YTD	(472,026.22)	
	BALANCE - CURRENT DATE	1,687,763.52	
	TOTAL FUND EQUITY		1,687,763.52
	TOTAL LIABILITIES AND EQUITY		4,302,614.50

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	1,852,349.39	1,852,349.39	2,200,000.00	347,650.61	84.2
10-31-20 REDEMPTION TAXES	205,852.97	205,852.97	160,000.00	(45,852.97)	128.7
10-31-30 GENERAL SALES AND USE TAXES	1,673,840.66	1,673,840.66	1,675,000.00	1,159.34	99.9
10-31-31 MOTOR VEHICLE TAXES	110,127.17	110,127.17	120,000.00	9,872.83	91.8
10-31-40 FRANCHISE FEES	623,694.33	623,694.33	700,000.00	76,305.67	89.1
10-31-90 PENALTIES & INT. ON DELINQUENT	3,162.94	3,162.94	4,000.00	837.06	79.1
TOTAL TAXES	4,469,027.46	4,469,027.46	4,859,000.00	389,972.54	92.0
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	20,775.00	20,775.00	25,000.00	4,225.00	83.1
10-32-20 PLAN CHECK FEES	246,471.13	246,471.13	225,000.00	(21,471.13)	109.5
10-32-21 BUILDING PERMITS	422,323.07	422,323.07	400,000.00	(22,323.07)	105.6
10-32-22 BUILDING PERMIT ASSESSMENT	6,713.97	6,713.97	5,000.00	(1,713.97)	134.3
TOTAL LICENSES AND PERMITS	696,283.17	696,283.17	655,000.00	(41,283.17)	106.3
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42 MUNICIPAL RECREATION GRANT	.00	.00	4,964.00	4,964.00	.0
10-33-50 ARPA GRANT	621,222.50	621,222.50	621,222.50	.00	100.0
TOTAL INTERGOVERNMENTAL REVENUE	621,222.50	621,222.50	626,186.50	4,964.00	99.2
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	21,509.00	21,509.00	30,000.00	8,491.00	71.7
10-34-14 ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15 SALE OF MAPS AND PUBLICATIONS	90.00	90.00	250.00	160.00	36.0
10-34-22 PUBLIC SAFETY DISTRICT RENTAL	28,887.00	28,887.00	38,516.00	9,629.00	75.0
10-34-40 WASTE COLLECTION SALES	677,253.80	677,253.80	625,000.00	(52,253.80)	108.4
10-34-69 YOUTH COUNCIL	2,193.00	2,193.00	.00	(2,193.00)	.0
10-34-81 SALE OF CEMETERY LOTS	6,648.75	6,648.75	7,500.00	851.25	88.7
10-34-83 BURIAL FEES	48,800.00	48,800.00	50,000.00	1,200.00	97.6
TOTAL CHARGES FOR SERVICES	785,381.55	785,381.55	751,766.00	(33,615.55)	104.5
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	6,165.00	6,165.00	25,000.00	18,835.00	24.7
10-35-15 OTHER FINES	41,055.99	41,055.99	40,000.00	(1,055.99)	102.6
10-35-16 TRAFFIC SCHOOL	1,260.00	1,260.00	7,500.00	6,240.00	16.8
TOTAL FINES AND FORFEITURES	48,480.99	48,480.99	72,500.00	24,019.01	66.9

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

		GENERAL FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>						
10-36-20	RENTS AND CONCESSIONS	57,145.00	57,145.00	65,000.00	7,855.00	87.9
	TOTAL RENTS AND OTHER REVENUE	57,145.00	57,145.00	65,000.00	7,855.00	87.9
<u>INTEREST AND MISC REVENUE</u>						
10-38-10	INTEREST EARNINGS	15,436.71	15,436.71	50,000.00	34,563.29	30.9
10-38-17	ALPINE DAYS REVENUE	71,419.78	71,419.78	85,000.00	13,580.22	84.0
10-38-18	RODEO REVENUE	21,283.00	21,283.00	20,000.00	(1,283.00)	106.4
10-38-50	BICENTENNIAL BOOKS	560.00	560.00	500.00	(60.00)	112.0
10-38-90	SUNDRY REVENUES	71,547.02	71,547.02	45,000.00	(26,547.02)	159.0
	TOTAL INTEREST AND MISC REVENUE	180,246.51	180,246.51	200,500.00	20,253.49	89.9
<u>TRANSFERS AND CONTRIBUTIONS</u>						
10-39-10	FUND BALANCE APPROPRIATION	.00	.00	1,369,750.00	1,369,750.00	.0
10-39-20	CONTRIBUTION FOR PARAMEDIC	33,456.21	33,456.21	35,000.00	1,543.79	95.6
	TOTAL TRANSFERS AND CONTRIBUTIONS	33,456.21	33,456.21	1,404,750.00	1,371,293.79	2.4
	TOTAL FUND REVENUE	6,891,243.39	6,891,243.39	8,634,702.50	1,743,459.11	79.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	207,706.34	207,706.34	220,000.00	12,293.66	94.4
10-41-13 EMPLOYEE BENEFITS	97,530.48	97,530.48	92,900.00	(4,630.48)	105.0
10-41-14 OVERTIME WAGES	.00	.00	1,500.00	1,500.00	.0
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	21,427.03	21,427.03	21,000.00	(427.03)	102.0
10-41-22 PUBLIC NOTICES	926.31	926.31	4,500.00	3,573.69	20.6
10-41-23 TRAVEL	4,407.66	4,407.66	2,500.00	(1,907.66)	176.3
10-41-24 OFFICE SUPPLIES & POSTAGE	13,992.71	13,992.71	15,000.00	1,007.29	93.3
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	(46.11)	(46.11)	1,500.00	1,546.11	(3.1)
10-41-28 TELEPHONE	4,427.50	4,427.50	5,500.00	1,072.50	80.5
10-41-30 PROFESSIONAL SERVICES	31,404.40	31,404.40	60,000.00	28,595.60	52.3
10-41-33 EDUCATION	3,118.09	3,118.09	500.00	(2,618.09)	623.6
10-41-46 COUNCIL DISCRETIONARY FUND	12,282.30	12,282.30	15,000.00	2,717.70	81.9
10-41-47 MAYOR DISCRETIONARY FUND	97.50	97.50	8,000.00	7,902.50	1.2
10-41-51 INSURANCE	10,613.11	10,613.11	10,000.00	(613.11)	106.1
10-41-63 OTHER SERVICES	5,998.31	5,998.31	500.00	(5,498.31)	1199.7
10-41-64 OTHER EXPENSES	4,505.77	4,505.77	4,000.00	(505.77)	112.6
10-41-73 CAPITAL OUTLAY -ARPA GRANT	36,300.00	36,300.00	621,222.50	584,922.50	5.8
TOTAL ADMINISTRATION	454,691.40	454,691.40	1,083,622.50	628,931.10	42.0

COURT

10-42-24 OFFICE EXPENSE & POSTAGE	31,713.67	31,713.67	35,000.00	3,286.33	90.6
10-42-31 PROFESSIONAL SERVICES	41,757.79	41,757.79	40,000.00	(1,757.79)	104.4
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	16,960.03	16,960.03	25,000.00	8,039.97	67.8
TOTAL COURT	90,431.49	90,431.49	100,200.00	9,768.51	90.3

TREASURER

10-43-11 SALARIES & WAGES	16,675.66	16,675.66	16,900.00	224.34	98.7
10-43-13 EMPLOYEE BENEFITS	10,212.02	10,212.02	10,250.00	37.98	99.6
10-43-14 OVERTIME WAGES	2,432.06	2,432.06	750.00	(1,682.06)	324.3
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	1,693.30	1,693.30	1,200.00	(493.30)	141.1
10-43-23 TRAVEL	410.92	410.92	750.00	339.08	54.8
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-43-25 EQUIPMENT-SUPPLIES & MAINTENAN	(21.92)	(21.92)	.00	21.92	.0
10-43-31 PROFESSIONAL & TECHNICAL	4,800.00	4,800.00	5,200.00	400.00	92.3
10-43-33 EDUCATION	.00	.00	500.00	500.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	10,400.00	10,400.00	13,000.00	2,600.00	80.0
TOTAL TREASURER	46,602.04	46,602.04	48,800.00	2,197.96	95.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 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	27,584.84	27,584.84	31,950.00	4,365.16	86.3
TOTAL ELECTIONS	27,584.84	27,584.84	32,450.00	4,865.16	85.0
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	6,961.93	6,961.93	7,000.00	38.07	99.5
10-52-27 UTILITIES	14,733.85	14,733.85	18,000.00	3,266.15	81.9
10-52-51 INSURANCE	8,671.36	8,671.36	9,000.00	328.64	96.4
10-52-63 OTHER SERVICES	10,281.98	10,281.98	15,000.00	4,718.02	68.6
10-52-72 CAPITAL OUTLAY BUILDINGS	69,819.89	69,819.89	550,000.00	480,180.11	12.7
TOTAL GOVERNMENT BUILDINGS	110,469.01	110,469.01	599,000.00	488,530.99	18.4
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	1,220,172.00	1,220,172.00	1,220,168.00	(4.00)	100.0
10-57-63 FIRE-PROFESSIONAL SERVICE	1,108,176.00	1,108,176.00	1,108,175.00	(1.00)	100.0
10-57-72 ADMINISTRATION	85,103.00	85,103.00	94,115.00	9,012.00	90.4
TOTAL EMERGENCY SERVICES	2,413,451.00	2,413,451.00	2,422,458.00	9,007.00	99.6
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	39,363.50	39,363.50	41,700.00	2,336.50	94.4
10-58-13 EMPLOYEE BENEFITS	19,762.29	19,762.29	20,950.00	1,187.71	94.3
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	29.21	29.21	500.00	470.79	5.8
10-58-25 EQUIPMENT - SUPPLIES & MAINTEN	(19.23)	(19.23)	.00	19.23	.0
10-58-28 TELEPHONE	585.00	585.00	1,000.00	415.00	58.5
10-58-29 CONTRACT/BUILDING INSPECTOR	93,595.75	93,595.75	100,000.00	6,404.25	93.6
10-58-51 INSURANCE & SURETY BONDS	8,671.36	8,671.36	10,000.00	1,328.64	86.7
10-58-65 BUILDING PERMIT SURCHARGE	3,716.57	3,716.57	2,500.00	(1,216.57)	148.7
TOTAL BUILDING INSPECTION	165,704.45	165,704.45	177,650.00	11,945.55	93.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	101,094.72	101,094.72	118,600.00	17,505.28	85.2
10-59-13 EMPLOYEE BENEFITS	58,768.09	58,768.09	58,300.00	(468.09)	100.8
10-59-14 OVERTIME WAGES	2,338.71	2,338.71	1,000.00	(1,338.71)	233.9
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	64.28	64.28	1,000.00	935.72	6.4
10-59-23 TRAVEL	592.08	592.08	1,500.00	907.92	39.5
10-59-24 OFFICE SUPPLIES & POSTAGE	216.02	216.02	1,500.00	1,283.98	14.4
10-59-30 PROFESSIONAL SERVICES	71,415.16	71,415.16	45,000.00	(26,415.16)	158.7
10-59-31 LEGAL SERVICES FOR SUBDIVIS	1,345.56	1,345.56	20,000.00	18,654.44	6.7
10-59-34 EDUCATION	620.00	620.00	750.00	130.00	82.7
TOTAL PLANNING & ZONING	236,454.62	236,454.62	247,650.00	11,195.38	95.5
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	91,755.52	91,755.52	92,900.00	1,144.48	98.8
10-60-13 EMPLOYEE BENEFITS	61,221.15	61,221.15	58,900.00	(2,321.15)	103.9
10-60-14 OVERTIME WAGES	8,536.19	8,536.19	6,300.00	(2,236.19)	135.5
10-60-15 ON CALL WAGES	3,590.30	3,590.30	5,450.00	1,859.70	65.9
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	59,072.95	59,072.95	42,000.00	(17,072.95)	140.7
10-60-26 STREET SUPPLIES AND MAINTENANC	35,135.39	35,135.39	65,000.00	29,864.61	54.1
10-60-27 UTILITIES	66.14	66.14	500.00	433.86	13.2
10-60-28 TELEPHONE	2,194.51	2,194.51	900.00	(1,294.51)	243.8
10-60-29 POWER - STREET LIGHTS	49,666.08	49,666.08	50,000.00	333.92	99.3
10-60-51 INSURANCE	8,671.36	8,671.36	10,000.00	1,328.64	86.7
10-60-63 OTHER SERVICES	5,707.12	5,707.12	12,000.00	6,292.88	47.6
10-60-64 OTHER EXPENSES	8,348.57	8,348.57	3,500.00	(4,848.57)	238.5
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	254,878.18	254,878.18	246,500.00	(8,378.18)	103.4
10-60-74 CAPITAL OUTLAY - EQUIPMENT	184,986.27	184,986.27	185,024.00	37.73	100.0
TOTAL STREETS	773,829.73	773,829.73	780,374.00	6,544.27	99.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	58,321.73	58,321.73	48,800.00	(9,521.73)	119.5
10-70-12 WAGES TEMPORARY EMPLOYEES	33,323.54	33,323.54	33,400.00	76.46	99.8
10-70-13 EMPLOYEE BENEFITS	35,419.51	35,419.51	33,100.00	(2,319.51)	107.0
10-70-14 OVERTIME WAGES	1,674.32	1,674.32	1,250.00	(424.32)	134.0
10-70-23 TRAVEL	727.01	727.01	1,000.00	272.99	72.7
10-70-24 OFFICE SUPPLIES & POSTAGE	2,114.38	2,114.38	1,500.00	(614.38)	141.0
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	35,210.77	35,210.77	25,000.00	(10,210.77)	140.8
10-70-26 BUILDING AND GROUNDS SUPPLIES	41,328.18	41,328.18	40,000.00	(1,328.18)	103.3
10-70-27 UTILITIES	61,304.72	61,304.72	65,000.00	3,695.28	94.3
10-70-28 TELEPHONE	2,167.01	2,167.01	1,000.00	(1,167.01)	216.7
10-70-51 INSURANCE & SURETY BONDS	8,671.36	8,671.36	10,500.00	1,828.64	82.6
10-70-60 RODEO	31,769.60	31,769.60	30,000.00	(1,769.60)	105.9
10-70-64 OTHER EXPENSES	21,354.14	21,354.14	26,500.00	5,145.86	80.6
10-70-65 ALPINE DAYS	70,438.26	70,438.26	115,000.00	44,561.74	61.3
10-70-67 MOYLE PARK	5,869.16	5,869.16	9,000.00	3,130.84	65.2
10-70-68 LIBRARY	10,835.00	10,835.00	11,500.00	665.00	94.2
10-70-69 YOUTH COUNCIL	5,349.42	5,349.42	5,500.00	150.58	97.3
10-70-70 BOOK MOBILE	13,596.00	13,596.00	13,596.00	.00	100.0
10-70-71 TRAILS	800.90	800.90	5,000.00	4,199.10	16.0
TOTAL PARKS & RECREATION	440,275.01	440,275.01	476,646.00	36,370.99	92.4

CEMETERY

10-77-11 SALARIES & WAGES	58,321.36	58,321.36	48,800.00	(9,521.36)	119.5
10-77-12 WAGES TEMPORARY EMPLOYEE	33,323.52	33,323.52	33,400.00	76.48	99.8
10-77-13 EMPLOYEE BENEFITS	35,417.49	35,417.49	33,100.00	(2,317.49)	107.0
10-77-14 OVERTIME WAGES	1,674.32	1,674.32	1,250.00	(424.32)	134.0
10-77-23 TRAVEL	213.21	213.21	500.00	286.79	42.6
10-77-24 OFFICE SUPPLIES & POSTAGE	399.95	399.95	250.00	(149.95)	160.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	8,918.11	8,918.11	12,000.00	3,081.89	74.3
10-77-26 BUILDING AND GROUNDS	6,049.02	6,049.02	12,000.00	5,950.98	50.4
10-77-27 CEMETERY PAVING	5,358.72	5,358.72	.00	(5,358.72)	.0
10-77-28 TELEPHONE	520.00	520.00	850.00	330.00	61.2
10-77-51 INSURANCE & SURETY BONDS	8,671.36	8,671.36	10,000.00	1,328.64	86.7
10-77-63 OTHER SERVICES	146.19	146.19	12,000.00	11,853.81	1.2
TOTAL CEMETERY	159,013.25	159,013.25	164,150.00	5,136.75	96.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	43,602.67	43,602.67	43,800.00	197.33	99.6
10-82-13 EMPLOYEE BENEFITS	27,340.34	27,340.34	27,100.00	(240.34)	100.9
10-82-14 OVERTIME WAGES	1,493.79	1,493.79	450.00	(1,043.79)	332.0
10-82-24 OFFICE SUPPLIES & POSTAGE	4,834.31	4,834.31	3,600.00	(1,234.31)	134.3
10-82-28 TELEPHONE	195.00	195.00	150.00	(45.00)	130.0
10-82-31 PROFESSIONAL & TECHNICAL	4,800.00	4,800.00	4,800.00	.00	100.0
10-82-34 TECHNOLOGY UPDATE	5,278.56	5,278.56	5,000.00	(278.56)	105.6
10-82-61 TIPPING FEES	133,868.64	133,868.64	161,000.00	27,131.36	83.2
10-82-62 WASTE PICKUP CONTRACT	339,214.49	339,214.49	365,000.00	25,785.51	92.9
10-82-64 OTHER EXPENSES	3,253.15	3,253.15	2,000.00	(1,253.15)	162.7
10-82-65 CITY CLEANUP PROJECTS	10,523.79	10,523.79	10,500.00	(23.79)	100.2
TOTAL GARBAGE	574,404.74	574,404.74	623,400.00	48,995.26	92.1
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	15,482.64	15,482.64	20,000.00	4,517.36	77.4
10-99-80 TRANSFER TO CAPITAL IMP FUND	1,853,302.00	1,853,302.00	1,853,302.00	.00	100.0
10-99-82 EMERGENCY PREP	1,573.39	1,573.39	5,000.00	3,426.61	31.5
TOTAL MISCELLANEOUS	1,870,358.03	1,870,358.03	1,878,302.00	7,943.97	99.6
TOTAL FUND EXPENDITURES	7,363,269.61	7,363,269.61	8,634,702.50	1,271,432.89	85.3
NET REVENUE OVER EXPENDITURES	(472,026.22)	(472,026.22)	.00	472,026.22	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

CLASS C ROADS

ASSETS

11-1190	CASH - ALLOCATION FROM GENERAL	1,131,279.68	
	TOTAL ASSETS		1,131,279.68

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
11-2980	BALANCE BEGINNING OF YEAR	1,217,662.73	
	REVENUE OVER EXPENDITURES - YTD	(86,383.05)	
	BALANCE - CURRENT DATE	1,131,279.68	
	TOTAL FUND EQUITY		1,131,279.68
	TOTAL LIABILITIES AND EQUITY		1,131,279.68

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	418,599.45	418,599.45	440,000.00	21,400.55	95.1
11-33-60 MASS TRANSIT	157,279.14	157,279.14	120,000.00	(37,279.14)	131.1
TOTAL SOURCE 33	575,878.59	575,878.59	560,000.00	(15,878.59)	102.8
 <u>INTEREST AND MISC REVENUE</u>					
11-38-10 INTEREST EARNINGS	5,035.00	5,035.00	10,000.00	4,965.00	50.4
11-38-90 MISCELLANEOUS	25.00	25.00	.00	(25.00)	.0
TOTAL INTEREST AND MISC REVENUE	5,060.00	5,060.00	10,000.00	4,940.00	50.6
 <u>TRANSFERS AND CONTRIBUTIONS</u>					
11-39-10 FUND BALANCE APPROPRIATION	.00	.00	100,000.00	100,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	100,000.00	100,000.00	.0
 TOTAL FUND REVENUE	 580,938.59	 580,938.59	 670,000.00	 89,061.41	 86.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND	547,321.64	547,321.64	550,000.00	2,678.36	99.5
11-60-75 MASS TRANSIT PROJECTS	120,000.00	120,000.00	120,000.00	.00	100.0
TOTAL DEPARTMENT 60	667,321.64	667,321.64	670,000.00	2,678.36	99.6
TOTAL FUND EXPENDITURES	667,321.64	667,321.64	670,000.00	2,678.36	99.6
NET REVENUE OVER EXPENDITURES	(86,383.05)	(86,383.05)	.00	86,383.05	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

RECREATION IMPACT FEES

ASSETS

15-1190	CASH - ALLOCATION FROM GENERAL	802,951.05	
	TOTAL ASSETS		802,951.05

LIABILITIES AND EQUITY

LIABILITIES

15-2131	ACCOUNTS PAYABLE	2,264.41	
	TOTAL LIABILITIES		2,264.41

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	97,910.23	
	BALANCE - CURRENT DATE	229,601.02	
	TOTAL FUND EQUITY		800,686.64
	TOTAL LIABILITIES AND EQUITY		802,951.05

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
15-37-31 RECREATION FACILITY FEES	104,832.00	104,832.00	100,000.00	(4,832.00)	104.8
TOTAL OPERATING REVENUES	104,832.00	104,832.00	100,000.00	(4,832.00)	104.8
<u>INTEREST AND MISC REVENUE</u>					
15-38-10 INTEREST EARNINGS	3,976.00	3,976.00	10,000.00	6,024.00	39.8
TOTAL INTEREST AND MISC REVENUE	3,976.00	3,976.00	10,000.00	6,024.00	39.8
TOTAL FUND REVENUE	108,808.00	108,808.00	110,000.00	1,192.00	98.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
15-40-31 PARK SYSTEM	10,897.77	10,897.77	110,000.00	99,102.23	9.9
TOTAL EXPENDITURES	10,897.77	10,897.77	110,000.00	99,102.23	9.9
TOTAL FUND EXPENDITURES	10,897.77	10,897.77	110,000.00	99,102.23	9.9
NET REVENUE OVER EXPENDITURES	97,910.23	97,910.23	.00	(97,910.23)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

STREET IMPACT FEES

ASSETS

16-1190	CASH - ALLOCATION FROM GENERAL	424,439.28	
	TOTAL ASSETS		424,439.28

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	401,672.92	
	REVENUE OVER EXPENDITURES - YTD	22,766.36	
	BALANCE - CURRENT DATE	424,439.28	
	TOTAL FUND EQUITY		424,439.28
	TOTAL LIABILITIES AND EQUITY		424,439.28

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
16-37-21	STREETS & TRANSPORTATION FEES	56,249.48	56,249.48	40,000.00	(16,249.48)	140.6
	TOTAL OPERATING REVENUES	56,249.48	56,249.48	40,000.00	(16,249.48)	140.6
	<u>INTEREST AND MISC REVENUE</u>					
16-38-10	INTEREST EARNINGS	2,229.00	2,229.00	.00	(2,229.00)	.0
	TOTAL INTEREST AND MISC REVENUE	2,229.00	2,229.00	.00	(2,229.00)	.0
	TOTAL FUND REVENUE	58,478.48	58,478.48	40,000.00	(18,478.48)	146.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
16-40-21 STREET & TRANSPORT EXPENSES	35,712.12	35,712.12	40,000.00	4,287.88	89.3
TOTAL EXPENDITURES	35,712.12	35,712.12	40,000.00	4,287.88	89.3
TOTAL FUND EXPENDITURES	35,712.12	35,712.12	40,000.00	4,287.88	89.3
NET REVENUE OVER EXPENDITURES	22,766.36	22,766.36	.00	(22,766.36)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

CAPITAL IMPROVEMENTS FUND

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	6,275,987.85	
	TOTAL ASSETS		6,275,987.85

LIABILITIES AND EQUITY

LIABILITIES

45-2124	OTHER BONDS	266,000.00	
45-2131	ACCOUNTS PAYABLE	14,500.00	
45-2140	INFRA PROTECTION BONDS	1,163,401.09	
45-2147	OPEN SPACE BOND	139,000.00	
45-2150	RESTRICTED FOR ROADS	138,830.00	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2155	DONATION/LAMBERT PARK	121,014.22	
	TOTAL LIABILITIES		1,847,957.31

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	1,575,968.15	
	BALANCE - CURRENT DATE	4,428,030.54	
	TOTAL FUND EQUITY		4,428,030.54
	TOTAL LIABILITIES AND EQUITY		6,275,987.85

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
45-38-10 INTEREST REVENUE	22,704.00	22,704.00	10,000.00	(12,704.00)	227.0
TOTAL INTEREST AND MISC REVENUE	22,704.00	22,704.00	10,000.00	(12,704.00)	227.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-10 TRANSFER FROM GENERAL FUND	1,853,302.00	1,853,302.00	1,300,000.00	(553,302.00)	142.6
45-39-11 CAPITOL IMPROVEMENTS FUND SURP	.00	.00	927,000.00	927,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	1,853,302.00	1,853,302.00	2,227,000.00	373,698.00	83.2
TOTAL FUND REVENUE	1,876,006.00	1,876,006.00	2,237,000.00	360,994.00	83.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	260,129.19	260,129.19	716,000.00	455,870.81	36.3
45-40-73 CAPITAL OUTLAY BUILDINGS	1,850.00	1,850.00	185,000.00	183,150.00	1.0
45-40-74 CAPITAL OUTLAY - EQUIPMENT	38,058.66	38,058.66	36,000.00	(2,058.66)	105.7
45-40-99 RESERVES	.00	.00	1,300,000.00	1,300,000.00	.0
TOTAL EXPENDITURES	300,037.85	300,037.85	2,237,000.00	1,936,962.15	13.4
TOTAL FUND EXPENDITURES	300,037.85	300,037.85	2,237,000.00	1,936,962.15	13.4
NET REVENUE OVER EXPENDITURES	1,575,968.15	1,575,968.15	.00	(1,575,968.15)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

WATER FUND

ASSETS

51-1190	CASH - ALLOCATION FROM GENERAL	2,866,646.65	
51-1311	WATER ACCOUNTS RECEIVABLE	70,899.68	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(3,000.00)	
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 DEPRN-MACH & EQ	(479,671.21)	
TOTAL ASSETS			14,298,342.62

LIABILITIES AND EQUITY

LIABILITIES

51-2131	ACCOUNTS PAYABLE	4,390.42	
51-2151	UTILITY DEPOSIT	35,700.00	
51-2171	PROFESS & TECH SERVICES TBP	8,155.38	
51-2220	WAGES PAYABLE	1,812.00	
51-2230	ST COMPENSATED ABSENCES	2,616.32	
51-2290	NET PENSION LIABILITY	6,967.00	
51-2410	DEFERRED INFLOWS-PENSIONS	52,079.00	
51-2530	LT COMPENSATED ABSENCES	463.00	
TOTAL LIABILITIES			112,183.12

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	333,139.51	
BALANCE - CURRENT DATE		14,186,159.50	
TOTAL FUND EQUITY			14,186,159.50
TOTAL LIABILITIES AND EQUITY			14,298,342.62

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	792,263.10	792,263.10	800,000.00	7,736.90	99.0
51-37-12 OTHER WATER REVENUE	6,049.30	6,049.30	20,000.00	13,950.70	30.3
51-37-16 WATER CONNECTION FEE	26,220.00	26,220.00	30,000.00	3,780.00	87.4
51-37-17 PENALTIES	8,156.07	8,156.07	5,700.00	(2,456.07)	143.1
TOTAL OPERATING REVENUES	832,688.47	832,688.47	855,700.00	23,011.53	97.3
<u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	13,513.00	13,513.00	20,000.00	6,487.00	67.6
TOTAL INTEREST AND MISC REVENUE	13,513.00	13,513.00	20,000.00	6,487.00	67.6
<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	846,201.47	846,201.47	1,328,425.00	482,223.53	63.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	138,315.65	138,315.65	136,000.00	(2,315.65)	101.7
51-80-13 EMPLOYEE BENEFITS	88,819.30	88,819.30	84,500.00	(4,319.30)	105.1
51-80-14 OVERTIME WAGES	10,029.98	10,029.98	7,800.00	(2,229.98)	128.6
51-80-15 ON CALL WAGES	3,590.30	3,590.30	6,600.00	3,009.70	54.4
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	1,199.99	1,199.99	2,500.00	1,300.01	48.0
51-80-23 TRAVEL	1,248.40	1,248.40	3,000.00	1,751.60	41.6
51-80-24 OFFICE SUPPLIES & POS	29,728.81	29,728.81	15,000.00	(14,728.81)	198.2
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	13,307.44	13,307.44	21,000.00	7,692.56	63.4
51-80-26 BUILDING AND GROUNDS SUPPLIES	41,255.08	41,255.08	50,000.00	8,744.92	82.5
51-80-27 UTILITIES	31,084.97	31,084.97	25,000.00	(6,084.97)	124.3
51-80-28 TELEPHONE	3,369.72	3,369.72	2,500.00	(869.72)	134.8
51-80-31 PROFESSIONAL & TECHNICAL SERVI	14,850.26	14,850.26	25,000.00	10,149.74	59.4
51-80-33 EDUCATION	395.00	395.00	1,000.00	605.00	39.5
51-80-34 TECHNOLOGY UPDATE	6,287.00	6,287.00	10,000.00	3,713.00	62.9
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	8,671.36	8,671.36	10,900.00	2,228.64	79.6
51-80-62 MISCELLANEOUS SERVICES	33,927.64	33,927.64	38,000.00	4,072.36	89.3
51-80-63 OTHER EXPENSES	36,359.95	36,359.95	15,000.00	(21,359.95)	242.4
51-80-72 CAPITAL OUTLAY - BUILDINGS	5,517.76	5,517.76	5,000.00	(517.76)	110.4
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	10,103.35	10,103.35	580,000.00	569,896.65	1.7
51-80-74 CAPITAL OUTLAY - EQUIPMENT	35,000.00	35,000.00	34,625.00	(375.00)	101.1
TOTAL WATER EXPENDITURES	513,061.96	513,061.96	1,328,425.00	815,363.04	38.6
TOTAL FUND EXPENDITURES	513,061.96	513,061.96	1,328,425.00	815,363.04	38.6
NET REVENUE OVER EXPENDITURES	333,139.51	333,139.51	.00	(333,139.51)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	2,599,784.62	
52-1312	SEWER ACCOUNTS RECEIVABLE	88,401.46	
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			7,934,953.69

LIABILITIES AND EQUITY

LIABILITIES

52-2131	ACCOUNTS PAYABLE	12,498.85	
52-2220	WAGES PAYABLE	1,817.00	
52-2230	ST COMPENSATED ABSENCES	21,349.00	
52-2290	NET PENSION LIABILITY	6,429.00	
52-2300	TSSD CLEARING ACCOUNT	39,281.55	
52-2410	DEFERRED INFLOWS-PENSIONS	48,059.00	
52-2530	LT COMPENSATED ABSENCES	4,199.00	
TOTAL LIABILITIES			133,633.40

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	7,687,020.99	
	REVENUE OVER EXPENDITURES - YTD	114,299.30	
BALANCE - CURRENT DATE		7,801,320.29	
TOTAL FUND EQUITY			7,801,320.29
TOTAL LIABILITIES AND EQUITY			7,934,953.69

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	1,029,336.69	1,029,336.69	1,050,000.00	20,663.31	98.0
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	7,250.00	7,250.00	5,000.00	(2,250.00)	145.0
TOTAL OPERATING REVENUES	1,036,586.69	1,036,586.69	1,065,000.00	28,413.31	97.3
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	12,591.00	12,591.00	10,000.00	(2,591.00)	125.9
TOTAL INTEREST AND MISC REVENUE	12,591.00	12,591.00	10,000.00	(2,591.00)	125.9
<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	1,049,177.69	1,049,177.69	1,179,025.00	129,847.31	89.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	137,795.65	137,795.65	136,000.00	(1,795.65)	101.3
52-81-13 EMPLOYEE BENEFITS	83,785.61	83,785.61	84,500.00	714.39	99.2
52-81-14 OVERTIME WAGES	10,029.98	10,029.98	7,800.00	(2,229.98)	128.6
52-81-15 ON CALL WAGES	3,590.30	3,590.30	6,600.00	3,009.70	54.4
52-81-23 TRAVEL	1,973.66	1,973.66	2,750.00	776.34	71.8
52-81-24 OFFICE SUPPLIES & POSTAGE	15,584.75	15,584.75	12,000.00	(3,584.75)	129.9
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	4,273.48	4,273.48	10,000.00	5,726.52	42.7
52-81-26 BUILDING AND GROUND SUPPLIES	8,104.84	8,104.84	12,000.00	3,895.16	67.5
52-81-27 UTILITIES	1,832.88	1,832.88	500.00	(1,332.88)	366.6
52-81-28 TELEPHONE	2,969.85	2,969.85	3,500.00	530.15	84.9
52-81-31 PROFESSIONAL & TECHNICAL	7,500.00	7,500.00	8,000.00	500.00	93.8
52-81-34 TECHNOLOGY UPDATE	5,933.99	5,933.99	6,000.00	66.01	98.9
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51 INSURANCE AND SURETY BONDS	8,671.36	8,671.36	.00	(8,671.36)	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	548,598.00	548,598.00	598,250.00	49,652.00	91.7
52-81-64 OTHER EXPENSES	4,309.04	4,309.04	12,000.00	7,690.96	35.9
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	3,425.00	3,425.00	65,000.00	61,575.00	5.3
52-81-74 CAPITAL OUTLAY - EQUIPMENT	86,500.00	86,500.00	84,125.00	(2,375.00)	102.8
TOTAL SEWER EXPENDITURES	934,878.39	934,878.39	1,179,025.00	244,146.61	79.3
TOTAL FUND EXPENDITURES	934,878.39	934,878.39	1,179,025.00	244,146.61	79.3
NET REVENUE OVER EXPENDITURES	114,299.30	114,299.30	.00	(114,299.30)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	991,615.94	
55-1282	2020 BOND FUND 0352420	77.34	
55-1284	CASH - 2010 BOND FUND #418	.02	
55-1311	ACCOUNTS RECEIVABLE	88,123.39	
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 DEPR'N-MACH & EQ	(209,029.58)	
55-1910	DEFERED AMOUNT ON REFUNDING	133,109.02	
TOTAL ASSETS			12,505,664.03

LIABILITIES AND EQUITY

LIABILITIES

55-2131	ACCOUNTS PAYABLE	3,603.96	
55-2141	ACCRUED INTEREST PAYABLE	5,333.00	
55-2220	WAGES PAYABLE	1,587.00	
55-2230	ST COMPENSATED ABSENCES	5,172.53	
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			3,261,259.49

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	(397,986.16)	
BALANCE - CURRENT DATE		9,244,404.54	
TOTAL FUND EQUITY			9,244,404.54
TOTAL LIABILITIES AND EQUITY			12,505,664.03

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
55-37-11 IRRIGATION WATER SALES	997,483.33	997,483.33	975,000.00	(22,483.33)	102.3
55-37-12 OTHER REVENUE	2,099.68	2,099.68	1,000.00	(1,099.68)	210.0
55-37-16 PRESSURIZED CONNECTION FEE	61,535.68	61,535.68	40,000.00	(21,535.68)	153.8
TOTAL OPERATING REVENUES	1,061,118.69	1,061,118.69	1,016,000.00	(45,118.69)	104.4
<u>INTEREST AND MISC REVENUE</u>					
55-38-10 INTEREST EARNINGS	4,592.03	4,592.03	10,000.00	5,407.97	45.9
TOTAL INTEREST AND MISC REVENUE	4,592.03	4,592.03	10,000.00	5,407.97	45.9
<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	1,065,710.72	1,065,710.72	2,113,429.00	1,047,718.28	50.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	116,983.32	116,983.32	115,500.00	(1,483.32)	101.3
55-40-13 EMPLOYEE BENEFITS	78,150.68	78,150.68	73,400.00	(4,750.68)	106.5
55-40-14 OVERTIME WAGES	10,029.98	10,029.98	7,800.00	(2,229.98)	128.6
55-40-15 ON CALL WAGES	3,590.30	3,590.30	3,300.00	(290.30)	108.8
55-40-23 TRAVEL	.00	.00	1,200.00	1,200.00	.0
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	35,804.38	35,804.38	58,000.00	22,195.62	61.7
55-40-26 BUILDING & GROUNDS SUPPLIES	11,338.36	11,338.36	25,000.00	13,661.64	45.4
55-40-27 UTILITIES	172,873.18	172,873.18	245,000.00	72,126.82	70.6
55-40-28 TELEPHONE	2,574.10	2,574.10	1,500.00	(1,074.10)	171.6
55-40-29 OFFICE SUPPLIES & POSTAGE	16,964.88	16,964.88	12,000.00	(4,964.88)	141.4
55-40-31 PROFESSIONAL & TECHNICAL SERVI	5,250.00	5,250.00	5,000.00	(250.00)	105.0
55-40-32 ENGINEER SERVICES	.00	.00	10,000.00	10,000.00	.0
55-40-33 TECHNOLOGY UPDATE	5,284.00	5,284.00	7,500.00	2,216.00	70.5
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	9,517.36	9,517.36	12,000.00	2,482.64	79.3
55-40-62 MISCELLANEOUS SERVICES	27,866.53	27,866.53	33,000.00	5,133.47	84.4
55-40-63 OTHER EXPENSES	10,311.60	10,311.60	1,500.00	(8,811.60)	687.4
55-40-71 CUP WATER	109,971.00	109,971.00	440,000.00	330,029.00	25.0
55-40-72 PI BOND PROJECTS	565,075.18	565,075.18	565,000.00	(75.18)	100.0
55-40-73 CAPITAL OUTLAY	7,902.00	7,902.00	323,000.00	315,098.00	2.5
55-40-74 CAPITAL OUTLAY - EQUIPMENT	5,791.33	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	1,500.00	1,500.00	2,000.00	500.00	75.0
55-40-86 BOND PRINCIPAL #0352418	226,500.00	226,500.00	230,500.00	4,000.00	98.3
55-40-87 BOND INTEREST #0352418	40,418.70	40,418.70	35,900.00	(4,518.70)	112.6
TOTAL EXPENDITURES	1,463,696.88	1,463,696.88	2,443,429.00	979,732.12	59.9
TOTAL FUND EXPENDITURES	1,463,696.88	1,463,696.88	2,443,429.00	979,732.12	59.9
NET REVENUE OVER EXPENDITURES	(397,986.16)	(397,986.16)	(330,000.00)	67,986.16	(120.6)

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	747,041.71	
56-1313	STORM DRAIN ACCTS RECEIVABLE	15,223.18	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(494.59)	
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		6,439,651.23

LIABILITIES AND EQUITY

LIABILITIES

56-2220	WAGES PAYABLE	507.00	
56-2230	ST COMPENSATED ABSENCES	8,763.00	
56-2290	NET PENSION LIABILITY	1,730.00	
56-2410	DEFERRED INFLOWS-PENSIONS	12,934.00	
56-2530	LT COMPENSATED ABSENCES	1,551.00	
	TOTAL LIABILITIES		25,485.00

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	82,710.36	
	BALANCE - CURRENT DATE	6,414,166.23	
	TOTAL FUND EQUITY		6,414,166.23
	TOTAL LIABILITIES AND EQUITY		6,439,651.23

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	184,790.06	184,790.06	200,000.00	15,209.94	92.4
56-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13 SWPP FEE	15,300.00	15,300.00	14,000.00	(1,300.00)	109.3
TOTAL OPERATING REVENUES	200,090.06	200,090.06	215,000.00	14,909.94	93.1
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	3,496.00	3,496.00	6,000.00	2,504.00	58.3
TOTAL INTEREST AND MISC REVENUE	3,496.00	3,496.00	6,000.00	2,504.00	58.3
<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	203,586.06	203,586.06	297,550.00	93,963.94	68.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	48,010.94	48,010.94	48,000.00	(10.94)	100.0
56-40-13 EMPLOYEE BENEFITS	30,266.01	30,266.01	29,900.00	(366.01)	101.2
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	2,005.00	2,005.00	2,000.00	(5.00)	100.3
56-40-23 TRAVEL	277.56	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	1,826.74	1,826.74	4,500.00	2,673.26	40.6
56-40-27 STORM DRAIN UTILITIES	543.24	543.24	.00	(543.24)	.0
56-40-34 TECHNOLOGY UPDATE	5,284.00	5,284.00	5,000.00	(284.00)	105.7
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	8,671.21	8,671.21	10,000.00	1,328.79	86.7
56-40-62 MISCELLANEOUS SERVICES	5,510.78	5,510.78	10,000.00	4,489.22	55.1
56-40-73 CAPITAL OUTLAY	18,480.22	18,480.22	100,000.00	81,519.78	18.5
TOTAL EXPENDITURES	120,875.70	120,875.70	297,550.00	176,674.30	40.6
TOTAL FUND EXPENDITURES	120,875.70	120,875.70	297,550.00	176,674.30	40.6
NET REVENUE OVER EXPENDITURES	82,710.36	82,710.36	.00	(82,710.36)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

TRUST AND AGENCY FUND

ASSETS

70-1190	CASH - ALLOCATION TO OTHER FUN	727,132.30
	TOTAL ASSETS	<u>727,132.30</u>

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
70-2470	SILVERHAWK BOND	5,000.00
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	<u>652,804.33</u>

FUND EQUITY

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 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		
	REVENUE OVER EXPENDITURES - YTD	<u>3,317.00</u>		
	BALANCE - CURRENT DATE		<u>61,052.97</u>	
	TOTAL FUND EQUITY			<u>74,327.97</u>
	TOTAL LIABILITIES AND EQUITY			<u><u>727,132.30</u></u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

TRUST AND AGENCY FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
	<u>INTEREST AND MISC REVENUE</u>					
70-38-10	INTEREST REVENUE	<u>3,317.00</u>	<u>3,317.00</u>	<u>1,000.00</u>	<u>(2,317.00)</u>	<u>331.7</u>
	TOTAL INTEREST AND MISC REVENUE	<u>3,317.00</u>	<u>3,317.00</u>	<u>1,000.00</u>	<u>(2,317.00)</u>	<u>331.7</u>
	TOTAL FUND REVENUE	<u>3,317.00</u>	<u>3,317.00</u>	<u>1,000.00</u>	<u>(2,317.00)</u>	<u>331.7</u>

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 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	3,317.00	3,317.00	.00	(3,317.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190	CASH - ALLOCATION TO OTHER FUN	692,871.99	
	TOTAL ASSETS		692,871.99

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	691,834.74	
	REVENUE OVER EXPENDITURES - YTD	1,037.25	
	BALANCE - CURRENT DATE	692,871.99	
	TOTAL FUND EQUITY		692,871.99
	TOTAL LIABILITIES AND EQUITY		692,871.99

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56 CEMETERY LOT PAYMENTS	19,946.25	19,946.25	20,000.00	53.75	99.7
71-33-58 UPRIGHT MONUMENT	675.00	675.00	2,500.00	1,825.00	27.0
TOTAL INTERGOVERNMENTAL REVENUE	20,621.25	20,621.25	22,500.00	1,878.75	91.7
<u>INTEREST AND MISC REVENUE</u>					
71-38-10 INTEREST REVENUE	3,441.00	3,441.00	1,500.00	(1,941.00)	229.4
TOTAL INTEREST AND MISC REVENUE	3,441.00	3,441.00	1,500.00	(1,941.00)	229.4
<u>TRANSFERS AND CONTRIBUTIONS</u>					
71-39-10 FUND SURPLUS	.00	.00	100,000.00	100,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	100,000.00	100,000.00	.0
TOTAL FUND REVENUE	24,062.25	24,062.25	124,000.00	99,937.75	19.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	23,025.00	23,025.00	124,000.00	100,975.00	18.6
TOTAL EXPENDITURES	23,025.00	23,025.00	124,000.00	100,975.00	18.6
TOTAL FUND EXPENDITURES	23,025.00	23,025.00	124,000.00	100,975.00	18.6
NET REVENUE OVER EXPENDITURES	1,037.25	1,037.25	.00	(1,037.25)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

WATER IMPACT FEES

ASSETS

81-1190	CASH - ALLOCATION FROM GENERAL	471,243.64	
	TOTAL ASSETS		471,243.64

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	7,632.96	
	BALANCE - CURRENT DATE	471,243.64	
	TOTAL FUND EQUITY		471,243.64
	TOTAL LIABILITIES AND EQUITY		471,243.64

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
81-37-20 WATER IMPACT FEES	103,395.98	103,395.98	135,000.00	31,604.02	76.6
TOTAL OPERATING REVENUES	103,395.98	103,395.98	135,000.00	31,604.02	76.6
<u>INTEREST AND MISC REVENUE</u>					
81-38-10 INTEREST EARNINGS	2,362.00	2,362.00	.00	(2,362.00)	.0
TOTAL INTEREST AND MISC REVENUE	2,362.00	2,362.00	.00	(2,362.00)	.0
TOTAL FUND REVENUE	105,757.98	105,757.98	135,000.00	29,242.02	78.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	98,125.02	98,125.02	135,000.00	36,874.98	72.7
TOTAL IMPACT FEE PROJECTS	98,125.02	98,125.02	135,000.00	36,874.98	72.7
TOTAL FUND EXPENDITURES	98,125.02	98,125.02	135,000.00	36,874.98	72.7
NET REVENUE OVER EXPENDITURES	7,632.96	7,632.96	.00	(7,632.96)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

SEWER IMPACT FEES

ASSETS

82-1190	CASH - ALLOCATION FROM GENERAL	155,080.52	
	TOTAL ASSETS		155,080.52

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	136,396.64	
	REVENUE OVER EXPENDITURES - YTD	18,683.88	
	BALANCE - CURRENT DATE	155,080.52	
	TOTAL FUND EQUITY		155,080.52
	TOTAL LIABILITIES AND EQUITY		155,080.52

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	23,647.68	23,647.68	25,000.00	1,352.32	94.6
TOTAL OPERATING REVENUES	23,647.68	23,647.68	25,000.00	1,352.32	94.6
<u>INTEREST AND MISC REVENUE</u>					
82-38-10 INTEREST EARNINGS	741.00	741.00	.00	(741.00)	.0
TOTAL INTEREST AND MISC REVENUE	741.00	741.00	.00	(741.00)	.0
TOTAL FUND REVENUE	24,388.68	24,388.68	25,000.00	611.32	97.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	5,704.80	5,704.80	25,000.00	19,295.20	22.8
TOTAL IMPACT FEE PROJECTS	5,704.80	5,704.80	25,000.00	19,295.20	22.8
TOTAL FUND EXPENDITURES	5,704.80	5,704.80	25,000.00	19,295.20	22.8
NET REVENUE OVER EXPENDITURES	18,683.88	18,683.88	.00	(18,683.88)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

PI IMPACT FEES

ASSETS

85-1190	CASH - ALLOCATION FROM GENERAL	218,412.05	
	TOTAL ASSETS		218,412.05

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	(5,008.26)	
	BALANCE - CURRENT DATE	218,412.05	
	TOTAL FUND EQUITY		218,412.05
	TOTAL LIABILITIES AND EQUITY		218,412.05

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
85-37-20 PI IMPACT FEES	105,501.74	105,501.74	110,000.00	4,498.26	95.9
TOTAL OPERATING REVENUES	105,501.74	105,501.74	110,000.00	4,498.26	95.9
<u>INTEREST AND MISC REVENUE</u>					
85-38-10 INTEREST EARNINGS	990.00	990.00	1,500.00	510.00	66.0
TOTAL INTEREST AND MISC REVENUE	990.00	990.00	1,500.00	510.00	66.0
TOTAL FUND REVENUE	106,491.74	106,491.74	111,500.00	5,008.26	95.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
85-40-86 BOND PRINCIPAL #0352418	111,500.00	111,500.00	111,500.00	.00	100.0
TOTAL EXPENDITURES	111,500.00	111,500.00	111,500.00	.00	100.0
TOTAL FUND EXPENDITURES	111,500.00	111,500.00	111,500.00	.00	100.0
NET REVENUE OVER EXPENDITURES	(5,008.26)	(5,008.26)	.00	5,008.26	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2022

STORM DRAIN IMPACT FEES

ASSETS

86-1190	CASH - ALLOCATION FROM GENERAL	179,798.70	
	TOTAL ASSETS		179,798.70

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	32,079.00	
	BALANCE - CURRENT DATE	179,798.70	
	TOTAL FUND EQUITY		179,798.70
	TOTAL LIABILITIES AND EQUITY		179,798.70

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2022

STORM DRAIN IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
86-37-20	STORM DRAIN IMPACT FEES	31,200.00	31,200.00	25,000.00	(6,200.00)	124.8
	TOTAL OPERATING REVENUES	31,200.00	31,200.00	25,000.00	(6,200.00)	124.8
	<u>INTEREST AND MISC REVENUE</u>					
86-38-10	INTEREST EARNINGS	879.00	879.00	.00	(879.00)	.0
	TOTAL INTEREST AND MISC REVENUE	879.00	879.00	.00	(879.00)	.0
	TOTAL FUND REVENUE	32,079.00	32,079.00	25,000.00	(7,079.00)	128.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 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	32,079.00	32,079.00	.00	(32,079.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 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
JUNE 30, 2022

GENERAL LONG-TERM DEBT

ASSETS

95-1610	DEFERRED OUTFLOW PENSION	78,530.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	258,445.70	
	TOTAL ASSETS		336,975.70

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	88,908.35	
95-2950	ACC COMP ABSENCES	10,830.72	
	BALANCE - CURRENT DATE	99,739.07	
	TOTAL FUND EQUITY		99,739.07
	TOTAL LIABILITIES AND EQUITY		336,975.70

ALPINE CITY COUNCIL AGENDA

SUBJECT: Annexation – Box Elder South Subdivision

FOR CONSIDERATION ON: 12 July 2022

PETITIONER: Residents of the Box Elder South Subdivision

ACTION REQUESTED BY PETITIONER: Review and approve the proposed annexation.

BACKGROUND INFORMATION:

On April 19, 2022, the Planning Commission held a public hearing and reviewed the Annexation proposal. Following some discussion, the Planning Commission had several questions and concerns about the annexation. The Planning Commission tabled the item and asked that staff bring the item back when further information was available.

On June 21, 2022, the Planning Commission re-visited the item. New information was reviewed and the Planning Commission discussed whether or not the annexation should be approved. Ultimately, the Planning Commission passed a motion, 4 to 3, to recommend that the annexation request be denied. See motion below.

Annexation – Box Elder South Subdivision

MOTION: Commission Member Alan MacDonald moved to recommend that the annexation of Box Elder South Subdivision be approved based on the following findings:

1. Alpine City already supply's most municipal and utility services to Box Elder South,
2. Water rights have already been given to the city and the subdivision is on the city's culinary water system,
3. The proposed subdivision does not conform with the CR-40,000 overlay and is not a PRD per the General Plan,
4. The subdivision currently has two existing access points that meet the requirements of the sensitive lands Wildland Urban Interface requirements, with a specific note that the secondary access road through Lambert Park is not paved and will remain unpaved,
5. The subdivision plat shows public access and trail easement along it's south and east sides,
6. Tax revenue offsets costs,
7. There is no impact for existing traffic,
8. Streets currently meet or exceed city standards,
9. The subdivision is contiguous to the corporate limits of Alpine City,
10. Annexation will eliminate a County island or peninsula within the incorporated area of the city.

Conditions:

1. That the secondary access road connecting Moyle Drive to Box Elder Way through Lambert Park will remain unpaved,
2. That the 2.3-acre park within the subdivision will be designated as private open space and maintained by the neighborhood HOA,
3. Where subdivision street names conflict with existing street names within Alpine City, conflicting street names would be changed,

4. *Any such other fees or conditions determined by the City Council as a condition of annexation should the Council find that annexation is in the best interest of the City.*

John MacKay seconded the motion. There were 3 Ayes and 4 Nays (recorded below). The motion did not pass.

Ayes:

*Alan MacDonald
John MacKay
Ethan Allen*

Nays:

*Jane Griener
Troy Slade
Jeff Davis
Susan Whittenburg*

Excused:

MOTION: *Commissioner Jeff Davis moved to **DENY** the annexation of Box Elder South Subdivision*

Susan Whittenburg seconded the motion based on the following reasons:

1. *Doesn't meet code and zoning requirements,*
2. *Sets a bad precedence,*
3. *Doesn't benefit the city,*
4. *Potential liabilities.*

There were 4 Ayes and 3 Nays (recorded below). The motion passed.

Ayes:

*Jane Griener
Troy Slade
Jeff Davis
Susan Whittenburg*

Nays:

*Alan MacDonald
John MacKay
Ethan Allen*

Excused:

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 on a total of 43.9 acres, into Alpine City. On March 22, 2022, the City Council accepted the annexation petition and sent it to the Planning Commission for further consideration.

The Planning Commission and City Council must now review the proposed annexation, and weigh the potential pros and cons. In doing so, the following criteria should be considered (ADC 5.03):

1. *Whether or not it is in the interest of the City to annex additional land at that time.*
2. *The capability of Alpine City to supply adequate municipal services to the area proposed for annexation, such as public streets, water, sewer, police and fire protection including what necessary improvements will be a requirement of the petitioners/owners of the property.*
3. *Whether or not Water Rights will be required of all property annexed into Alpine City. If the property has a current water system, the City Council may require the dedication of the that system and the water rights with any necessary improvements being made to the system by the owners of the water system as a condition of annexation.*
4. *Whether or not the proposed annexation is consistent with the City's General Plan.*
5. *What conditions, if any, should be attached to proposed annexations in order to provide adequate services, protect health or safety, or are necessary for proper implementation of the General Plan such as dedications for parks, trails, open space, road, of other public facilities.*

6. *Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the City and infrastructure which may be created by the annexation.*
7. *Such other information as may be required or necessary to understand and evaluate the application/petition.*

STAFF RECOMMENDATION

Review staff report and findings and consider annexation of Box Elder South Plat A.

MODEL MOTIONS**SAMPLE MOTION TO APPROVE**

I move to approve the annexation of the Box Elder South Subdivision with the following conditions:

- ****INSERT FINDING****

SAMPLE MOTION TO TABLE

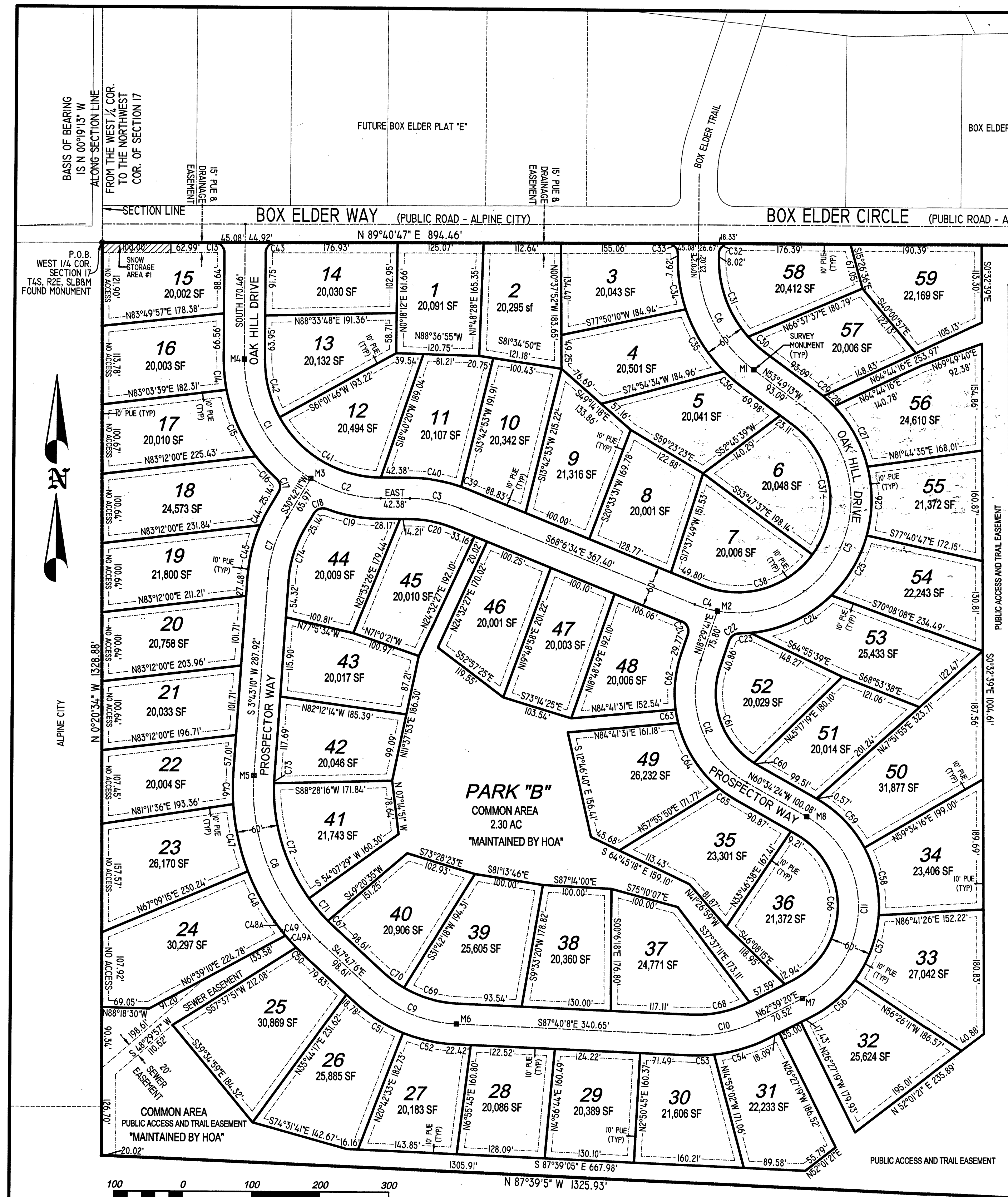
I move to table the annexation of Box Elder South Subdivision based on the following:

- ****INSERT FINDING****

SAMPLE MOTION TO DENY

I move to deny the annexation of Box Elder South Subdivision based on the following:

- ****INSERT FINDING****



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 P.U.E.'S AS SHOWN ON THIS PLAN SHALL BE BOTH A PUBLIC UTILITY EASEMENT AND IRRIGATION EASEMENT AROUND THE PERIMETER OF EACH LOT.

PARK "A" COMMON AREA

6.49 AC

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"	19.60	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	18°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	30.60	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
C49	20.03	330.00	3°28'41"	20.03	S37°34'01"E
C50	54.46	330.00	0°56'53"	54.46	S39°46'48"E
C51	23.20	330.00	1°01'40"	23.19	S42°16'08"E
C52	18.10	330.00	3°30'11"	18.07	S46°02'00"E
C53	81.90	230.00	20°24'06"	81.47	S57°59'09"E
C54	78.21	230.00	19°28'56"	77.83	S77°55'40"E
C55	36.52	230.00	09°05'54"	36.48	N87°43'29"E
C56	82.60	230.00	20°34'39"	82.15	N72°58'10"E
C57	63.71	180.00	26°38'41"	62.95	N49°20'00"E
C58	101.33	180.00	32°15'19"	100.00	N19°53'00"E
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	258.99	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

QUESTAR GAS COMPANY

Questar Gas Company certifies that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or endorsement of any terms contained in the plat, including those set forth in the Owners Dedication and the plat and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 800-360-6532.

Approved this 5th day of January 2016

QUESTAR GAS COMPANY

By: Dan Thomas

Vice President

NOTES

- CULINARY, IRRIGATION, & LANDSCAPE WATER IS SUPPLIED BY ALPINE CITY.
- SEWER COLLECTION SYSTEM IS SERVED BY ALPINE CITY.
- ALL SURFACE DRAINAGE WILL BE MAINTAINED ON-SITE.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL AN APPROVED ROAD SYSTEM HAS BEEN INSTALLED AND FOUND TO BE IN GOOD WORKING ORDER.
- FEMA FIRM MAP FOR 100 YEAR FLOOD SHOWS ZONE C DESIGNATION (MINIMAL FLOODING).
- GARBAGE COLLECTION WILL BE AT THE STREET FOR EACH LOT. SOLID WASTE DISPOSAL SERVICES WILL BE PROVIDED TO THE DEVELOPMENT BY INCORPORATION OF THE DEVELOPMENT INTO THE ALPINE CITY WATER REMOVAL SERVICE AREA.
- ALL OCCUPIED STRUCTURES, INCLUDING SINGLE FAMILY RESIDENCES SHALL BE ENGINEERED TO RESIST FLUID ENTRY AT ANY POINT UP TO AN EQUIVALENT FLUID PRESSURE LOAD OF 19.440 NMS (125 LBS/FT²).
- ALL PORTIONS OF THIS DEVELOPMENT LIE IN THE DESIGNATED NATURAL HAZARDS OVERLAY (NHO) ZONE, AND ARE SUBJECT TO THE REQUIREMENTS OF SECTIONS 5-2 OF THE UTAH COUNTY LAND USE ORDINANCE (L.U.O.), INCLUDING REQUIREMENTS THAT A NATURAL HAZARDS ASSESSMENT REPORT AND A NATURAL HAZARDS CLEARANCE BE OBTAINED IN ADDITION TO OTHER REQUIREMENTS OF THE NATURAL HAZARDS OVERLAY ZONE.
- BUILDING DESIGN AND CONSTRUCTION SHALL NOT PLACE SUB-GRADE WINDOW WELLS AND DOORS ON THE EAST, NORTH AND SOUTH SIDES OF THE HOMES WHERE THE POTENTIAL FOR INUNDATION FROM WATER AND DEBRIS FLOWING DOWN-SLOPE IS GREATEST. AS RECOMMENDED IN THE GEOLOGICAL HAZARDS ASSESSMENT PREPARED BY EARTHTEC TESTING AND ENGINEERING, P.C., JOB NO. 07227.
- A DETAILED RADON MITIGATION SYSTEM SHALL BE REQUIRED TO BE INSTALLED IN EACH DWELLING. THE POTENTIAL RISK FROM RADON GAS EXPOSURE IN ENCLOSED STRUCTURES IS MODERATE TO HIGH ON THE ENTIRE SITE. THIS RELATIVE RISK ASSESSMENT IS BASED ON MAPPING BY THE UTAH GEOLOGICAL SURVEY. RADON LEVELS IN BUILDINGS CAN VARY FROM SITE TO SITE AND ARE USUALLY INFLUENCED BY A NUMBER OF GEOLOGICAL AND STRUCTURAL FACTORS. INDOOR RADON TESTING WOULD BE REQUIRED TO DETERMINE ACTUAL RADON LEVELS IN FUTURE BUILDINGS AT THE SITE. BASED ON THE MODERATE TO HIGH RADON RISK AT THE SITE, ESTABLISHED RADON MITIGATION MEASURES ARE WARRANTED FOR ANY FUTURE HABITABLE STRUCTURES IN THE DEVELOPMENT. SUCH MITIGATION MEASURES SHALL BE INCORPORATED INTO NEW CONSTRUCTION FOR ALL HABITABLE STRUCTURES.
- A GEOLOGICAL HAZARDS ASSESSMENT WAS COMPLETED FOR THIS DEVELOPMENT ON SEPTEMBER 27, 2007. THIS ASSESSMENT CONCLUDED THAT THE SUBJECT PROPERTY IS LOCATED IN A GEOLOGICALLY SENSITIVE LOCATION WHERE SEVERAL TYPES OF HAZARDS ARE PRESENT. ALL CURRENT OR FUTURE PROPERTY OWNERS AND/OR OCCUPANTS ON THE SUBJECT PROPERTY SHOULD FULLY UNDERSTAND THE FINDINGS AND CONCLUSIONS OF THIS ASSESSMENT AND THE POTENTIAL RISKS ASSOCIATED WITH OWNING PROPERTY AND/OR LIVING AT THE SITE. BY CHOOSING TO LIVE IN A POTENTIALLY GEOLOGICALLY SENSITIVE LOCATION, ALL PROPERTY OWNERS AND/OR OCCUPANTS MUST ACCEPT THE ASSOCIATED GEOLOGICAL HAZARD RISKS. THE ASSESSMENT WILL BE KEPT WITH THE SUBDIVISION FILE AND IS AVAILABLE FOR PUBLIC VIEWING.
- A LOT SPECIFIC INSPECTION IS REQUIRED BY A GEOTECHNICAL ENGINEER TO OBSERVE THE BASEMENT EXCAVATION TO DETERMINE FAILING HAZARDS ON A LOT BY LOT BASIS. THIS INSPECTION WILL MITIGATE THE IDENTIFIED HAZARD.
- LOTS 15 - 32 WILL NOT HAVE ACCESS TO THE REAR OF THEIR PROPERTIES FROM LAMBERT PARK. HOMEOWNERS WILL NOT HAVE THE RIGHT TO DUMPS GRASS CLIPPINGS, TREE LIMBS, GARBAGE, WEEDS OR ANY OTHER TYPE OF DEBRIS ONTO CITY PROPERTY. ALPINE CITY WILL PURSUE ACTION AGAINST INDIVIDUALS WHO VIOLATE THIS POLICY.
- UPON THE WRITTEN REQUEST OF UTAH COUNTY, THE HOMEOWNERS ASSOCIATION SHALL COLLECT AN ANNUAL FIRE PROTECTION ASSESSMENT, AND/OR AN ANNUAL EMERGENCY MEDICAL SERVICES ASSESSMENT, FROM EACH LOT OWNER IN SUCH AMOUNT AS DETERMINED BY UTAH COUNTY, AND SHALL PAY SUCH COLLECTED ASSESSMENT TO THE ENTITY AS DESIGNATED BY UTAH COUNTY.

VICINITY SKETCH

SCALE: 1"=1000'

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.

JAN 8, 2016
DATE

SURVEYOR
(SEE SEAL BELOW)

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 "F" 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 & THE IRRIGATION EASEMENTS TO ALL LOT OWNERS AND THEIR SUCCESSORS & ASSIGNS IN PERPETUITY.

PATTERSON CONSTRUCTION, INC. BY: JAMES K. PATTERSON, PRESIDENT

JAN 8, 2016
DATE

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
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)
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 A.D. 20 14

Th DAY OF January
COMMISSION CHAIRMAN
ATTEST: Clerk-Recorder
Clerk-Recorder

APPROVED: Engineer
Engineer

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
ROCKY MOUNTAIN POWER
NAME: Dan Thomas
QUESTAR

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

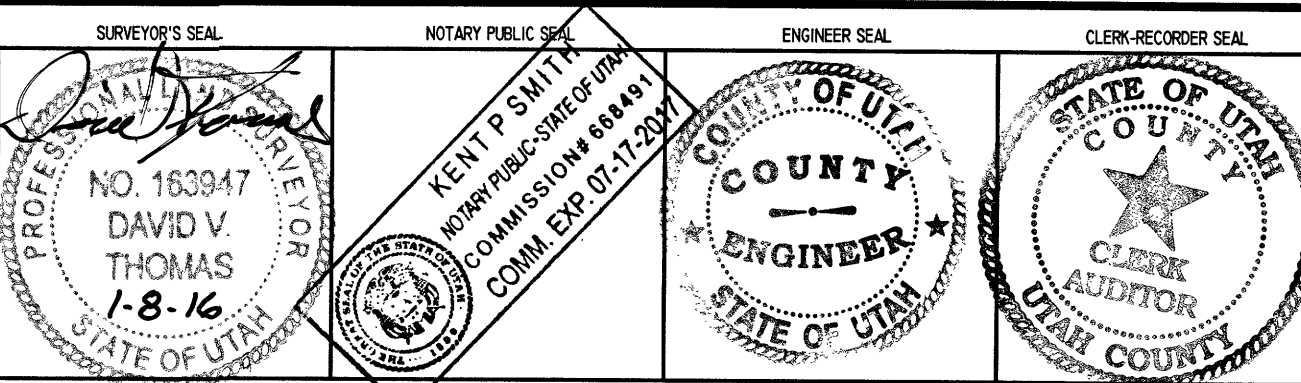
APPROVAL BY THE SANITARY SEWER AUTHORITY

THE UNDERSIGNED SANITARY SEWER AUTHORITY HEREBY APPROVES THIS PLAT FOR SANITARY SEWER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAT

ENT: 55652016 Map # 1497
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 JAN 21 13:13 PM FEE \$1.00 PER PAGE

BOX ELDER SOUTH PLAT "A"

RESIDENTIAL SUBDIVISION
UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 100 FEET





ALPINE CITY
STAFF REPORT (UPDATED)
July 7, 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: Box Elder South Petition of Annexation
Applicant: Residents of Box Elder South Subdivision
Project Location: Approximately 3927 West Box Elder Way
Zoning: Utah County TR-5 Zone (adjacent to Alpine City CR-40,000 zone)
Acreage: 43.9 Acres
Lots & Size: 59 lots, with average lot size of 21,913 Square Feet
Request: Recommend and approve the annexation of Box Elder South Subdivision

SUMMARY

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 on a total of 43.9 acres, into Alpine City. On March 22, 2022, the City Council accepted the annexation petition and sent it to the Planning Commission for further consideration.

On April 19, 2022, the Planning Commission held a public hearing and reviewed the Annexation proposal. Following some discussion, the Planning Commission had several questions and concerns about the annexation. The Planning Commission tabled the item and asked that staff bring the item back when further information was available.

On June 21, 2022, the Planning Commission re-visited the item. New information was reviewed, and the Planning Commission discussed whether the annexation should be approved. Ultimately, the Planning Commission passed a motion, 4 to 3, to recommend that the annexation request be denied. See motion below.

Annexation – Box Elder South Subdivision

MOTION: Commission Member Alan MacDonald moved to recommend that the annexation of Box Elder South Subdivision be approved based on the following findings:

1. Alpine City already supply's most municipal and utility services to Box Elder South,
2. Water rights have already been given to the city and the subdivision is on the city's culinary water system,
3. The proposed subdivision does not conform with the CR-40,000 overlay and is not a PRD per the General Plan,
4. The subdivision currently has two existing access points that meet the requirements of the sensitive lands Wildland Urban Interface requirements, with a specific note that the secondary access road through Lambert Park is not paved and will remain unpaved,
5. The subdivision plat shows public access and trail easement along it's south and east sides,
6. Tax revenue offsets costs,
7. There is no impact for existing traffic,
8. Streets currently meet or exceed city standards,
9. The subdivision is contiguous to the corporate limits of Alpine City,
10. Annexation will eliminate a County island or peninsula within the incorporated area of the city.

Conditions:

1. That the secondary access road connecting Moyle Drive to Box Elder Way through Lambert Park will remain unpaved,
2. That the 2.3-acre park within the subdivision will be designated as private open space and maintained by the neighborhood HOA,
3. Where subdivision street names conflict with existing street names within Alpine City, conflicting street names would be changed,
4. Any such other fees or conditions determined by the City Council as a condition of annexation should the Council find that annexation is in the best interest of the City.

John MacKay seconded the motion. There were 3 Ayes and 4 Nays (recorded below). The motion did not pass.

Ayes:

Alan MacDonald
JohnMacKay
Ethan Allen

Nays:

Jane Griener
TroySlade
Jeff Davis
Susan Whittenburg

Excused:

MOTION: Commissioner Jeff Davis moved to **DENY** the annexation of Box Elder South Subdivision

Susan Whittenburg seconded the motion based on the following reasons:

1. Doesn't meet code and zoning requirements,
2. Sets a bad precedence,
3. Doesn't benefit the city,
4. Potential liabilities.

There were 4 Ayes and 3 Nays (recorded below). The motion passed.

Ayes:

Nays:

Excused:

Jane Griener
Troy Slade
Jeff Davis
Susan Whittenburg

Alan MacDonald
John MacKay
Ethan Allen

The Planning Commission and City Council should review the proposal considering the following (ADC 5.03):

1. *Whether or not it is in the interest of the City to annex additional land at that time.*
2. *The capability of Alpine City to supply adequate municipal services to the area proposed for annexation, such as public streets, water, sewer, police and fire protection including what necessary improvements will be a requirement of the petitioners/owners of the property.*
3. *Whether or not Water Rights will be required of all property annexed into Alpine City. If the property has a current water system, the City Council may require the dedication of the that system and the water rights with any necessary improvements being made to the system by the owners of the water system as a condition of annexation.*
4. *Whether or not the proposed annexation is consistent with the City's General Plan.*
5. *What conditions, if any, should be attached to proposed annexations in order to provide adequate services, protect health or safety, or are necessary for proper implementation of the General Plan such as dedications for parks, trails, open space, road, of other public facilities.*
6. *Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the City and infrastructure which may be created by the annexation.*
7. *Such other information as may be required or necessary to understand and evaluate the application/petition.*

BACKGROUND

Before the Box Elder South Subdivision was developed, the developer approached Alpine City about the possibility of annexing into the City. However, an agreement regarding the proposed use and density of the land could not be reached. Ultimately, the subdivision was developed in Utah County.

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. Properties included in the Annexation Policy Plan and Map are not guaranteed an annexation request will be approved by the City but rather that they may be considered.

ANALYSIS

Below is a review of the criteria outlined in the Annexation Ordinance (ADC 5.03). The review criteria are NOT a requirement of annexation but is a series of items that should be considered

when weighing the pros and cons of annexation. The Planning Commission and City Council should determine if the below criteria can be met, and, if not, in what ways does the proposed annexation area differs.

Whether or not it is in the interest of the City to annex additional land at that time.

This determination should be made by the City Council, following a detailed review of the proposed annexation and a recommendation of the Planning Commission.

The capability of Alpine City to supply adequate municipal services to the area proposed for annexation, such as public streets, water, sewer, police and fire protection including what necessary improvements will be a requirement of the petitioners/owners of the property.

The area currently receives water, sewer, and garbage from the City. Also, the area is receiving police and fire services from Lone Peak Public Safety because they are the nearest on call services. The area does NOT receive snow removal service from the City, see further discussion on this in the Engineering and Public Works section below.

Whether or not Water Rights will be required of all property annexed into Alpine City. If the property has a current water system, the City Council may require the dedication of that system and the water rights with any necessary improvements being made to the system by the owners of the water system as a condition of annexation.

Water rights have been previously received for this area. The Box Elder South Subdivision is on the City's culinary water system already. See Engineering and Public Works review for further details.

Whether or not the proposed annexation is consistent with the City's General Plan.

The Box Elder South Subdivision does not meet the Planning and Zoning standards as outlined in the City's General Plan. The average size of a lot in Box Elder South is 21,913 Square Feet, which is approximately half the density of the neighboring CR-40,000 zone. The development appears to have been developed in what would be similar to a City PRD, with areas of private open space being dedicated to promote clustering of lots. However, as it stands the area would not meet the City's PRD ordinance, with only 20 percent of open space being dedicated (City requires minimum 25 percent for the base density). If the property would have been originally developed in the City, base density would've been 28 lots with a max bonus density (requiring 50% total open space) of 35 lots. The existing subdivision has 59 lots.

See below sections for analysis of streets and trails.

What conditions, if any, should be attached to proposed annexations in order to provide adequate services, protect health or safety, or are necessary for proper implementation of the General Plan such as dedications for parks, trails, open space, road, of other public facilities.

This determination should be made by the City Council, following a detailed review of the proposed annexation and a recommendation of the Planning Commission.

Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee ordinance.

The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the City and infrastructure which may be created by the annexation.

The City Council should determine an annexation fee. Potential costs that could be considered in a fee include:

- Actual Cost of Staff's Time Spent on Analysis and Reports
- Box Elder Way Parking Lot
- Grove Drive Re-Alignment/Cost Share with Box Elder South
- Moyle Drive/Box Elder Way Paving
- Pedestrian Underpass for the Lambert Park Trail/Secondary Access Road

Cost estimates for the above items have been included in the packet.

Potential annexation fees should be addressed between the City and the petitioners prior to approval of the annexation. It should be noted that no sewer or water impact fees can be charged since the area is already on the City's sewer and water system. Also, with half the subdivision already built, building and impact fees would only be assessed on future builds.

Such other information as may be required or necessary to understand and evaluate the application/petition.

See below sections for information which may be helpful in understanding and evaluating the proposed annexation. The Planning Commission and City Council may also ask for further information as the proposed annexation is reviewed and discussed.

ADDITIONAL ANALYSIS

Lot Width and Area

The lots in the Box Elder South Subdivision do not meet the City's lot width and area requirements. The City requires lots in this area to be at least 40,000 square feet in size and have a width of 110 feet. The lots in Box Elder South are on average 21,913 square feet in size and multiple lots have widths less than 110 feet. If the Box Elder South subdivision were to be annexed as a standard subdivision, there are 18 lots which do not meet the minimum required 110 feet of frontage. However, if the subdivision were to be classified as a PRD, then the lots would meet the 90 feet of frontage requirement for PRD's.

Building Envelopes

The existing building envelopes that were approved by Utah County do not meet City code. Specifically, lot 59 contains greater than 20% slope. Lot 59 already has a house built on it. Other lots contain areas of natural slope greater than 20 percent and would also require exceptions to City code.

Use

The use of the lots is compatible with the City's General Plan and zoning standards. Single family dwellings are the primary use within the Box Elder South Subdivision.

Sensitive Lands (Wildland Urban Interface)

The property is in sensitive lands. Wildland Urban Interface requirements will apply to all structures to be built on the property. Also, developments within the Wildland Urban Interface require two access points. In 2018, the Fourth District Court determined that the existing access through Box Elder North and the existing emergency access road through Lambert Park met this requirement (see packet materials for further information).

Trails

The plat for the Box Elder South Subdivision shows a “Public Access and Trail Easement” along the south and east sides of the plat. The area is maintained by the HOA. This area could provide potential trails along forest land and Lambert Park.

Impact Fees

See included documents from the Building Department.

Access Road

Annexation of the Box Elder South Subdivision would NOT require the secondary access road (connecting Moyle Drive to Box Elder Way) in Lambert Park to be paved. The road as it currently exists meets all criteria of a secondary access road.

See the Fourth District Court ruling included in the packet with regards to the road meeting the criteria of a secondary access road.

Taxes

Ordinance 2017-03: *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.*

ESTIMATED COSTS

MUNICIPAL SERVICES	FY2021
General Government	\$102,420.54
Water	N/A
Sewer	N/A
Garbage	N/A
Pressurized Irrigation	N/A
Storm Drain	\$7,080.82
TOTAL	\$109,501.36

Projected cost of services is based on the FY2021 Alpine City End of Year Financial Report. According to the 2020 Census, the population of Alpine is approximately 10,251. The number of households is approximately 2,839 with an average of 3.7 persons per household. Projected costs are calculated by multiplying the projected number of households in the annexation area (59) by the cost per household (2021 General Fund Total Fund Expenditures/# of households). For the purpose of this study, the 2021 General Fund Expenditures have been adjusted by subtracting out Total Garbage expenses since the City already provides garbage services to the Box Elder South Subdivision.

ESTIMATED REVENUE

REVENUE SOURCE	FY2021
Property Taxes	\$42,410.97

Sales Taxes	\$30,660.62
Other Taxes & Fees	\$19,087.28
Water	N/A
Sewer	N/A
Garbage	N/A
Pressurized Irrigation	N/A
Storm Drain	\$22,309.77
TOTAL	\$114,468.64

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 the 2021 tax Rate Analysis. Projected revenues are based on the FY2021 Alpine City End of Year Financial Report. According to the 2020 Census, the population of Alpine is approximately 10,251. The number of households is approximately 2,839 with an average of 3.7 persons per household. Projected revenues are calculated by multiplying the projected number of households in the annexation area (59) by the revenues generated per household (2021 General Fund Total Tax/# of households). Property tax was calculated by taking the average 2021 value of a home in box elder south and multiplying that by the Alpine Tax Rate, being taxed at 55% of assessed value.

2021 VALUE OF HOMES IN BOX ELDER SOUTH

HOME	PARCEL	VALUE
1	35:692:0015	\$ 1,229,000.00
2	35:692:0016	\$ 789,500.00
3	35:692:0017	\$ 1,057,700.00
4	35:692:0024	\$ 944,900.00
5	35:692:0057	\$ 955,600.00
6	35:592:0059	\$ 1,155,200.00
7	35:692:0049	\$ 1,322,900.00
8	35:692:0012	\$ 812,100.00
9	35:692:0006	\$ 950,600.00
10	35:692:0003	\$ 929,900.00
AVERAGE		\$ 1,014,740.00

*2021 Values do not include empty lots or homes that were still being built at the time.
See attached Utah County Parcel Map for reference to homes and 2021 values.*

BOX ELDER SOUTH ESTIMATED PROPERTY TAX

Based on Utah County Records For 2021

Average Assessed Value of an Alpine Home = \$730,300

Alpine Tax Rate = 0.001306

Taxed at 55% of assessed value.

$\$730,300 \times 0.001306 \times .55 = \524.57

$\$524.57 / 7.303 = \71.83 per \$100,000

Estimated Assessed Value of a Box Elder South Home = approx. \$1,000,000 (see above table)

$\$71.83 \times 10 = \718.83 Alpine Portion of Property Tax

$\$718.83 \times 59 = \mathbf{\$42,410.97}$

REVIEWS

PLANNING AND ZONING DEPARTMENT REVIEW

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

ENGINEERING AND PUBLIC WORKS DEPARTMENT REVIEW

This section constitutes the engineering review for the Box Elder South Annexation.

Natural Hazards

Sensitive Lands. The proposed development falls within the Geologic Hazards Overlay Zone which has areas identified as having the potential for rockfall, slide, and debris flows. With the homes being built in a high-risk zone, the City may want to explore the possibility of indemnification from lawsuits related to natural disasters. See Annexation Policy Plan and Map for analysis.

As far as liability is concerned, The City would not be liable for anything built prior to annexation. Anything built after annexation would have to go through the City's approval and permitting processes and thus anything built after annexation would hold the same level of liability of other hillside developments already in the City. The City cannot be indemnified.

The City has requested fault studies from the County for the Box Elder South Subdivision. However, staff have not received any reports yet.

Utilities in general

Alpine City is already serving the area with sewer and culinary water. The infrastructure is in place to do so, the master plans have accounted for it, and no change would need to take place in this regard. Water rights have previously been acquired for the City to be able to serve the area water. Pressurized irrigation does not serve the area and never will as the area is above an elevation which the city system can serve.

Streets

As constructed, the streets meet or exceed Alpine City standards for a "minor street," which is what this would be classified as per city standards. What exists is a 5' sidewalk, 6' park strip, 2' curb, and 34' asphalt for a total of 60 feet worth of right-of-way (ROW). Alpine City standards are slightly smaller: 4' sidewalk, 5' park strip, and 30' of asphalt for a total of 54' of ROW. Obviously, there would be 4 more feet worth of road to plow from what our snowplow drivers are accustomed to for residential roads but other than that, there are no concerns in terms of street infrastructure from an engineering standpoint.

Some of the streets in the Box Elder Subdivision conflict with street names in the City. **Staff would recommend that conflicting street names be changed as a condition of annexation.**

Based on numbers from the FY2022 Streets Budget, approximate costs of street maintenance can be estimated.

Streets Budget FY2022 = \$737,624.00

Total Street Mileage = 64.6 Miles

$\$737,624/64.6 = \$11,418 \text{ per Mile}$
Box Elder South 3,975 ft / 5,280 ft per mile x \$11,418 per mile =
\$8596.00 Annual Equivalent Contribution to Streets

Traffic

The development is already in existence and any impacts to traffic that would occur are already occurring. There is no pro/con to annexation in terms of traffic impacts to Alpine City.

Storm water: Prior to development, the project was highly scrutinized for geologic hazards safety, specifically in terms of stormwater runoff/debris flow events due to the 2012 fire that occurred in area. The result of these studies required a large berm to be built on the east side of the homes to redirect any potential debris flows southward and around the homes. That berm is in place. It started out somewhat small (2.5' high, 2.5' deep) but was later enlarged per the recommendations of the reports. The reports regarding this will be attached in the packet. It is of our opinion that the area has been adequately protected in this regard and no further action would be needed at this point.

Open Space

The property contains a 2.3 acre park that is developed with grass and a sprinkler system. What happens with this open space? If this area was dedicated to Alpine City as public open space, it would add to the already large list of parks our Park's Department maintains. The Parks Department is not a large department. They do a great job maintaining what the City currently has with very few employees. We can't keep adding parks for City crews to maintain without adding more employees. Also, this park feels more like a "pocket park." Pocket parks are parks that only serve those in the immediate area, not the city as a whole. In this case, if annexed into the city, Engineering would recommend the 2.3 acres of interior open space come in as private open space, NOT maintained by the City Park's Department.

NOTICING

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

STAFF RECOMMENDATION

Review staff report and findings and make a motion to approve, table, or deny the proposed annexation of Box Elder South Subdivision.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

I move to recommend approval of the annexation of Box Elder South Subdivision with the following conditions:

- ****INSERT FINDING****

SAMPLE MOTION TO TABLE

I move to table the annexation of Box Elder South Subdivision based on the following:

- ****INSERT FINDING****

SAMPLE MOTION TO DENY

I move to deny the annexation of Box Elder South Subdivision based on the following:

- ****INSERT FINDING****

5 Annexations

5.01 Intent

5.02 Annexation Application And Petition

5.03 City Council Review And Action

5.04 Annexations Not To Create Unincorporated Islands

5.05 Acceptance Or Rejection By City Council

5.06 Certification Of Petitions

5.07 Notice Of Intent To Annex

5.08 Public Hearing

5.09 Ordinance Of Annexation

5.10 Recording Of Annexation Plat And Documents

5.11 Water Requirements

5.01 Intent

This ordinance is intended to outline procedures and conditions with Title 10-2-401 et, seq., Utah Code Annotated, 1953, as amended, and all other applicable State law for the purpose of annexation of additional property into Alpine City boundaries. Annexations are legislative in nature. The City is not required to approve a petition for annexation even though the petitioners may comply with all provisions required for annexation.

(Ord. 97-01 7/27/97)

5.02 Annexation Application And Petition

The owners of a majority of the private property as shown in the records of the County Recorder's office and the owners of at least one-third in value of the real property as shown by the last assessment rolls, in property contiguous to the corporate boundaries of the City may file with the City Recorder a written annexation application, together with the following:

1. An original and copy of an accurate plat or map of the territory proposed to be annexed made under the supervision of and certified by the municipal engineer or a registered land surveyor licensed to do such work in the State of Utah, which plat or map shall be suitable for recording.
2. A written petition for the proposed annexation signed by a the owners of the majority of private real property and of at least one-third in value as shown in the latest assessment rolls.
3. The Application Review Fee, Plat Review and other required fees as may be set by the Alpine City Council by resolution.
4. The name, address, and telephone numbers of up to five sponsors of the annexation one of whom shall be designated the contact sponsor for the City to work with.
5. The sponsors shall also deliver or mail a copy of the petition to the Utah County Clerk.

(Ord. 97-01 7/27/97)

5.03 City Council Review And Action

The City Council shall review the application/petition for annexation and may send the application to the Planning Commission, Staff, and/or Consultants for recommendations. The City Council may request the application/petition be reviewed according to the following review criteria:

1. Whether or not it is in the interest of the City to annex additional land at that time.

2. The capability of Alpine City to supply adequate municipal services to the area proposed for annexation, such as public streets, water, sewer, police and fire protection including what necessary improvements will be a requirement of the petitioners/owners of the property.
3. Whether or not Water Rights will be required of all property annexed into Alpine City. If the property has a current water system, the City Council may require the dedication of the that system and the water rights with any necessary improvements being made to the system by the owners of the water system as a condition of annexation.
4. Whether or not the proposed annexation is consistent with the City's General Plan.
5. What conditions, if any, should be attached to proposed annexations in order to provide adequate services, protect health or safety, or are necessary for proper implementation of the General Plan such as dedications for parks, trails, open space, road, of other public facilities.
6. Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the City and infrastructure which may be created by the annexation.
7. Such other information as may be required or necessary to understand and evaluate the application/petition.

(Ord. 97-01 7/27/97)

5.04 Annexations Not To Create Unincorporated Islands

In no event shall the City Council approve annexations which would result in unincorporated islands being left within the boundaries of the City except pursuant to State Law existing stands or peninsulas within the City may he annexed, if they are already developed and require the delivery of municipal type service.

(Ord. 97-01 7/27/97)

5.05 Acceptance Or Rejection By City Council

After reviewing the annexation request and the recommendations from the Planning Commission, Staff or Consultants, if any were requested, the City Council shall vote to either accept or reject the annexation petitions. If the annexation request is rejected the City Recorder shall notify the contact sponsor and the County Clerk of the rejection within five days of the decision to reject the annexation application.

(Ord. 97-01 7/27/97)

5.06 Certification Of Petitions

If the annexation application is accepted the City Recorder shall within thirty days review the annexation petitions to determine if they comply with all applicable law. If the City recorder certifies that the petitions rue valid and sufficient the Recorder shall notify the City Council and the sponsors in writing. If the City Recorder determines that the petitions are insufficient, the Recorder shall notify the City Council and the sponsors of the deficiencies in the petitions and the sponsors may modify the petitions and refile the annexation with the City.

(Ord. 97-01 7/27/97)

5.07 Notice Of Intent To Annex

The City Council shall cause a public notice to be published and mailed as required by law. The notice shall be published within ten days from the date the petitions are certified as valid and sufficient and shall be published once a week for three successive weeks. The notice shall state:

1. That a petition has been filed, accepted and certified by the City.
2. That the complete petition is available for inspection and copying at the office of the City Recorder.
3. That the City may grant the petition unless a written protest to the annexation is filed with the County Boundary Commission and filed with the City Recorder;
4. The address of the Boundary Commission;
5. The date before which a protest must be filed;
6. That a protest may be filed by property owners if it contains the signatures of the owners of private real property that is located in the unincorporated county within 2 mile of the area proposed for annexation and covers at least 25% of the private land area located in the unincorporated area within 2 mile of the proposed annexation and is equal in value to at least 15% percent of all real property located in the unincorporated area within 2 mile of the area proposed for annexation.

(Ord. 97-01 7/27/97)

5.08 Public Hearing

If no protest is filed within the protest period or if the Boundary Commission approves the annexation after the protest is heard, the City Council may proceed to annex the property. Before acting on the annexation, the City Council shall hold a public hearing and provide notice. At least seven (7) days prior to such hearing notice of the time and place of the hearing and the location(s) shall be published in a newspaper of general circulation within the City and the area proposed for annexation.

(Ord. 97-01 7/27/97)

5.09 Ordinance Of Annexation

Following the public hearing, the City Council may adopt an Annexation Ordinance which is consistent with the decision of the Boundary Commission, if any.

(Ord. 97-01 7/27/97)

5.10 Recording Of Annexation Plat And Documents

Upon passage of the ordinance of annexation, the territory shall be deemed to be annexed. Thereafter, the final duly executed annexation plat, and the ordinance of annexation, shall be recorded within thirty days with the office of the County Recorder.

(Ord. 97-01 7/27/97)

5.11 Water Requirements

[5.11.010 Water Rights Required; Determination Of Amount](#)

[5.11.020 Type Of Water Right Acceptable For Conveyance](#)

[5.11.030 Supply And Delivery Facilities May Be Required](#)

[5.11.040 Adjustments To Water Conveyance Requirements Permitted Under Certain Circumstances](#)

[5.11.050 Time Of Conveyance](#)

(Ord. 95-07, 3/29/95). It is intended that land annexed into the City be accompanied by water rights in an amount sufficient to satisfy the needs of the existing and future occupants of the annexed territory. The water rights conveyance requirements of this section shall be considered as a condition and requirement of annexation.

(Ord. 97-01 7/27/97)

5.11.010 Water Rights Required; Determination Of Amount

Any person annexing land into the City shall, as a condition of annexation, convey to the City water rights that entitle the owner to an annual quantity and rate of flow in an amount which is sufficient to meet the water use requirements of the proposed future development. The amount of water rights required shall be determined as follows:

1. Residential Uses. Sufficient water rights to satisfy the water use requirements of each lot as shown on the proposed development plan for the territory within the annexation area in accordance with the following formula:
Water Right Requirement (in acre feet) = (1.66) area in lots (in acres) + (.45) Number of lots
2. Other Users. An amount sufficient to satisfy the projected needs of the proposed development, as determined by Alpine City.
3. Rate of Flow. In addition to the annual quantity of water, determined in accordance with Parts 1 or 2, the water rights conveyed to the City shall entitle the owner to divert the water at a rate of flow sufficient to meet the demands imposed for peak use during the summer months of July and August.

NOTE: The above requirements are based on the results of the 1994 Alpine City Water Use Study by Horrocks Engineers and reflected in an amendment to the Alpine City General Plan adopting a water rights acquisition policy.

(Ord. 97-01 7/27/97)

5.11.020 Type Of Water Right Acceptable For Conveyance

Water rights proposed for conveyance to the City shall be of a type which allow for municipal use within the City, or, if not, the water rights must be of the type which can be amended to provide for municipal use in accordance with the procedures of Utah's change application statute, Utah Code Ann. section 73-3-3. The water rights may include one or a combination of the following:

1. **Alpine Irrigation Company Stock**
Primary Shares - One-third share for each acre-foot of water right required.
Secondary Shares - One full share for each acre-foot required.
2. **Other irrigation water stock or water rights.** Sufficient water rights to equal the number of acre feet required for the proposed development, after any reduction in quantity by the State Engineer.
3. **Well Rights.** The right to divert from a well source. These water rights shall be evidenced by an approved application to appropriate, an underground clamor court decree.
4. **Previously Conveyed Rights.** Assignment of interest in water shares or credits to the use of water which have been previously conveyed to the City in anticipation of development (e.g., Busch Well).

Prior to acceptance of water rights, the City shall evaluate the rights proposed for conveyance and may refuse to accept any right which it determines to be insufficient in annual quantity or flow rate, or not reasonably likely to be approved for change to municipal purposes within the City by the State Engineer. In determining the quantity of water available under the water rights, the City will evaluate the priority of the water rights and the historic average quantities of water available to the water rights.

(Ord. 97-01 7/27/97)

5.11.030 Supply And Delivery Facilities May Be Required

In addition to furnishing water rights, the applicant may be required to pay all costs required to construct the needed facilities to supply, store and distribute the water in accordance with the culinary waterworks system component of the Alpine City Capital Improvements Plan as reflected in ordinance No. 93-09 and any subsequent amendments thereto; the adequate public facilities requirement at adopted level of service standards as established by the Alpine City Construction Standards reflected in the subdivision ordinance pursuant to Ordinance No. 93-10 and any subsequent amendments thereto; and the studies and analysis with respect to the Alpine City culinary waterworks system which were part of the Alpine City impact fee study; and the adoption of connection and impact fees for the culinary waterworks system. Items of construction may include, but are not necessarily limited to, wells, storage reservoirs, spring development, pressure regulating stations, booster pumping stations, distribution lines, etc.

(Ord. 97-01 7/27/97)

5.11.040 Adjustments To Water Conveyance Requirements Permitted Under Certain Circumstances

1. Territory Conveyed to City at Time of Annexation. In determining the amount of water right required to be conveyed, any territory conveyed to the City for a major street or other public purpose as required pursuant to the terms of the policy declaration or Annexation Ordinance, prior to recording the annexation plat shall be excluded.
2. Lands Which are Restricted Against Future Development. Where the annexation contains lands where, as a result of topographic extremes (e.g., steep slopes) or other environmentally sensitive or fragile conditions, the availability of existing irrigation water and facilities for use on the property, voluntary limitation by the applicant or other similar purposes, will be permanently restricted from uses or activities requiring the use of water from the City's culinary system, the City may reduce the amount of water right required to be conveyed in an amount commensurate with the portion of the area so restricted against the use of water. Any request for reduction shall include enforceable provisions for securing the restricted condition in a form to be approved by Alpine City.
3. Lands Owned by Non-Signatory Owners. Whenever land is annexed without the consent of the owner, the conveyance of water rights by the non-signatory owners will not be required at the time of annexation provided, however, that the resolution or ordinance annexing the territory shall note all parcels annexed without the owner's consent and shall provide that future development of these lands will require the conveyance of water rights prior to the granting of any approval of development or the issuance of a building permit. The City may also file a notice of interest to that effect in the office of the County Recorder and maintain a map showing all parcels which have been annexed without satisfying the water rights requirements.

(Ord. 97-01 7/27/97)

5.11.050 Time Of Conveyance

For all parcels signatory to the petition, the conveyance of title to the water rights shall occur prior to the time of recording the annexation plat.

(Ord. 97-01 7/27/97)

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.

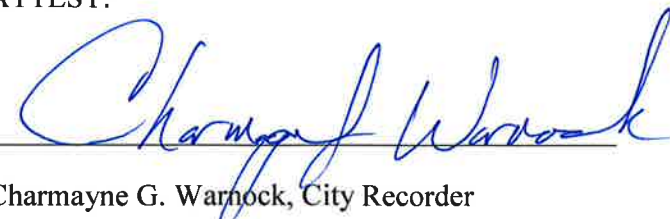
**NOW THEREFORE, BE IT ORDAINED BY THE ALPINE CITY COUNCIL AS
FOLLOWS:**

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

TABLE OF CONTENTS

INTRODUCTION.....	2
EXPANSION AREA MAP	2
STATEMENT OF CRITERIA	3
A. CHARACTER OF THE COMMUNITY	3
B. THE NEED FOR MUNICIPAL SERVICES IN DEVELOPED AND UNDEVELOPED UNINCORPORATED AREAS	4
C. THE MUNICIPALITY’S PLANS FOR EXTENSION OF MUNICIPAL SERVICES.....	4
D. HOW THE SERVICES WILL BE FINANCED.....	4
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	4
F. THE INTERESTS OF ALL AFFECTED ENTITIES.....	5
JUSTIFICATION FOR EXCLUDING AREAS	6
COMMENTS BY AFFECTED ENTITIES	6
PLANNING COMMISSION AND CITY COUNCIL DUTIES.....	6
EXHIBIT A: ANNEXATION MAP	
EXHIBIT B: LAND USE MAP	
EXHIBIT C: MASTER PLAN	
EXHIBIT D: TAX RATE ANALYSIS	
EXHIBIT E: PROJECTED ANNEXATION GROWTH	
EXHIBIT F: INTERLOCAL COOPERATION AGREEMENT	
EXHIBIT G: UTAH STATE CODE 10-2-401.5	

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.

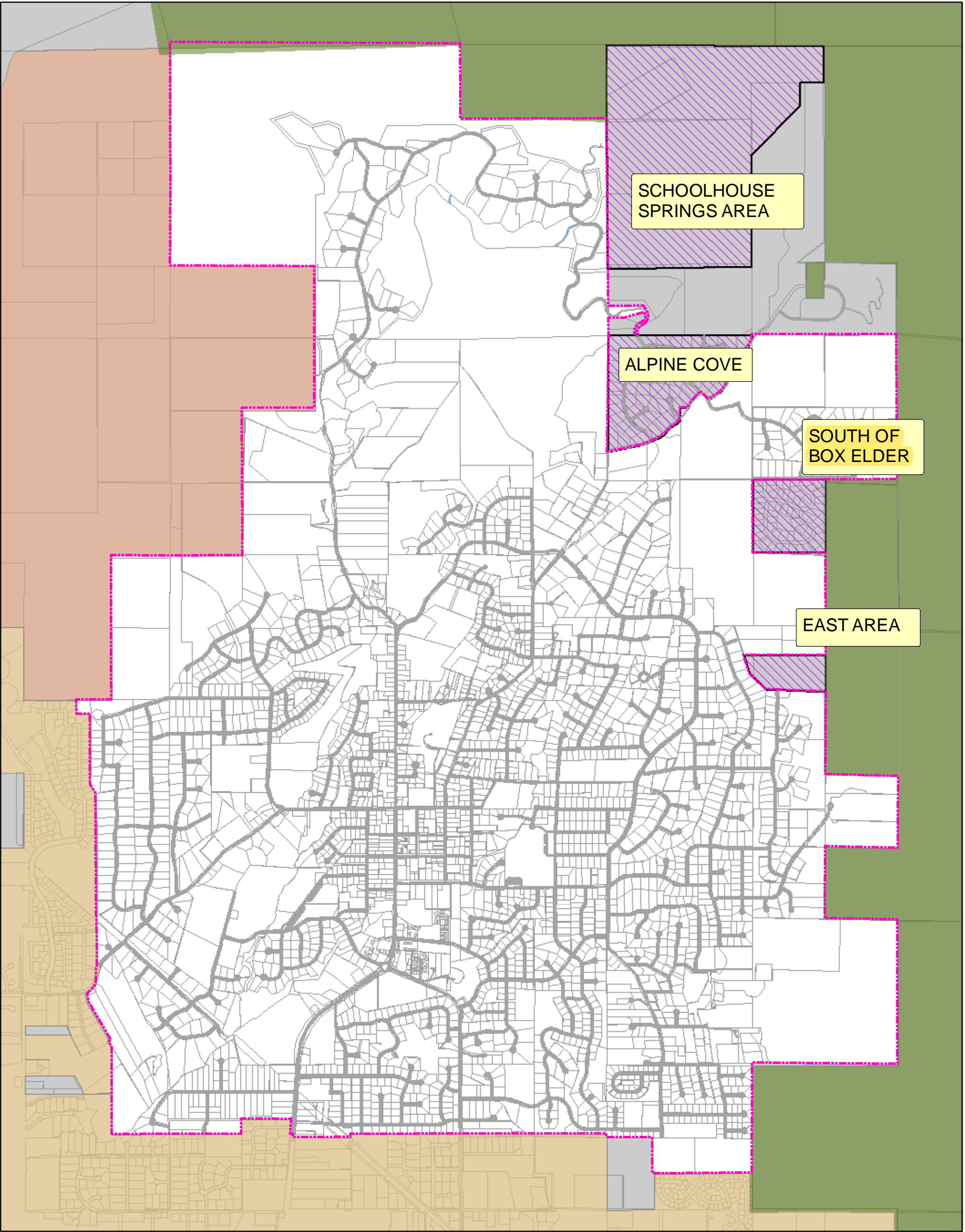
- *Encourage the equitable distribution of community resources and obligations.*

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.

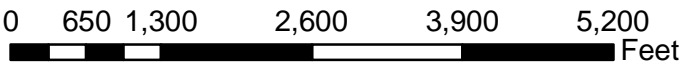
EXHIBIT A



Ordinance No. 2017-03
Adopted February 14, 2017

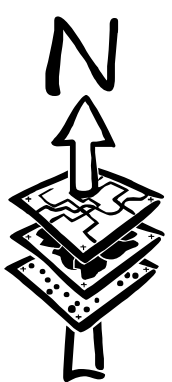
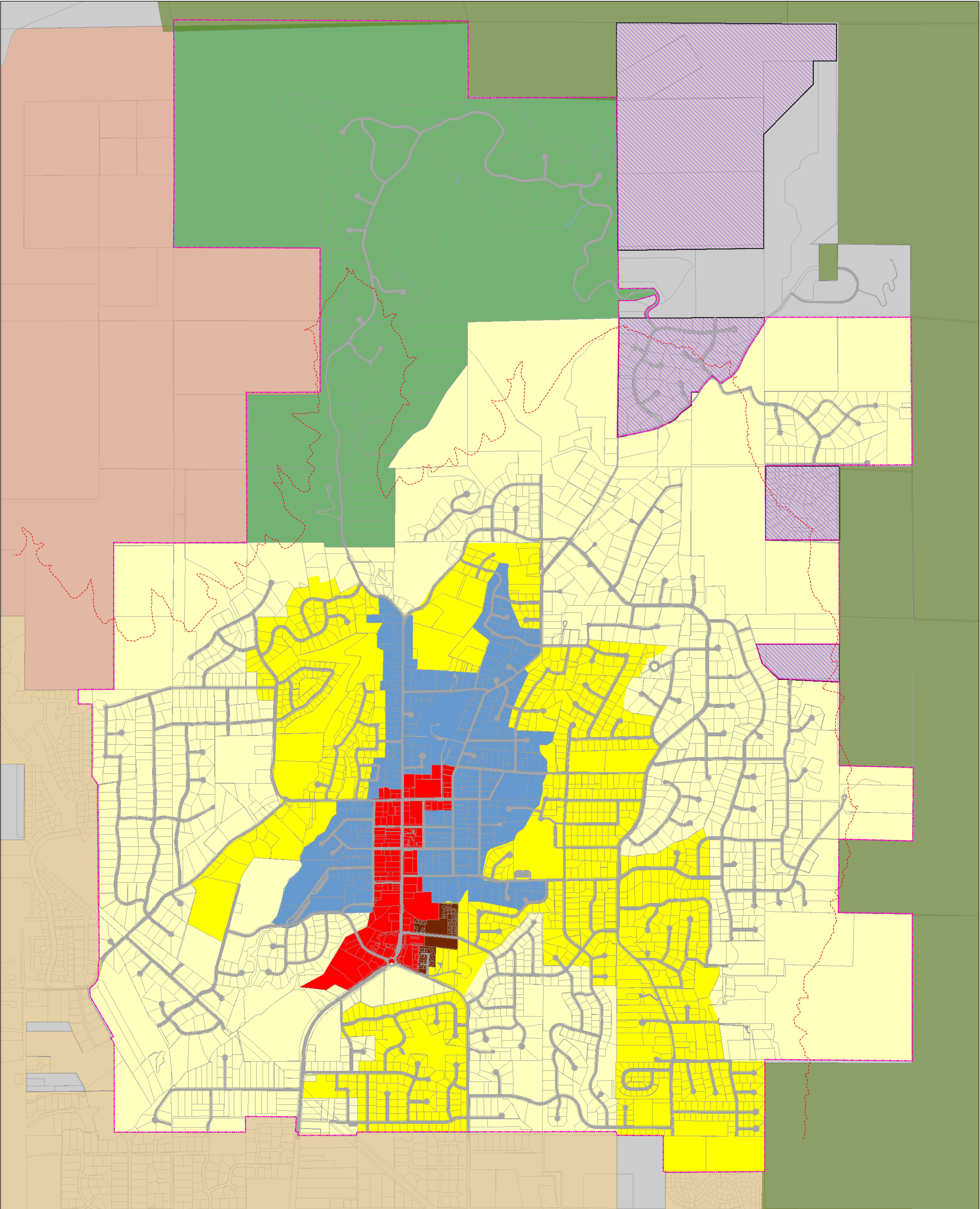


Alpine City Annexation Map



- 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

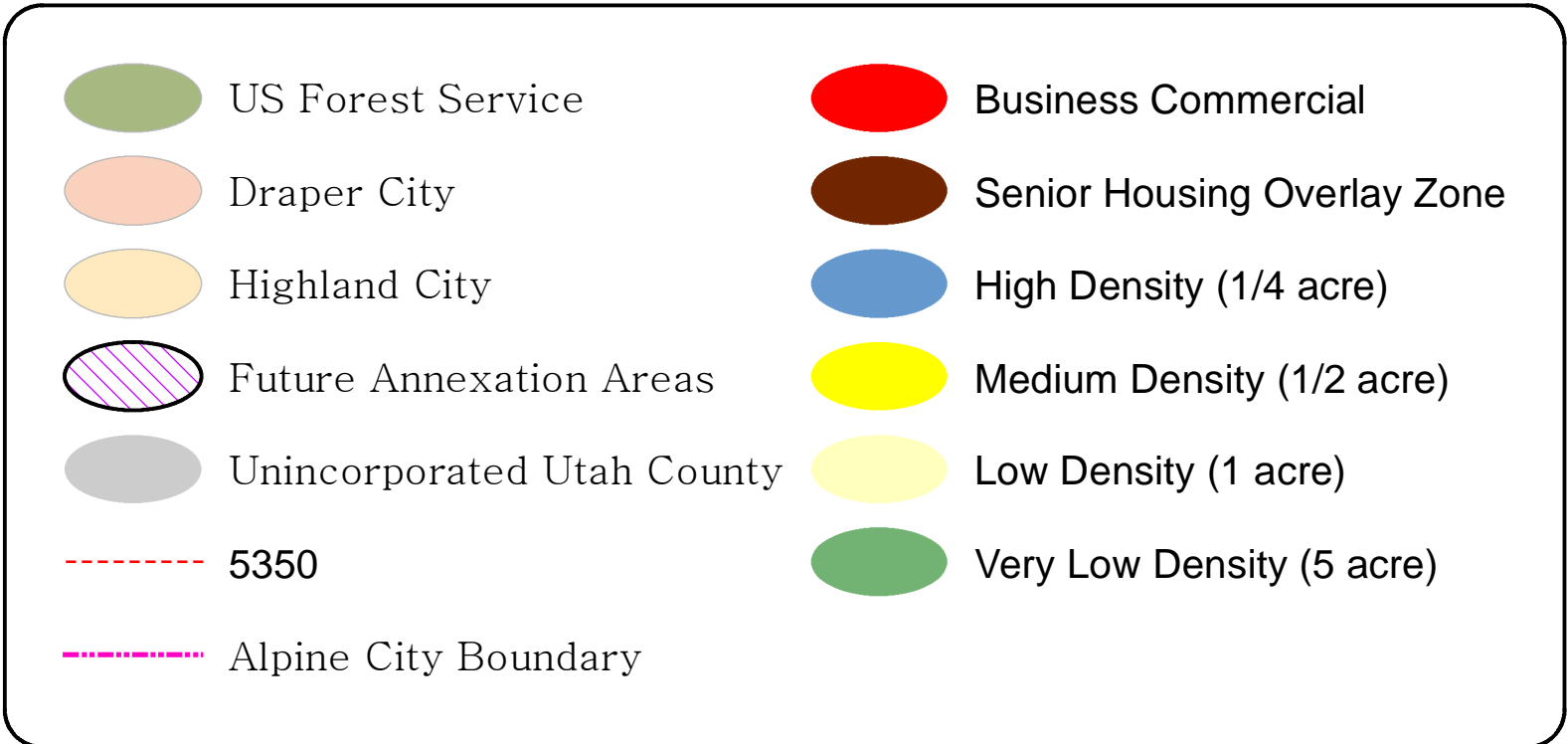
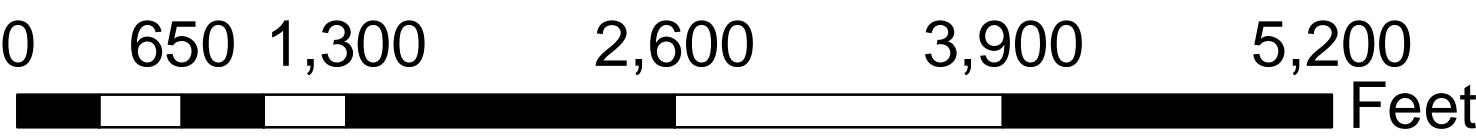


Exhibit C

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

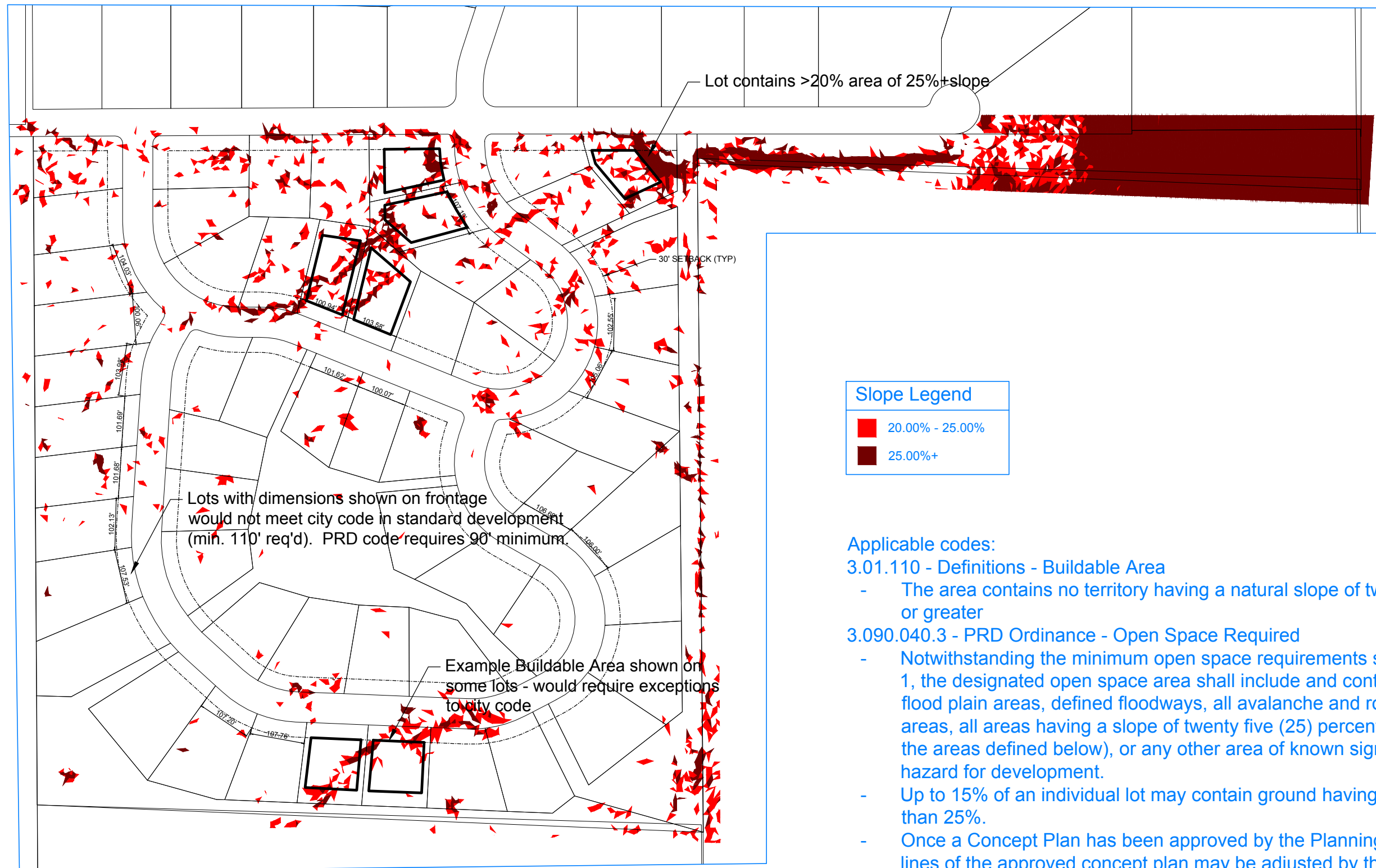
10-2-401.5. Annexation policy plan.

- (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





Box Elder South PRD Evaluation

Fall 2013 Lidar Contours used

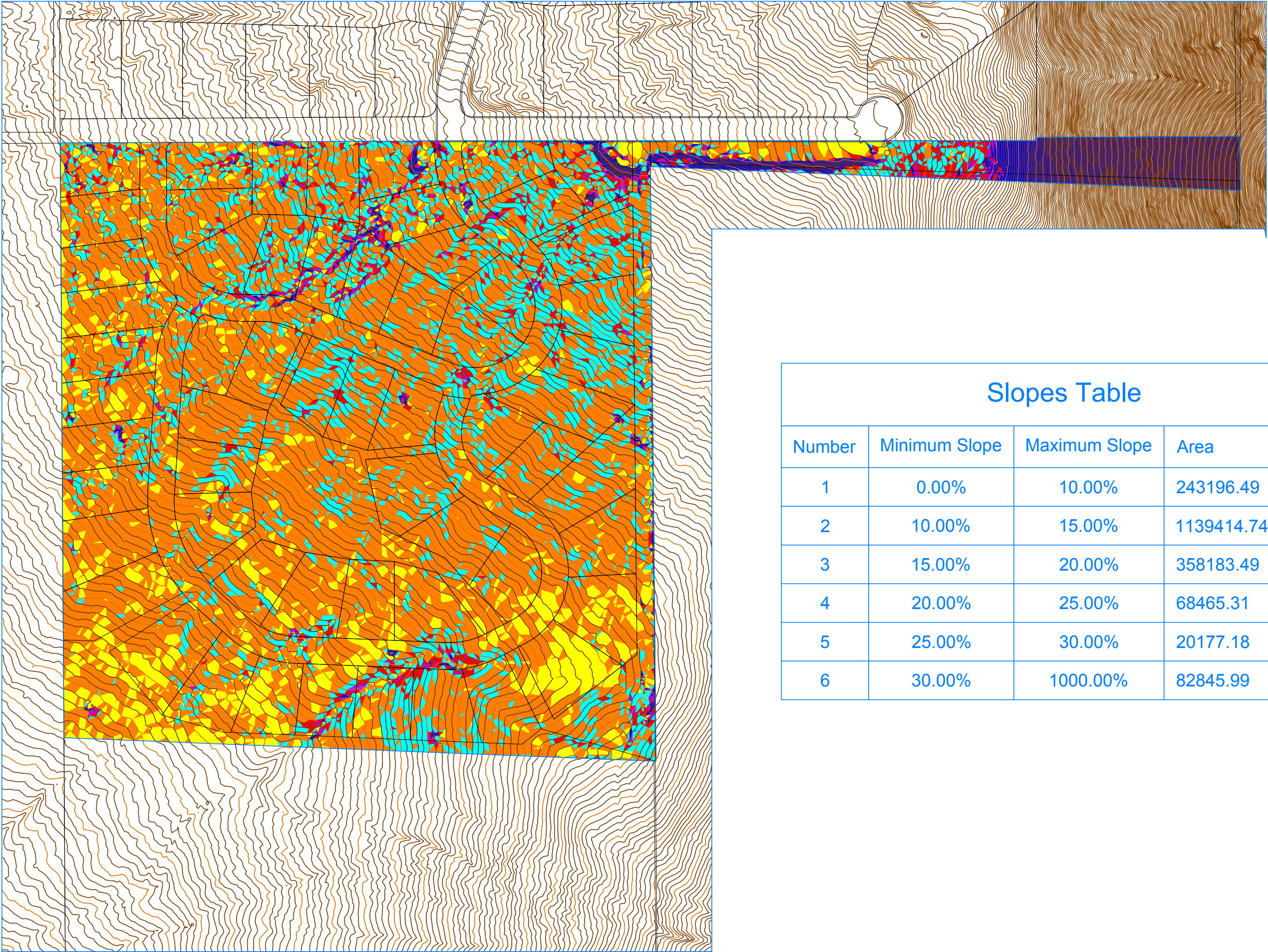
CE-40,000 Zone

April 15, 2022

Slope Range		Percent of Total	Area	Area (acres)	CE-40 Zone Required Acres/Unit	Base Density Potential Units
Beg. Range	End Range					
0.00%	9.99%	12.74%	243,196	5.58	1.00	5.58
10.00%	14.99%	59.68%	1,139,415	26.16	1.50	17.44
15.00%	19.99%	18.76%	358,183	8.22	2.00	4.11
20.00%	24.99%	3.43%	65,465	1.50	3.00	0.50
25.00%	29.99%	1.06%	20,177	0.46	4.00	0.12
30.00%	100.00%	4.34%	82,846	1.90	5.00	0.38
		100.00%	1,909,283	43.83		28.13

Base Density (Lots):		28	Lots
Max allowed lots, assuming open space requirements were met (Base +25%):		35	Lots
Total Acreage		43.83	Acres
Min. Open Space Required to be PRD (25%)		10.96	Acres
Open Space Provided		8.79	Acres
Open Space Provided (%)		20%	%

Minimum Open Space Requirement met?	No
Would not be allowed as PRD by Alpine City Ordinance	



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	243196.49	Yellow
2	10.00%	15.00%	1139414.74	Orange
3	15.00%	20.00%	358183.49	Cyan
4	20.00%	25.00%	68465.31	Red
5	25.00%	30.00%	20177.18	Purple
6	30.00%	1000.00%	82845.99	Blue



Engineering File Number:
-

Drawing: 1
Sheet: 1 of 1

BOX ELDER SOUTH
Slope Analysis
Based on PRD formula

PRD Slope Analysis

REMARKS

Fall 2013 Lidar Contours used

WATER RESOURCES
PUBLIC SERVICES
STORM WATER
ENGINEERING

Alpine
Public Works

ESTIMATED COSTS

MUNICIPAL SERVICES	FY2021
General Government	\$114,359.49
Water	N/A
Sewer	N/A
Garbage	N/A
Pressurized Irrigation	N/A
Storm Drain	\$7,080.82
TOTAL	\$121,440.31

Projected cost of services is based on the FY2021 Alpine City End of Year Financial Report. According to the population of Alpine is approximately 10,251. The number of households is approximately 2,839 with 3.7 persons per household. Projected costs are calculated by multiplying the projected number of households in the annexation area (59) by the cost per household (2021 General Fund Total Fund Expenditures/# of households).

ESTIMATED REVENUE

REVENUE SOURCE	FY2021
Property Taxes	\$42,410.97
Sales Taxes	\$30,660.62
Other Taxes & Fees	\$19,087.28
Water	N/A
Sewer	N/A
Garbage	N/A
Pressurized Irrigation	N/A
Storm Drain	\$22,309.77
TOTAL	\$114,468.64

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 the 2021 tax rates. Projected revenues are based on the FY2021 Alpine City End of Year Financial Report. According to the 2020 Census, the population of Alpine is approximately 10,251. The number of households is approximately 2,839 with an average of 3.7 persons per household. Projected revenues are calculated by multiplying the projected number of households in the annexation area (59) by the revenues generated per household (2021 General Fund Total Tax/# of households). Property tax was calculated by taking the average 2021 value of a home in Box Elder South and multiplying by the Alpine Tax Rate, being taxed at 55% of assessed value.

2021 VALUE OF HOMES IN BOX ELDER SOUTH

HOME	PARCEL	VALUE
1	35:692:0015	\$ 1,229,000.00
2	35:692:0016	\$ 789,500.00

3	35:692:0017	\$	1,057,700.00
4	35:692:0024	\$	944,900.00
5	35:692:0057	\$	955,600.00
6	35:592:0059	\$	1,155,200.00
7	35:692:0049	\$	1,322,900.00
8	35:692:0012	\$	812,100.00
9	35:692:0006	\$	950,600.00
10	35:692:0003	\$	929,900.00
AVERAGE		\$	1,014,740.00

*2021 Values do not include empty lots or homes that were still being built at the time.
See attached Utah County Parcel Map for reference to homes and 2021 values.*

BOX ELDER SOUTH ESTIMATED PROPERTY TAX

Based on Utah County Records For 2021

Average Assessed Value of an Alpine Home = \$730,300

Alpine Tax Rate = 0.001306

Taxed at 55% of assessed value.

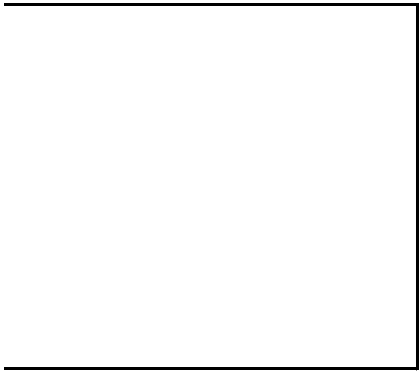
$\$730,300 \times 0.001306 \times .55 = \524.57

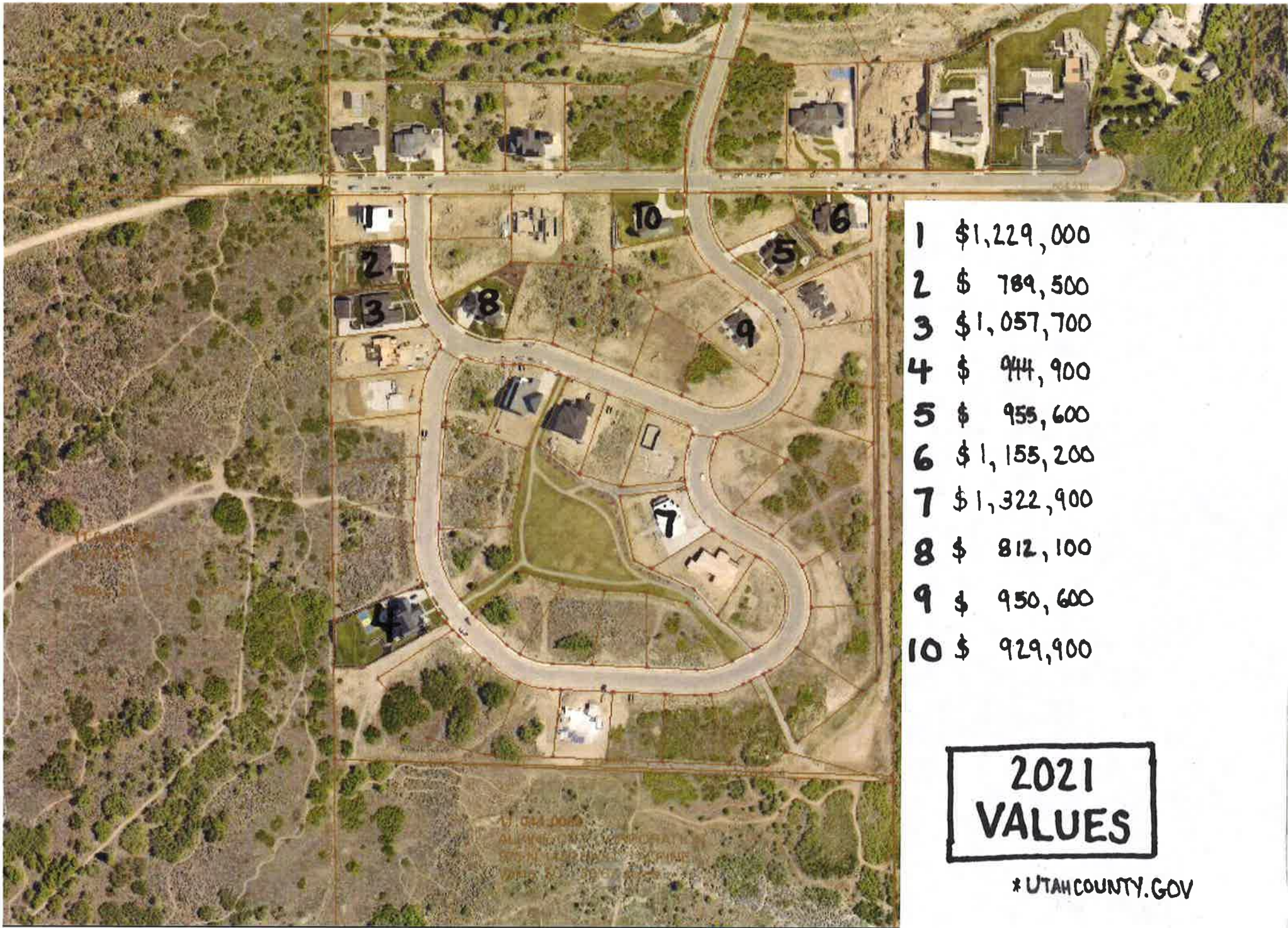
$\$524.57 / 7.303 = \71.83 per \$100,000

Estimated Assessed Value of a Box Elder South Home = approx. \$1,000,000 (see attached)

$\$71.83 \times 10 = \718.83 Alpine Portion of Property Tax

$\$718.83 \times 59 = \mathbf{\$42,410.97}$





2021 Tax Rate Analysis

Entity	Area to be Annexed	Alpine City
Utah County	0.000853	0.000853
Central Utah Water Cons. Dist.	0.0004	0.0004
Alpine School Dist.	0.006842	0.006842
State Charter School-Alpine	0.000062	0.000062
Assessing & Collecting	0.000154	0.000154
Alpine City		0.001306
North Utah County Water Dist.	0.000015	0.000015
Service Area 6 - Law, Zoning	0.001046	
Service Area 7 - Fire Service	0.000472	
Service Area 8 - Planning	0.000233	
Total Rate	0.010077	0.009632

Total Assessed Value	\$	25,928,000.00	Utah County Tax	\$	261,276.46
Lot 1	\$	313,900.00	Alpine City Tax	\$	249,738.50
Lot 2	\$	314,800.00			
Lot 3	\$	929,900.00			
Lot 4	\$	315,800.00			
Lot 5	\$	313,700.00			
Lot 6	\$	950,600.00			
Lot 7	\$	313,500.00			
Lot 8	\$	313,500.00			
Lot 9	\$	319,600.00			
Lot 10	\$	315,000.00			
Lot 11	\$	313,900.00			
Lot 12	\$	812,100.00			
Lot 13	\$	314,200.00			
Lot 14	\$	313,600.00			
Lot 15	\$	1,229,000.00			
Lot 16	\$	789,500.00			

Lot 17	\$	1,057,700.00
Lot 18	\$	333,400.00
Lot 19	\$	321,600.00
Lot 20	\$	317,000.00
Lot 21	\$	313,600.00
Lot 22	\$	313,500.00
Lot 23	\$	339,800.00
Lot 24	\$	944,900.00
Lot 25	\$	357,100.00
Lot 26	\$	338,700.00
Lot 27	\$	314,400.00
Lot 28	\$	313,800.00
Lot 29	\$	315,300.00
Lot 30	\$	320,900.00
Lot 31	\$	323,600.00
Lot 32	\$	337,700.00
Lot 33	\$	343,200.00
Lot 34	\$	328,600.00
Lot 35	\$	328,100.00
Lot 36	\$	319,800.00
Lot 37	\$	334,300.00
Lot 38	\$	315,200.00
Lot 39	\$	337,600.00
Lot 40	\$	317,700.00
Lot 41	\$	322,400.00
Lot 42	\$	313,700.00
Lot 43	\$	313,600.00
Lot 44	\$	313,500.00
Lot 45	\$	313,500.00
Lot 46	\$	313,500.00
Lot 47	\$	313,500.00
Lot 48	\$	313,500.00
Lot 49	\$	1,322,900.00
Lot 50	\$	360,600.00

Lot 51	\$	313,500.00
Lot 52	\$	313,600.00
Lot 53	\$	336,900.00
Lot 54	\$	323,600.00
Lot 55	\$	319,800.00
Lot 56	\$	333,600.00
Lot 57	\$	955,600.00
Lot 58	\$	315,400.00
Lot 59	\$	1,155,200.00

Notes

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 2021 assessed values of all lots within the proposed annexation 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.



June 14, 2022

Austin Roy
Alpine City Planner
20 North Main
Alpine, Utah 84004

Subject: Box Elder Way Parking Lot Cost Estimate

Dear Austin:

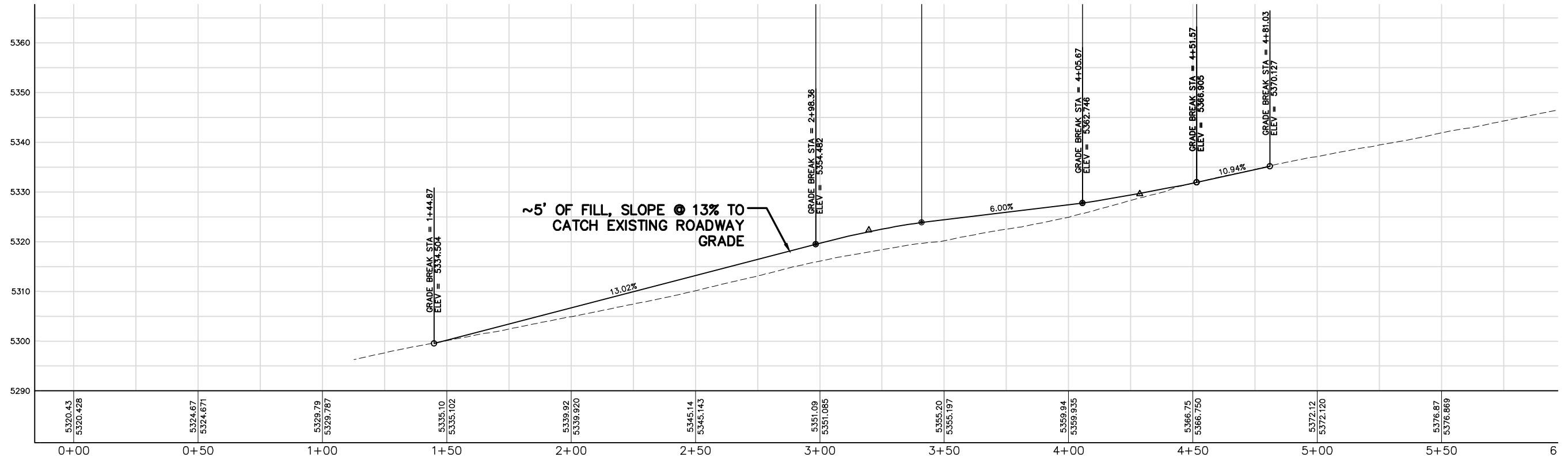
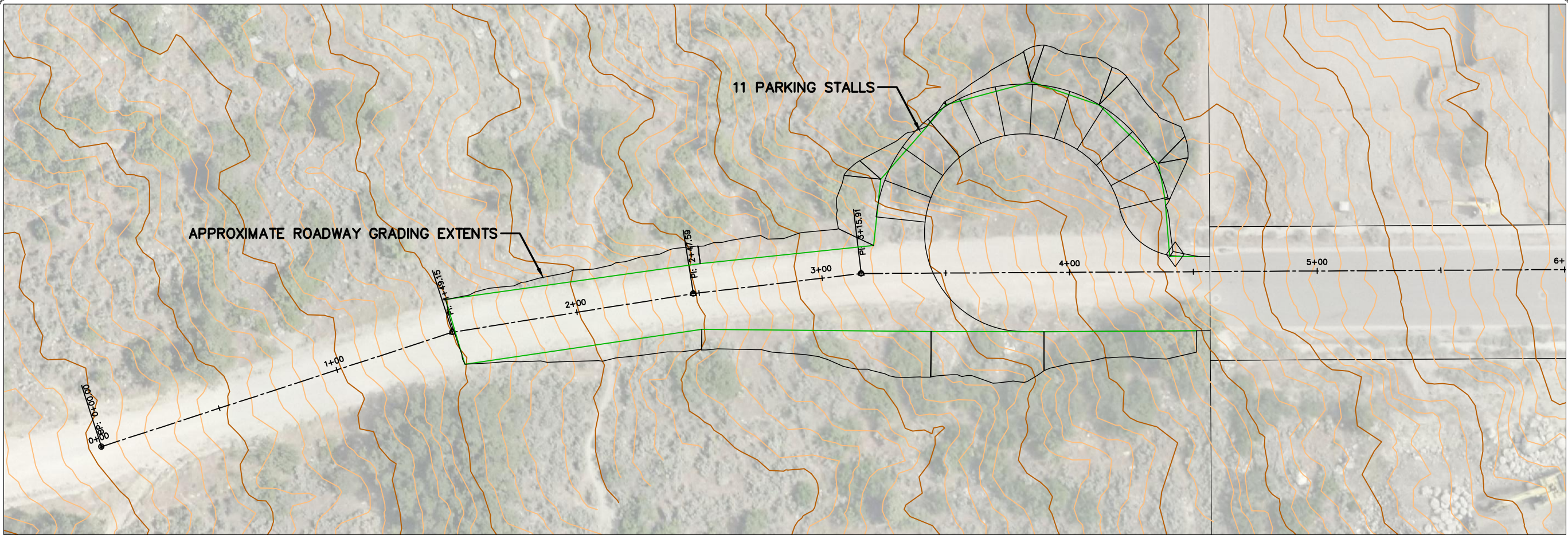
I was asked to put a rough cost estimate together to design and install a parking lot at the bottom of Box Elder Way. The below numbers are a rough estimate as the City would need a final design to be more more accurate with the quantities, but they should be close enough for general cost estimating purposes. A simple concept design is attached.

<u>Category</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Quantity Price</u>	<u>Total Price</u>
MOB	Mobilization	1	LS	@ \$ 7,500.00	\$ 7,500.00
SWPPP	Silt Fence	700	LF	@ \$ 3.00	\$ 2,100.00
SWPPP	Concrete Washout	1	LS	@ \$ 2,500.00	\$ 2,500.00
SWPPP	Stabilized Construction Entrance	1	EACH	@ \$ 3,000.00	\$ 3,000.00
SWPPP	Toilet Rental	1	LS	@ \$ 1,000.00	\$ 1,000.00
SWPPP	Seeding of Disturbed Areas	8000	SF	@ \$ 0.19	\$ 1,520.00
DIRT	Fill	271	CY	@ \$ 5.00	\$ 1,354.32
DIRT	Site Grading - Clear & Grub, Roadway Prep to subbase	1	LS	@ \$ 20,000.00	\$ 20,000.00
DIRT	6" Topsoil (Roadway Slopes)	8500	SF	@ \$ 1.75	\$ 14,875.00
ASPHALT	3" Hot Mix Asphalt	9600	SF	@ \$ 1.40	\$ 13,440.00
ASPHALT	8" Road Base	16700	SF	@ \$ 1.00	\$ 16,700.00
ASPHALT	Sawcut Asphalt	60	LF	@ \$ 2.50	\$ 150.00
MISC	Street Signs	2	EACH	@ \$ 1,500.00	\$ 3,000.00
SUBTOTAL:					\$ 87,139.32
20% CONTINGENCY					\$ 17,427.86
18% DESIGN & ENGINEERING					\$ 15,685.08
GRAND TOTAL					\$ 120,252.26

Sincerely,
ALPINE CITY

Jed Muhlestein, P.E.
City Engineer

cc: File



REMARKS
1.

--

Memo



To: Austin Roy, Alpine City Planner
From: Jed Muhlestein, P.E., City Engineer *JM*
Date: June 14, 2022
Subject: Cost Estimate: Grove Drive Re-Alignment / Cost Share with Box Elder South

I was asked to estimate costs, and the shared portion of costs, for the Box Elder South residents regarding the realignment of Grove Drive. Alpine City has been working with Horrocks Engineers on a concept design and cost estimate for the re-alignment of Grove Drive. The concept design and cost estimate are both attached to this memo. The concept cost estimate put together by Horrocks Engineer's amounts to \$1,980,625. If costs were to be proportionally split between the existing Box Elder and Box Elder South subdivisions, the most logical way would be by total number of lots vs number of lots within each development.

There are 52 lots in Box Elder and 59 lots in Box Elder South for a total of 111 lots. Simple math shows 53.15% (59/111) proportionality/responsibility to the Box Elder South development. 53.15% of \$1,980,625 is \$1,052,765.

The City has submitted a grant application to Utah County which requests \$443,000 for this project and if successful, would leave the city being responsible for the remaining amount of \$1,537,625. 53.15% of \$1,537,625 is \$817,247.69.

If the City Council chooses to impose an annexation fee based on proportionality of the costs, the proportionality is 53.15% to the Box Elder South development. The Council has the discretion to use this idea or alter it based on code verbiage (ADC 5.03.6) which reads:

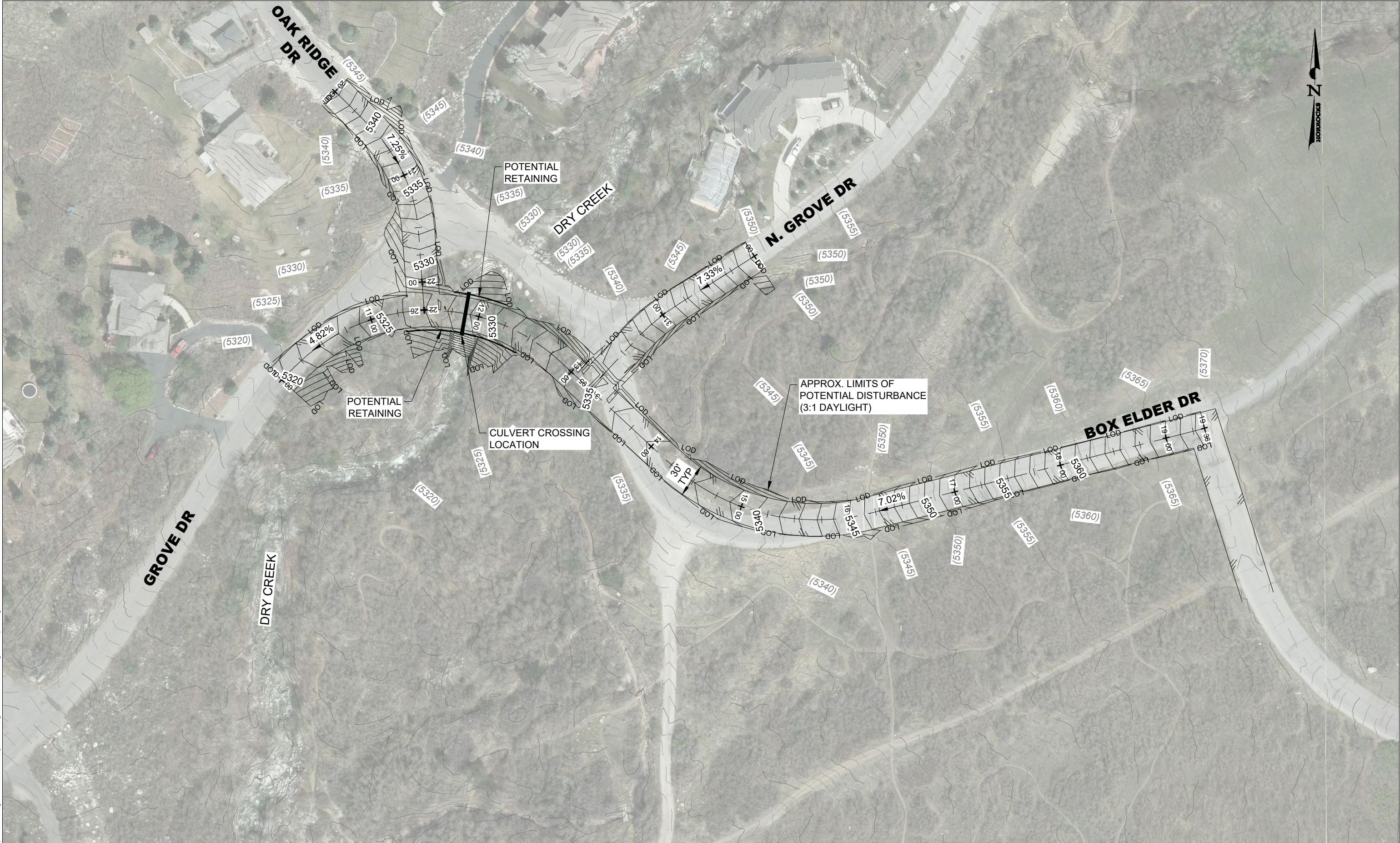
"Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the City and infrastructure which may be created by the annexation."

The above examples are simply ideas of the way this proportionality idea could be applied to costs of improvements within the area if the City Council chooses to do so.

Attached: Grove Drive Re-Alignment Concept Design
Grove Drive Re-Alignment Concept Cost Estimate

Cc: File

Q:\2021\UT-0014-2101 Alpine Gen. Eng. 2021\General\Project Data\Figures\Grove Dr Re-Align Concept 5.dwg - ALT 5 - 1/26/2022 3:28 PM - cameronc



PRELIMINARY
NOT FOR CONSTRUCTION

SCALE
HORIZONTAL
1" = 80'
VERTICAL
NONE

WARNING
0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1" THEN
DRAWING IS NOT TO SCALE

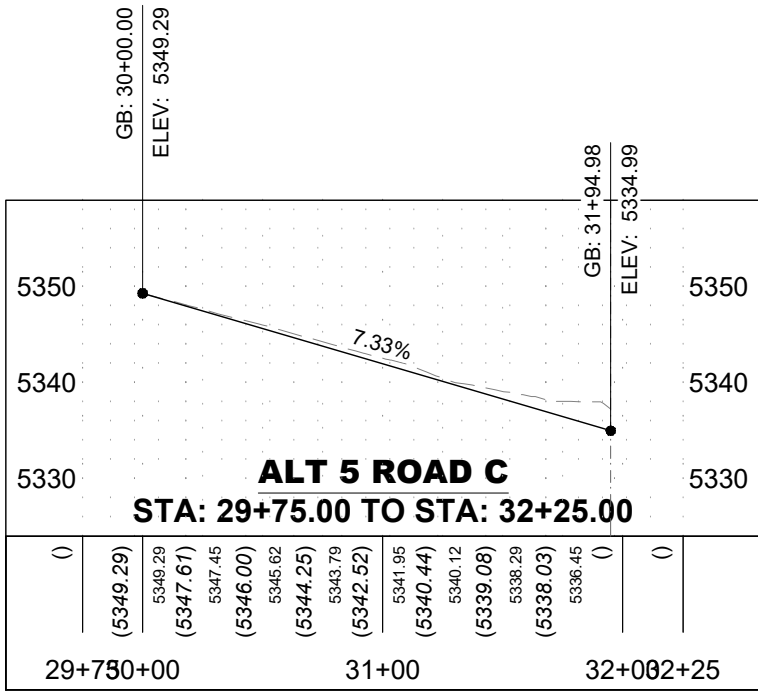
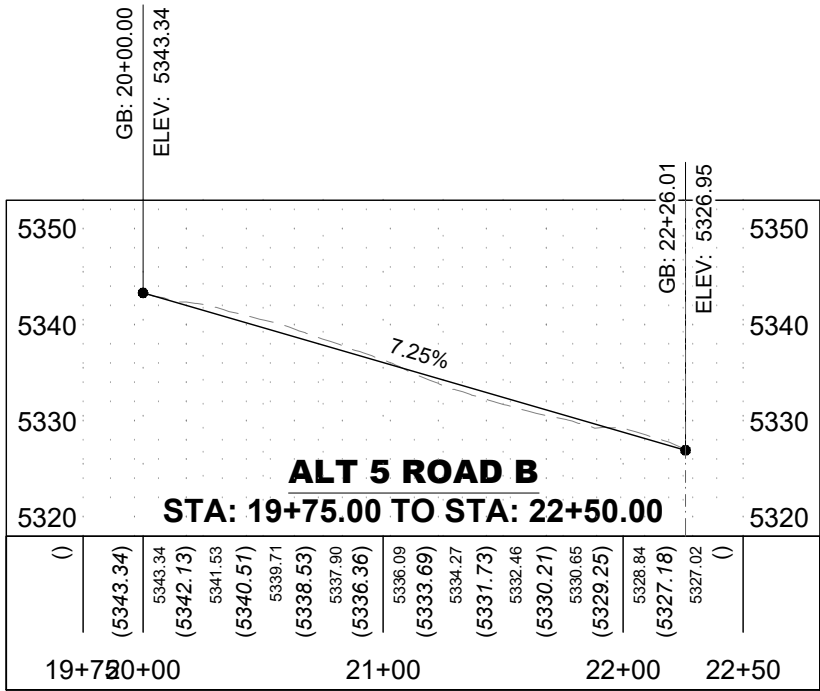
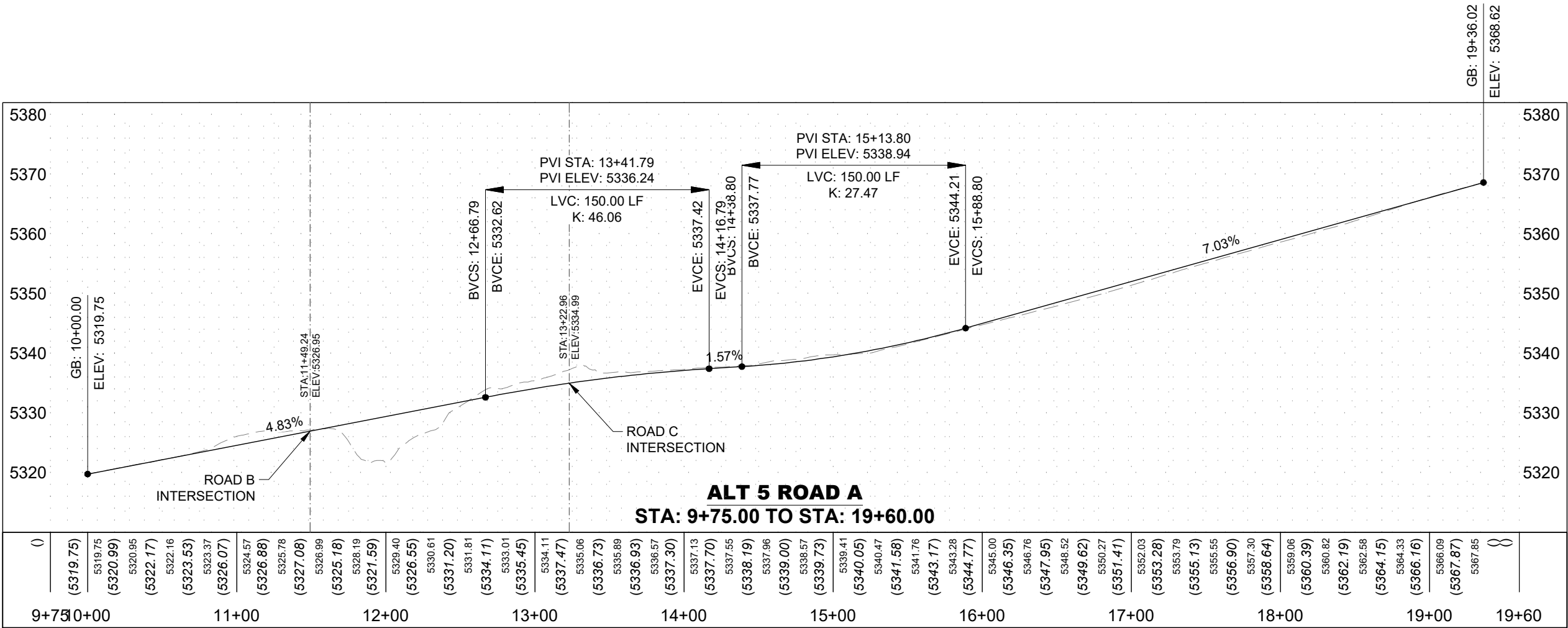
HORROCKS
ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

ALPINE - GROVE DR RE-ALIGNMENT
ALTERNATE 5

DESIGNED ###	DATE ###	PROJECT NO. UT-0014-2101
DRAWN CLC	DATE 26 JAN 2022	SHEET NO. OF ###
CHECKED ###	DATE ###	DRAWING NO. ALT 5

Q:\2021\UT-001-4-2101 Alpine Gen. Eng. 2021\General\Project Data\Figures\Grove Dr Re-Align Concept 5.dwg - ALT 5 PNP - 1/26/2022 3:28 PM - cameronc



PRELIMINARY
NOT FOR CONSTRUCTION

SCALE
HORIZONTAL
VERTICAL
NONE

WARNING
0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1" THEN
DRAWING IS NOT TO SCALE

HORROCKS
ENGINEERS

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

ALPINE - GROVE DR RE-ALIGNMENT

ALTERNATE 5 PROFILES

DESIGNED ####	DATE ####	PROJECT NO. UT-0014-2101
DRAWN CLC	DATE 06 JAN 2022	SHEET NO. OF ####
CHECKED ####	DATE ####	DRAWING NO. ALT 5 PNP

ALPINE GROVE DRIVE REALIGNMENT ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST COST ESTIMATE PROJECT #: UT-0014-2101 DATE: 3/22/2022 BY: CAMERON COOMES						
UNIT PRICE SCHEDULE - BASE BID					ENGINEER'S ESTIMATE	
Category	Item #	Description	Unit	Quantity	Unit Price	Amount
General	1	Mobilization (15%)	LS	1	15%	\$119,000
	2	Remove existing asphalt	SY	4,667	\$6	\$28,000
	3	Old road excavation (8" depth)	CY	1,042	\$31	\$32,309
	4	New road excavation (21" depth)	CY	2,755	\$31	\$85,394
	5	Native seed mix for landscape restoration	LS	1	\$7,150	\$7,150
	6	Tree Trimming, clearing & grubbing	LS	1	\$16,500	\$16,500
	7	Spreading top soil	SF	15,000	\$4	\$60,000
	8	Traffic Control	LS	1	\$11,000	\$11,000
CATEGORY SUBTOTAL						\$359,352
Drainage	9	Pre-fabricated culvert for Dry Creek	LS	1	\$190,000	\$190,000
	10	CIP Reinforced Concrete (footings, headwall/wingwall, apron slabs)	CY	125	\$700	\$87,500
	11	Structural fill	TON	160	\$45	\$7,200
	12	Extend existing drainage pipe (unknown size & material)	LF	20	\$165	\$3,300
	13	Remove flared end section	LS	1	\$1,045	\$1,045
	14	Relocate & Reuse concrete flared end section	LS	1	\$2,200	\$2,200
	15	Remove existing drop inlet box	LS	1	\$1,100	\$1,100
	16	Relocate & Reuse drop inlet box	LS	1	\$2,750	\$2,750
CATEGORY SUBTOTAL						\$295,095
Walls	17	Rock retaining walls	LF	160	\$88	\$14,080
CATEGORY SUBTOTAL						\$14,080
Pavement	18	Asphalt (3") for new road alignment	TON	770	\$105	\$80,883
	19	Road base-Untreated base course (8") for new road alignment	TON	1,908	\$33	\$62,958
	20	Subgrade-granular borrow (10") for new road alignment	CY	1,306	\$46	\$60,098
	21	Structural fill material for new road alignment	TON	910	\$45	\$40,950
	22					
	23					
CATEGORY SUBTOTAL						\$244,889
					Construction Subtotal	\$913,417

Creek Culvert
Portion

\$49,435

\$190,000

\$87,500

\$7,200

\$3,300

\$1,045

\$2,200

\$1,100

\$2,750

\$14,080

\$8,088

\$6,296

\$6,010

\$379,004

**ALPINE GROVE DRIVE REALIGNMENT
ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
COST ESTIMATE
PROJECT #: UT-0014-2101
DATE: 3/22/2022 BY: CAMERON COOMES**

Contingency			20%	\$183,000	\$75,801
Engineering (% of Construction Only)			18%	\$164,000	\$75,801
FEMA Flood Plain Analysis				\$60,000	\$60,000
			Total	\$1,320,417	\$590,606
			E ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST RANGE:	\$924,292	\$1,980,625

\$442,954
50% of total

NOTES:

- 1 This cost opinion was developed based on a concept of a road realignment with removal of old road & a new culvert crossing
- 2 Conceptual alignment & grading evaluations were performed to support this cost opinion.
- 3 This cost opinion is a Level Five cost opinion (also known as a Rough Order of Magnitude cost estimate), which is a concept screening level of cost opinion that has an accuracy range that is defined as being -30% to + 50% (from Actual Cost).
- 4 In order to develop a cost opinion to the next level of accuracy, more definitive design and layout information may be required.
- 5 Subgrade depth provided is an estimate only and actual depth will need to be determined by a geotechnical analysis of the area.
- 6 Structural fill refers to material needed in new roadway alignment areas which are not currently overlapping existing roads. Some or all of this material may be able to be obtained on-site through excavation. That analysis has not been performed. This number also does not reflect material saved through retaining.
- 7 Simple earthwork analyses are FG direct comparison to EG based on conceptual design only. Overall FG to EG comparison results in Net Fill of approx. 360 CY.



June 14, 2022

Austin Roy
Alpine City Planner
20 North Main
Alpine, Utah 84004

Subject: Moyle Drive/Box Elder Way Paving Cost Estimate

Dear Austin:

I was asked to put a rough cost estimate together to pave the secondary access road in Lambert Park. The below numbers are a rough estimate as the City would need a final design to be more more accurate with the quantities, but they should be close enough for general cost estimating purposes.

<u>Category</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Quantity Price</u>	<u>Total Price</u>
MOB	Mobilization	1	LS	@ \$ 12,500.00	\$ 12,500.00
SWPPP	Silt Fence	2814	LF	@ \$ 3.00	\$ 8,442.00
SWPPP	Concrete Washout	1	LS	@ \$ 2,500.00	\$ 2,500.00
SWPPP	Stabilized Construction Entrance	2	EACH	@ \$ 3,000.00	\$ 6,000.00
SWPPP	Toilet Rental	1	LS	@ \$ 1,500.00	\$ 1,500.00
SWPPP	Seeding of Disturbed Areas	28140	SF	@ \$ 0.19	\$ 5,346.60
DIRT	Fill	1091	CY	@ \$ 5.00	\$ 5,457.30
STORM	15" ADS Pipe	120	LF	@ \$ 40.70	\$ 4,884.00
STORM	12' Sump	4	EACH	@ \$ 12,000.00	\$ 48,000.00
STORM	Snout	8	EACH	@ \$ 700.00	\$ 5,600.00
STORM	2x3x5 Curb Inlet Box	8	EACH	@ \$ 2,500.00	\$ 20,000.00
STORM	Pipe Collars	16	EACH	@ \$ 125.00	\$ 2,000.00
STORM	Bedding	23.4	TON	@ \$ 19.50	\$ 456.30
STORM	Air Testing	4	EACH	@ \$ 375.00	\$ 1,500.00
STORM	Clean & Video	120	LF	@ \$ 3.75	\$ 450.00
CONCRETE	24" Curb and Gutter APWA Type A (incl road base)	2814	LF	@ \$ 18.50	\$ 52,059.00
CONCRETE	Curb Inlet Tie-ins	8	EACH	@ \$ 550.00	\$ 4,400.00
ASPHALT	3" Hot Mix Asphalt	42210	SF	@ \$ 1.40	\$ 59,094.00
ASPHALT	8" Road Base	50652	SF	@ \$ 1.00	\$ 50,652.00
ASPHALT	Concrete Manhole Collars	4	EACH	@ \$ 675.00	\$ 2,700.00
ASPHALT	Sawcut Asphalt	60	LF	@ \$ 2.50	\$ 150.00
MISC	Street Signs	2	EACH	@ \$ 1,500.00	\$ 3,000.00
SUBTOTAL:					\$ 296,691.20
20% CONTINGENCY					\$ 59,338.24
18% DESIGN & ENGINEERING					\$ 53,404.42
GRAND TOTAL					\$ 409,433.85

Sincerely,
ALPINE CITY

Jed Muhlestein, P.E.
City Engineer

cc: File



June 14, 2022

Austin Roy
Alpine City Planner
20 North Main
Alpine, Utah 84004

Subject: Pedestrian Underpass - Lambert Park Trail/Secondary Access Road

Dear Austin:

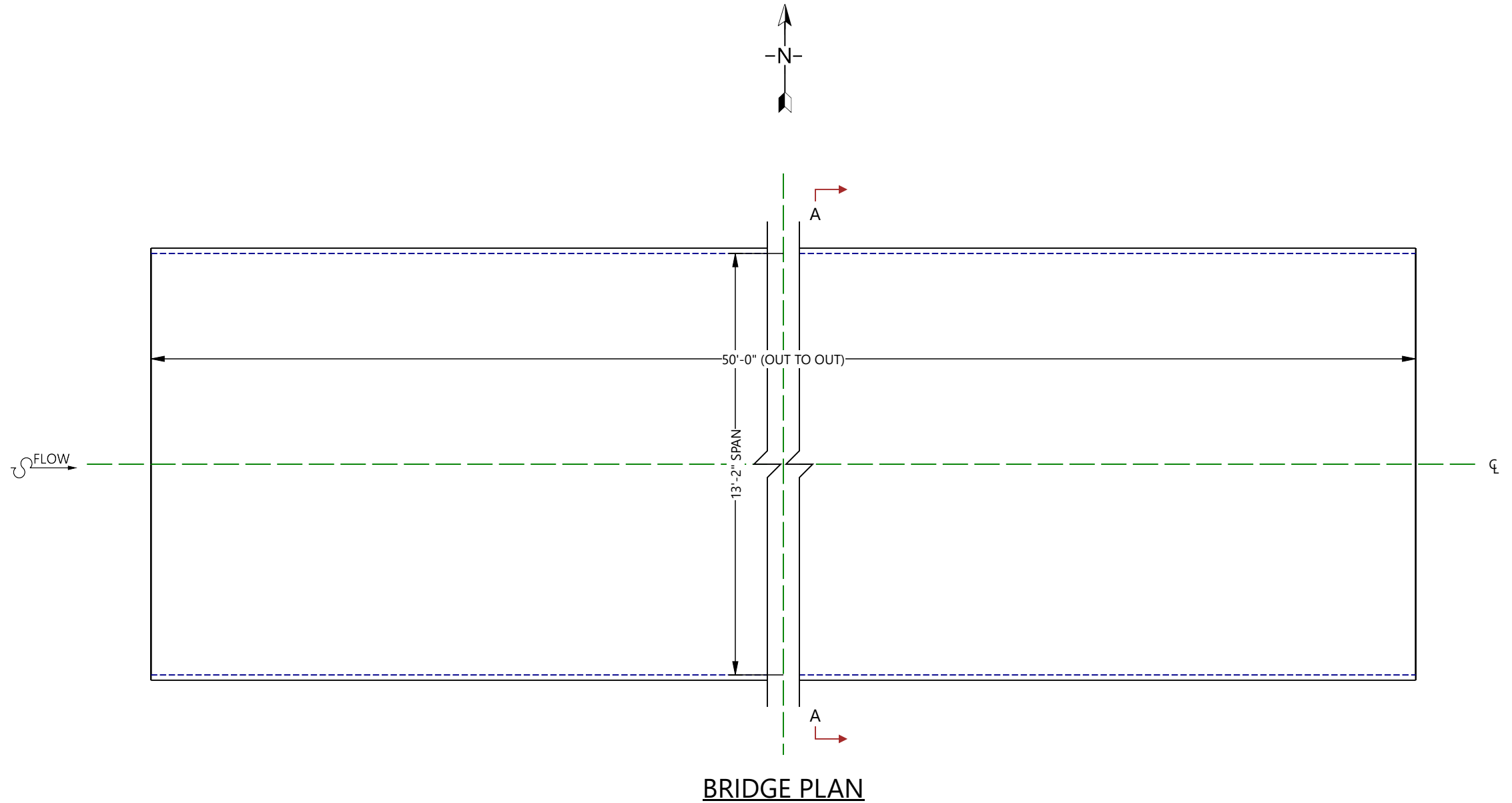
I was asked to put a rough cost estimate together for pedestrian underpasses for trails that cross the secondary access road in Lambert Park. The below numbers are very rough as the City would have to have these structures designed to get more accurate estimates, but they should be close enough for general cost estimating purposes.

ITEM	Quantity	Unit	Quantity Price	Total Price
10 Mobilization	1	LS @	\$ 10,000.00	\$ 10,000.00
20 10' Wide x 9' Tall x 50' Long Contech Bridge Corrugated Tunnel	1	EACH @	\$ 40,000.00	\$ 40,000.00
30 Clear and Grub	3000	SF @	\$ 0.60	\$ 1,800.00
40 Toilet Rental	1	MO @	\$ 500.00	\$ 500.00
50 Excavation for underpass	1059.26	CY @	\$ 5.00	\$ 5,296.30
60 Compacted backfill	594	Ton @	\$ 18.50	\$ 10,989.00
70 Rock Retaining Wall End Treatment	1500	SF @	\$ 65.00	\$ 97,500.00
80 Roadbase trail through underpass (12" thick min)	500	SF @	\$ 5.00	\$ 2,500.00
90 Roadway Repair (9" roadbase)	1100	SF @	\$ 1.17	\$ 1,287.00
100 Reseeding disturbed areas	1500	SF @	\$ 0.25	\$ 375.00
110 Egeineering and Design	1	LS @	\$ 10,000.00	\$ 10,000.00
			SUBTOTAL:	\$ 180,247.30
			20% CONTINGENCY	\$ 36,049.46
			18% DESIGN & ENGINEERING	\$ 32,444.51
			TOTAL PER UNDERPASS	\$ 248,741.27

Sincerely,
ALPINE CITY

Jed Muhlestein, P.E.
City Engineer

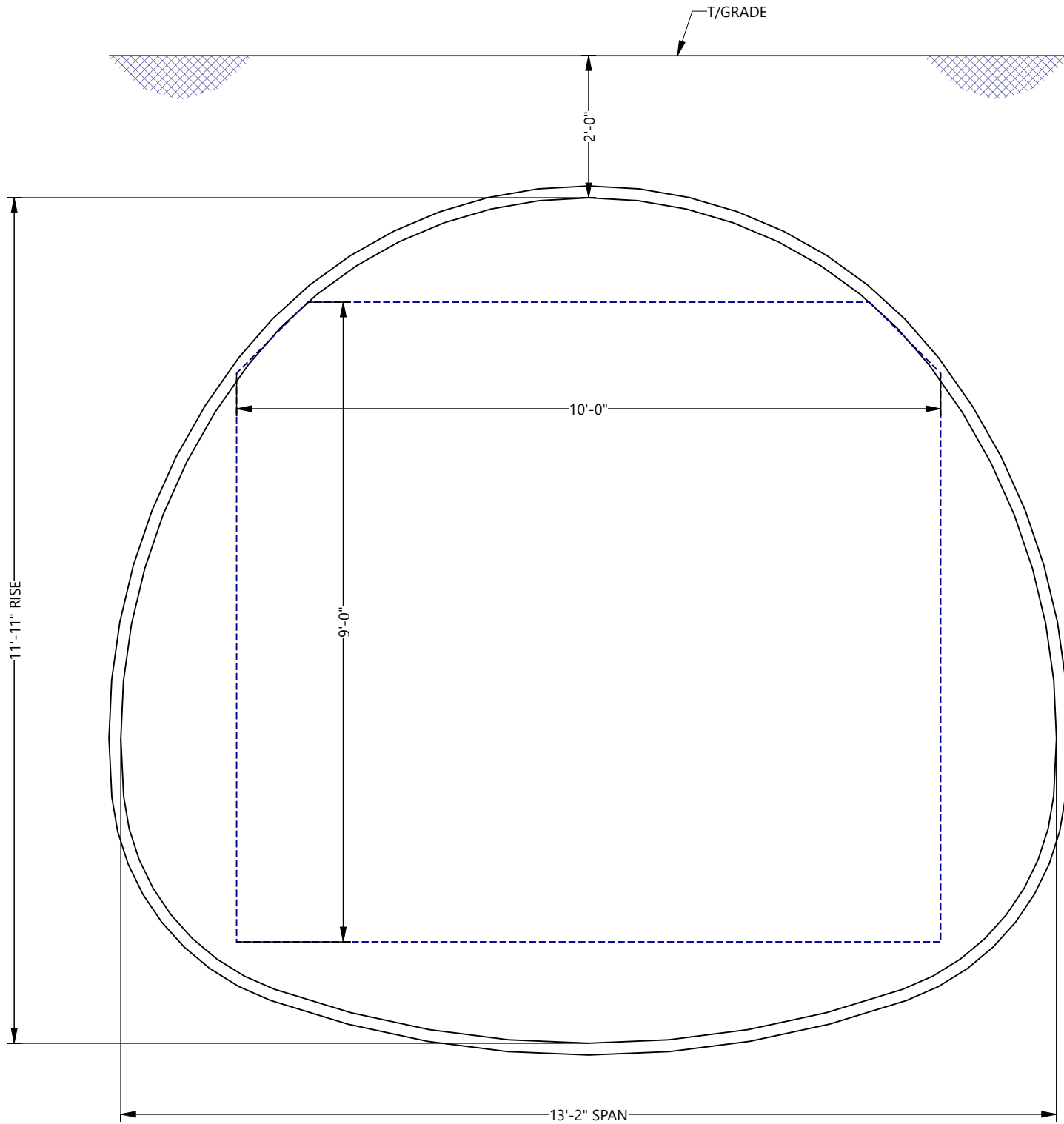
cc: File



BRIDGE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by CONTECH Engineered Solutions LLC ("CONTECH"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of CONTECH. Failure to comply is done at the user's own risk and CONTECH expressly disclaims any liability or responsibility for such use.					 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069 800-338-1122 513-645-7000 513-645-7993 FAX	<div>PROPOSAL</div> <div>DRAWING</div>	MULTIPLATE UNDERPASS 13'-2" X 11'-11"	ALPINE PEDESTRIAN UNDERPASS	Project No.: 000000	Seq No.: 000	Date: 6/10/2022
									Designed:	Drawn:	
									Checked:	Approved:	
									Sheet No.:		
									1 OF 4		
If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to CONTECH immediately for re-evaluation of the design. CONTECH accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.	MARK	DATE	REVISION DESCRIPTION	BY							

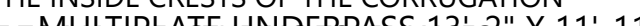


CROSS SECTION A-A

NOTES

- MEASUREMENTS ARE TO THE INSIDE CRESTS OF THE CORRUGATION
 - DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES
- MULTIPLATE UNDERPASS 13'-2" X 11'-11"
ALPINE PEDESTRIAN UNDERPASS

PRELIMINARY
NOT FOR CONSTRUCTION

<p>The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by CONTECH Engineered Solutions LLC ("CONTECH"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of CONTECH. Failure to comply is done at the user's own risk and CONTECH expressly disclaims any liability or responsibility for such use.</p> <p>If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to CONTECH immediately for re-evaluation of the design. CONTECH accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.</p>				<div><p>9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069 800-338-1122 513-645-7000 513-645-7993 FAX</p></div>				<div><p>MEASUREMENTS ARE TO THE INSIDE CRESTS OF THE CORRUGATION</p><p>DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES</p></div> <div><div>PROPOSAL</div><div>DRAWING</div></div>				<p>•MULTIPLATE UNDERPASS 13'-2" X 11'-11"</p> <p>•ALPINE PEDESTRIAN UNDERPASS</p>				<p>Project No.: 000000</p> <p>Seq No.: 000</p> <p>Date: 6/10/2022</p>	
												<p>Designed:</p>		<p>Drawn:</p>			
												<p>Checked:</p>		<p>Approved:</p>			
												<p>Sheet No.: 2 OF 4</p>					
												<p>MARK</p>		<p>DATE</p>		<p>REVISION DESCRIPTION</p>	

SPECIFICATIONS

FOR MANUFACTURE AND INSTALLATION OF CONTECH® MULTI-PLATE PIPE ARCH

I - GENERAL

1.0 STANDARDS AND DEFINITIONS

- 1.1 STANDARDS - All standards refer to latest edition unless otherwise noted.
- 1.1.1 ASTM A-761 "Corrugated Steel Structural Plate, Zinc Coated for Field-Bolted Pipe, Pipe-Arches and Arches" (AASHTO Designation M-167).
- 1.1.2 AASHTO Standard Specification for Highway Bridges - Section 12.
- 1.1.3 AASHTO Standard Specification for Highway Bridges - Section 26.
- 1.2 DEFINITIONS
- 1.2.1 OWNER
Owner - In these specifications the word "Owner" shall mean
- 1.2.2 Engineer - In these specifications the word "Engineer" shall mean the Engineer of Record or Owner's designated engineering representative.
- 1.2.3 REP
Manufacturer - In these specifications the word "Manufacturer" shall mean CONTECH Construction Products Inc. 800-338-1122
- 1.2.4 Contractor - In these specifications the word "Contractor" shall mean the firm or corporation undertaking the execution of any installation work under the terms of these specifications.
- 1.2.5 Approved - In these specifications the word "approved" shall refer to the approval of the Engineer or his designated representative.
- 1.2.6 As Directed - In these specifications the words "as directed" shall refer to the directions to the Contractor from the Owner or his designated representative.

2.0 GENERAL CONDITIONS

- 2.1 The Contractor shall furnish all labor, material and equipment and perform all work and services except those set out and furnished by the Owner, necessary to complete in a satisfactory manner the site preparation, excavation, filling, compaction, grading as shown on the plans and as described therein. This work shall consist of all mobilization clearing and grading, grubbing, stripping, removal of existing material unless otherwise stated, preparation of the land to be filled, filling of the land, spreading and compaction of the fill, and all subsidiary work necessary to complete the grading of the cut and fill areas to conform with the lines, grades, slopes, and specifications. This work is to be accomplished under the observation of the Owner or his designated representative.
- 2.2 Prior to bidding the work, the Contractor shall examine, investigate and inspect the construction site as to the nature and location of the work, and the general and local conditions at the construction site, including without limitation, the character of surface or subsurface conditions and obstacles to be encountered on and around the construction site and shall make such additional investigation as he may deem necessary for the planning and proper execution of the work.
- If conditions other than those indicated are discovered by the Contractor, the Owner shall be notified immediately. The material which the Contractor believes to be a changed condition shall not be disturbed so that the owner can investigate the condition.
- 2.3 The construction shall be performed under the direction of the Engineer.
- 2.4 All aspects of the structure design and site layout including foundations, backfill, end treatments and necessary scour consideration shall be performed by the Engineer.
- Any installation guidance provided herein shall be endorsed by the Engineer or superceded by the Engineer's plans and specifications.

II - MULTI-PLATE PIPE ARCH.

1.0 GENERAL

- 1.1 Manufacturer shall fabricate the Multi-Plate Pipe Arch (XXXPI) CULVERT as shown on the plans. Fabrication shall conform to the requirements of ASTM A-761 and shall consist of plates, fasteners, and appurtenant items.
- Plate thickness, end treatment and type of invert and foundation shall be as indicated on the plans. All manufacturing processes including corrugating, punching, curving and required galvanizing shall be performed within the United States of America.
- 1.2 The contractor shall verify all field dimensions and conditions prior to ordering materials.

2.0 DIMENSIONS

- 2.1 The proposed structure shall be a pipe arch CULVERT with the following dimensions:
- 2.2 All plan dimensions on the contract drawings are measured in a true horizontal plan unless otherwise noted.

3.0 ASSEMBLY AND INSTALLATION

- 3.1 Bolts and nuts shall conform to the requirements of ASTM A-449. The structure shall be assembled in accordance with the plate layout drawings provided by the manufacturer and per the manufacturer's recommendations.
- Bolts shall be tightened using an applied torque of between 100 and 300 ft.-lbs.
- 3.2 The structure shall be installed in accordance with the plans and specifications, the manufacturer's recommendations, and AASHTO Standard Specification for Highway Bridges - Section 26.
- 3.3 Trench excavation shall be made in embankment material that is structurally adequate. The trench width shall be shown on the plans. Poor quality in situ embankment material must be removed and replaced with suitable backfill as directed by the Engineer.
- 3.4 Bedding preparation is critical to both structure performance and service life. The bed should be constructed to uniform line and grade to avoid distortions that may create undesirable stresses in the structure and/or rapid deterioration of the roadway. The bed should be free of rock formations, protruding stones, frozen lumps, roots, and other foreign matter that may cause unequal settlement.
- 3.5 Bedding shall provide a minimum of 4,000 psf bearing capacity. Foundation details for bearing capacity less than 4,000 psf shall be approved by the Engineer.
- 3.6 The structure shall be assembled in accordance with the Manufacturer's instructions. All plates shall be unloading and handled with reasonable care. Plates shall not be rolled or dragged over gravel rock and shall be prevented from striking rock or other hard objects during placement in trench or on bedding.
- When assembled on a cast in place spread footing, the structure shall be assembled in the footing starting at the upstream end. When assembled on a full invert or on flexible footing pads, the invert or footing pad shall be placed starting at the downstream end. The structure shell shall be assembled on the invert or footing pad starting at the inlet end. Circumferential seams shall be installed with the plate laps shingled downstream as viewed from the inside of the structure.

The structure shall be backfilled using clean well graded granular material that meets the requirements of AASHTO M-145 for soil classifications A-1, A-2 or A-3.


Backfill must be placed symmetrically on each side of the structure in 6 to 8 inch loose lifts. Each lift shall be compacted to a minimum of 90 percent density per AASHTO T-180

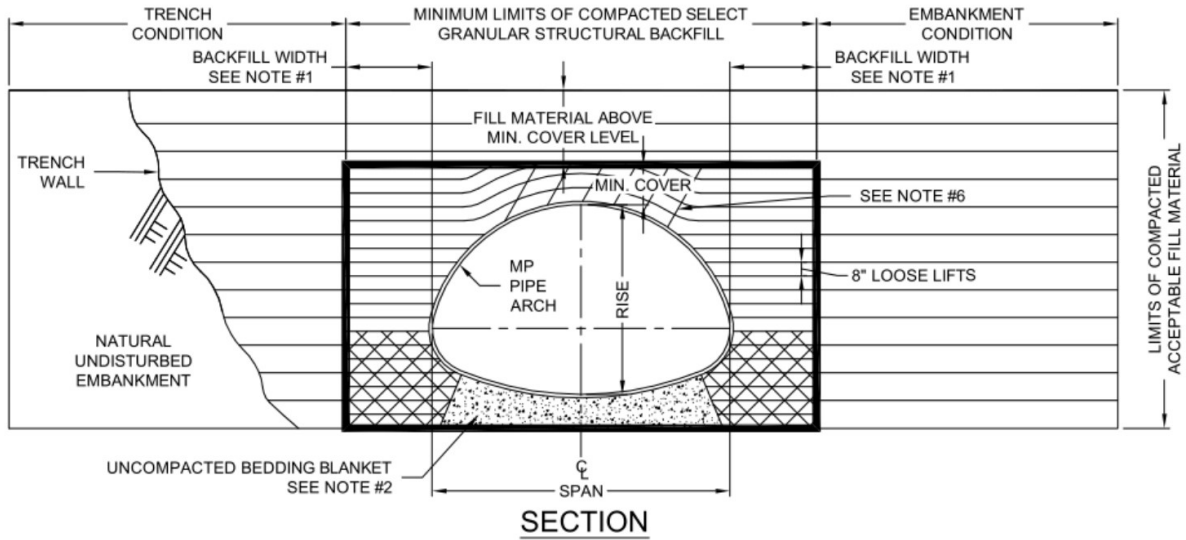
- 3.7 Construction loads that exceed highway load limits are not allowed to cross the structure without approval from the Engineer.

Normal highway traffic is not allowed to cross the structure until the structure has been backfilled and paved. If the road is unpaved, cover allowance to accommodate rutting shall be as directed by the Engineer.

GROUP CLASSIFICATION	A-1	A-2	A-3*
Sieve Analysis Percent Passing			
No. 10 (2.000 mm)	----	----	----
No. 40 (0.425 mm)	50 max.	----	51 max.
No. 200 (0.075 mm)	25 max.	35 max.	10 max.
Characteristics of Fraction			
Passing No. 40 (0.425 mm)			
Liquid Limits	----	40 max.	----
Plasticity Index	6 max.	10 max.	Non Plastic
Usual Materials	Stone Fragment, Gravel and Sand	Gravel or Sand With Silt or clay	Sand
Adapted from AASHTO M-145 * Fine beach sands, windblown sands, stream deposited sands, etc., exhibiting fine, rounded particles and typically classified by AASHTO M-145 as A-3 material should be avoided.			

PRELIMINARY
NOT FOR CONSTRUCTION

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by CONTECH Engineered Solutions LLC ("CONTECH"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of CONTECH. Failure to comply is done at the user's own risk and CONTECH expressly disclaims any liability or responsibility for such use.						9025 Centre Pointe Dr., Suite 400, West Chester, OH 45061 800-338-1122 513-645-7000 513-645-7993 FAX	PROPOSAL DRAWING	MULTIPLATE UNDERPASS 13'-2" X 11'-11" ALPINE PEDESTRIAN UNDERPASS	Project No.: 000000	Seq No.: 000	Date: 6/10/2022
									Designed:	Drawn:	
									Checked:	Approved:	
									Sheet No.:		
									3 OF 4		
											</



- SELECT GRANULAR STRUCTURAL BACKFILL LIMITS.
- CRITICAL HAUNCH AREA BACKFILL ZONE, PRESSURE ON SOIL GREATEST HERE.
- INITIAL LIFTS OVER THE CROWN OF STRUCTURE AS INDICATED BY SHADED AREA TO BE COMPACTED TO REQUIRED DENSITY WITH HAND OPERATED EQUIPMENT OR WITH LIGHTWEIGHT (D-4 OR LIGHTER) EQUIPMENT.

NOTES:

- TRENCH WIDTH AND/OR SELECT BACKFILL WIDTH SHALL BE DETERMINED BY THE ENGINEER DEPENDING ON SITE SPECIFIC CONDITIONS. TYPICAL BACKFILL WIDTH IS 4 FEET FOR STRUCTURE SPANS 14 FEET AND LESS, AND 6 FEET FOR STRUCTURE SPANS GREATER THAN 14 FEET.
- SHAPED BEDDING IS REQUIRED FOR A MINIMUM WIDTH OF SPAN/2. THE MINIMUM BEDDING THICKNESS SHALL BE 6 INCHES
- ALL SELECT GRANULAR BACKFILL TO BE PLACED IN A BALANCED FASHION IN THIN LIFTS (8" LOOSE TYPICALLY) AND COMPACTED TO 90 PERCENT DENSITY PER AASHTO T-180.
- COMPLETE AND REGULAR MONITORING OF THE PIPE ARCH STRUCTURE IS NECESSARY DURING THE BACKFILL PROCESS TO AT LEAST THE MINIMUM COVER LEVEL.
- PREVENT DISTORTION OF SHAPE AS NECESSARY BY VARYING COMPACTION METHODS AND EQUIPMENT.
- PLACE SELECT GRANULAR BACKFILL IN RADIAL LIFTS AT APPROXIMATELY 85% OF THE RISE OF THE PIPE ARCH STRUCTURE.

ADDITIONAL SELECT GRANULAR STRUCTURAL BACKFILL NOTES:

SATISFACTORY BACKFILL MATERIAL, PROPER PLACEMENT, AND COMPACTION ARE KEY FACTORS IN OBTAINING MAXIMUM STRENGTH AND STABILITY.

THE BACKFILL MATERIAL SHOULD BE FREE OF ROCKS, FROZEN LUMPS, AND FOREIGN MATERIAL THAT COULD CAUSE HARD SPOTS OR DECOMPOSE TO CREATE VOIDS. BACKFILL MATERIAL SHOULD BE WELL GRADED GRANULAR MATERIAL THAT MEETS THE REQUIREMENTS OF AASHTO M-145 FOR SOIL CLASSIFICATIONS A-1, A-2-4, A-2-5 OR A-3 MODIFIED. SEE THE STRUCTURAL PLATE BACKFILL GROUP CLASSIFICATION TABLE ON THIS SHEET. BACKFILL MUST BE PLACED SYMMETRICALLY ON EACH SIDE OF THE STRUCTURE IN 8" LOOSE LIFTS. EACH LIFT IS TO BE COMPACTED TO A MINIMUM OF 90% DENSITY PER AASHTO T-180.

A HIGH PERCENTAGE OF SILT OR FINE SAND IN THE NATIVE SOILS SUGGESTS THE NEED FOR A WELL GRADED GRANULAR BACKFILL MATERIAL TO PREVENT SOIL MIGRATION. IF THE PROPOSED BACKFILL IS NOT A WELL GRADED GRANULAR MATERIAL, A NON-WOVEN GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE SELECT BACKFILL AND THE IN SITU MATERIAL.

DURING BACKFILL, ONLY LIGHTWEIGHT TRACKED VEHICLES (D-4 OR LIGHTER) SHOULD BE NEAR THE STRUCTURE AS FILL PROGRESSES ABOVE THE CROWN AND TO THE FINISHED GRADE. THE ENGINEER AND CONTRACTOR ARE CAUTIONED THAT THE MINIMUM COVER MAY NEED TO BE INCREASED TO HANDLE TEMPORARY CONSTRUCTION VEHICLE LOADS (HEAVIER THAN D-4).

STRUCTURAL PLATE BACKFILL GROUP CLASSIFICATION, REFERENCE AASHTO M-145

GROUP CLASSIFICATION	A-1-a	A-1-b	A-2-4	A-2-5	A-3
Sieve Analysis Percent Passing					
No. 10 (2.000 mm)	50 max.	----	----	----	----
No. 40 (0.425 mm)	30 max.	50 max.	----	----	51 max.*
No. 200 (0.075 mm)	15 max.	25 max.	35 max.	35 max.	10 max.
Atterberg Limits for Fraction Passing No. 40 (0.425 mm)					
Liquid Limits	----	----	40 max.	41 min.	----
Plasticity Index	6 max.	6 max.	10 max.	10 max.	Non Plastic
Usual Materials	Stone Fragment, Gravel and Sand		Silty or Clayey Gravel and Sand		Coarse Sand

*Modified from AASHTO M-145.

Fine beach sands, windblown sands, stream deposited sands, etc., exhibiting fine, rounded particles and typically classified by AASHTO M-145 as A-3 Materials should not be used.

Reference the most current version of ASTM D2487, Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System), for comparable soil groups.

1.0 STANDARDS AND DEFINITIONS

- STANDARDS - All standards refer to the current ASTM/AASHTO edition unless otherwise noted.
 - ASTM A761 "Corrugated Steel Structural Plate, Zinc Coated for Field-Bolted Pipe, Pipe-Arches and Arches" (AASHTO Designation M-167).
 - AASHTO Standard Specification for Highway Bridges - Section 12 Division I - Design, AASHTO LRFD Bridge Design Specifications Section 12.
 - AASHTO Standard Specification for Highway Bridges - Section 26 Division II - Construction, AASHTO LRFD Bridge Construction Specifications - Section 26. ASTM A807, Standard Practice for Installing Corrugated Steel Structural Plate Pipe.

1.2 DEFINITIONS

- Owner - In these specifications the word "Owner" shall mean #####.
- Engineer - In these specifications the word "Engineer" shall mean the Engineer of Record or Owner's designated engineering representative.
- Manufacturer - In these specifications the word "Manufacturer" shall mean CONTECH ENGINEERED SOLUTIONS 800-338-1122 #####.
- Contractor - In these specifications the word "Contractor" shall mean the firm or corporation undertaking the execution of any installation work under the terms of these specifications.
- Approved - In these specifications the word "approved" shall refer to the approval of the Engineer or his designated representative.
- As Directed - In these specifications the words "as directed" shall refer to the directions to the Contractor from the Owner or his designated representative.

2.0 GENERAL CONDITIONS

- Any installation guidance provided herein shall be endorsed by the Engineer; discrepancies herein are governed by the Engineer's plans and specifications.
- The Contractor shall furnish all labor, material and equipment and perform all work and services except those set out and furnished by the Owner, necessary to complete in a satisfactory manner the site preparation, excavation, filling, compaction, grading as shown on the plans and as described therein. This work shall consist of all mobilization clearing and grading, grubbing, stripping, removal of existing material unless otherwise stated, preparation of the land to be filled, filling of the land, spreading and compaction of the fill, and all subsidiary work necessary to complete the grading of the cut and fill areas to conform with the lines, grades, slopes, and specifications. This work is to be accomplished under the observation of the Owner or his designated representative.
- Prior to bidding the work, the Contractor shall examine, investigate and inspect the construction site as to the nature and location of the work, and the general and local conditions at the construction site, including without limitation, the character of surface or subsurface conditions and obstacles to be encountered on and around the construction site and shall make such additional investigation as he may deem necessary for the planning and proper execution of the work.

If conditions other than those indicated are discovered by the Contractor, the Owner shall be notified immediately. The material which the Contractor believes to be a changed condition shall not be disturbed so that the owner can investigate the condition.
- The construction shall be performed under the direction of the Engineer.
- All aspects of the structure design and site layout including foundations, backfill, end treatments and necessary scour consideration shall be performed by the Engineer.

3.0 ASSEMBLY AND INSTALLATION

- Bolts and nuts shall conform to the requirements of ASTM A449. The pipe arch structure shall be assembled in accordance with the plate layout drawings provided by the Manufacturer and per the Manufacturer's recommendations.

Bolts shall be tightened using an applied torque of between 100 and 300 ft.-lbs.
- The pipe arch structure shall be installed in accordance with the plans and specifications, the Manufacturer's recommendations, and AASHTO Standard Specification for Highway Bridges - Section 26 Division II - Construction/AASHTO LRFD Bridge Construction Specifications - Section 26.
- Trench excavation shall be made in embankment material that is structurally adequate. The trench width shall be shown on the plans. Poor quality in situ embankment material must be removed and replaced with suitable backfill as directed by the Engineer.
- Bedding preparation is critical to both structure performance and service life. The bed should be constructed to uniform line and grade to avoid distortions that may create undesirable stresses in the structure and/or rapid deterioration of the roadway. The bed should be free of rock formations, protruding stones, frozen lumps, roots, and other foreign matter that may cause unequal settlement.
- The foundation shall be designed to support the radial pressures exerted by the smaller radius portions of the pipe. The principal foundation support shall be provided in the critical haunch area extending radially outward from the haunches.
- The structure shall be assembled in accordance with the Manufacturer's instructions. All plates shall be unloaded and handled with reasonable care. Plates shall not be rolled or dragged over gravel rock and shall be prevented from striking rock or other hard objects during placement in trench or on bedding.
- The structure shall be backfilled using clean well graded granular material that meets the requirements for soil classifications A-1, A-2-4, A-2-5 or A-3 modified per AASHTO M-145. See the structural plate backfill classification table on this sheet.

Backfill must be placed symmetrically on each side of the structure in 8 inch loose lifts. Each lift shall be compacted to a minimum of 90 percent density per AASHTO T-180.
- If temporary construction vehicles are required to cross the structure, it is the Contractor's responsibility to contact the Engineer to determine the amount of additional minimum cover necessary to handle the specific loading condition.

Normal highway traffic is not allowed to cross the structure until the structure has been backfilled and paved. If the road is unpaved, cover allowance to accommodate rutting shall be as directed by the Engineer.
- If a metal headwall and/or wingwall system is specified, the select granular structural backfill limits shall extend past the deadman anchor system. Contact the Engineer if stiff material or rock is encountered where the wingwalls and deadmen are to be installed.

PRELIMINARY
NOT FOR CONSTRUCTION

The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by CONTECH Engineered Solutions LLC ("CONTECH"). Neither this drawing, nor any part thereof, may be used, reproduced or modified in any manner without the prior written consent of CONTECH. Failure to comply is done at the user's own risk and CONTECH expressly disclaims any liability or responsibility for such use.

If discrepancies between the supplied information upon which the drawing is based and actual field conditions are encountered as site work progresses, these discrepancies must be reported to CONTECH immediately for re-evaluation of the design. CONTECH accepts no liability for designs based on missing, incomplete or inaccurate information supplied by others.

MARK	DATE	REVISION DESCRIPTION	BY

CONTECH
ENGINEERED SOLUTIONS

9025 Centre Pointe Dr., Suite 400, West Chester, OH 45061
800-338-1122 513-645-7000 513-645-7993 FAX

PROPOSAL
DRAWING

MULTIPLATE UNDERPASS 13'-2" X 11'-11"
ALPINE PEDESTRIAN UNDERPASS

Project No.: 000000	Seq No.: 000	Date: 6/10/2022
Designed:	Drawn:	
Checked:	Approved:	
Sheet No.:	4 OF 4	

BOX ELDER SOUTH ANNEXATION

PLANNING COMMISSION QUESTIONS

- What are all the potential costs to the City of annexation (other than snow removal)? See cost estimates prepared by Engineering, including: Box Elder Way Parking Lot; Grove Drive Realignment; Moyle Drive/Box Elder Way Paving; and Pedestrian Underpass. Also, costs include streets, parks, and other general government costs.
- Must ALL 7 criteria outlined in ordinance be met to be annexed? Could the area be annexed if only some of the criteria are met? The review criteria outlined in article 5.03 of the Development Code are not requirements that must be met to be annexed, but rather they are items that should be reviewed when considering an annexation. The City should determine if the criteria can be met, and if not in what ways does the proposed annexation differ.
- Does annexation = a paved road in Lambert Park? NO. Annexation of the Box Elder South Subdivision would not require the secondary access road in Lambert Park to be paved. The road as currently exists meets all criteria of a secondary access road.
- Can the PC weigh in on what the annexation fee should be, or is that only the CC responsibility? Fees are legislative in nature and thus outside the purview of the Planning Commission. The City Council determines annexation fees and other related matters.

The City Council may consider fees for:

- Box Elder Way Parking Lot
- Grove Drive Re-Alignment/Cost Share with Box Elder South
- Moyle Drive/Box Elder Way Paving
- Pedestrian Underpass for the Lambert Park Trail/Secondary Access Road

- What would the actual cost of snow removal be? Based on numbers from the FY2022 Streets Budget, approximate costs of street maintenance can be estimated.

Streets Budget FY2022 = \$737,624.00

Total Street Mileage = 64.6 Miles

$\$737,624 / 64.6 = \$11,418$ per Mile

Box Elder South 3,975 ft / 5,280 ft per mile x \$11,418 per mile =

\$8596.00 Annual Equivalent Contribution to Streets

- Do the existing building envelopes meet City code? No. Specifically, lot 59 contains greater than 20% slope. Lot 59 already has a house built on it. Other lots contain areas of natural slope greater than 20 percent and would also require exceptions to City code.
Also, if the Box Elder South subdivision were to be annexed as a standard subdivision, there are 18 lots which do not meet the minimum required 110 feet of frontage. However, if the subdivision were to be classified as a PRD, then the lots would meet the 90 feet of frontage requirement for PRD's.
- Exactly how much of a financial benefit would there be from the annexation?

Ordinance 2017-03:

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.

- Would the City assume some form of liability for natural hazards in the area if annexed? Could the City be indemnified? The City would not be liable for anything built prior to annexation. Anything built after annexation would have to go through the City's approval

and permitting processes and thus anything built after annexation would hold the same level of liability of other hillside developments already in the City. The City cannot be indemnified.



BUILDING PERMIT

Application Date	Application Fee/Receipt	Type of construction NEW HOME	Date Issued /Receipt #	Permit Number ALP22-
------------------	-------------------------	---	------------------------	--------------------------------

Owner DANIEL LYSENKO	Phone No	Building Inspector's Signature	Date
Owner's Mailing Address 574 WEST 600 NORTH	ALPINE, UT		

JOB SITE—Address 13055 N PROSPECTOR WAY	ALPINE, UT
---	-------------------

Subdivision BOX ELDER SOUTH	Lot # 36	Plat A	Parcel # 35:692:0036
---------------------------------------	--------------------	------------------	--------------------------------

Contractor:	Mailing Address
-------------	-----------------

Contractor Phone #	Email Address
--------------------	---------------

Architect/Engineer	Address	Phone #
--------------------	---------	---------

Designer/Draftsman	Address	Phone #
--------------------	---------	---------

APPLICANT PLEASE READ CAREFULLY

I agree to comply with all City, County and State Building Laws and Ordinances, and that the representations in this application for a building permit are true and accurate, and any misrepresentations or error herein are the sole responsibility of applicant and in now way incur liability or obligation to enforcing officers or agents.

This permit becomes null and void if work on construction authorized is not commenced within 180 days, or if the construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

OCCUPANCY OF STRUCTURE IS PROHIBITED UNTIL AFTER FINAL INSPECTION AND ZONING AND OCCUPANCY COMPLIANCE IS ISSUED.

I HAVE CHECKED THE SEWER DEPTH OF THE ABOVE LOT AND WILL TAKE ALL RESPONSIBILTIV FOR SETTING BUILDING ACCORDINGLY.

Owner's Signature _____

Contractor's Signature _____

Contractors License Number _____

TYPE OF FEE	AMOUNT
xxxxxxxxxx	
SWWWP Fee	\$300.00
Plan Check Fee	\$
Construction Fee	\$
Sub-permit fee—Electrical, Heating, Plumbing	\$
1% State Fee	\$
Infrastructure Bond	\$5,000.00
Open Space Bond	NA
SWPPP Bond	\$2,000.00
Storm Impact Fee	\$800.00
Street Impact Fee	\$1,183.32
Park/Trail Impact Fee	\$2,688.00
TSSD Fee	\$1,785.55
PI Impact Fee	N/A
Water Impact Fee	Paid
Sewer Impact Fee	Paid
Water Connection Fee	\$460.00
Sewer Connection Fee	\$125.00
PI Connection Fee	N/A
TOTAL FEE	\$
Total Valuation	

☐ CASH ☐ CHECK #

COMMENTS:

***Infra Bond = Double Frontage**

PROPERTY DETAILS

Lot Size **21,344 sq ft** Bldg Dimensions

FLOORS	SQ. FT.
Basement	
Main	
Second	
Garage	



IMPACT FEE WORKSHEET

Owner: _____

Address: _____

Subdivision: _____ Lot No.: _____

Lot Size (sf)

_____ x \$0.095/sf = _____ (PI Impact Fee)

TYPE	FEE	NEW SUBDIVISIONS	NO PI SERVICE
STORM	\$800.00	Developer Paid	THESE ARE ADDED
STREET	\$1,183.32	Developer Paid	IF NOT IN A
PARK/TRAIL	\$2,688.00	Developer Paid	DEVELOPED SUBDIVISION.
TSSD	\$1,785.55	\$1,785.55	DO NOT ADD IF DEVELOPED.
WATER	\$1,123.00	\$1,162.99	DO NOT CHARGE IF NO P.I.
SEWER	\$492.66	\$492.66	
Sub Total	\$8,072.53	\$3,401.21	
***NO PI SERVICE	\$6,738.00	\$13,955.88	PATTERSON HAS ALREADY PAID THE WATER AND SEWER IMPACT FEES FOR BOX ELDER SOUTH SUBDIVISION
*INFRA BOND	\$2,500.00	\$2,500.00	
**OPEN SPACE BOND	\$2,500.00	\$2,500.00	
****SWPPP BOND	\$2,000.00	\$2,000.00	
PI IMPACT		SEE TABLE	
SEWER FEE	\$125.00	\$125.00	
WATER FEE (3/4 Inch)	\$350.00	\$350.00	
Water FEE (1 Inch)	\$460.00	\$460.00	
DIGITAL PI FEE	\$520.00	\$520.00	
P.I. FEE (New)	\$550.00	\$550.00	

*Double for corner lots or frontages in excess of 150 feet.

**Open space bond only for lots bordering open spaces or trails.

***Not an option for PI water (culinary use only)

****SWPPP Bond every newly built home.

05/2022

BuildingDept/BuildingDepartment/Building Dept Forms

Costs are in 2021 dollars

Developer Contributions

As growth occurs throughout the City, developers are required to install minimum size culinary water lines to serve the homes within their development. Sometimes lines throughout the City need to be upsized to accommodate homes outside the development. The City collects impact fees from all development to cover the cost of upsizing. The detailed cost estimates prepared in the Master Plan only include those costs related to upsizing developer provided facilities or wholly City constructed facilities. No impact fees can be collected for developer provided facilities.

Existing Impact Fee Balance

The City has an existing impact fee balance collected as part of a previous IFA. Those fees were collected for projects identified as future growth related at the time of adoption. This balance will be utilized to offset the cost of capital facilities and free capacity costs for connections within the last six years. Table 33 shows the distribution of the existing impact fee balance.

Table 33 Existing Impact Fee Fund Balance Allocation

Component	Result
Existing Impact Fee Fund Balance	\$436,330.00
Previous 5 years ERC Growth	550
Free Capacity Portion	\$310,205.39
Buildout Improvements Portion	\$126,124.61

Impact Fee Summary

Table 34 shows the total impact fee for Alpine City culinary water system. It includes the cost to future connections of their free capacity in the existing system, their portion of master planned costs, their portion of their buildout improvements, and a discount based on the existing impact fee fund balance. For homes built in areas with pressurized irrigation service the impact fee is \$1,162.99 or one ERC. For homes built outside of the pressurized irrigation service area and utilize culinary water for irrigation the impact fee is \$13,955.88. This is based on the average home without pressurized irrigation using 12 times the water of an average home with pressurized irrigation in 2021.

Table 35 Typical Impact Fee Table

Zoning or Land Use	% of Lot Irrigated	Measured ERU per Connection	Impact Fee
5 Acre (typical of CE 5 Zone)	20%	NA	Calculated *
1 Acre (typical of CR 40K Zone)	66%	1.21	\$6,722.63
0.5 Acre (typical of CR 20K Zone)	63%	0.87	\$4,833.62
0.25 Acre (typical of TR 10K Zone)	52%	0.84	\$4,666.95
BC	20%	NA	Calculated *
Commercial	20%	NA	Calculated *
Religious	30%	NA	Calculated *
Educational	50%	NA	Calculated *

* Calculated by multiplying the actual irrigated acres by the average 2.21 ERU's per irrigated acre

FILED

NOV 27 2018

4TH DISTRICT
STATE OF UTAH
UTAH COUNTY

**IN THE FOURTH DISTRICT COURT, PROVO DEPARTMENT
UTAH COUNTY, STATE OF UTAH**

Patterson Construction, Inc., PHI
Properties, Inc., Box Elder Development
L.C., Box Elder Properties Limited
Partnership, Box Elder Alpine Land, LLC,
Pine Grove Properties Limited
Partnership, Meadowbrook Properties
Limited Partnership, Meadowbrook Land,
LLC, Sunset Mountain Properties Limited
Partnership, Wayne M. Patterson, James
K. Patterson, and Blaine E. Patterson

Plaintiffs,

v.

Alpine City and Don Watkins,

Defendant.

Ruling and Order

GRANTING AND DENYING

**Plaintiffs' Motion For
Declaratory Relief Against The
City**

Case No. 140400466

Judge Low

THE ABOVE-ENTITLED MATTER comes before the court on Plaintiffs' motion for declaratory relief. Oral arguments were held on November 19, 2018.

Ruling

Plaintiffs' seventh cause of action asks for a declaration that Alpine City is obligated to maintain, year-round secondary access to the Box Elder subdivisions, to allow residents to use it, and to pave the secondary access road in accordance with the City's ordinances and Master Road Plan. The City concedes that it has not maintained the road as it ought but denies that it is a road for general public use or that it must be paved. The City is correct on all counts.

The 1992 settlement agreement states as follows:

As part of the approval of the plat maps for Amended Plat A and Plats B, C, D, E and F of Box Elder and this Settlement Agreement, Patterson will construct a second access from Plat E connecting the proposed Box Elder Trail to Moyle Drive. Such secondary access shall be a graded, gravel surface with a minimum travel surface width of 30 feet. The secondary access shall be for the purpose of providing an alternate means of access for emergency vehicles and shall be constructed and placed in service within one year of the recordation of Plats D or E of Box Elder.

This provision clearly specifies that the secondary access road shall be gravel. Nevertheless, Plaintiffs argue that it contains a latent ambiguity as to whether it shall be paved. In order to create this ambiguity, Plaintiffs rely on the testimony of various individuals—Wayne Patterson, Don Christiansen, David Church, Hunt Willoughby, and Rich Nelson—as to what they believed the agreement meant. Even if this testimony unanimously supported the position that the road would be paved (it does not), it still would not create a latent ambiguity.

In *Mind & Motion Utah Investments, LLC v. Celtic Bank Corp*, 2016 UT 6, 367 P.3d 994, the defendant submitted affidavits supporting its understanding of a real estate purchase contract that, it argued, created a latent ambiguity in the contract. The supreme court “decline[d] to consider the affidavits and conclude[d] that there is no latent

ambiguity in the REPC.” *Id.* ¶ 39. In doing so it stated, “Latent ambiguities arise only where a collateral matter arising after the contract is executed renders otherwise clear terms ambiguous.” *Id.* But “affidavits setting forth the parties’ subjective understanding of contractual terms are insufficient to make this showing.” *Id.* In other words, “Parties cannot create a latent ambiguity by simply seeking to endow clear terms with a different interpretation according to his or her own interests.” *Id.* at ¶ 42. Instead, “latent ambiguities are *objectively* verifiable and ordinarily cannot be proven based on the parties’ *subjective* understanding of contractual terms.” *Id.* (emphases in original). Thus using extrinsic evidence to show a latent ambiguity is the exception, rather than the rule. *Id.* at ¶ 40.

The type of extrinsic evidence that uncovers a latent ambiguity is illustrated in the *Mind & Motion* opinion. An agreement to buy a Ford “GT40” contained a latent ambiguity when Ford subsequently shortened the name of the car to “GT.” *Id.* at ¶ 41. A latent ambiguity may also exist when extrinsic evidence shows that there is “more than one ship called *Peerless*, or that a particular trade uses ‘cotton’ in a nonstandard sense.” *Id.* at ¶ 42. Nothing like these examples is present here. Plaintiffs only present evidence regarding various individuals’ subjective understandings of the settlement agreement. This is not the kind of extrinsic evidence that creates a latent ambiguity.

Plaintiffs also argue that the City’s ordinances create a latent ambiguity. Those ordinances, they suggest, define the term “secondary access” in a way that requires the

road to be opened to public use and paved. One ordinance requires developments in urban/wildland interface areas (such as the Box Elder subdivision) to have a secondary access road for emergency equipment and civilian evacuation. Another ordinance requires subdivisions with 20 or more lots to have two working accesses to the development. Neither of these creates a latent ambiguity because the settlement agreement complies with both: it provides for a working secondary access road, as the latter ordinance requires, and it requires that the secondary access road accommodate emergency vehicles, as the former ordinance requires. Neither ordinance requires that the road be open to the public for all uses or that it be paved. Also, even if the agreement did allow something less than these ordinances required, concessions and compromises between land developers and governments—whether as the result of litigation or the approval process—are so common as to be the norm.¹

The only potential ambiguity the court can find here is whether civilians can use the secondary access road to evacuate in an emergency. The agreement says the road would be for emergency vehicles, but it is not clear whether that includes residents evacuating in an emergency. From this sole potential latent ambiguity, Plaintiffs propose to turn the rest of the provision directly on its head: a gravel road for emergency vehicle use should be interpreted to mean a paved road for public use. This would be a serious exploitation of a minor, latent ambiguity to precisely reverse the meaning of clearest parts of the provision. Nevertheless, Plaintiffs do not express any interest in vindicating the

¹ See, e.g., Utah Code § 10-9a-702 (discussing variances from municipal land-use ordinances).

rights of residents to use the secondary access road for emergency evacuation purposes. And testimony on the point is undisputed that the City would never consider preventing residents from doing so. Therefore, this potential ambiguity is of no consequence here.

Finally, Plaintiffs argue that because the agreement does not specifically state that the secondary access road would be exclusively for emergency vehicles, the court can interpret it to be open for all vehicles. But the City is correct that to follow this logic would render the mention of emergency vehicles, at all, superfluous. Instead, we presume that the expression of one term usually implies the exclusion of another.² “We therefore seek to give effect to omissions in statutory language by presuming all omissions to be purposeful.” *Id.* Here, the agreement identifies the purpose for the road: to provide an alternate means of access for emergency vehicles. This implies that other purposes—such as general public travel—is excluded.

For the foregoing reasons, Plaintiffs’ claim for declaratory relief is granted to the extent it asks that Alpine City be ordered to maintain the secondary access road in a manner that would allow emergency vehicles, including fire ladder trucks, to traverse the road year-round. But it is denied to the extent it asks that the road be opened for public travel or that it be paved.

/

/

² *Marion Energy, Inc. v. KFJ Ranch Partnership*, 2011 UT 50, ¶ 14, 267 P.3d 863 (applying the principle in the context of statutory interpretation).

Order

Plaintiffs' motion for declaratory relief is GRANTED as to Alpine City's duty to maintain the secondary access road in a manner that would allow emergency vehicles, including fire ladder trucks, to traverse the road year-round and DENIED as to Alpine City's duty to open the road for public use or to pave it.

DATED this 24 day of November, 2018.

BY THE COURT:


JUDGE LOW

[MAILING CERTIFICATE ON FOLLOWING PAGE]



CERTIFICATE OF NOTIFICATION

I certify that a copy of the attached document was sent to the following people for case 140400466 by the method and on the date specified.

MANUAL EMAIL: MARK R ANDERSON mra@jjoycelawfirm.com
MANUAL EMAIL: BRANDON T CROWTHER btc@prestonandscott.com
MANUAL EMAIL: MICHAEL D JOHNSTON mjohnston@kmclaw.com
MANUAL EMAIL: JOSEPH J JOYCE jjj@jjoycelawfirm.com
MANUAL EMAIL: STANLEY J PRESTON sjp@prestonandscott.com
MANUAL EMAIL: BRYAN M SCOTT bms@prestonandscott.com
MANUAL EMAIL: JUSTIN W STARR jstarr@kmclaw.com
MANUAL EMAIL: ROBERT R WALLACE rwallace@kmclaw.com

11/27/2018

/s/ JENNI GREER

Date: _____

Deputy Court Clerk





MEMORANDUM

DATE: December 17, 2013
TO: Stephen E. Sowby, P.E.
Patterson Construction
11038 N. Highland Blvd. #100
Highland, UT 84003

FROM: Gregory J. Poole, P.E.
Hansen, Allen & Luce, Inc. (HAL)
6771 South 900 East
Midvale, UT 84047

SUBJECT: Box Elder South Offsite Hydrologic Analysis

PROJECT NO.: 344.92.100



INTRODUCTION

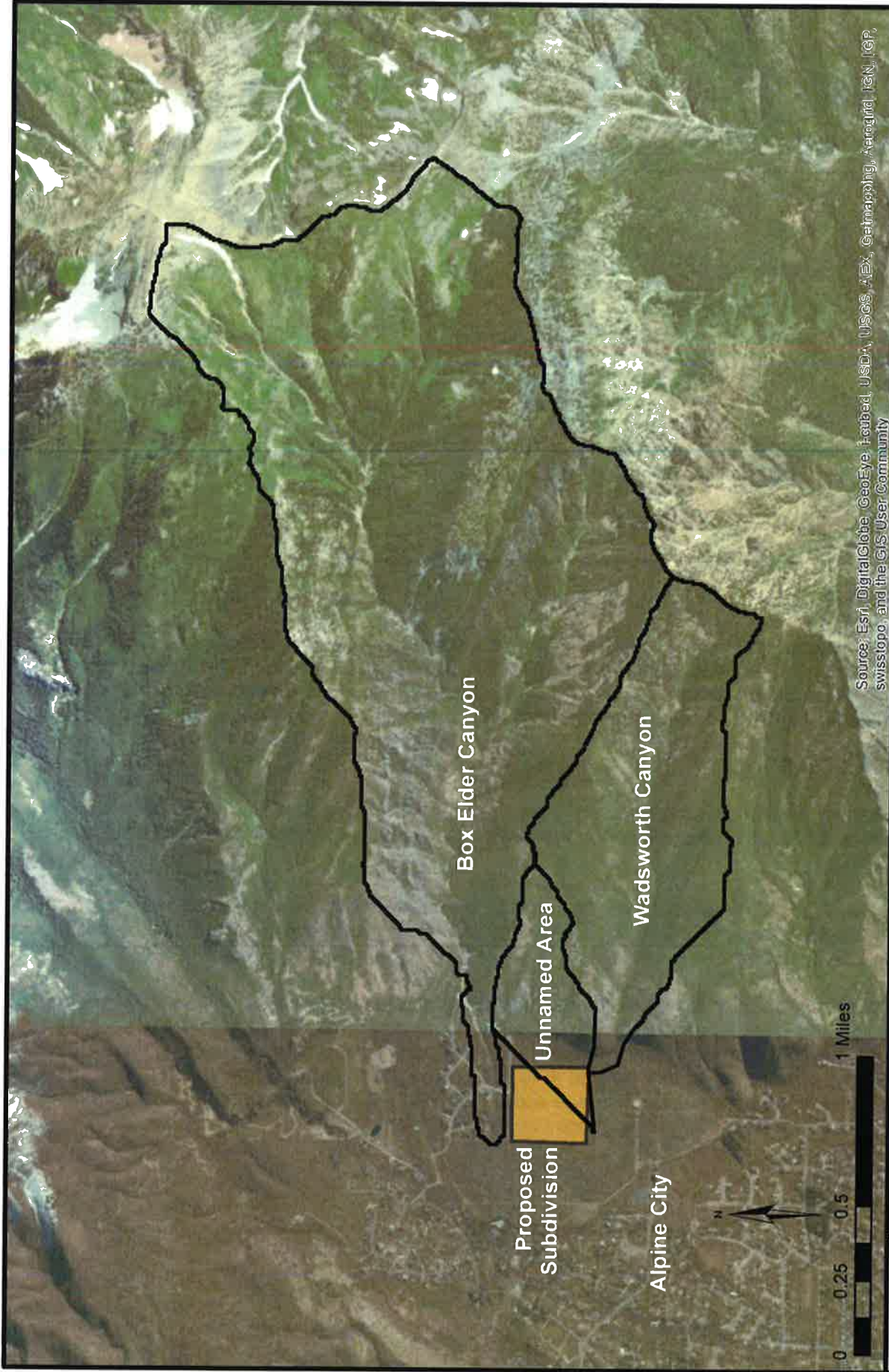
As requested, HAL has reviewed available hydrology and has developed storm runoff predictions for three watersheds adjacent to the proposed Box Elder South Subdivision. See Figure 1. Box Elder Canyon, Wadsworth Canyon, and an unnamed canyon were damaged by a forest fire in July 2012, raising concerns about future flooding on the proposed subdivision site.

OTHER STUDIES

The Natural Resources Conservation Service (NRCS) predicted post-fire 100-yr peak flows of 903 cfs and 556 cfs for Box Elder and Wadsworth Canyons, respectively (Quail Fire DSR report, July 2012).

On Sept. 7, 2013, a major storm occurred in the study area. We contracted a professional meteorologist (Dan Risch, Certified Consulting Meteorologist, Meteorological Solutions Inc.) to investigate the storm.

Weather radar data for the storm is not complete, and was interrupted at about 4:10 p.m. The white line on Figure 2 is shown to help visualize the approximate direction (from the southwest towards the northeast) in which the radar was showing the heavy showers moving towards the region just prior to losing that data at 4:10 PM on the afternoon of September 7, 2013. The code name of the adjacent rainfall gage sites along with the total amount of rain that fell during this storm episode is shown at each point on Figure 2.



<p>FIGURE 1</p>	<p>STUDY AREA</p>	<p>PATTERSON CONSTRUCTION BOX ELDER SOUTH SUBDIVISION HYDROLOGY</p>
------------------------	--------------------------	--



FIGURE 2. Adjacent Rainfall Gages & Storm Totals for The September 7, 2013 Storm

The ¹return periods for the 5, 10, 15 and 30 minute maximum rainfall totals that occurred at the meteorological station ABSU1 located near Alpine, Utah are shown on Table 1. This particular station is part of the federally operated HADS (Hydrometeorological Automated Data System) network, and it reported information every five minutes during the storm period of interest. Precipitation fell at the ABSU1 station on this day between 4:35 PM and 6:50 PM.

TABLE 1. September 7, 2013 Storm Gage ABSU1 Rainfall Depths for Various Durations

Duration Interval minutes	Maximum Rain inches	RETURN PERIOD YEARS
5	0.33	21
10	0.5	21
15	0.66	17
30	0.79	24

¹ Return Period is the inverse of the probability of the event being equaled or exceeded in any given year. For example, a storm with a 1% probability of being equaled or exceeded in any given year has a return period of 100 years ($100=1/0.01$).

HYDROLOGIC MODELING

We have developed a storm runoff model using the U.S. Army Corps of Engineers Hydrologic Modeling System 3.5 (HEC-HMS 3.5) to simulate runoff conditions. Watershed characteristics were developed for pre-fire conditions using two data sources: 1) data from the U.S. Geological Survey's StreamStats data service, and 2) watershed characteristics from studies of similar watersheds.

Post-fire conditions were modeled assuming a complete burn of all three watersheds resulting in bare soil conditions.

The model was used to define the expected range in storm runoff for the pre-fire and post-fire conditions for a 10-year storm event (the event with a 10% chance of being equaled or exceeded in any given year), 50-year storm event, and 100-year storm event. Results for the 10-year, 50-year, and 100-year analyses are presented in Tables 2, 3, and 4; respectively.

Table 2. 10-year Peak Flow Predictions

Watershed	Pre-fire (cfs)	Post-fire (cfs)
Box Elder Canyon	13-90	309
Unnamed Canyon	6-17	22
Wadsworth Canyon	16-18	80

Table 3. 50-year Peak Flow Predictions

Watershed	Pre-fire (cfs)	Post-fire (cfs)
Box Elder Canyon	40-190	546
Unnamed Canyon	4-12	43
Wadsworth Canyon	31-43	144

Table 4. 100-year Peak Flow Predictions

Watershed	Pre-fire (cfs)	Post-fire (cfs)
Box Elder Canyon	91–300	670
Unnamed Canyon	6–17	64
Wadsworth Canyon	31–61	200

CONCLUSIONS

While higher runoff will result from burned conditions, the 100-yr peak flows predicted here can be mitigated with properly engineered improvements. Having reviewed other predictions and independently developing our own, it is our opinion that the proposed subdivision can be feasibly and adequately protected from flooding in such events.

Box Elder Canyon

Latitude: 40.4784
Longitude: -111.7167
Elevation: 8236 ft*

NOAA Atlas 14
Point Precipitation Frequency Estimates
Alpine, UT



Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.143 (0.126-0.167)	0.182 (0.160-0.212)	0.249 (0.217-0.289)	0.309 (0.266-0.359)	0.403 (0.339-0.474)	0.491 (0.401-0.582)	0.594 (0.470-0.712)	0.714 (0.543-0.871)	0.909 (0.655-1.14)	1.09 (0.749-1.40)
10-min	0.218 (0.191-0.254)	0.277 (0.243-0.322)	0.378 (0.330-0.440)	0.47 (0.405-0.547)	0.614 (0.516-0.721)	0.748 (0.611-0.886)	0.903 (0.715-1.08)	1.09 (0.826-1.33)	1.38 (0.997-1.73)	1.66 (1.14-2.13)
15-min	0.271 (0.237-0.315)	0.344 (0.302-0.399)	0.469 (0.409-0.545)	0.582 (0.502-0.678)	0.76 (0.639-0.894)	0.927 (0.757-1.10)	1.12 (0.886-1.34)	1.35 (1.02-1.64)	1.72 (1.24-2.15)	2.06 (1.41-2.64)
30-min	0.364 (0.320-0.424)	0.463 (0.406-0.538)	0.631 (0.550-0.733)	0.784 (0.676-0.913)	1.02 (0.861-1.20)	1.25 (1.02-1.48)	1.51 (1.19-1.81)	1.81 (1.38-2.21)	2.31 (1.66-2.89)	2.77 (1.90-3.55)
60-min	0.451 (0.395-0.525)	0.573 (0.503-0.666)	0.781 (0.681-0.908)	0.97 (0.836-1.13)	1.27 (1.06-1.49)	1.54 (1.26-1.83)	1.87 (1.48-2.24)	2.24 (1.71-2.74)	2.86 (2.06-3.58)	3.42 (2.36-4.39)
2-hr	0.576 (0.519-0.652)	0.718 (0.645-0.812)	0.935 (0.835-1.06)	1.14 (1.00-1.29)	1.46 (1.26-1.67)	1.76 (1.48-2.03)	2.11 (1.71-2.47)	2.52 (1.97-3.02)	3.19 (2.36-3.93)	3.81 (2.69-4.81)
3-hr	0.686 (0.625-0.766)	0.85 (0.773-0.943)	1.07 (0.964-1.19)	1.27 (1.14-1.42)	1.59 (1.39-1.78)	1.87 (1.60-2.12)	2.22 (1.85-2.55)	2.62 (2.12-3.06)	3.29 (2.54-3.96)	3.91 (2.89-4.84)
6-hr	0.961 (0.888-1.05)	1.18 (1.09-1.29)	1.43 (1.31-1.56)	1.65 (1.51-1.81)	1.98 (1.78-2.18)	2.25 (1.99-2.50)	2.56 (2.23-2.88)	2.92 (2.48-3.33)	3.57 (2.94-4.17)	4.15 (3.33-4.95)
12-hr	1.29 (1.18-1.41)	1.57 (1.45-1.73)	1.89 (1.74-2.08)	2.18 (1.98-2.40)	2.59 (2.33-2.87)	2.92 (2.59-3.27)	3.28 (2.86-3.71)	3.68 (3.15-4.22)	4.27 (3.56-5.02)	4.76 (3.87-5.70)
24-hr	1.63 (1.51-1.75)	1.99 (1.85-2.16)	2.39 (2.22-2.59)	2.73 (2.52-2.95)	3.18 (2.93-3.45)	3.54 (3.25-3.83)	3.9 (3.57-4.22)	4.27 (3.88-4.63)	4.78 (4.30-5.20)	5.17 (4.62-5.75)
2-day	2.01 (1.86-2.17)	2.47 (2.29-2.68)	2.98 (2.76-3.23)	3.4 (3.14-3.69)	3.98 (3.66-4.31)	4.43 (4.06-4.80)	4.9 (4.46-5.32)	5.38 (4.86-5.86)	6.03 (5.39-6.59)	6.53 (5.79-7.17)
3-day	2.26 (2.08-2.46)	2.78 (2.56-3.03)	3.37 (3.10-3.67)	3.85 (3.54-4.20)	4.53 (4.14-4.94)	5.07 (4.61-5.52)	5.62 (5.09-6.14)	6.19 (5.57-6.78)	6.97 (6.20-7.67)	7.59 (6.69-8.39)
4-day	2.51 (2.30-2.74)	3.09 (2.84-3.38)	3.75 (3.44-4.10)	4.31 (3.94-4.71)	5.09 (4.63-5.56)	5.7 (5.16-6.25)	6.34 (5.72-6.97)	7.01 (6.27-7.71)	7.92 (7.01-8.76)	8.64 (7.58-9.61)
7-day	3.11 (2.84-3.43)	3.84 (3.51-4.23)	4.65 (4.24-5.13)	5.33 (4.85-5.88)	6.27 (5.67-6.92)	7.01 (6.31-7.74)	7.78 (6.97-8.60)	8.56 (7.62-9.49)	9.65 (8.49-10.7)	10.5 (9.16-11.7)
10-day	3.59 (3.29-3.93)	4.43 (4.05-4.85)	5.33 (4.87-5.84)	6.06 (5.52-6.63)	7.04 (6.38-7.71)	7.78 (7.04-8.53)	8.54 (7.69-9.36)	9.3 (8.33-10.2)	10.3 (9.15-11.4)	11.1 (9.77-12.3)
20-day	4.86 (4.46-5.30)	5.99 (5.49-6.52)	7.14 (6.54-7.78)	8.04 (7.36-8.76)	9.2 (8.39-10.0)	10.1 (9.15-11.0)	10.9 (9.88-11.9)	11.7 (10.6-12.8)	12.8 (11.5-14.0)	13.5 (12.1-14.9)
30-day	5.93 (5.46-6.43)	7.29 (6.71-7.91)	8.65 (7.95-9.40)	9.72 (8.92-10.6)	11.1 (10.2-12.1)	12.1 (11.1-13.2)	13.2 (12.0-14.3)	14.1 (12.8-15.4)	15.4 (13.9-16.9)	16.3 (14.6-18.0)
45-day	7.48 (6.91-8.12)	9.18 (8.47-9.97)	10.9 (10.0-11.8)	12.2 (11.2-13.3)	13.9 (12.8-15.2)	15.2 (13.9-16.6)	16.5 (15.0-18.0)	17.7 (16.1-19.4)	19.4 (17.4-21.3)	20.6 (18.4-22.7)
60-day	8.93 (8.20-9.68)	11 (10.1-11.9)	12.9 (11.9-14.1)	14.5 (13.3-15.7)	16.4 (15.0-17.9)	17.9 (16.3-19.5)	19.3 (17.5-21.0)	20.6 (18.7-22.6)	22.3 (20.1-24.5)	23.6 (21.2-26.0)

Unnamed Canyon

Latitude: 40.4711
Longitude: -111.7431
Elevation: 6255 ft*

NOAA Atlas 14
Point Precipitation Frequency Estimates
Alpine, UT



Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.138 (0.121-0.161)	0.175 (0.154-0.204)	0.239 (0.209-0.279)	0.298 (0.257-0.348)	0.39 (0.328-0.460)	0.476 (0.389-0.565)	0.577 (0.456-0.692)	0.694 (0.528-0.848)	0.884 (0.637-1.11)	1.06 (0.729-1.36)
10-min	0.21 (0.184-0.245)	0.267 (0.234-0.311)	0.365 (0.318-0.425)	0.454 (0.391-0.530)	0.594 (0.499-0.700)	0.726 (0.592-0.861)	0.878 (0.694-1.05)	1.06 (0.803-1.29)	1.35 (0.969-1.69)	1.61 (1.11-2.07)
15-min	0.26 (0.228-0.304)	0.331 (0.290-0.385)	0.452 (0.394-0.526)	0.563 (0.485-0.656)	0.737 (0.619-0.867)	0.899 (0.734-1.07)	1.09 (0.860-1.31)	1.31 (0.996-1.60)	1.67 (1.20-2.09)	2 (1.38-2.56)
30-min	0.35 (0.307-0.409)	0.445 (0.390-0.519)	0.609 (0.531-0.709)	0.758 (0.652-0.884)	0.992 (0.833-1.17)	1.21 (0.988-1.44)	1.47 (1.16-1.76)	1.76 (1.34-2.15)	2.25 (1.62-2.81)	2.69 (1.85-3.45)
60-min	0.434 (0.380-0.506)	0.551 (0.483-0.642)	0.754 (0.657-0.877)	0.938 (0.808-1.09)	1.23 (1.03-1.45)	1.5 (1.22-1.78)	1.81 (1.43-2.18)	2.18 (1.66-2.67)	2.78 (2.00-3.48)	3.33 (2.29-4.27)
2-hr	0.554 (0.499-0.628)	0.692 (0.620-0.783)	0.901 (0.803-1.02)	1.09 (0.967-1.25)	1.41 (1.21-1.61)	1.7 (1.42-1.96)	2.04 (1.66-2.39)	2.44 (1.91-2.92)	3.09 (2.29-3.81)	3.69 (2.61-4.65)
3-hr	0.652 (0.593-0.728)	0.807 (0.734-0.897)	1.02 (0.918-1.13)	1.21 (1.08-1.35)	1.52 (1.33-1.71)	1.79 (1.53-2.03)	2.12 (1.77-2.44)	2.51 (2.02-2.93)	3.16 (2.43-3.84)	3.75 (2.77-4.70)
6-hr	0.896 (0.827-0.981)	1.1 (1.01-1.21)	1.33 (1.22-1.46)	1.54 (1.41-1.70)	1.85 (1.67-2.04)	2.11 (1.87-2.35)	2.4 (2.09-2.71)	2.74 (2.33-3.14)	3.37 (2.77-3.94)	3.92 (3.15-4.74)
12-hr	1.18 (1.08-1.29)	1.44 (1.33-1.58)	1.74 (1.60-1.91)	2 (1.82-2.20)	2.38 (2.14-2.63)	2.68 (2.38-3.00)	3.01 (2.63-3.41)	3.38 (2.89-3.87)	3.93 (3.27-4.61)	4.38 (3.57-5.24)
24-hr	1.4 (1.30-1.51)	1.72 (1.59-1.86)	2.06 (1.91-2.22)	2.34 (2.17-2.52)	2.72 (2.52-2.94)	3.02 (2.78-3.26)	3.33 (3.05-3.59)	3.64 (3.32-3.95)	4.06 (3.67-4.66)	4.44 (3.93-5.29)
2-day	1.74 (1.62-1.88)	2.14 (1.99-2.31)	2.57 (2.38-2.77)	2.92 (2.71-3.15)	3.41 (3.15-3.68)	3.79 (3.49-4.08)	4.17 (3.82-4.51)	4.57 (4.16-4.95)	5.1 (4.59-5.54)	5.51 (4.92-6.02)
3-day	1.94 (1.79-2.10)	2.38 (2.20-2.58)	2.87 (2.65-3.11)	3.28 (3.02-3.55)	3.84 (3.53-4.16)	4.28 (3.91-4.64)	4.73 (4.31-5.15)	5.2 (4.70-5.67)	5.83 (5.22-6.39)	6.33 (5.62-6.97)
4-day	2.13 (1.96-2.32)	2.62 (2.41-2.86)	3.17 (2.91-3.45)	3.63 (3.33-3.95)	4.27 (3.90-4.65)	4.77 (4.34-5.21)	5.29 (4.79-5.79)	5.83 (5.24-6.39)	6.57 (5.84-7.23)	7.15 (6.31-7.91)
7-day	2.61 (2.39-2.86)	3.21 (2.94-3.52)	3.87 (3.55-4.25)	4.42 (4.04-4.85)	5.18 (4.72-5.69)	5.77 (5.24-6.34)	6.39 (5.76-7.02)	7.01 (6.29-7.73)	7.87 (6.98-8.71)	8.53 (7.51-9.49)
10-day	2.99 (2.74-3.26)	3.68 (3.38-4.01)	4.41 (4.04-4.80)	5 (4.57-5.44)	5.78 (5.27-6.30)	6.38 (5.80-6.95)	6.97 (6.32-7.61)	7.58 (6.83-8.29)	8.36 (7.47-9.19)	8.96 (7.96-9.87)
20-day	4.01 (3.69-4.36)	4.94 (4.53-5.36)	5.87 (5.39-6.37)	6.59 (6.05-7.16)	7.52 (6.89-8.18)	8.2 (7.50-8.93)	8.87 (8.09-9.65)	9.51 (8.65-10.4)	10.3 (9.35-11.3)	10.9 (9.84-12.0)
30-day	4.88 (4.50-5.28)	5.99 (5.52-6.49)	7.09 (6.53-7.68)	7.95 (7.31-8.61)	9.06 (8.31-9.81)	9.88 (9.04-10.7)	10.7 (9.74-11.6)	11.5 (10.4-12.5)	12.4 (11.2-13.6)	13.2 (11.8-14.4)
45-day	6.13 (5.67-6.64)	7.51 (6.96-8.14)	8.86 (8.20-9.61)	9.92 (9.17-10.8)	11.3 (10.4-12.3)	12.3 (11.3-13.4)	13.3 (12.2-14.5)	14.3 (13.0-15.6)	15.5 (14.1-17.0)	16.5 (14.8-18.1)
60-day	7.3 (6.72-7.90)	8.96 (8.25-9.70)	10.6 (9.71-11.4)	11.8 (10.8-12.7)	13.4 (12.2-14.5)	14.5 (13.3-15.7)	15.6 (14.2-16.9)	16.7 (15.2-18.1)	18 (16.3-19.6)	19 (17.1-20.8)

Wadsworth Canyon

Latitude: 40.4654
Longitude: -111.7318
Elevation: 7024 ft*

NOAA Atlas 14
Point Precipitation Frequency Estimates
Alpine, UT



Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.139 (0.122-0.162)	0.177 (0.155-0.206)	0.241 (0.210-0.281)	0.3 (0.259-0.350)	0.393 (0.330-0.463)	0.48 (0.392-0.569)	0.58 (0.459-0.696)	0.698 (0.531-0.853)	0.889 (0.641-1.11)	1.06 (0.734-1.37)
10-min	0.212 (0.185-0.247)	0.269 (0.236-0.313)	0.368 (0.320-0.428)	0.457 (0.394-0.534)	0.599 (0.503-0.704)	0.731 (0.596-0.866)	0.884 (0.698-1.06)	1.06 (0.808-1.30)	1.35 (0.975-1.70)	1.62 (1.12-2.08)
15-min	0.262 (0.230-0.306)	0.334 (0.292-0.388)	0.456 (0.397-0.530)	0.567 (0.489-0.662)	0.742 (0.623-0.873)	0.905 (0.739-1.07)	1.09 (0.866-1.31)	1.32 (1.00-1.61)	1.68 (1.21-2.10)	2.01 (1.38-2.58)
30-min	0.353 (0.310-0.412)	0.449 (0.394-0.523)	0.614 (0.535-0.714)	0.764 (0.658-0.891)	1 (0.840-1.18)	1.22 (0.995-1.45)	1.48 (1.17-1.77)	1.77 (1.35-2.17)	2.26 (1.63-2.83)	2.71 (1.86-3.47)
60-min	0.437 (0.383-0.510)	0.556 (0.488-0.647)	0.76 (0.662-0.884)	0.945 (0.814-1.10)	1.24 (1.04-1.46)	1.51 (1.23-1.79)	1.82 (1.44-2.19)	2.2 (1.67-2.68)	2.8 (2.02-3.50)	3.35 (2.31-4.30)
2-hr	0.559 (0.504-0.634)	0.698 (0.626-0.791)	0.909 (0.811-1.03)	1.1 (0.976-1.26)	1.42 (1.23-1.63)	1.71 (1.44-1.98)	2.06 (1.67-2.41)	2.46 (1.92-2.94)	3.12 (2.31-3.83)	3.72 (2.63-4.69)
3-hr	0.66 (0.600-0.737)	0.817 (0.743-0.908)	1.03 (0.929-1.15)	1.22 (1.10-1.37)	1.54 (1.35-1.72)	1.81 (1.55-2.05)	2.14 (1.79-2.46)	2.53 (2.05-2.96)	3.19 (2.46-3.87)	3.79 (2.80-4.74)
6-hr	0.912 (0.842-0.998)	1.12 (1.03-1.23)	1.36 (1.24-1.49)	1.57 (1.43-1.72)	1.88 (1.69-2.08)	2.14 (1.90-2.38)	2.44 (2.12-2.75)	2.79 (2.37-3.18)	3.42 (2.82-3.99)	3.98 (3.19-4.76)
12-hr	1.21 (1.11-1.32)	1.47 (1.36-1.62)	1.78 (1.63-1.95)	2.04 (1.86-2.25)	2.43 (2.18-2.69)	2.74 (2.43-3.07)	3.08 (2.69-3.48)	3.45 (2.96-3.96)	4.01 (3.34-4.71)	4.47 (3.64-5.35)
24-hr	1.46 (1.36-1.57)	1.79 (1.66-1.94)	2.15 (1.99-2.32)	2.44 (2.26-2.64)	2.84 (2.63-3.08)	3.16 (2.90-3.41)	3.48 (3.19-3.76)	3.81 (3.47-4.12)	4.25 (3.84-4.74)	4.6 (4.12-5.41)
2-day	1.81 (1.68-1.95)	2.22 (2.06-2.40)	2.67 (2.47-2.88)	3.04 (2.81-3.28)	3.54 (3.27-3.83)	3.94 (3.62-4.25)	4.34 (3.97-4.70)	4.76 (4.32-5.17)	5.31 (4.78-5.79)	5.75 (5.13-6.29)
3-day	2.02 (1.86-2.19)	2.48 (2.29-2.69)	2.99 (2.76-3.24)	3.41 (3.14-3.71)	4 (3.67-4.35)	4.46 (4.08-4.85)	4.94 (4.49-5.39)	5.43 (4.90-5.93)	6.1 (5.45-6.69)	6.62 (5.86-7.30)
4-day	2.22 (2.04-2.42)	2.73 (2.51-2.98)	3.31 (3.04-3.61)	3.79 (3.47-4.13)	4.46 (4.07-4.87)	4.99 (4.53-5.46)	5.54 (5.01-6.07)	6.11 (5.48-6.70)	6.88 (6.11-7.59)	7.5 (6.60-8.31)
7-day	2.73 (2.49-3.00)	3.36 (3.08-3.69)	4.06 (3.71-4.46)	4.64 (4.23-5.10)	5.44 (4.94-5.99)	6.07 (5.48-6.67)	6.72 (6.04-7.40)	7.38 (6.59-8.15)	8.28 (7.33-9.20)	8.99 (7.88-10.0)
10-day	3.13 (2.87-3.42)	3.86 (3.54-4.21)	4.63 (4.24-5.05)	5.25 (4.79-5.73)	6.08 (5.53-6.64)	6.71 (6.08-7.33)	7.34 (6.64-8.03)	7.98 (7.18-8.74)	8.82 (7.86-9.70)	9.45 (8.37-10.4)
20-day	4.21 (3.87-4.58)	5.18 (4.75-5.64)	6.17 (5.66-6.71)	6.93 (6.35-7.54)	7.91 (7.23-8.62)	8.63 (7.88-9.41)	9.34 (8.50-10.2)	10 (9.10-10.9)	10.9 (9.83-11.9)	11.5 (10.4-12.7)
30-day	5.12 (4.72-5.55)	6.29 (5.79-6.82)	7.46 (6.86-8.09)	8.36 (7.68-9.07)	9.54 (8.73-10.3)	10.4 (9.50-11.3)	11.3 (10.2-12.2)	12.1 (10.9-13.2)	13.1 (11.8-14.4)	13.9 (12.5-15.2)
45-day	6.44 (5.96-6.99)	7.9 (7.30-8.57)	9.32 (8.61-10.1)	10.4 (9.63-11.3)	11.9 (11.0-12.9)	13 (11.9-14.1)	14 (12.8-15.3)	15.1 (13.7-16.5)	16.4 (14.8-18.0)	17.4 (15.6-19.1)
60-day	7.67 (7.06-8.31)	9.42 (8.66-10.2)	11.1 (10.2-12.0)	12.4 (11.4-13.4)	14.1 (12.9-15.2)	15.3 (14.0-16.6)	16.4 (15.0-17.9)	17.6 (15.9-19.1)	19 (17.1-20.7)	20 (18.0-21.9)

Box Elder South Subdivision

Hydrologic Analysis—Basin Characteristics

12/13/2013 RBS

Assume CN=64 based on other studies of similar watersheds

Parameter	Box Elder	Unnamed	Wadsworth
Mean basin elevation (ft)	8520	5960	7230
Area (mi ²)	2.53	0.17	0.66
Area covered by herbaceous upland (%)	2.15	0.16	0.15
Area covered by forest (%)	80.6	81.9	95.3
Mean annual precipitation (in.)	36.3	28.1	25.9
Average basin slope (%)	62.3	41.0	56.5
Slopes > 30% (%)	92.9	63.7	93.4
Watercourse length	19,100	5,250	9,400
Watercourse slope (%)	0.300	0.297	0.408
Watershed width (ft)	3,693	903	1,957
Hydrologic soil group	B	B	B
CN	64.0	64.0	64.0
S_{nat} (in.)	5.63	5.63	5.63
t_{lag} (min)*	82.8	35.9	54.2

* Lag time calculations follow Simas and Hawkins, "Lag time characteristics for small watersheds in the U.S.," Water Resources Engineering '98 (Reston, VA: ASCE, 1998)

http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044199.pdf

S_{nat} (in.) = $1000/CN - 10$

width = area/length

t_{lag} (min) = $0.0051 \times width^{0.594} \times slope^{-0.150} \times S_{nat}^{0.313} \times 60$

** See calibration sheet.

Notes

StreamStats

StreamStats & measured

StreamStats

StreamStats

StreamStats

StreamStats

StreamStats

Measured

Measured

Calculated

NRCS

Calibrated**

Calibrated**

Calibrated**

Box Elder South Subdivision

Hydrologic Analysis—Basin Characteristics

12/13/2013 RBS

Characteristics from Stream Stats.



Parameter	Box Elder	Unnamed	Wadsworth	Notes
Mean basin elevation (ft)	8520	5960	7230	StreamStats
Area (mi ²)	2.53	0.17	0.66	StreamStats & measured
Area covered by herbaceous upland (%)	2.15	0.16	0.15	StreamStats
Area covered by forest (%)	80.6	81.9	95.3	StreamStats
Mean annual precipitation (in.)	36.3	28.1	25.9	StreamStats
Average basin slope (%)	62.3	41.0	56.5	StreamStats
Slopes > 30% (%)	92.9	63.7	93.4	StreamStats
Watercourse length	19,100	5,250	9,400	Measured
Watercourse slope (%)	0.300	0.297	0.408	Measured
Watershed width (ft)	3,693	903	1,957	Calculated
Hydrologic soil group	B	B	B	NRCS
CN	49.5	61.0	55.0	Calibrated**
S _{nat} (in.)	10.20	6.39	8.18	Calibrated**
t _{lag} (min)*	99.7	37.4	61.0	Calibrated**

* Lag time calculations follow Simas and Hawkins, "Lag time characteristics for small watersheds in the U.S.," Water Resources Engineering '98 (Reston, VA: ASCE, 1998)

http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044199.pdf

S_{nat} (in.) = 1000/CN - 10

width = area/length

t_{lag} (min) = 0.0051 × width^{0.594} × slope^{-0.150} × S_{nat}^{0.313} × 60

** See calibration sheet.

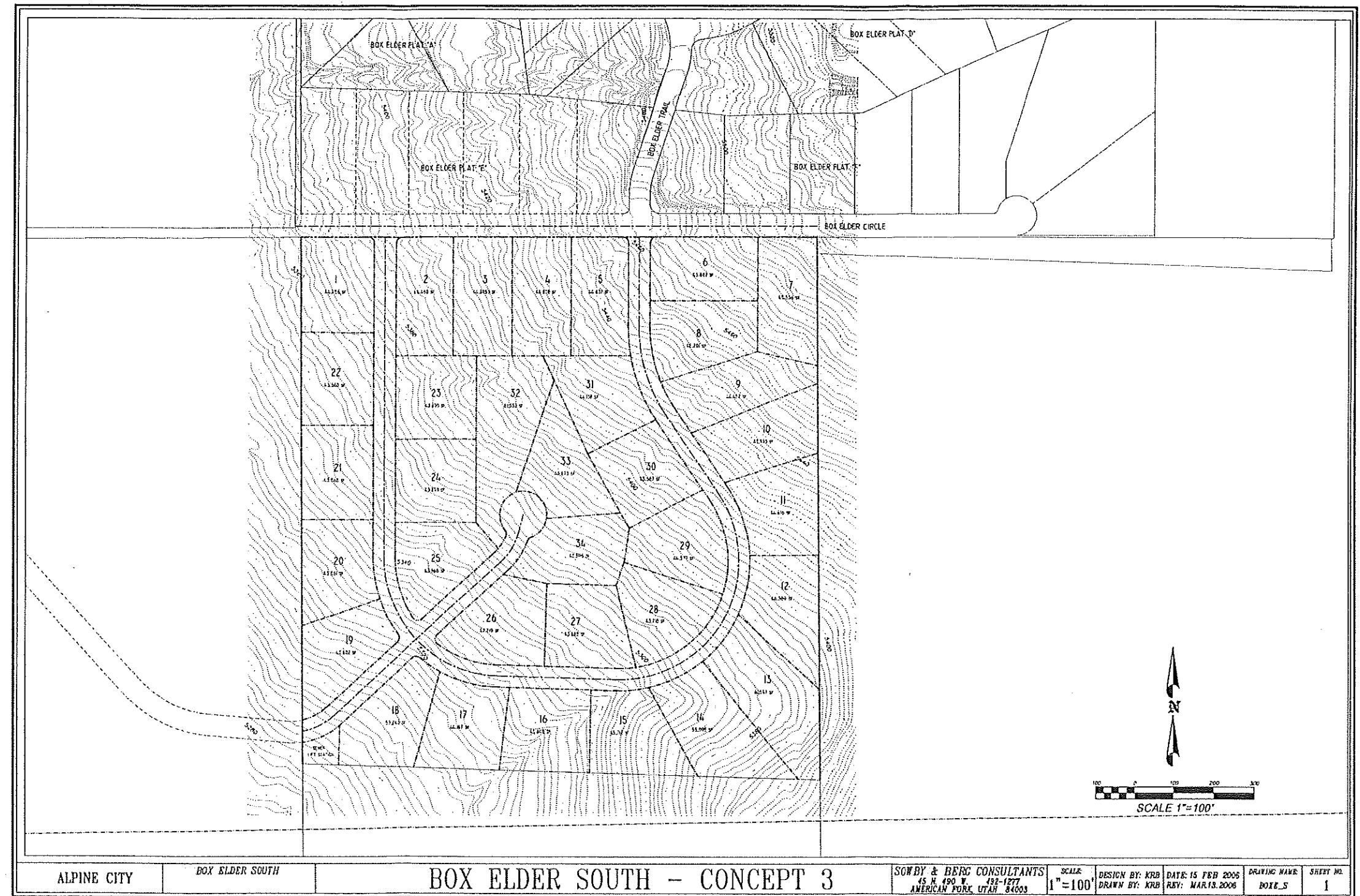


FIGURE NO.: 3
TOPOGRAPHIC SITE PLAN

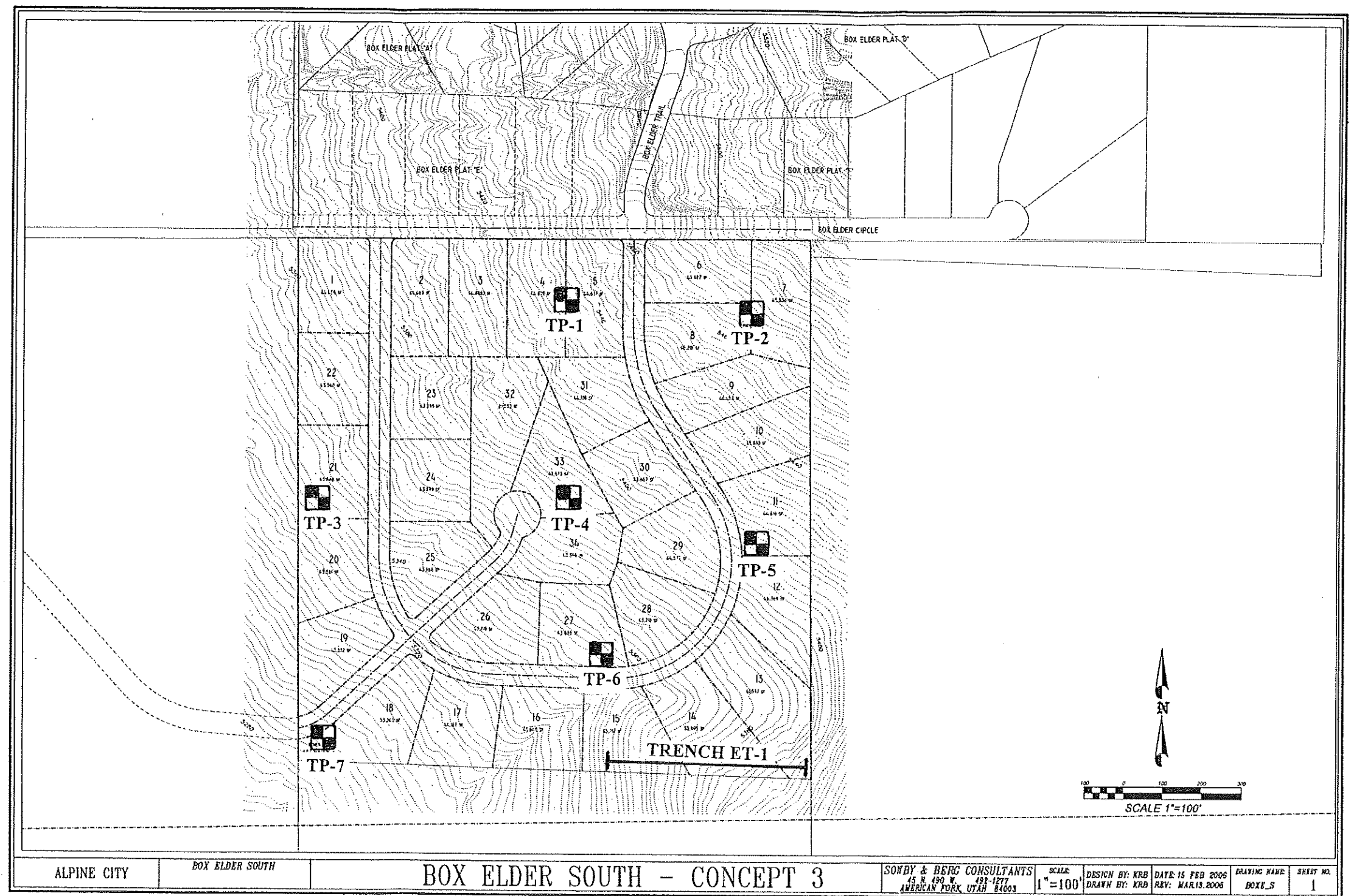
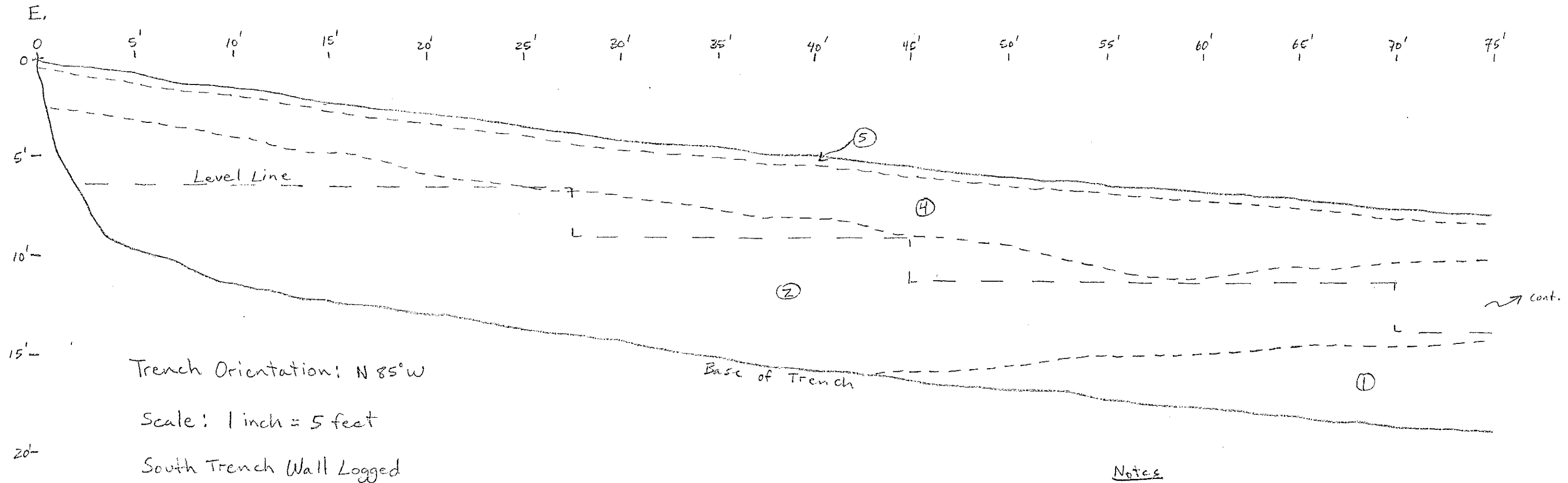


FIGURE NO.: 5
LOCATIONS OF EXPLORATIONS

Exploration Trench Log, Trench ET-1, Box Elder South, Utah County, UT

Logged By: Mark Larsen, P.G. Earthtec Engineering, 8/20 to 8/29, 2007



Soil Units

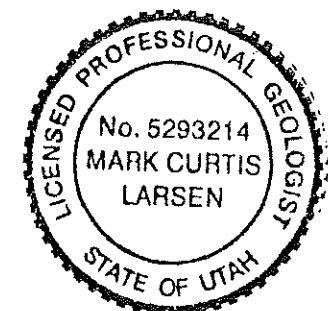
- 1) Fan Alluvium - (Debris Flow Deposit) - (GC) Clayey gravel with silt and sand, pebble to boulder sized clasts, dense, weakly cemented in places, mostly matrix supported, moderate pinhole structure, angular to subangular clasts, massive. May contain more than one debris flow event - undifferentiated. Gray to gray-tan. Holocene.
- 2) Fan Alluvium - (Debris Flow Deposit) - (GC) Clayey gravel with sand, pebble to boulder sized clasts, dense, weakly cemented in places, mostly matrix supported, moderate pinhole structure, dry, angular to subangular clasts, massive, gray-tan. Holocene.
- 3) Fan Alluvium - (Debris Flow Deposit) - (GC) Clayey gravel with silt, pebble to cobble sized clasts, dense, matrix supported, major pinhole structure, dry, massive, light brown. Holocene.
- 4) Fan Alluvium - (Debris Flow Deposit) - (GC) Clayey gravel with silt, pebble to small boulder sized clasts, dense, mostly matrix supported, moderate pinhole structure, angular to subangular clasts, dry, massive, gray-brown. Holocene.
- 5) Modern Soil A Horizon - (GC) Clayey gravel with silt, organics, brown. Formed on Unit 4.

Notes

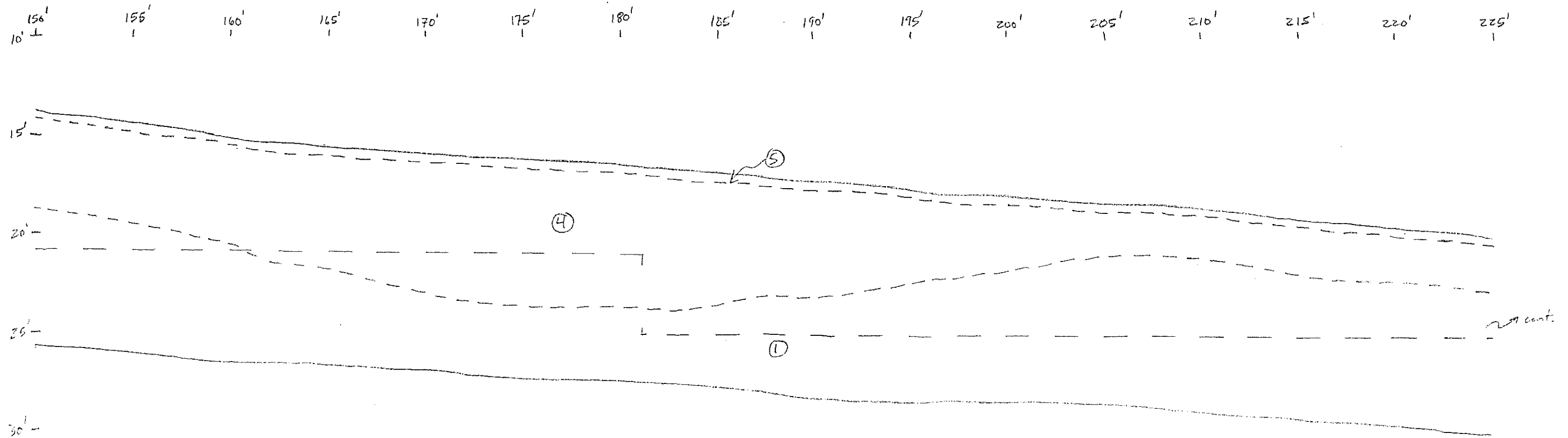
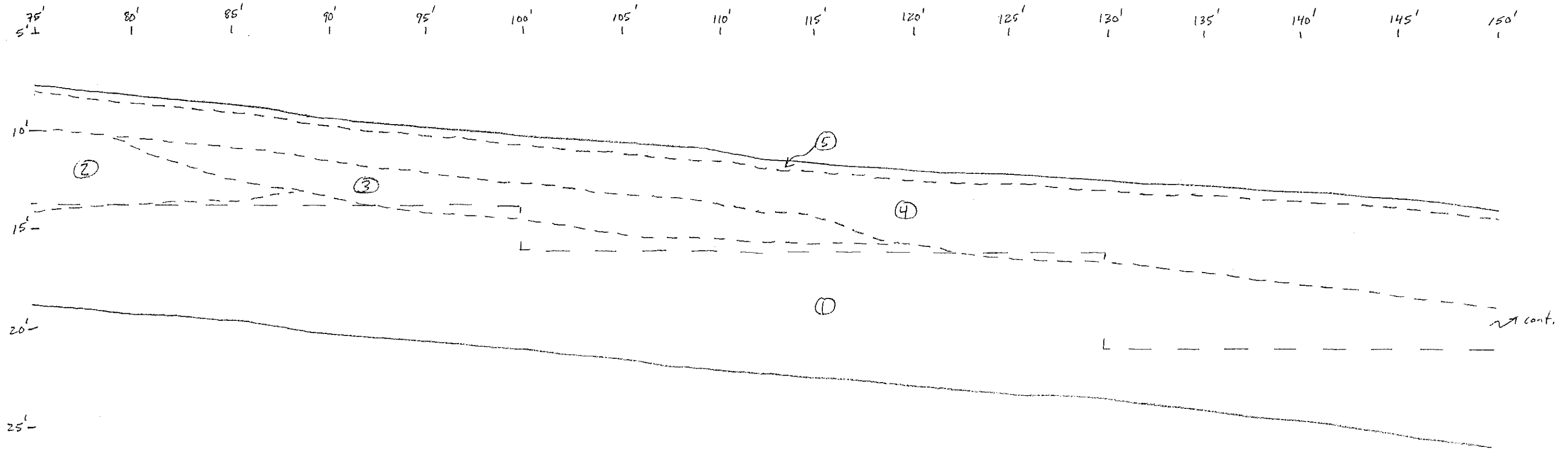
- 1) A thin, weakly-formed paleosol was visible in several places on the top of Unit 1.
- 2) No groundwater was encountered.
- 3) No evidence of surface fault rupture or related deformation was observed.

Symbols

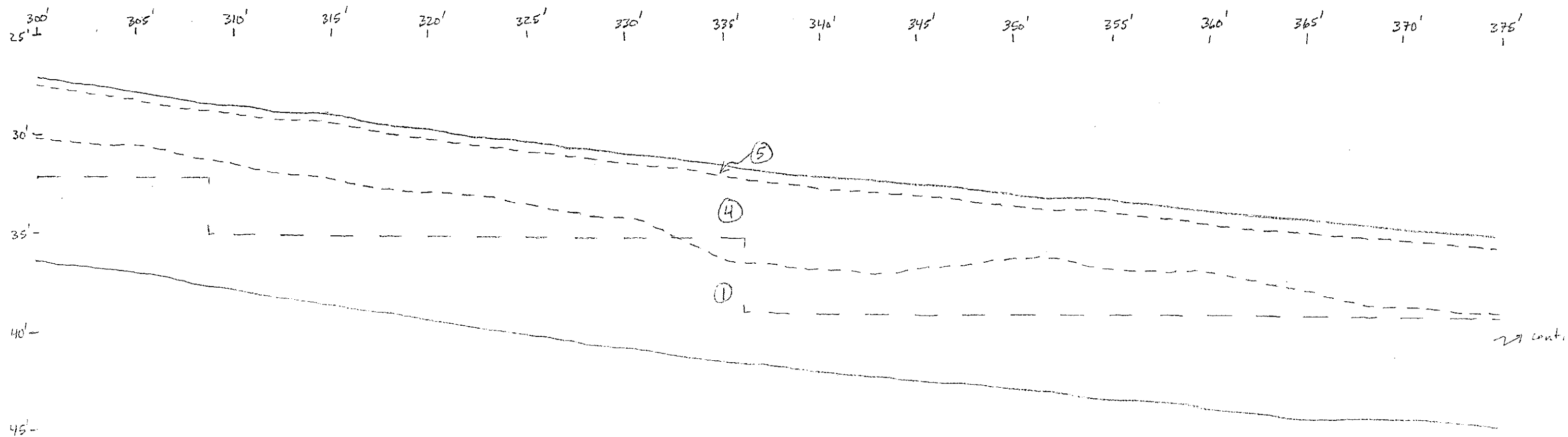
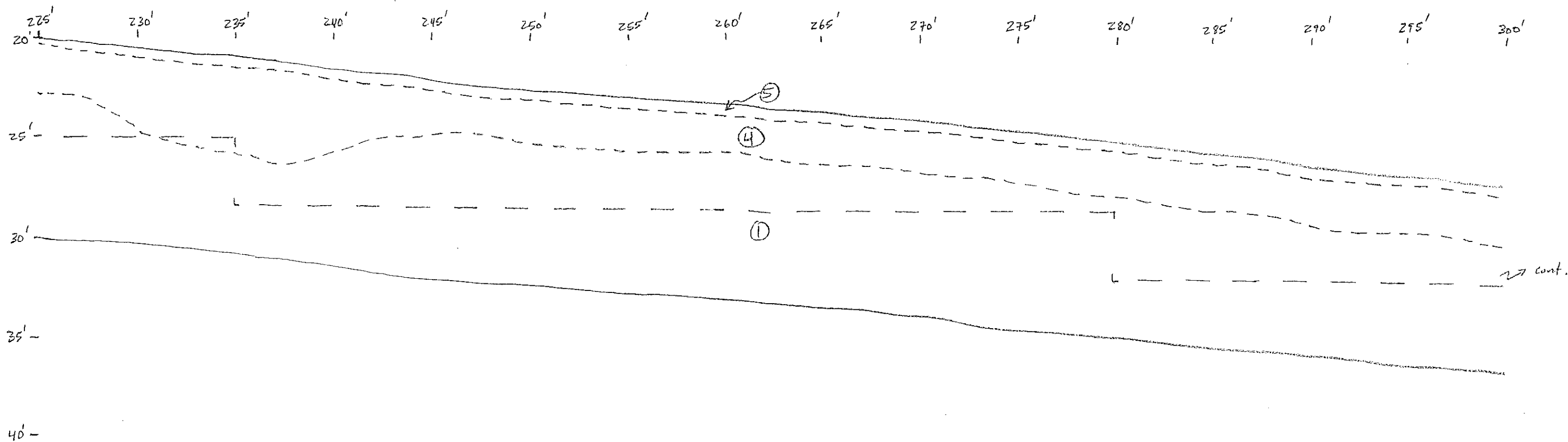
- Sharp contact
 - - - - - Gradational contact



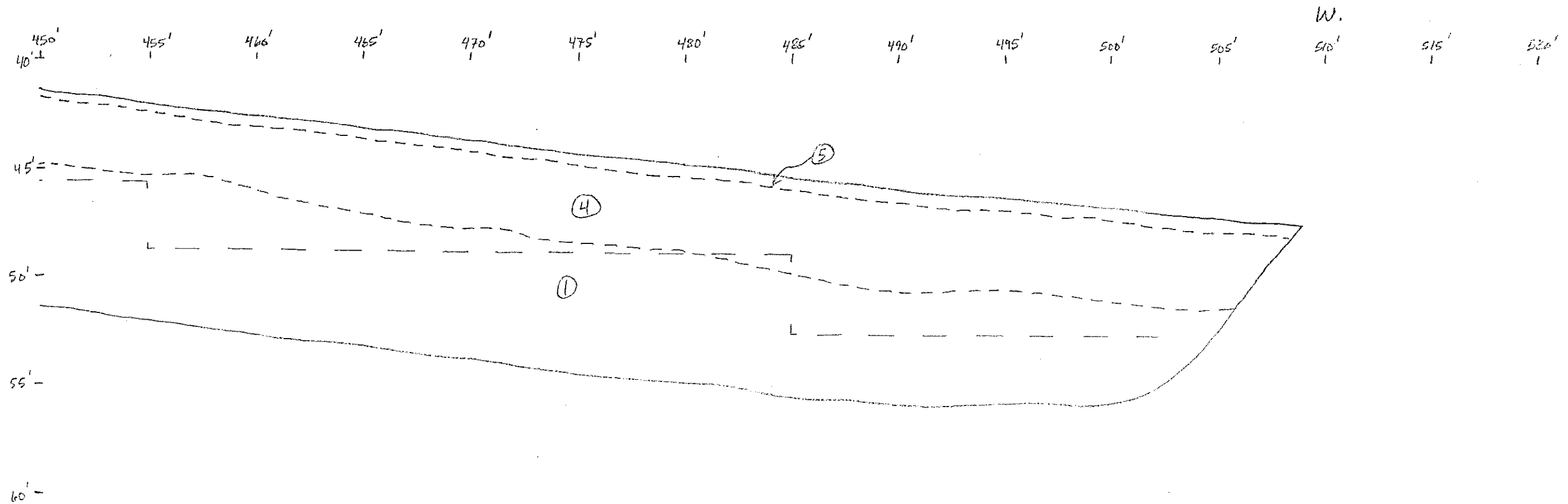
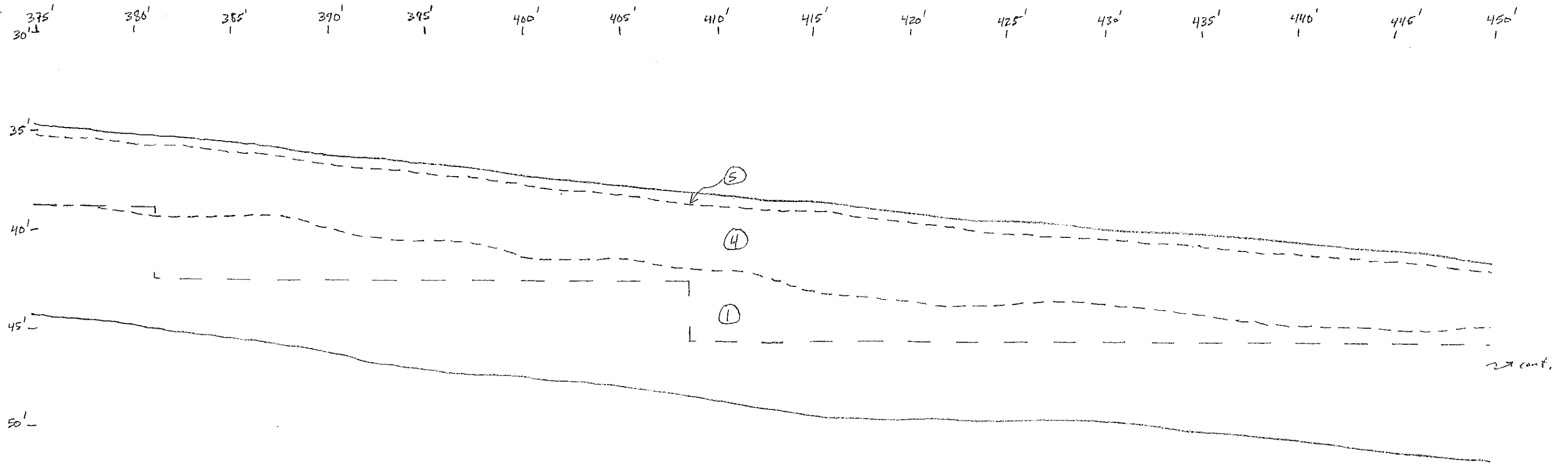
ET-1



ET-1



ET-1





Earthtec Engineering, Inc.

133 North 1330 West
Orem, Utah - 84057
Phone (801) 225-5711
Fax (801) 225-3363

1596 W. 2650 S. #108
Ogden, Utah - 84401
Phone (801) 399-9516
Fax (801) 399-9642

September 29, 2008

Mr. Steve Sowby
Patterson Construction
11038 N. Highland Blvd.
Highland, UT 84003

Re: **Addendum**
Geologic Hazards Assessment
Box Elder South Development
Utah County, Utah
Job No. 072247

Mr. Sowby:

This letter is an addendum to a geologic hazards assessment¹ completed for the site of the proposed Box Elder South Development located in unincorporated Utah County east of the city of Alpine, Utah. The purpose of this addendum is to address debris flow and alluvial fan flooding hazard mitigation measures that are proposed for the development.

Previous Work

Our referenced geologic hazards assessment for the site identified a potential debris flow and alluvial fan flooding hazard that could impact future development if not mitigated. This potential hazard was identified based on the location of the proposed development on active alluvial fans near the mouths of two significant drainages, and the presence of surficial and subsurface alluvial fan (debris flow) deposits over most of the site. Our previous field work included the excavation of an exploration trench in a general east to west orientation adjacent to the southern property boundary on the southeast portion of the site. It was determined that the proposed lots along the eastern and southern boundaries of the site, as well as several lots adjacent to the northern boundary of the site on the northwest portion of the development, are at greatest risk from potential debris flow and flooding hazards. This determination is based on the locations of these lots on the edges of the development where they would most likely be the first locations to be impacted during a debris flow and/or flooding event. However, it should be noted that such events could impact any lot within the proposed development.

The referenced geologic hazards assessment provided some general possible hazard mitigation options for the development.

¹Earthtec Testing & Engineering, P.C., 2007, *Geologic Hazards Assessment, Box Elder South Development, Utah County, Utah*; Unpublished Consultant's Report, Job No. 072247, Sept. 27, 2007.

Earthtec

Professional Engineering Services - Geotechnical Engineering - Drilling Services - Construction Materials Inspection / Testing - Non-Destructive Examination - Failure Analysis
ICBO - ACI - AWS

Proposed Mitigation

The developer has reconfigured the proposed layout and lot configuration of the development since the completion of our original geologic hazards assessment. An updated site plan showing the new subdivision configuration is attached at the end of this letter. The new site plan includes a 20 foot wide drainage easement along the east and south boundaries of the development. The developer has proposed to construct a ditch-berm system within this easement to catch potential debris and/or flood water and divert it to off-site locations away from the development. It is our understanding that this system will include a 2½ foot deep ditch on the up-slope side of the easement adjacent to a 2½ foot high berm on the down-slope side of the ditch. This will provide an effective barrier height of 5 feet along the east and south sides of the development. It appears from the site plan and our observations of the site that any debris and/or water intercepted by this system will be directed to the west and southwest onto undeveloped land currently owed by Alpine City.

The updated site plan also shows that much of Box Elder Way adjacent to the northern boundary of the site will be constructed on raised road bed fill that will be several feet higher than the natural ground surface on either side of the road. It is our understanding that this road fill will be 2 to 10 feet higher than the surrounding natural ground surface. This raised road will be located directly north of the lots on the northwest portion of the subdivision that were previously identified to be at higher risk from potential debris and water runoff from the northeast.

Based on our understanding of the location of the proposed development and the proposed mitigation measures described above, we provide the following opinions and comments:

1. The proposed ditch and berm system along the east and south sides of the development is expected to provide an adequate factor of safety against most debris flow and flood events that would likely emanate from Wadsworth Canyon to the southwest of the site. This opinion is based on the thickness of the most recent debris flow deposits observed in the exploration trench excavated on the site. These deposits likely occurred during climatic conditions most similar to current conditions. The average deposit thickness of the youngest debris flow deposit observed and measured in the exploration trench was nearly 3.3 feet. The effective height of the proposed ditch and berm system will be 5 feet which should be adequate against similar future debris flow events at the site. It is our opinion that the proposed effective berm-ditch height of 5 feet should be considered a minimum effective height and should be increased if possible, particularly closer to the southeast corner of the site.
2. Our original referenced hazards assessment for the site predicted that potential future events which could impact the lots on the northwest portion of the site would consist of relatively shallow, fine-grained, low energy and velocity mud slurries and water. It is our opinion that the proposed raised road bed for Box Elder Way, located between the northwest portion of the site and the potential debris/flood water source to the northeast, would provide an effective barrier against most debris and flood events flowing in a southwest direction. Most potential debris and water flowing

downslope from the northeast would likely be diverted in a westerly direction along the north side of Box Elder Way before reaching the subdivision. The factor of safety against debris flows and flooding associated with this barrier could be increased by raising the proposed planter strips along each side of Box Elder way. Incorporating a 1 to 2 foot high berm into the planter strips would increase the effective height of the road way barrier and would increase the factor of safety.

3. The developer has proposed to include a note on the development plat that would cite the potential debris flow and flooding hazard, and particularly note the lots at highest relative risk. We support this proposal and also recommend that the potential hazard be disclosed to all future potential property owners within the entire development. The lots at higher relative risk according to the current subdivision configuration (see attached site plan) are as follows:
 - a. Lots 8 through 21 along the east and south borders of the development.
 - b. Lots 1 through 5 on the northwestern portion of the development.

It is our opinion that if the proposed mitigation system is incorporated in the development the potential threat to critical public facilities at the site is low. It is also our opinion that the proposed development and mitigation system discussed herein will not increase the risk to surrounding areas.

Recommendations

The proposed berm and trench debris flow/flood mitigation system at the site should be constructed according to the following recommendations and parameters:

1. As previously discussed, the proposed effective berm and ditch height of 5 feet (berm 2½ feet high, ditch 2½ feet deep) should be considered a minimum effective height. If possible, the height of the berm and/or depth of ditch should be increased as much as possible within the bounds of the 20 foot wide drainage easement.
2. The sides of the berm should be no steeper than 1.5:1 (horizontal: vertical). The sides of the ditch should be no steeper than 2:1 (horizontal: vertical). The ditch should be widened as much as possible within the limits of the easement and the berm.
3. On-site native soils appear to be suitable for the construction of the proposed berm. The berm soils should be placed in minimum 8 to 10 inch thick lifts and compacted to 90% of the maximum dry density as determined by ASTM D-1557. The granular nature of the native soils may inhibit density testing of the berm lifts. It may be prudent to remove larger rocks (greater than 4 inches in effective diameter) from the berm soils prior to lift placement and compaction. It is the developer's/contractor's responsibility to ensure that the berm soils are adequately placed and compacted according to our recommendations.

4. A drainage opening should be made and maintained at the west end of the ditch-berm system to allow debris and water to flow out of the ditch down-slope to the west. The ditch-berm system will require periodic maintenance to ensure that the system functions properly during a debris flow or flood event. This maintenance will include periodic (at least yearly) cleaning of the ditch to remove any loose soil, rocks, or debris that could block flow in the ditch, and needed repairs to the berm due to erosion or other processes that could compromise its effectiveness. The system will also require immediate cleaning and repair during or directly following a debris flow or flooding event to remove debris and repair any damage to the structures. It should be determined prior to approval and construction of the ditch-berm system who will be responsible for conducting this periodic maintenance work.

Conclusions

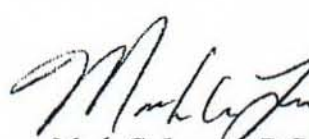
It is our conclusion that the proposed debris flow and flood mitigation system for the subject development will provide a sufficient factor of safety against these potential hazards for the majority of such events at the site. It is our conclusion that an acceptable level of risk can be established at the site by properly constructing and maintaining the proposed hazard mitigation system discussed herein.

General Conditions

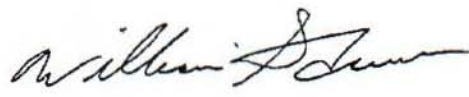
The observations, opinions, recommendations, and conclusions presented in this letter were conducted in accordance with presently accepted practices of the engineering geology profession and within the limits prescribed by our client. No other warranty or representation, either expressed or implied, is intended in our proposals, contracts, reports, and letters.

We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please contact us at (801) 225-5711.

Respectfully;
EARTHTEC ENGINEERING, INC.


Mark C. Larsen, P.G.
Project Geologist




William G. Turner, P.E.
Senior Geotechnical Engineer

Earthtec Engineering, Inc.

133 North 1330 West
Orem, Utah - 84057
Phone (801) 225-5711
Fax (801) 225-3363

1596 W. 2650 S. #108
Ogden, Utah - 84401
Phone (801) 399-9516
Fax (801) 399-9842



May 6, 2010

Mr. Scott Worthington, P.E.
Berg Engineering Resource Group
45 North 490 West
American Fork, Utah 84003

**Re: Addendum
Geologic Hazards Assessment
Box Elder South Development
Utah County, Utah
Job No. 072247**

Mr. Worthington:

At your request, we are providing this addendum letter in response to comments from the Utah County Attorney's Office regarding our previous Geologic Hazards Assessment^{1 2} for the subject site near Alpine, Utah County, Utah. In response to the comments from the County Attorney's Office, we provide the following comments and clarifications.

It is our opinion that our referenced, previous geologic hazards assessment for the subject site was sufficient to meet the standards of the Utah County Land Use Ordinance and accurately depicts the hazards to be encountered at the site.

Our previous work did not include an assessment of the location of the proposed water tank at the site. Additional, site specific geologic hazards assessment would be required to make any conclusions and mitigation recommendations regarding the water tank location.

Our referenced geologic hazards assessment stated that the potential risk from radon is moderate to high on the entire site. This relative risk assessment is based on mapping by the Utah Geological Survey which is largely based on site geologic conditions. Radon levels in buildings can vary from site to site and is usually influenced by a number of geological and structural factors. Thus, our report stated that indoor radon testing would be required to determine actual radon levels in future buildings at the site. It is our opinion, based on the potentially moderate to high radon risk at the site, that radon mitigation measures are warranted for any future habitable structures at the site. As stated in the referenced report, radon mitigation systems are typically relatively inexpensive and easy to install below floor slabs at the time of building construction.

¹ Earthtec Testing & Engineering, P.C., 2007, Geologic Hazards Assessment, Box Elder South Development, Utah County, Utah; Unpublished consultant's report, Job No. 072247, September 27, 2007.

² Earthtec Engineering, Inc., 2008, Addendum, Geologic Hazards Assessment, Box Elder South Development, Utah County, Utah; Unpublished consultant's report, Job No. 072247, September 29, 2008.

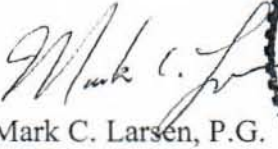
Addendum
Geologic Hazards Assessment
Box Elder South Development
Utah County, Utah
Job No. 072247

We have reviewed the most recent site plans showing our previously recommended hazard mitigation measures for the subject development. Based on our review and understanding of the plans, it is our opinion that the recommended mitigation features have been designed according to our recommendations. Based on the planned configuration of Box Elder Drive adjacent to the northern boundary of the site, and as discussed in our referenced report, we recommend that the areas in the planter strips adjacent to the road be raised to at least 2 feet above the road surface to provide an added factor of safety against shallow, sheet-flow type flooding.

This letter is an addendum to our referenced reports and subject to the same conditions and limitations presented therein.

We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please contact us at (801) 225-5711.

Respectfully;
EARTHTEC ENGINEERING, INC.


Mark C. Larsen, P.G.
Project Geologist





DEVELOPMENTAL IMPACT STATEMENT

1. NAME OF PROJECT: Box Elder South Subdivision

2. DATE: June 5th, 2013

3. SPONSOR:
Patterson Construction, Inc
Ross Welch
11038 N. Highland Blvd Suite 100
Highland, UT 84003
Ph (801) 642-0119
Fax (801) 763-8897

DEVELOPER:
Patterson Construction, Inc
11038 N. Highland Blvd Suite 100
Highland, UT 84003
Ph (801) 642-0119
Fax (801) 763-8897

ENGINEER



11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677
ken@bergcivil.com

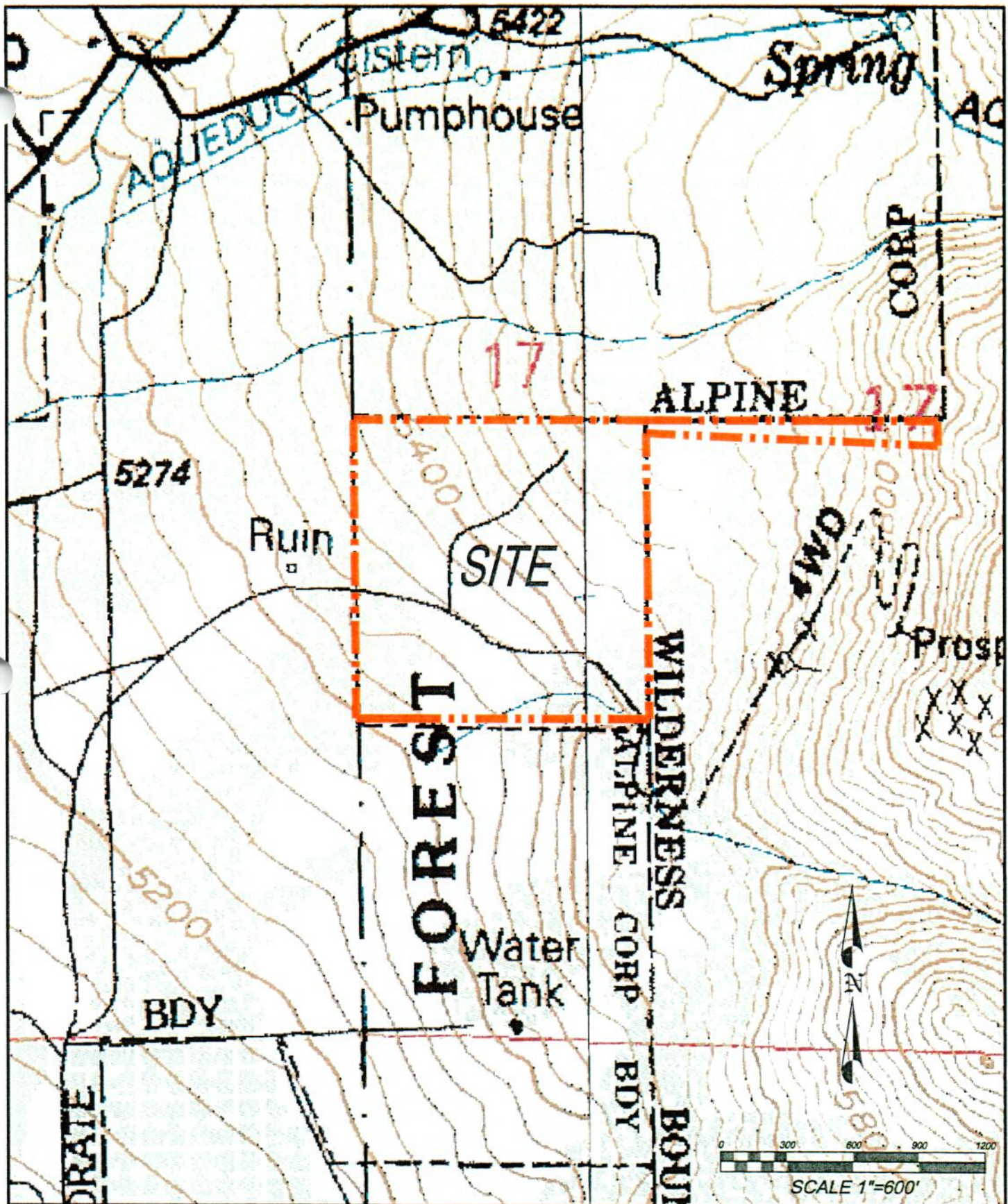
4. DESCRIPTION OF PROPOSED ACTION

Construction of a 59-lot residential subdivision in the TR-5 zone of Utah County on 43.02 acres northeast of Alpine, Utah. The average lot size is 1/2 acre. The roadway system is looped and public. 20 percent open space within the development is proposed. There are no structures on the property and it is generally vacant land with minimal vegetation. The site was denied annexation to Alpine.

5. DESCRIPTION OF THE ENVIRONMENT

The existing environment consists mostly of gravelly deposits on the alluvial plain near the mouth of Dry Creek and Wadsworth Canyons approximately 2 miles northeast of the center of Alpine City. The site abuts a developed subdivision on the North, Alpine City Lambert Park on the South and West, and National Forest Wilderness Area on the East. Attached maps show the major features including:

Figure	Description
5a.	Topography
5b.	Streams or drainage channels
5c.	Vicinity Map
5d.	Physical Constraints
5d_1.	Surface Drainage
5d_2.	Underground Drainage
5d_3.	Flood Hazard
5d_4.	Lakes, rivers, and other bodies of water
5d_5.	Wetlands
5d_6.	Fire Hazards
5d_7.	Snow avalanche areas
5d_8.	Habitat of endangered and threatened species.
5e.	Geologic Hazards
5e_1.	Faults
5e_2.	Landslides/rock falls
5e_3.	Liquefaction
5e_4.	Shallow Groundwater
5e_5.	Soil Erosion
5e_6.	Expansive Soils
5e_7.	Subsidence
5e_8.	Radon
5e_9.	Debris Flow



11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

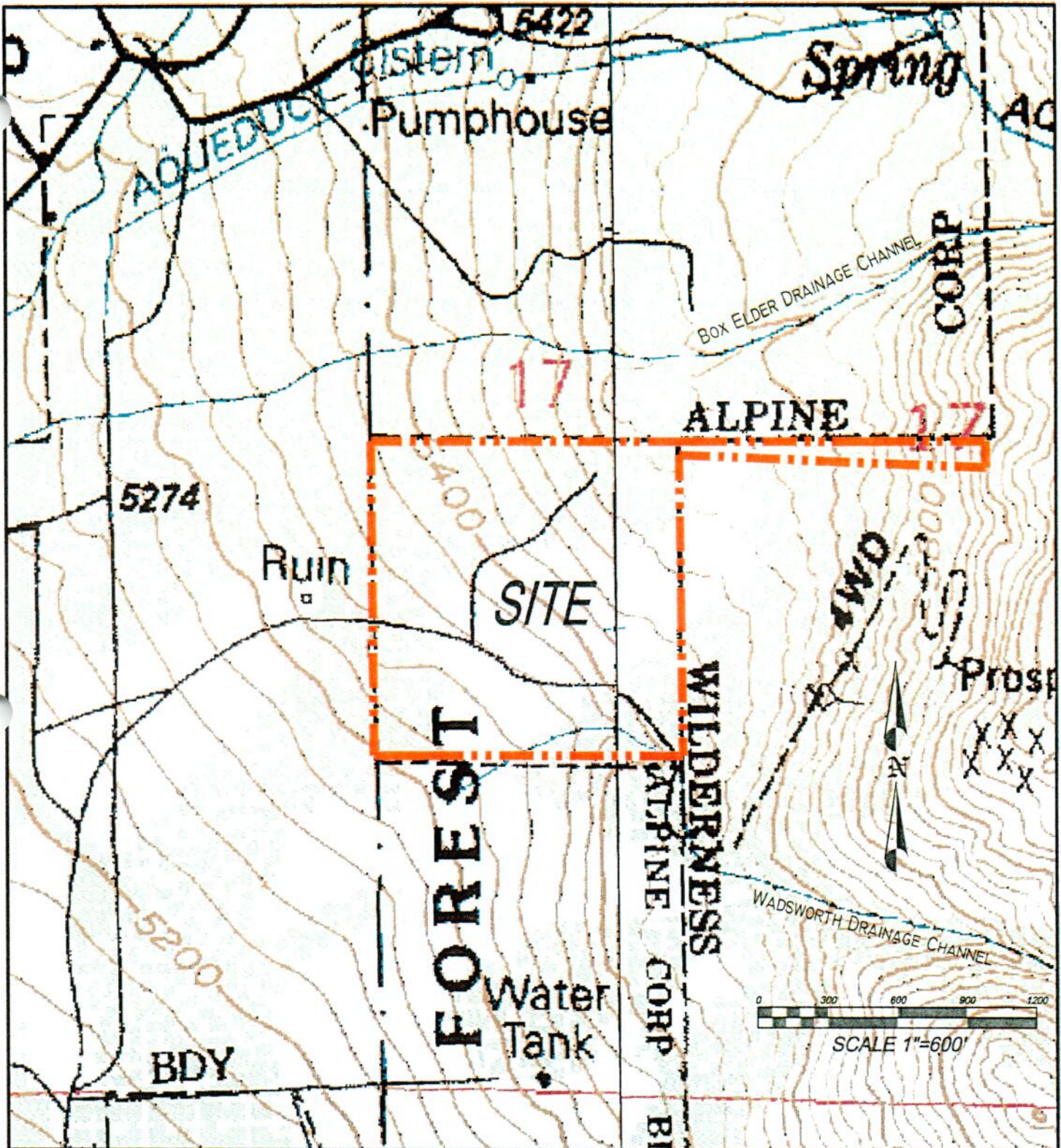
BOX ELDER SOUTH

Topography

DATE
May 31 2013

FIGURE

5a



STREAMS AND DRAINAGE CHANNELS:

- (1) Box Elder Drainage Channel is located north of the proposed subdivision
- (2) Wadsworth Drainage Channel is located south of the proposed subdivision.
- (3) No drainage channels directly impact proposed subdivision.



11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 816-1677

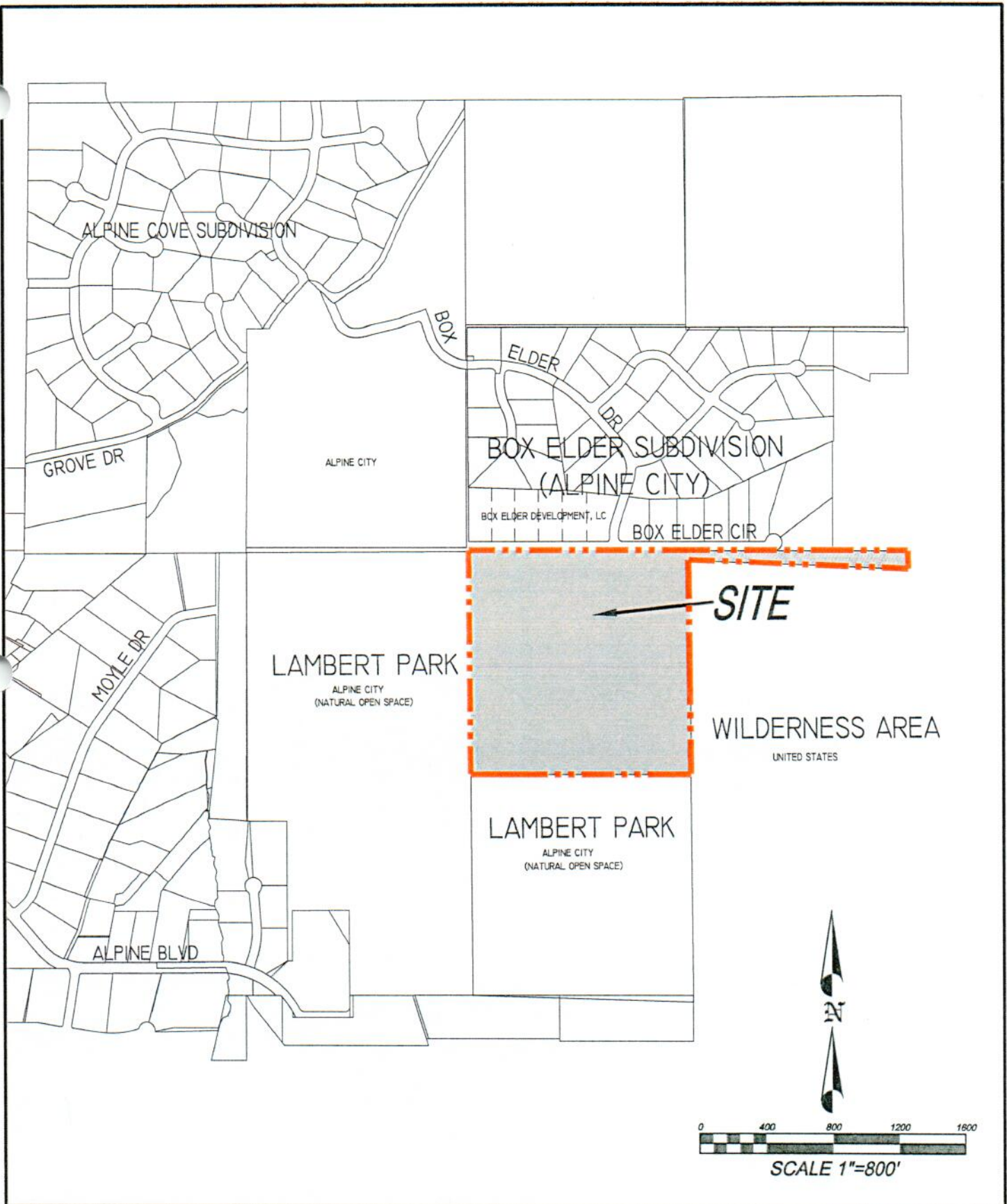
BOX ELDER SOUTH

Streams & Drainage Channels

DATE
May 31, 2013

FIGURE

5b



11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

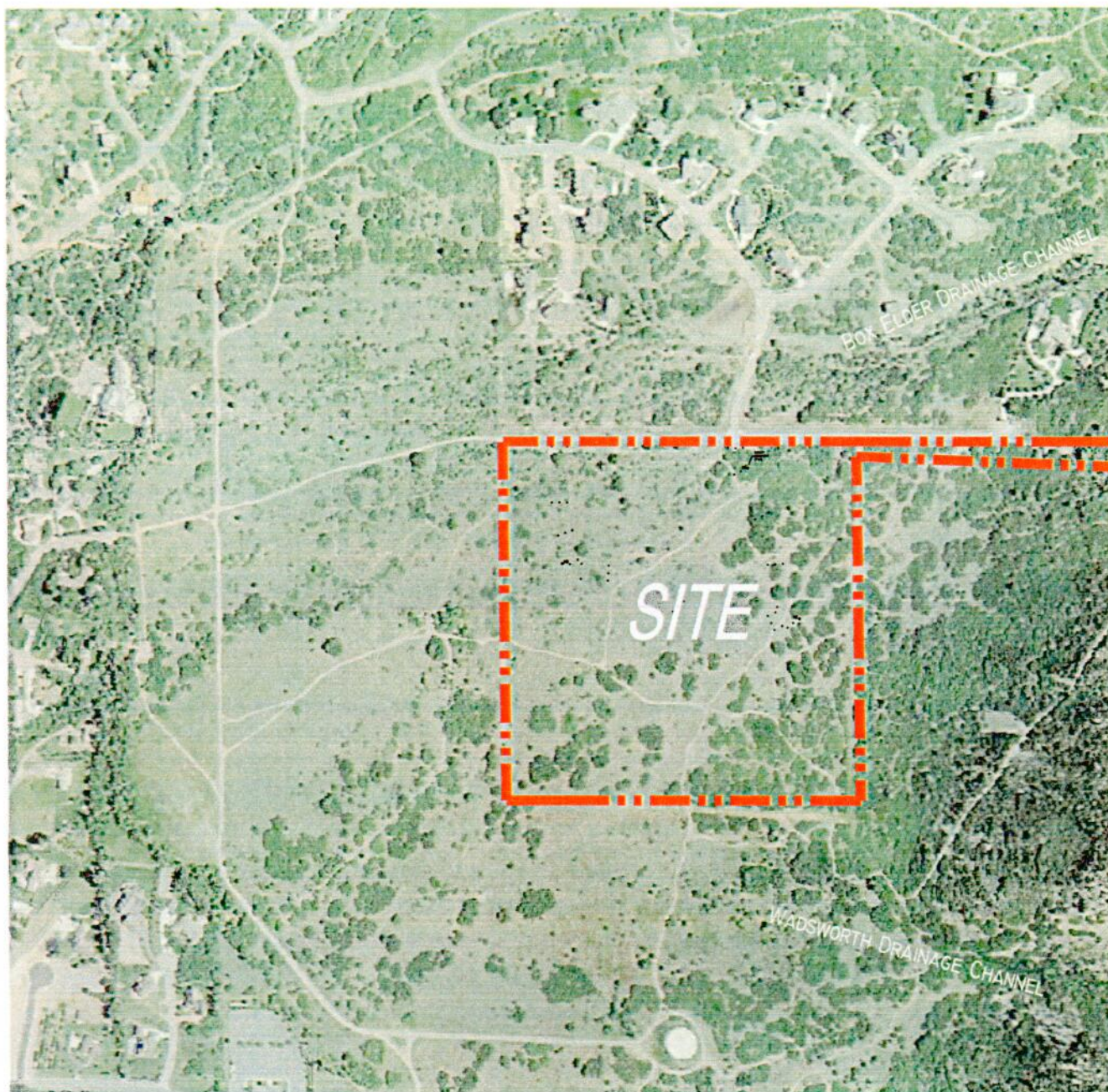
BOX ELDER SOUTH

Vicinity Map

DATE
May 31, 2013

FIGURE

5c



STREAMS AND DRAINAGE CHANNELS:

- (1) BOX ELDER DRAINAGE CHANNEL IS LOCATED NORTH OF THE PROPOSED SUBDIVISION
- (2) WADSWORTH DRAINAGE CHANNEL IS LOCATED SOUTH OF THE PROPOSED SUBDIVISION.
- (3) NO DRAINAGE CHANNELS DIRECTLY IMPACT PROPOSED SUBDIVISION.



SCALE 1"=600'



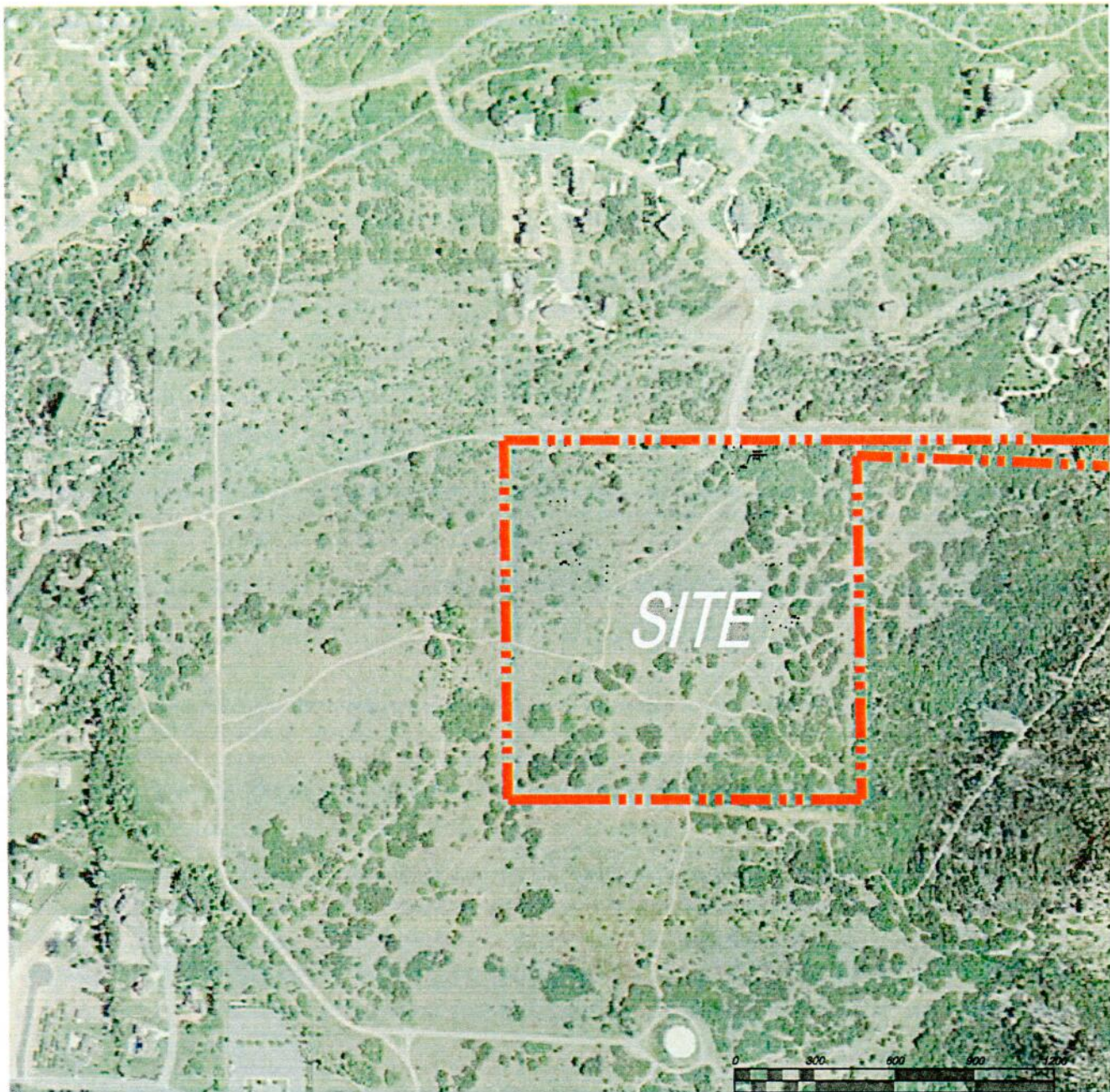
11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH
PHYSICAL CONSTRAINTS
Surface Drainage

DATE
May 31, 2013

FIGURE

5d_1



SCALE 1"=600'

UNDERGROUND DRAINAGE NOTES:

NO UNDERGROUND DRAINAGE WAS FOUND IN THE SOILS REPORT DATED SEPTEMBER 27, 2007 BY EARTHTEC TESTING
TESTS PITS AND FAULT TRENCH WERE DUG AT THE SITE TO A MAX DEPTH OF 15 FEET AND NO WATER TABLE WAS FOUND



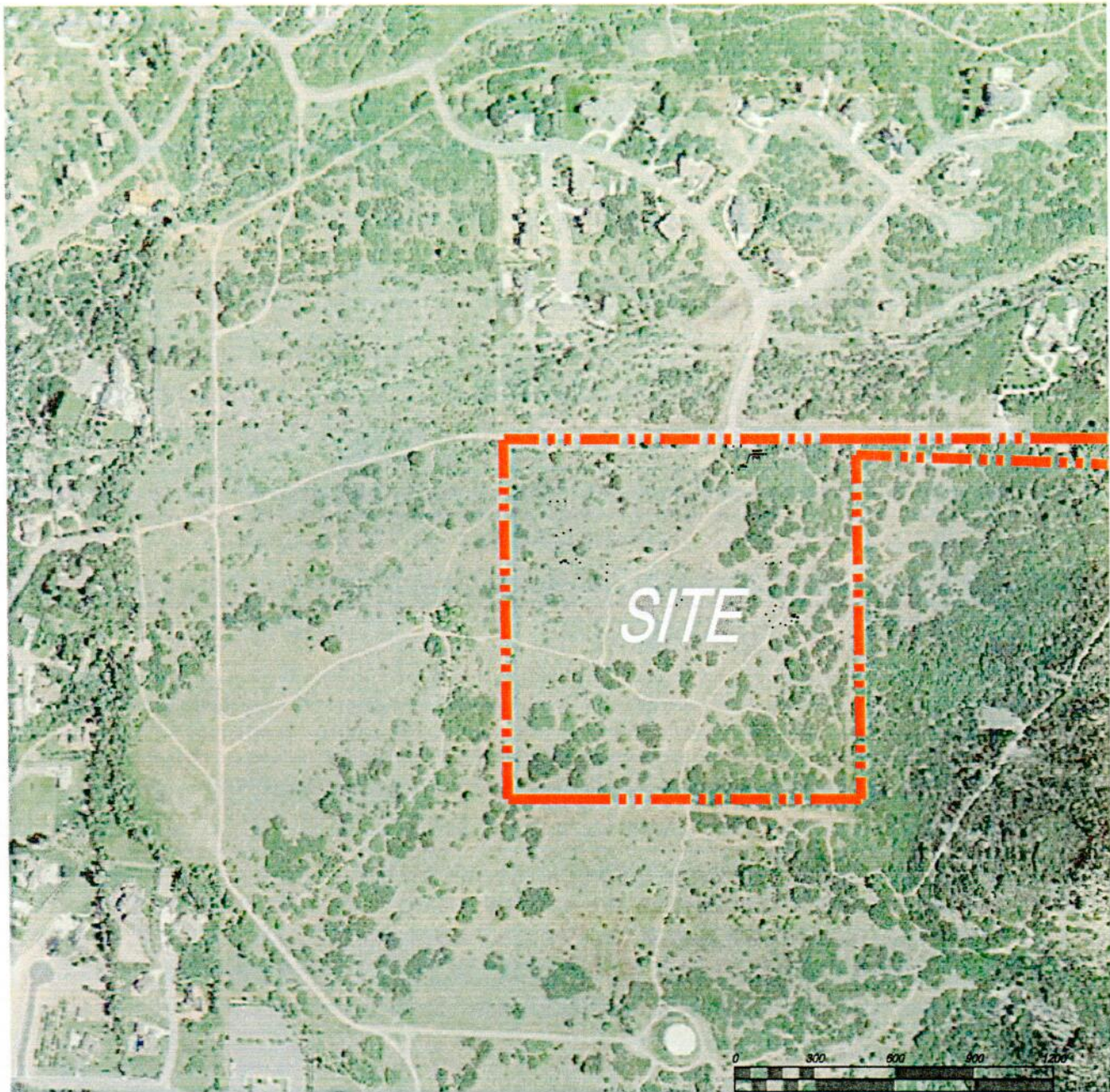
11038 N Highland Blvd
Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH
PHYSICAL CONSTRAINTS
Underground Drainage

DATE
May 31, 2013

FIGURE

5d_2



SCALE 1"=600'

FLOOD HAZARD NOTES:

FEMA AND UTAH COUNTY HAZARD MAPS WERE REVIEWED AND NO PART OF THE PROPOSED SUBDIVISION WAS FOUND TO BE IN A FLOOD HAZARD.



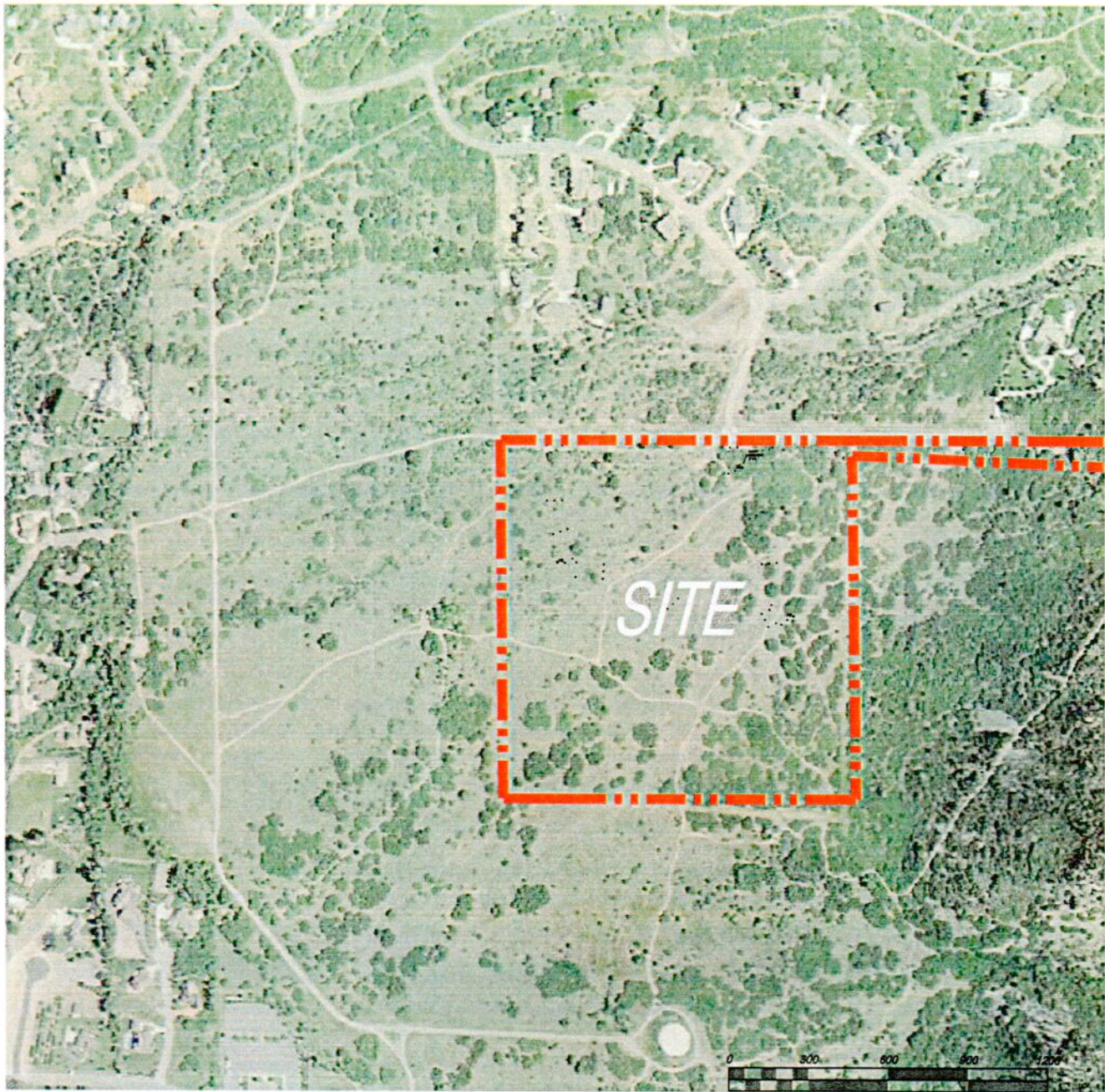
11038 N Highland Blvd
Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH
PHYSICAL CONSTRAINTS
Flood Hazard

DATE
May 31, 2013

FIGURE

5d_3



SCALE 1"=600'

LAKES, RIVERS & OTHER BODIES OF WATER NOTES:
NONE FOUND



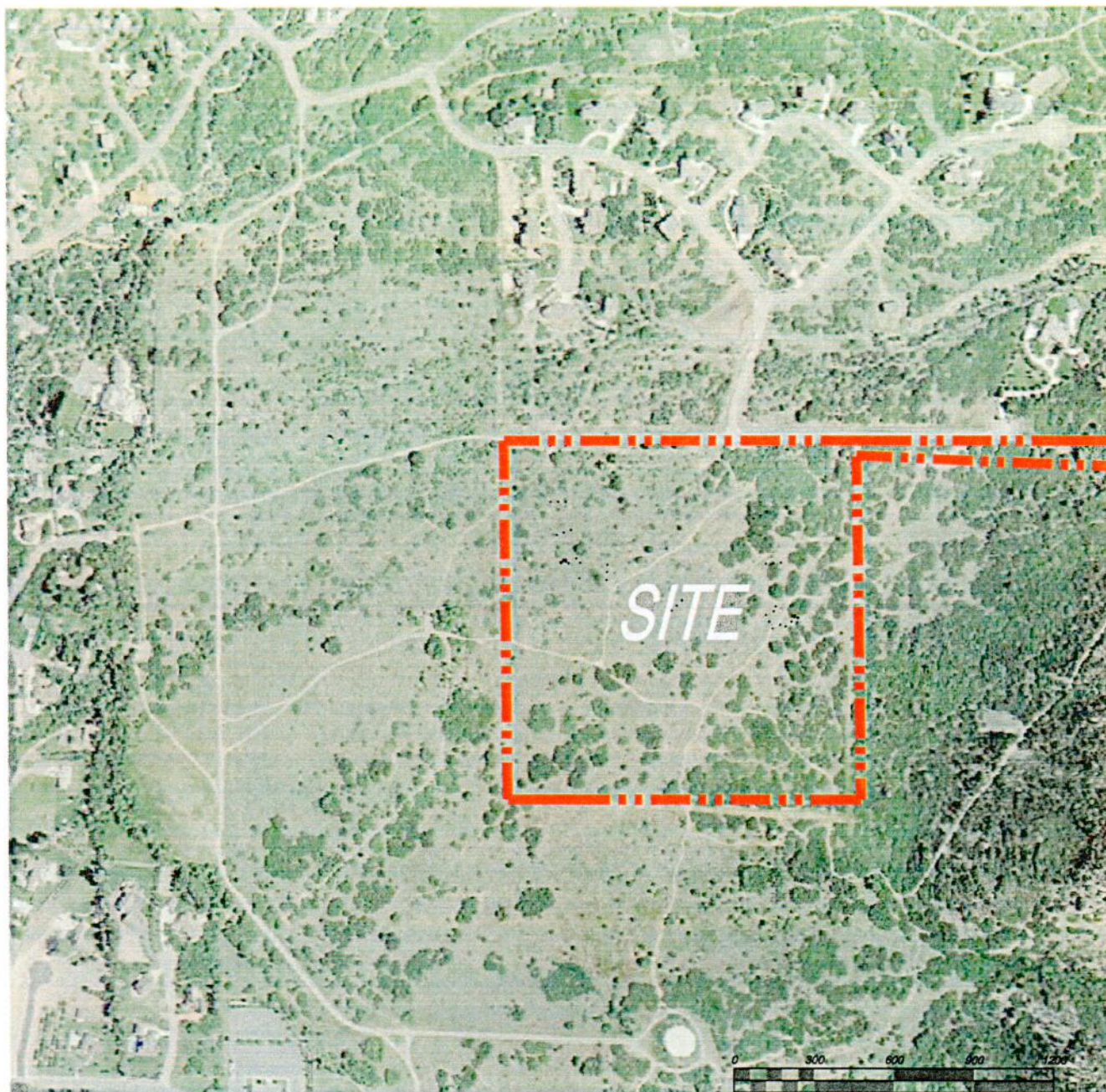
11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH
PHYSICAL CONSTRAINTS
Lakes, Rivers and Other Bodies of Water

DATE
May 31, 2013

FIGURE

5d_4



SCALE 1"=600'

WETLAND NOTES:
NO WETLANDS WERE FOUND



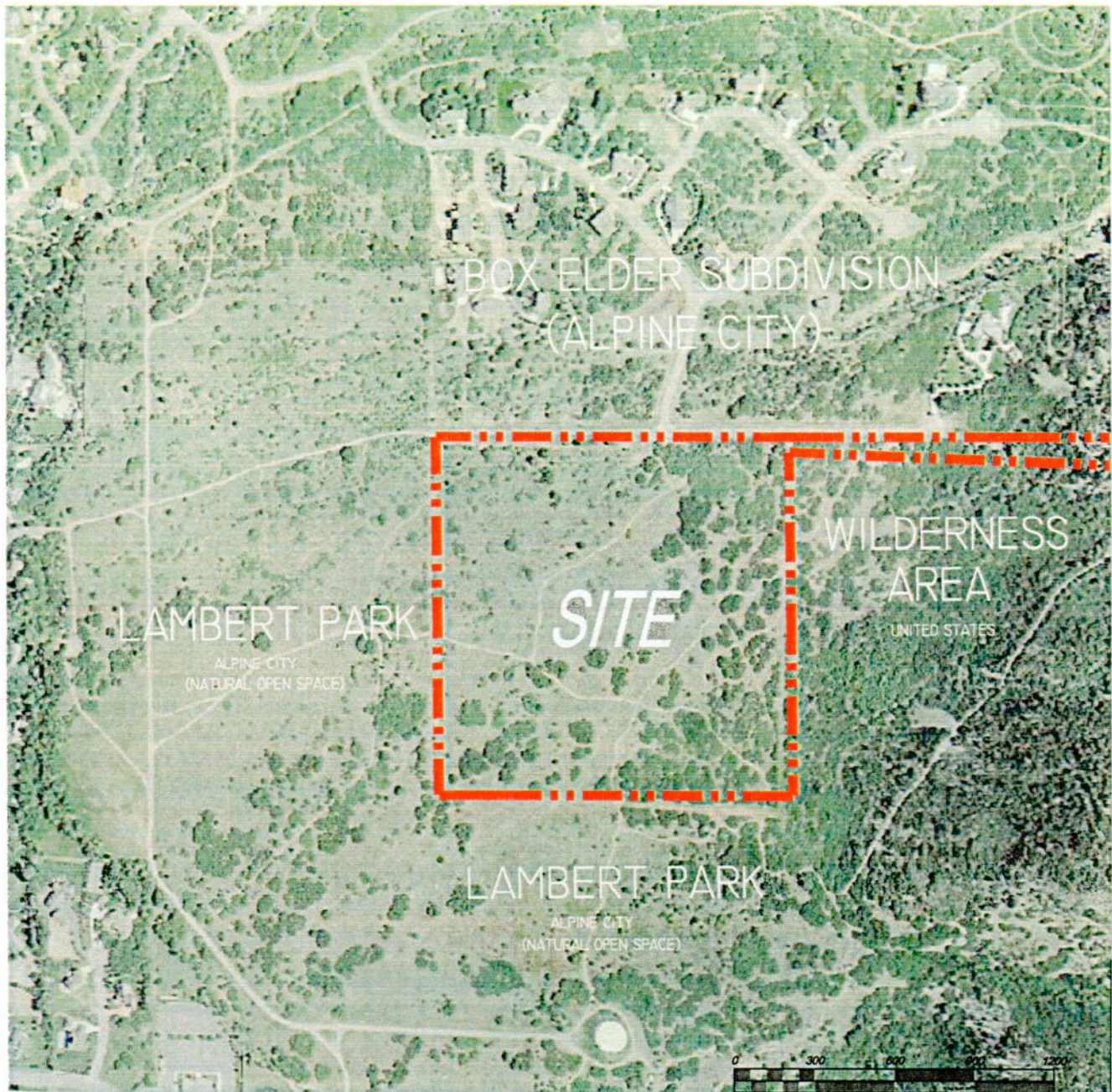
11038 N Highland Blvd
Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH PHYSICAL CONSTRAINTS Wetlands

DATE
May 31, 2013

FIGURE

5d_5



SCALE 1"=600'

FIRE HAZARD:

ALL AREAS WITHIN THE PROPOSED SUBDIVISION FALL WITHIN THE URBAN WILDLAND INTERFACE AREA.



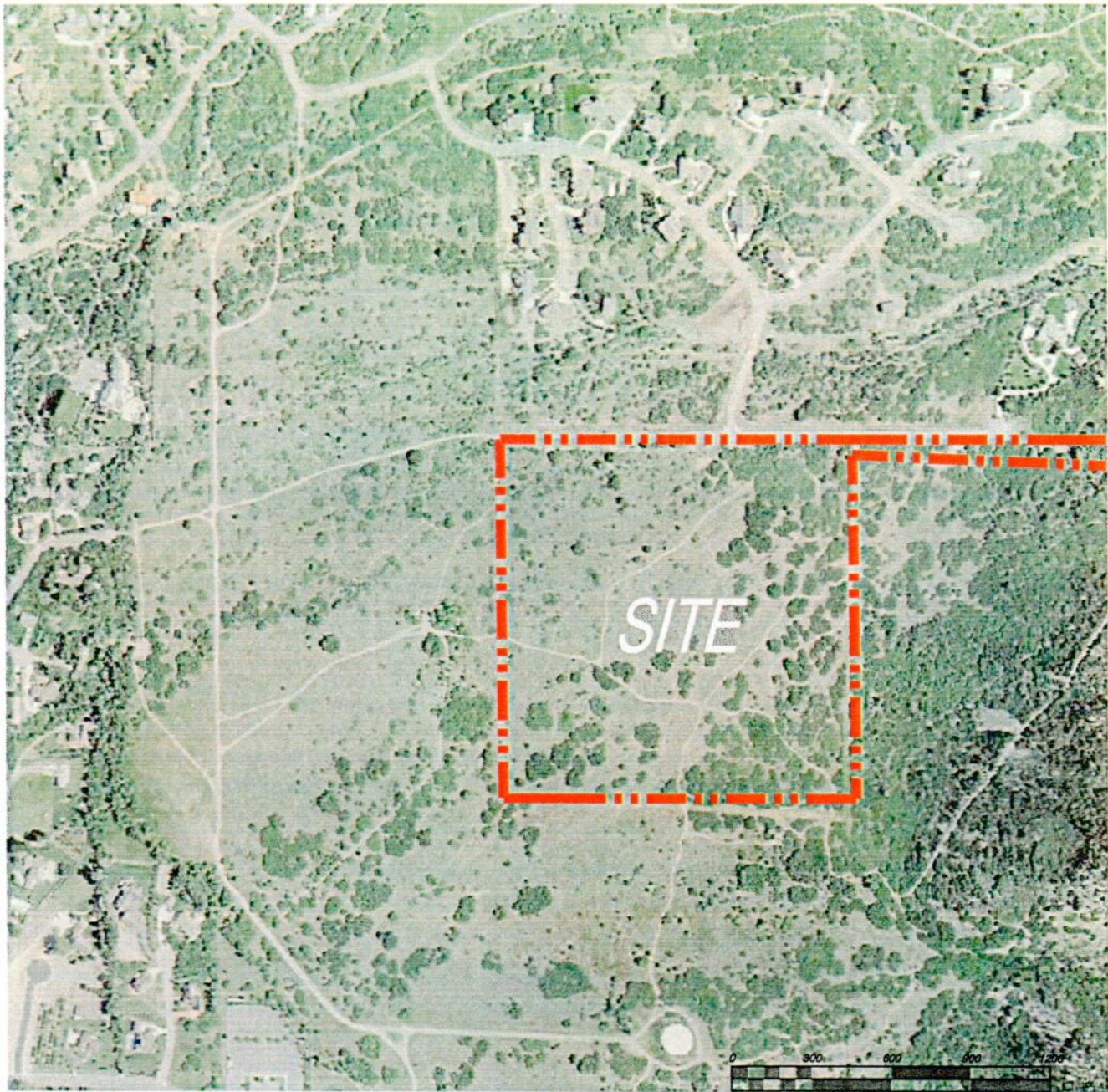
11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

***BOX ELDER SOUTH
PHYSICAL CONSTRAINTS
Fire Hazards***

DATE
May 31, 2013

FIGURE

5d_6



SCALE 1"=600'

SNOW AVALANCHE AREA NOTES:

AGRC DATA WAS REVIEW FOR MAPPED AVALANCHES AND NONE WHERE FOUND NEARBY THE PROPOSED SUBDIVISION.



11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH
PHYSICAL CONSTRAINTS
Snow Avalanche Areas

DATE
May 31, 2013

FIGURE

5d_7



SCALE 1"=600'



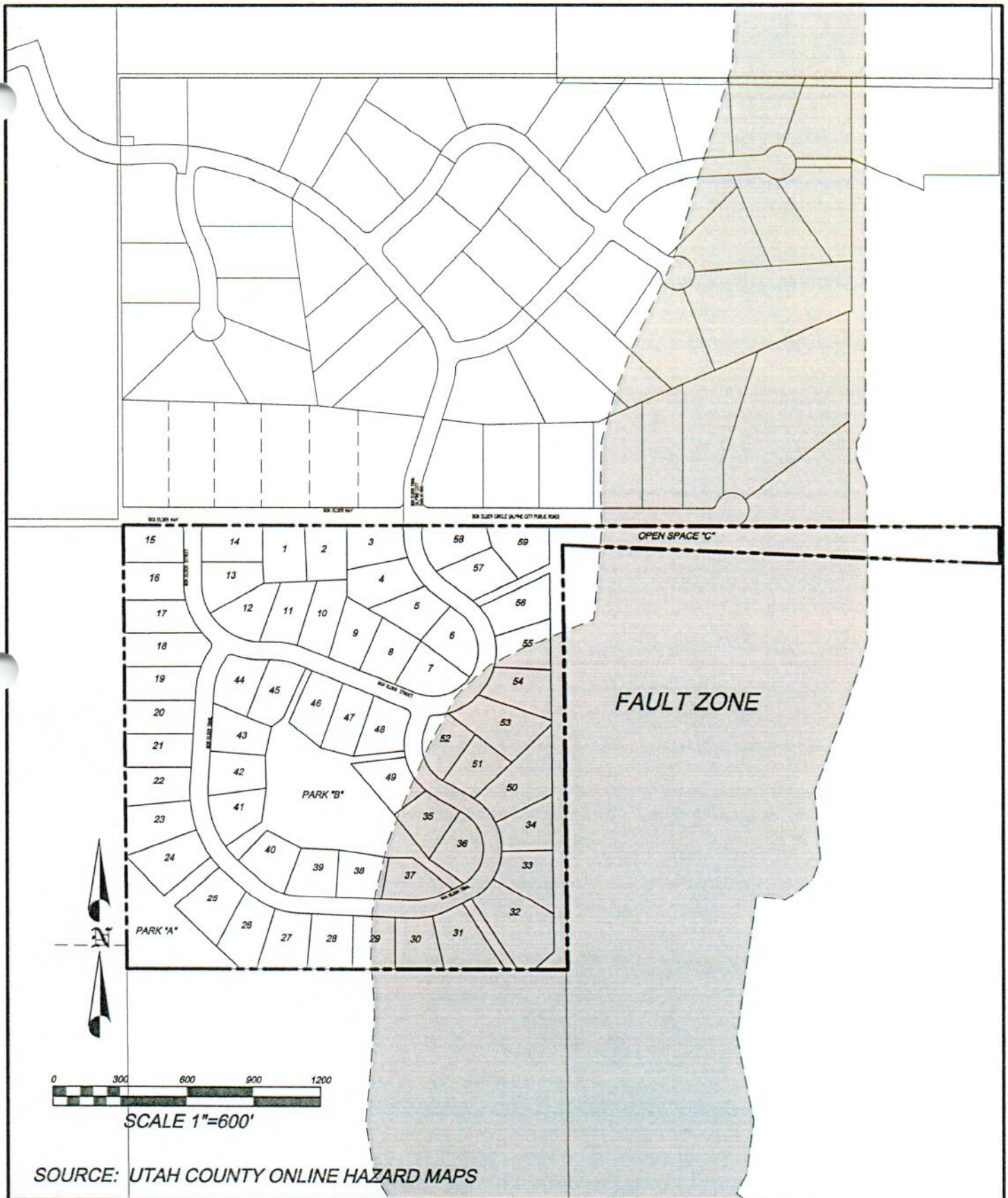
11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH
PHYSICAL CONSTRAINTS
*Habitat of Endangered and
Threatened Species*

DATE
May 31, 2013

FIGURE

5d_8



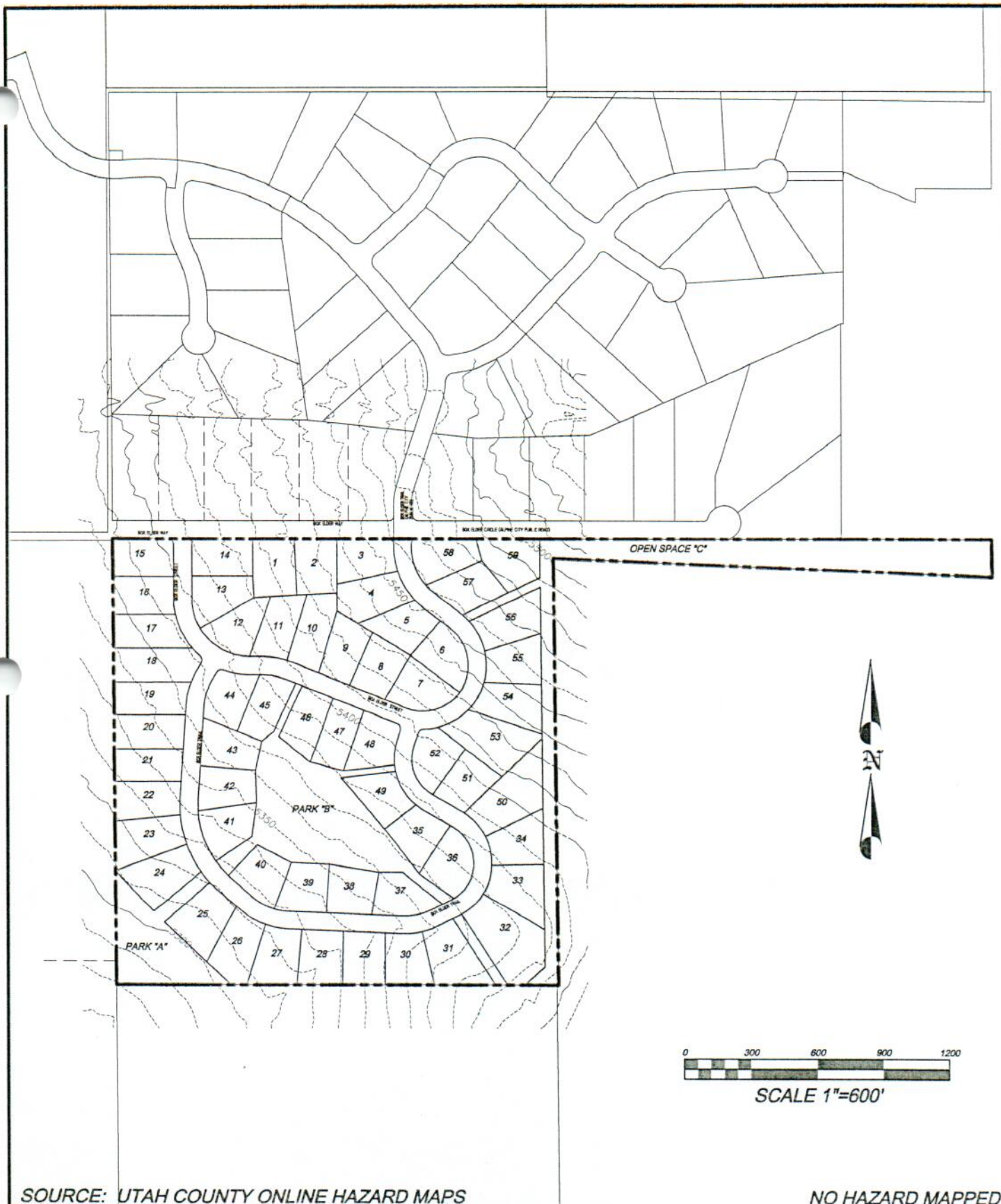
11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH **GEOLOGIC HAZARDS** *Faults*

DATE
May 31, 2013

FIGURE

5e_1



SOURCE: UTAH COUNTY ONLINE HAZARD MAPS

NO HAZARD MAPPED



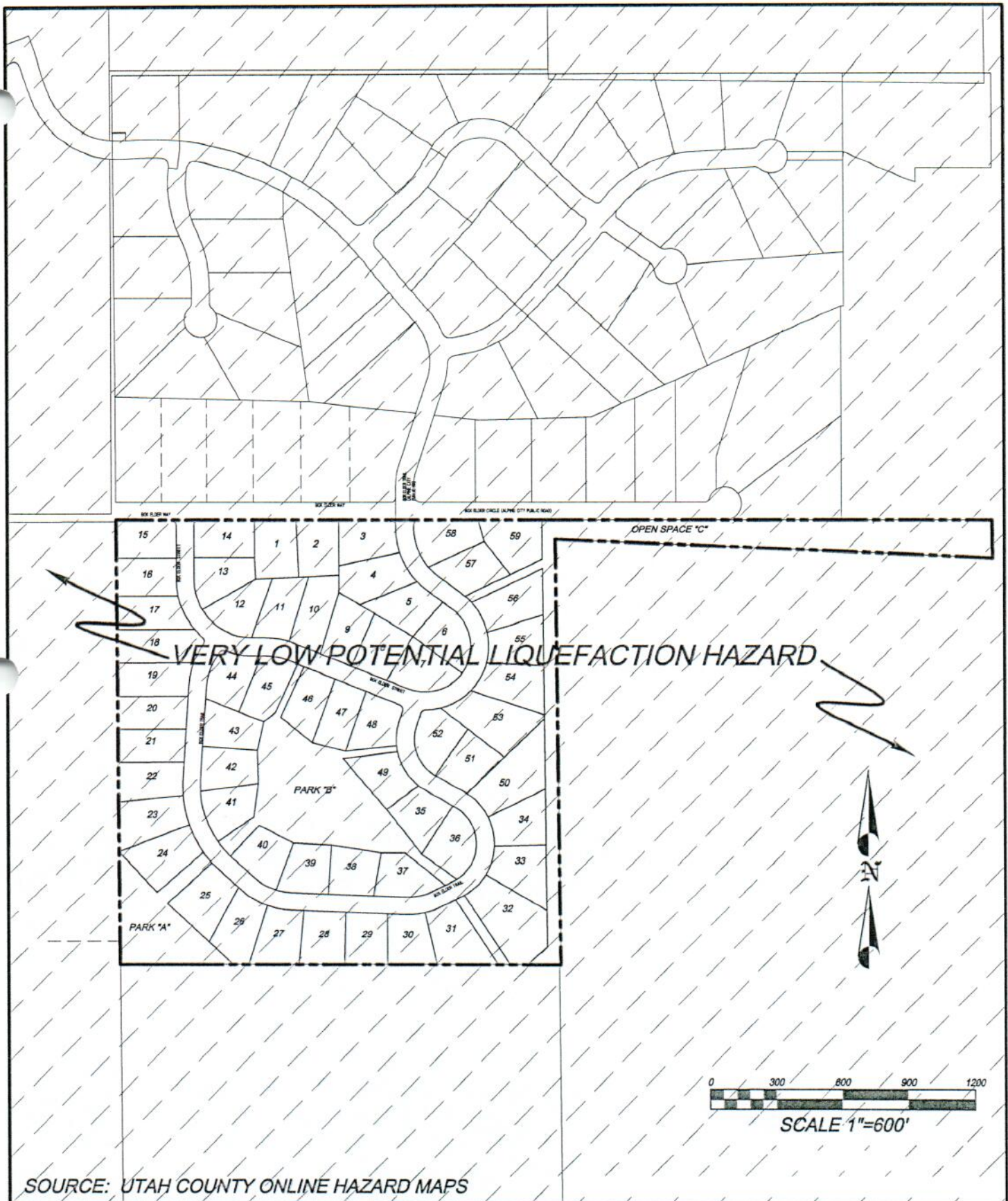
11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH **GEOLOGIC HAZARDS** **Landslides / Rockfalls**

DATE
May 31, 2013

FIGURE

5e_2



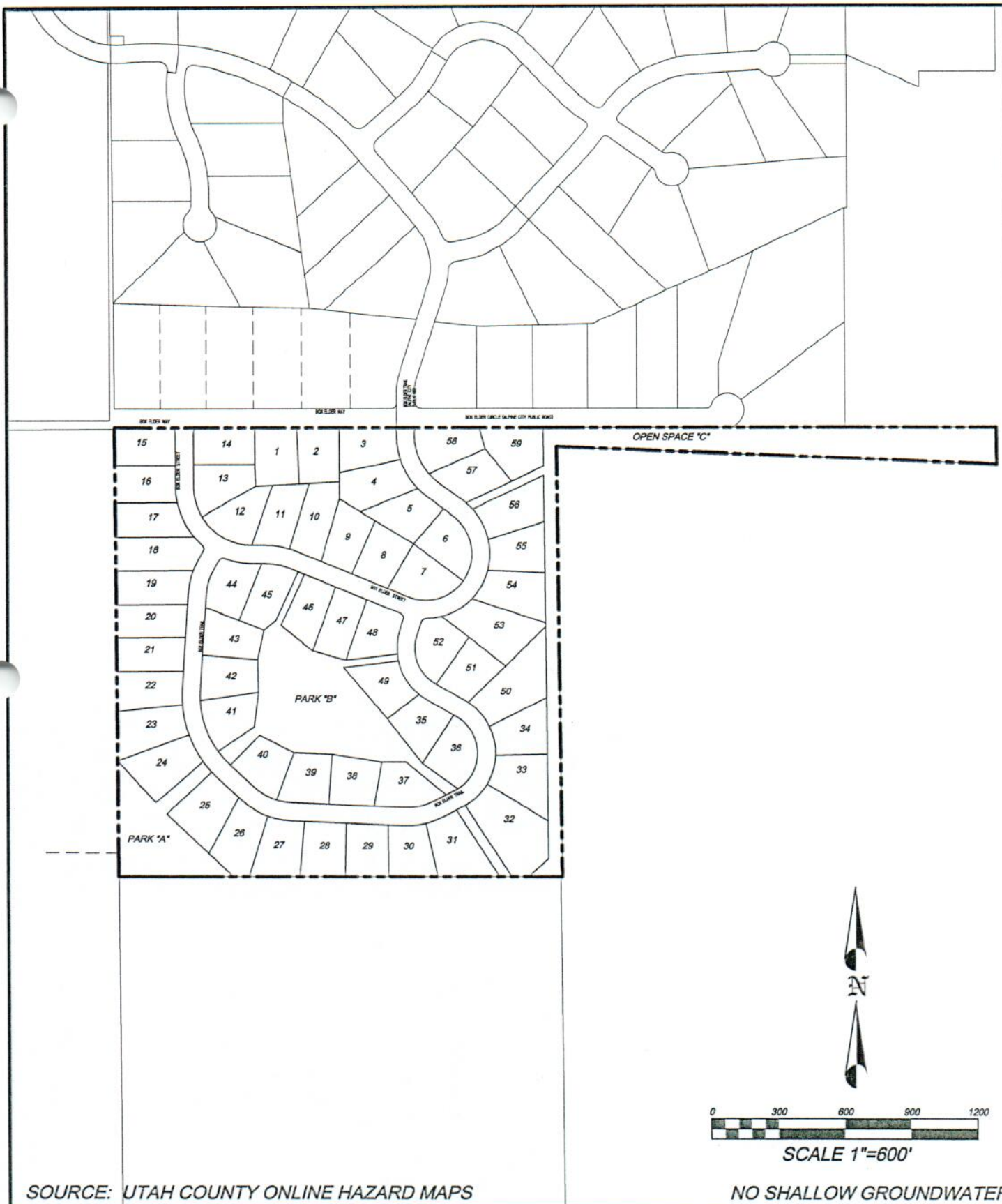
11038 N Highland Blvd
Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH **GEOLOGIC HAZARDS** *Liquefaction*

DATE
May 31, 2013

FIGURE

5e_3



SOURCE: UTAH COUNTY ONLINE HAZARD MAPS

NO SHALLOW GROUNDWATER



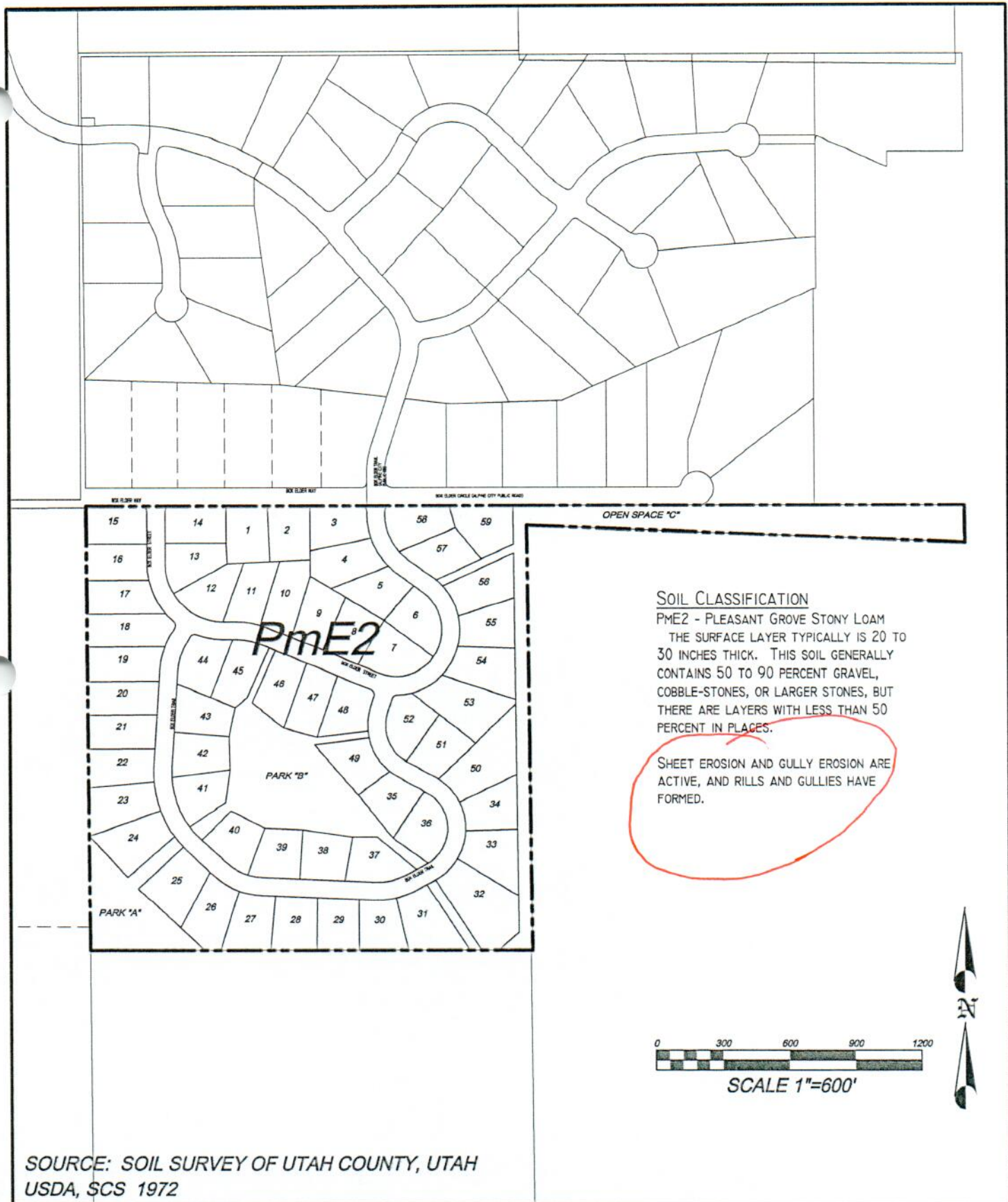
11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

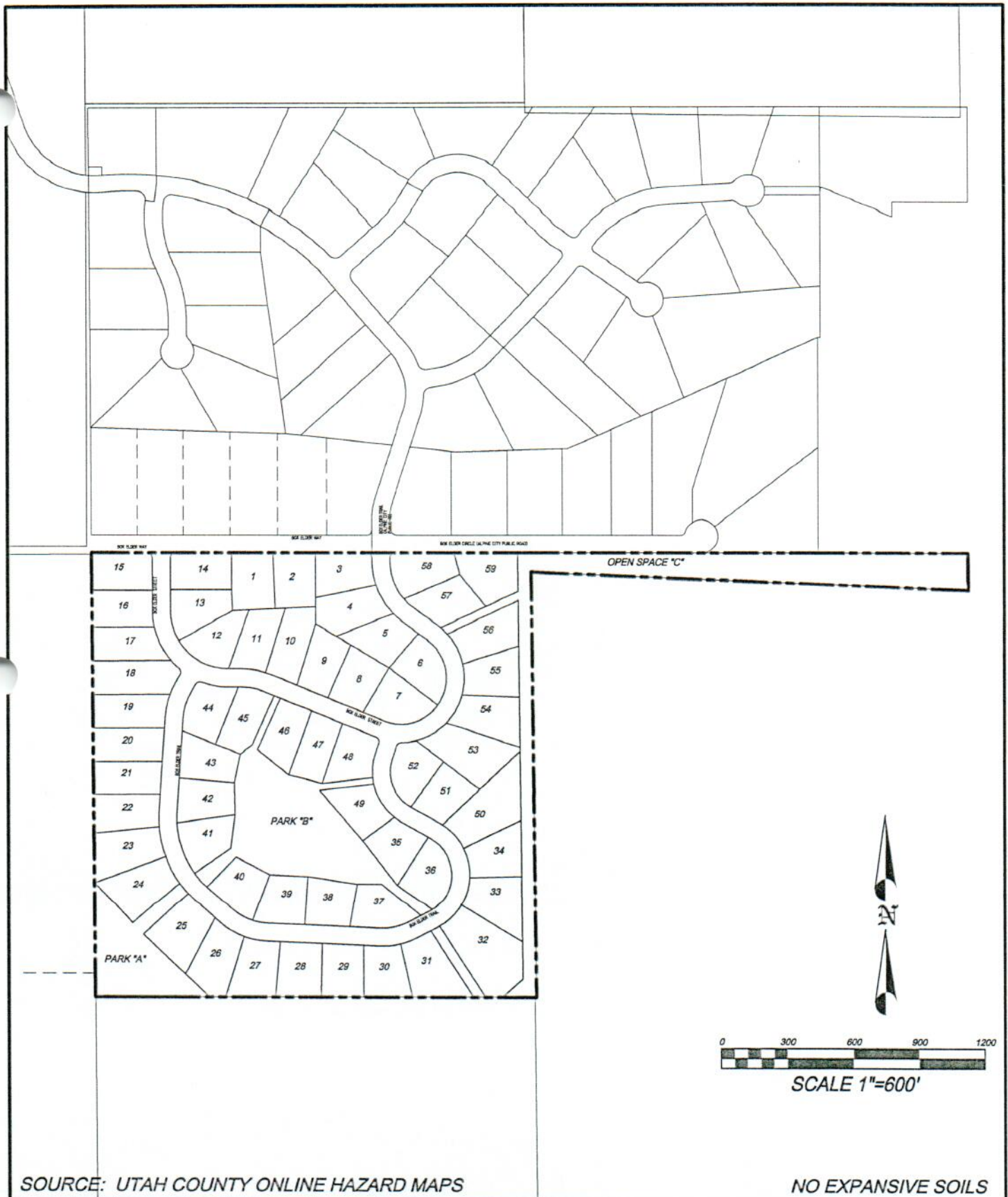
BOX ELDER SOUTH **GEOLOGIC HAZARDS** **Shallow Groundwater**

DATE
May 31, 2013

FIGURE

5e_4





SOURCE: UTAH COUNTY ONLINE HAZARD MAPS

NO EXPANSIVE SOILS



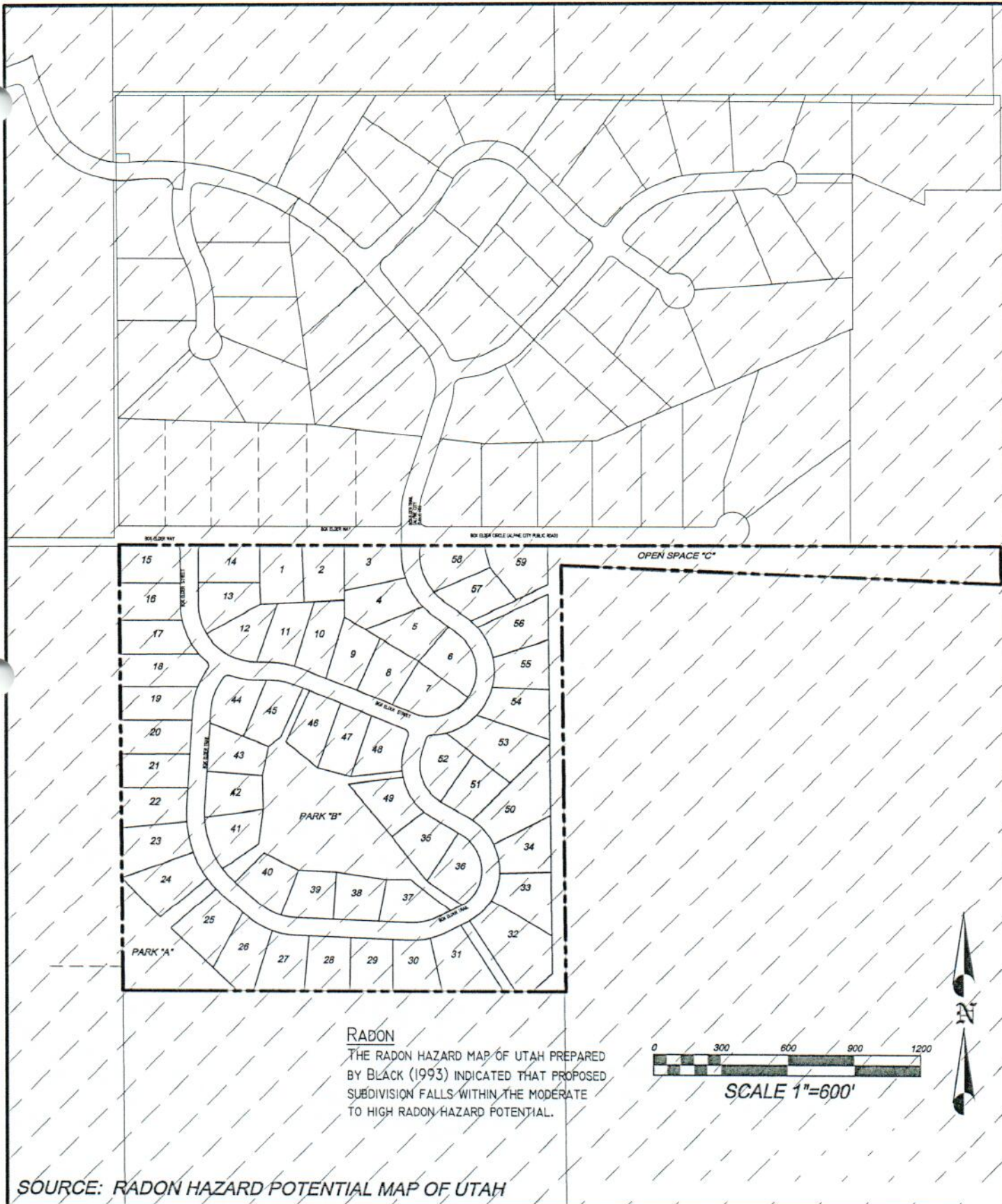
11038 N Highland Blvd
Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH **GEOLOGIC HAZARDS** *Expansive Soils*

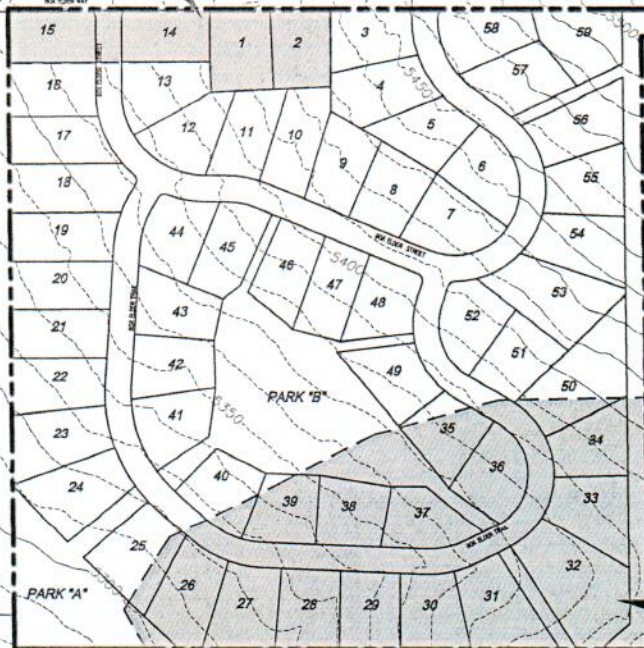
DATE
May 31, 2013

FIGURE

5e_6



POTENTIAL
BOX ELDER CANYON
DEBRIS FLOW HAZARD AREA



OPEN SPACE "C"

POTENTIAL
WADSWORTH CANYON
DEBRIS FLOW HAZARD AREA



SOURCE: EARTHTEC GEOTECH REPORT



11038 N Highland Blvd
Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH GEOLOGIC HAZARDS Debris Flows

DATE
May 31, 2013

FIGURE

5e_9

6. ANALYSIS OF IMPACTS OF THE PROJECT

a. VEGETATION AND WILDLIFE

Vegetation varies across the entire 43.02 acres, but mostly consists of sagebrush, weeds, and native plants. No noxious weeds were identified in the survey. Refer to the Noxious Weed Certification in Appendix "C". None of the area has been disturbed except for a few ATV trails running through the site. An aerial photo of the site indicates a few patches of native oak brush on the easterly portions of the site. The wildlife habitat is for elk, deer and sage grouse. The land has been used for grazing of cattle.

A recent wildfire has impacted the site. The vegetation was burned and wildlife impacted.

The proposed subdivision will replace much of the burned vegetation with landscaping surrounding the homes. Wildlife will return to the 20% open space provided within the development.

b.

HABITAT OF THREATENED OR ENDANGERED SPECIES

A recent wildfire has impacted the site. The existing habitat was been lost and the proposed subdivision will replace a majority of the habitat with residential landscaping. 20 percent of the project will remain as open space and will provide the same habitat as before the wildfire. Figure 5d_8 lists the documented species found within the Lehi Quad based upon the Utah Conservation Data Center.

c. SURFACE DRAINAGE

There are no streams or drainage courses on the site as shown on Figure 5d_1. The Geotechnical report identified possible debris flows, but no live streams cross the site. A method to handle storm water drainage is by sumps. Surface water off-site will continue to follow natural drainage ways.

d. UNDERGROUND DRAINAGE

As shown in Figure 5d_2, the Geotechnical Study performed test pits and fault trenches. During this study no groundwater was found. The test pits and trenches were dug to a depth of 15 feet.

e. FLOOD HAZARDS

As shown in Figure 5d-3, there are no flood hazards on the site. See attached geological report for more detail.

f. LAKES, RIVERS AND OTHER BODIES OF WATER

As shown in Figure 5d_4, there are no lakes, rivers, or other bodies of water impacted by the proposed subdivision.

g. WETLANDS

As shown in Figure 5d_5, there are no wetlands found on-site

h. **FIRE HAZARDS**

The entire area falls within the Urban Wildland Interface Area. This area requires specific needs for fire protection. The recent fire shows the level of fire hazard. The construction of the proposed subdivision will increase level of fire protection needed due to the new homes.

i. **SNOW AVALANCHE HAZARDS**

The AGCR database for mapped snow avalanches was reviewed. No mapped avalanches were found nearby the proposed subdivision.

j. **GEOLOGICAL HAZARDS**

See attached Geotechnical Reports in Appendix "D" and explanation that includes information on faults, landslides, rock falls, debris flows, liquefaction, shallow groundwater, soil erosion, expansive soils and subsidence. The only moderate to high risk geological hazards are debris flows and radon.

1. **Faults**

Figure 5e_1 shows that lots 29 – 38 and 49 - 55 fall within the mapped Wasatch Fault Zone. The Geotechnical Study performed an exploration trench. No evidence of surface fault rupture or related ground deformation. Based upon the observations and findings of the report, the relative hazard potential for surface fault rupture hazards at the site is low. The hazard potential for tectonic and coseismic ground deformation for these lots is moderate.

2. **Landslides / rock falls**

Figure 5e_2 shows no mapped hazards. The geotechnical study found no evidence of past landslide activity. No significant slopes on the site are steeper than 20%. Therefore the relative landslide hazard potential on the site is rated as low. No rock fall clasts were observed on the property. The nearest clast was found to be 1400 feet to the east. The geotechnical study rate the relative potential for rock fall hazard at the site as low.

3. **Liquefaction**

Figure 5e_3 shows the hazard designation for potential liquefaction as very low.

4. **Shallow Groundwater**

Figure 5e_4 shows the no hazard designation for shallow groundwater.

5. **Soil Erosion**

Figure 5e_5 shows the soil classification as Pleasant Grove Stony Loam. The Soil Survey describes this soil type experiences sheet erosion. If not contained, rills and gullies can form quickly.

6. **Expansive Soils**

Figure 5e_6 shows the no hazard designation for expansive soils. The Soil Survey descriptions do not include any descriptions of expansive soils.

7. **Subsidence**

Figure 5e_7 shows the no hazard designation for subsidence.

8. **Radon**

Figure 5e_8 shows the potential hazard designation for radon located in the area as moderate to high.

9. **Debris Flow**

Figure 5e_9 shows the hazard designation for debris flow as high.

k. **SOCIO-ECONOMIC FACTORS.**

1. **POPULATION**

Existing population is zero. Expected population will be 59 homes x 3.4 persons per home = 200 people. This is less than 2% of the current population of Alpine City. All lots and homes will be provided urban utility services. Children will attend existing Alpine City schools.

2. **ECONOMIC STRUCTURE**

The project is expected to have little or no noticeable effect on the economic structure of the area since this is less than 2% of the current population of Alpine City. A major portion of the sales tax revenue will go to businesses in and near Alpine. Property taxes will go to Utah County.

3. **TRAFFIC.**

A complete detailed traffic study was completed for this project by Horrocks Engineers. This Traffic Impact Study includes an analysis of the roadways leading to the site. That report is included with this submittal. The basic conclusion is that the existing roadways can handle the increased traffic with no decrease in the level of service. Refer to study in Appendix "E".

4. **UTILITIES**

The proposed subdivision will be served by the standard public utilities. Refer to Appendix "F" for will serve letters for each utility.

- a. Culinary water – Alpine City
- b. Sanitary sewer – Alpine City
- c. Power - Rocky Mountain Power
- d. Gas – Questar Gas
- e. Telephone – Century Link

5. **WASTE DISPOSAL**

- a. Solid Waste

Solid waste disposal services will be provided to the development by the same waste management company as Alpine City. Billing of waste disposal will be attached to the Alpine City Utility Bill.

6. **PUBLIC SERVICES.**

- a. Health Care

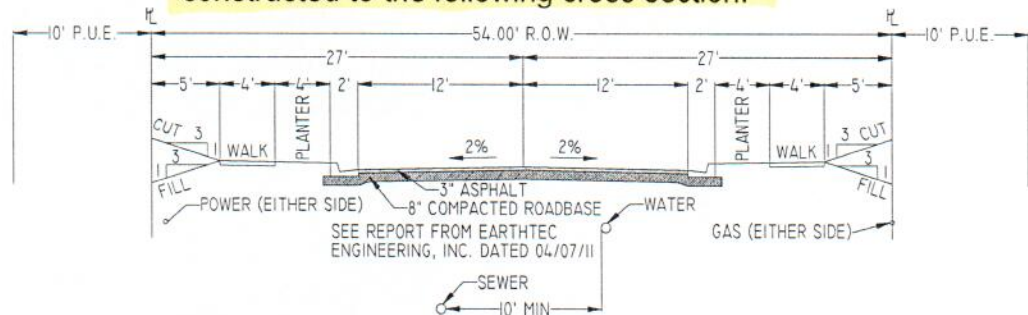
Highland Instacare or others in the surrounding areas.

- b. Police Protection

Provided by County.

- c. Access

All roads within the proposed subdivision will be constructed to the following cross section.



This cross section is a public section with 24 feet of asphalt and meets all the requirements for public services.

- e. Road Maintenance

All roadways within the development will be public roads and maintained by the county. This includes snow removal.

7. **PUBLIC UTILITIES**

a. Access Streets

The main access to the site is by way of Grove Drive and Box Elder Drive terminating at Box Elder Circle on the North side of the proposed development.

The secondary access is an Alpine City Fire Access Road with a gravel surface that was reconstructed this fall in response to the recent wildfire. This road is on the northwest side of the Box Elder South property and travels westerly across Alpine City property through Lambert Park and connects to Moyle Drive. This roadway requires no improvements or maintenance by the proposed subdivision. All improvements and maintenance of the secondary access road is by Alpine City. *Width?*

b. Sewer Lines

Sewer lines will be constructed by the developer and then dedicated to Alpine City for operation and maintenance.

c. Sewage Treatment

Sewage treatment will be provided through Alpine City and Timp. Special Service District (TSSD).

d. Water Supply

A new Alpine City water tank is to be constructed for this and other existing subdivisions. This tank will supply the water demands for proposed development. The tank will be constructed by the developer and dedicated to Alpine City for operation and maintenance.

e. Water Distribution Lines

Water Distribution Lines will be constructed by the developer and then dedicated to Alpine City for operation and maintenance.

f. Storm Drainage

Sumps control the storm water runoff.

8. **SOURCES OF FUNDS FOR ON-SITE IMPROVEMENTS**

All funding for on-site site improvements will be provided by the developer. A bond will be placed for the following:

Alpine City Bonds		
a.	On-site Sewer	\$ 308,000
b.	On-site Water	\$ 308,185
Utah County Bonds		
a.	On-site	\$1,027,950

9. **SOURCES OF FUNDS FOR OFF-SITE IMPROVEMENTS**

All funding for off-site improvements will be provided by the developer. A bond will be placed for the following:

Alpine City Bonds		
a.	Alpine Water Tank	\$ 454,815
b.	Alpine Sewer Line	\$ 84,635
c.	Box Elder Way	\$ 219,078
d.	Box Elder Circle	\$ 21,393

10. **TAX REVENUES**

Tax revenues to both Alpine City and Utah County will increase by virtue of the new homes in the subdivision.

7. MITIGATING OR ENHANCING CONDITIONS

a. VEGETATION AND WILDLIFE

Parcel A of 1.49 ac and Parcel B of 3.00 acres of the 20% open space will be improved with the following proposed features:

Restroom, picnic tables, lawn area, bike and hiking trails and pavilions

Parcel C of 3.96 acres of the 20% open space will be improved with the following proposed features:

1. Reseeded with the following seed mix to restore vegetation.

Applied at a minimum rate of 25 lbs. PLS

25% Perennial Rye Grass
20% Slender Wheat Grass
15% Blue Bunch Wheat Grass
10% Sheep Fescue
8% Blue Flax
7% California Poppy

2. Trail and look-out point

b. HABITAT OF THREATENED OR ENDANGERED SPECIES

A recent wildfire has impacted the site. Parcel C will be replanted as detailed above to restore habitat.

c. SURFACE DRAINAGE

No mitigation required.

d. UNDERGROUND DRAINAGE

No mitigation required.

e. FLOOD HAZARDS

No mitigation required.

f. LAKES, RIVERS AND OTHER BODIES OF WATER

No mitigation required.

g. WETLANDS

No mitigation required.

h.

FIRE HAZARDS

1. All homes are to have automatic fire sprinkler protection.
2. Vegetation clearance review is required by the Utah County Fire Marshal.
3. A site plan for each home is to be submitted to the Fire Marshal who will determine the required vegetative clearances.
4. Developer to construct and Alpine City will maintain a culinary water system that will provide over 2,000 gpm of fire flow that will also greatly reduce the risk of possible fire damage.
5. A 40 foot wide open space corridor along the east side of the development will serve as a fire break.

i.

SNOW AVALANCHE HAZARDS

No mitigation required. Snow storage areas have been designated on the subdivision layout map. Refer to the Layout Map in Appendix "G".

j.

GEOLOGICAL HAZARDS

①

Faults

A lot specific inspection is required by a geotechnical engineer to observe the basement excavation to determine faulting hazards on a lot by lot basis. This inspection will mitigate the identified hazard.

2.

Landslides / rock falls

No mitigation required.

3.

Liquefaction

No mitigation required.

4.

Shallow Groundwater

No mitigation required.

5.

Soil Erosion

Reseed critical areas to avoid sheet erosion. Use same seed mixture as detailed for the Open Space Parcel C.

6.

Expansive Soils

No mitigation required.

7.

Subsidence

No mitigation required.

8.

Radon

1. A radon mitigation system should be installed as a preventative measure below the basement floor slab at the time of building construction.
2. A detailed radon mitigation system will be required as part of each building permit.

9. **Debris Flow**

Design and construct a berm / channel system to intercept water and debris emanating from a breach of the Box Elder Canyon and Wadsworth Canyon channels. These mitigation features should be designed and constructed to intercept the debris flow as follows:

1. Design the south side planter strip along Box Elder Drive to be raised to at least 1 foot above the road surface.
2. Design a debris flow / flood mitigation system in southeast corner of development consisting of:
 - a. 2½ feet high berm with a 2½ feet deep ditch
 - b. Berm and ditch have 2:1 side slopes
 - c. Yearly maintenance of system is required. *محتاج؟*
3. All occupied structures should be engineered to resist fluid entry at any point up to an equivalent fluid pressure load of 19,640 N/m³ (125 lb/ft³).
4. Avoid placing sub-grade window wells and doors of the homes where the potential for inundation from water and debris flowing down-slope is greatest.

k. **SOCIO-ECONOMIC FACTORS.**

1. **POPULATION**
No mitigation required.
2. **ECONOMIC STRUCTURE**
No mitigation required.
3. **TRAFFIC.**
No mitigation required.
4. **UTILITIES**
No mitigation required.
5. **WASTE DISPOSAL**
No mitigation required.

6. **PUBLIC SERVICES.**

- a. Health Care
No mitigation required.
- b. Police Protection
No mitigation required.
- c. Access
No mitigation required.
- f. Road Maintenance
No mitigation required.

7.

PUBLIC UTILITIES

- a. Access Streets ?
No mitigation required. Refer to the Roadway Plan and Profiles contained in Appendix "H".
- b. Sewer Lines
An off-site sewer line is required to provide sewer service to the proposed subdivision. Refer to the Construction Plans, Sewer System Explanation and Sewer System Map for details in Appendix "I".
- c. Sewage Treatment
No mitigation required.
- d. Water Supply
A new Alpine City water tank is to be constructed for this and other existing subdivisions. Refer to the Water Tank Construction Plans, State of Utah Division of Drinking Water Approval Letter and other details in Appendix "J".
- e. Water Distribution Lines
No mitigation required. Refer to Appendix "K" for Water System Explanation and Construction Plans.
- f. Storm Drainage
Sumps are used to control the storm water runoff. Refer to Appendix "L" for the Surface Drainage Map and Surface Drainage Declaration and Drainage Calculations. *do we need oil separators who will maintain said sumps*

8. **SOURCES OF FUNDS FOR ON-SITE IMPROVEMENTS**
No mitigation required. 100% developer's responsibility.
Refer to Appendix "M" for the Opinion of Probable Costs.
9. **SOURCES OF FUNDS FOR OFF-SITE IMPROVEMENTS**
No mitigation required. 100% developer's responsibility.
Refer to Appendix "M" for the Opinion of Probable Costs.
10. **TAX REVENUES**
No mitigation required.



11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677
ken@bergcivil.com

NATURAL HAZARD OVERLAY – BOX ELDER SOUTH LOT 45

11/05/2020

To: Utah County

From: Ken Berg, P.E., Berg Civil Engineering

Subject: **Natural Hazards Assessment and Engineering Compliance.**

BACKGROUND

Lot 45 of Box Elder South is part of a 59 lot residential subdivision in Utah County. The development received a large scale development approval from Utah County and the subdivision plat was recorded on Jan 21, 2016. A geological hazards assessment was prepared by Earthtec Testing and Engineering, P.C., job no. 072247 and completed for this development on September 27, 2007. This assessment concluded that the subject property is located in a geologically sensitive location where several types of hazards are present. All current or future property owners and/or occupants on the subject property should fully understand the findings and conclusion of this assessment and the potential risks associated with owning property and/or living at the site. By choosing to live in a potentially geologically sensitive location, all property owners and/or occupants must accept the associated geological hazard risks. The assessment will be kept with the subdivision file and is available for public viewing.

NATURAL HAZARDS MITIGATION PLANS

Each lot shall submit individual engineered plans for the existing installed subdivision mitigation measures and mitigation measures required by the plat for each lot at the time of building permit. These mitigation plans are required to demonstrate how the required mitigation measures are incorporated into the design of the applicable structure.

STANDARDS FOR LOT SPECIFIC NATURAL HAZARD ASSESSMENT & MITIGATION PLAN

1. Rockfall

Figure 5e_2 shows no mapped hazards. The geotechnical study found no rock fall clasts observed on the property. The nearest clast was found to be 1400 feet to the east. The geotechnical study rated the relative potential for rock fall hazard at the site as low. No mitigation is required.

2. Debris Flow

Figure C1 shows the areas defined by the geotechnical study as areas of hazard designation for debris flow as high. To mitigate this debris flow hazard the following were required.

DEVELOPER SHALL

Design a debris flow / flood mitigation system in southeast corner of development consisting of a 5' foot high berm with a 2½ feet deep ditch, berm and ditch have 2:1 side slopes, construct a debris catchment area in the southeast corner of the development, provide yearly maintenance of system is required.

In Oct 2014 a grading permit was obtained from Utah County to install the required mitigation berm. In Oct 2015 an as-built survey and plan was prepared to show compliance.

HOME OWNER SHALL

- a. All occupied structures, including single family residences shall be engineered to resist fluid entry at any point up to an equivalent fluid pressure load of 19,640 n/m³ (125 lbs/ft³).

Each Home owner is required to ensure these pressure loads are included in the structural engineering as part of the building permit.

This recommendation was taken as a requirement by Utah County from the GEOLOGIC HAZARDS ASSESSMENT for BOX ELDER SOUTH DEVELOPMENT by Earthtec Testing and Engineering, P.C.) Job No. 072247.

On page 10 of the report, paragraph 2.a. gives the 125 pcf fluid pressure recommendation, but then states "It is recommended that all proposed houses at the site be designed according to this standard unless other forms of mitigation (See options 3 and 4 below) are implemented up-slope of the house locations." Option 3 talks about a berm along the east and south sides of the site to protect the homes in those areas.

As part of the subdivision improvements, the developer constructed Option 3 (BERM) and Option 4 (CATCHMENT BASIN) to protect the homes in this area. On January 14, 2016, an AS_BUILT plan of the HAZARD BERM & CATCHMENT BASIN was prepared by Berg Civil Engineering and submitted to Utah County. This as-built confirms the construction and capacity to control the potential debris flow hazard.

Thus, according to the report, and the constructed Hazard Berm and Catchment Basin, the 125 pcf fluid pressure recommendation is not needed.

- b. Building design and construction shall not place sub-grade window wells and doors on the east, north and south sides of the homes where the potential for inundation from water and debris flowing down-slope is greatest, as recommended in the geological hazards assessment prepared by Earthtec Testing and Engineering, P.C., job no. 072247.

This recommendation for sub-grade window wells applies to the following sides of the home:

NONE (no mitigation required)

3. Landslides

Figure 5e_2 shows no mapped hazards. The geotechnical study found no evidence of past landslide activity. No significant slopes on the site are steeper than 20%. Therefore, the relative landslide hazard potential on the site is rated as low. No mitigation is required.

4. Faults

A lot specific inspection is required by a geotechnical engineer to observe the basement excavation to determine faulting hazards on a lot by lot basis. This inspection will mitigate the identified hazard. Each Home owner is required to obtain this special inspection

The Plat contains a Fault Trench note that states:

"where trench studies are required, the trenches shall be dug at least 20 feet beyond the exterior of the proposed structure or use; or, if the fault is found, to the fault itself, 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."

5. Radon

Figure 5e_8 shows the potential hazard designation for radon located in the area as moderate to high. The following mitigations are required at the time of building permit.

HOME OWNER SHALL

1. A detailed radon mitigation system shall be required to be installed in each dwelling. The potential risk from radon gas exposure in enclosed structures is moderate to high on the entire site. This relative risk assessment is based on mapping by the Utah Geological Survey. Radon levels in buildings can vary from site to site and are usually influenced by a number of geological and structural factors. Indoor radon testing would be required to determine actual radon levels in future buildings at the site. Based on the moderate to high radon risk at the site, established radon mitigation measures are warranted for any future habitable structures in the development. Such mitigation measures shall be incorporated into new construction for all habitable structures. Each Home owner is required to design and install a radon system.

SPECIAL REQUIREMENTS

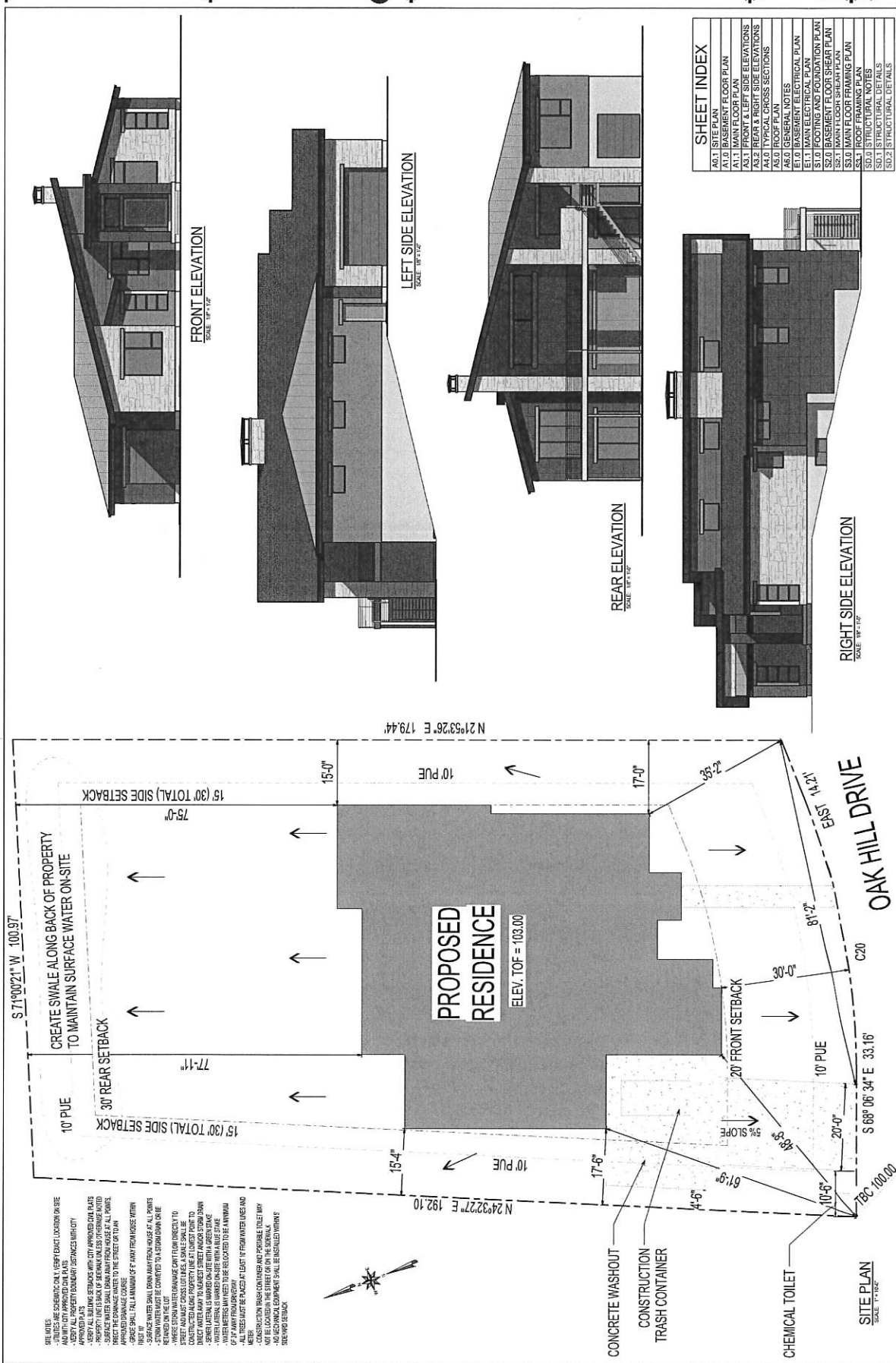
1. Certification by Engineer - Plans

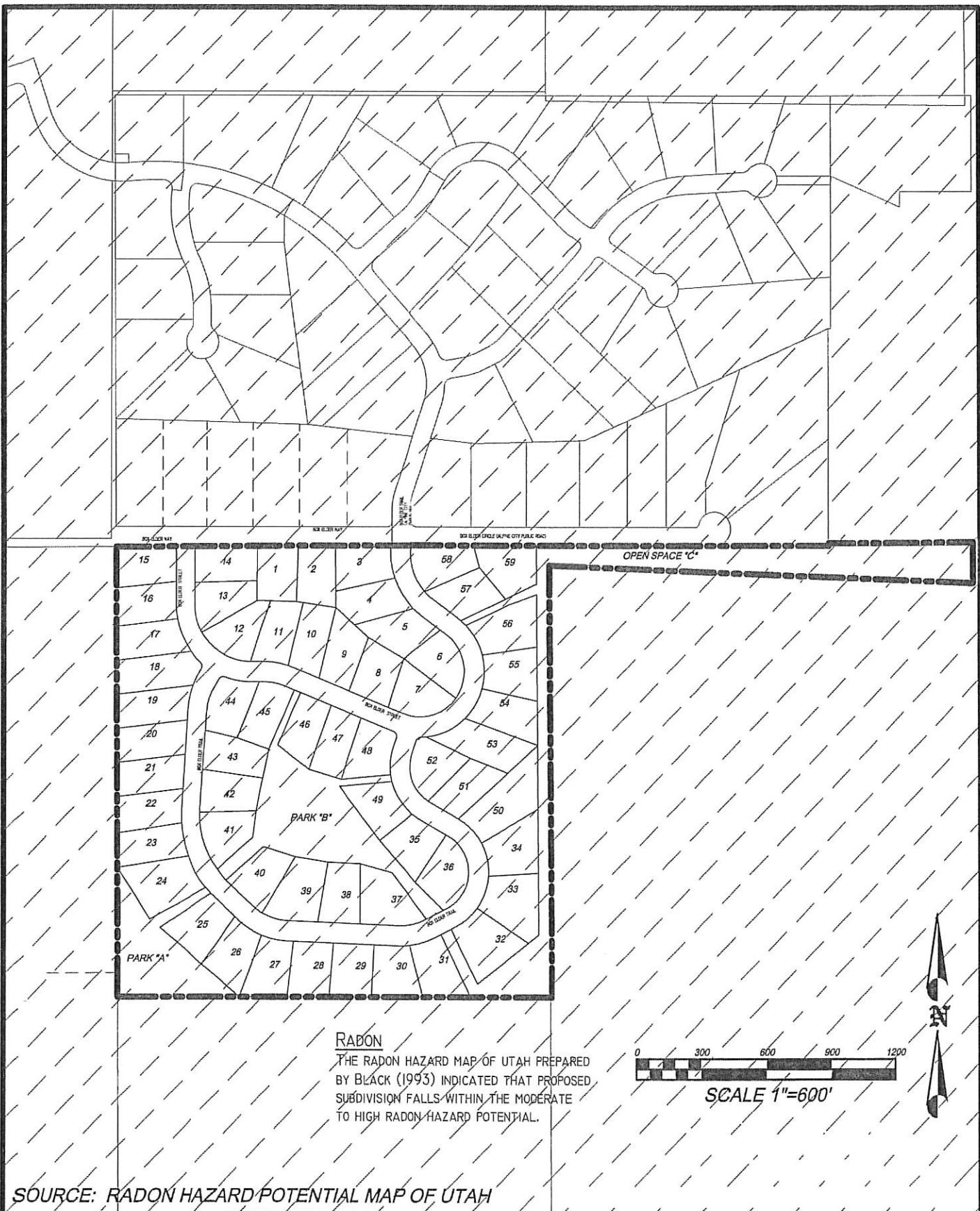
The mitigation plans implement all of the recommended mitigation measures identified in the required Natural Hazards Assessment and meet the standards and requirements of the NHO Zone.



Ken R. Berg, PE

stamp





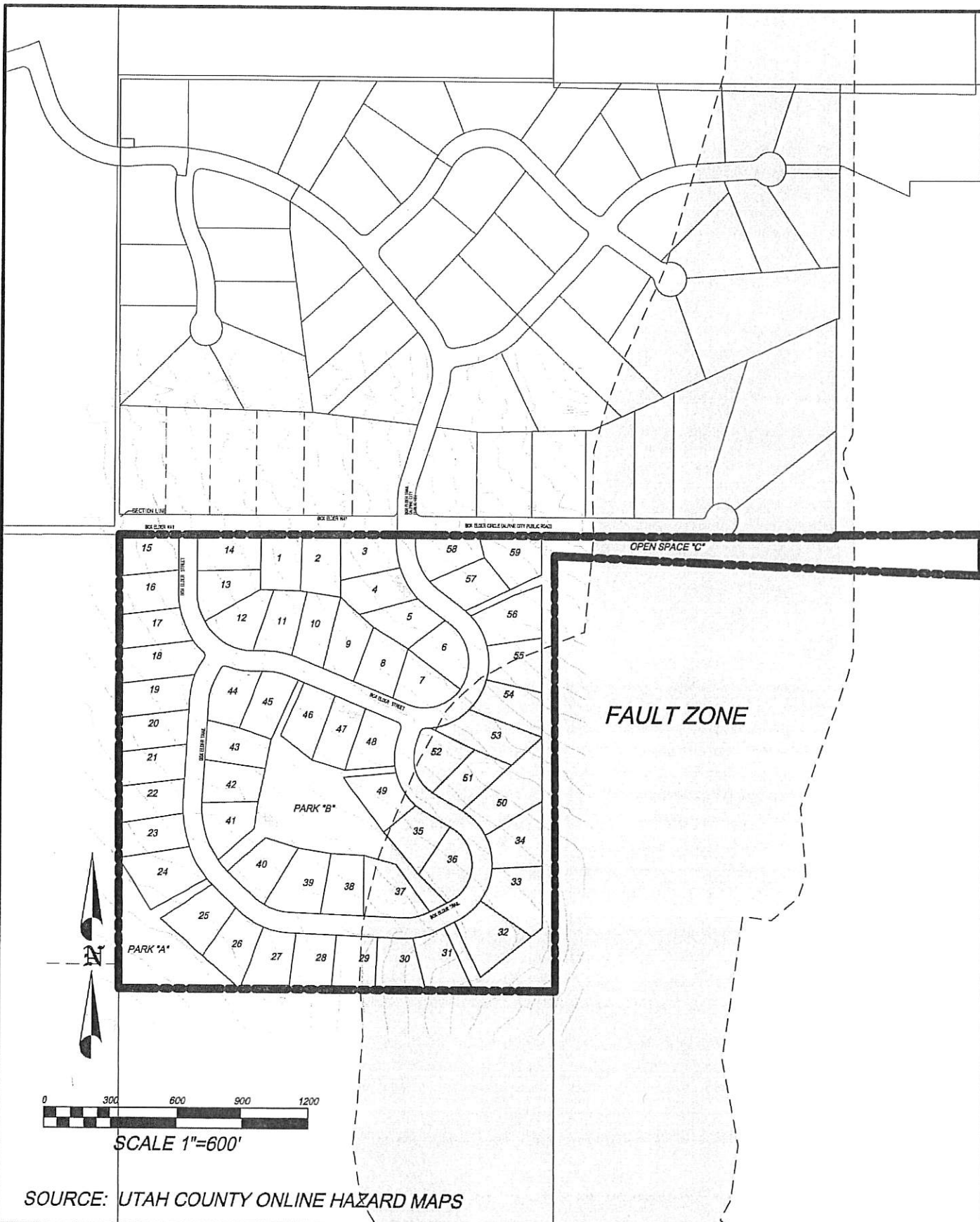
11038 N Highland Blvd
 Suite 400
 Highland Ut, 84003
 office (801) 492-1277
 cell (801) 616-1677

BOX ELDER SOUTH **GEOLOGIC HAZARDS** *Radon*

DATE
 May 31, 2013

FIGURE

5e_8



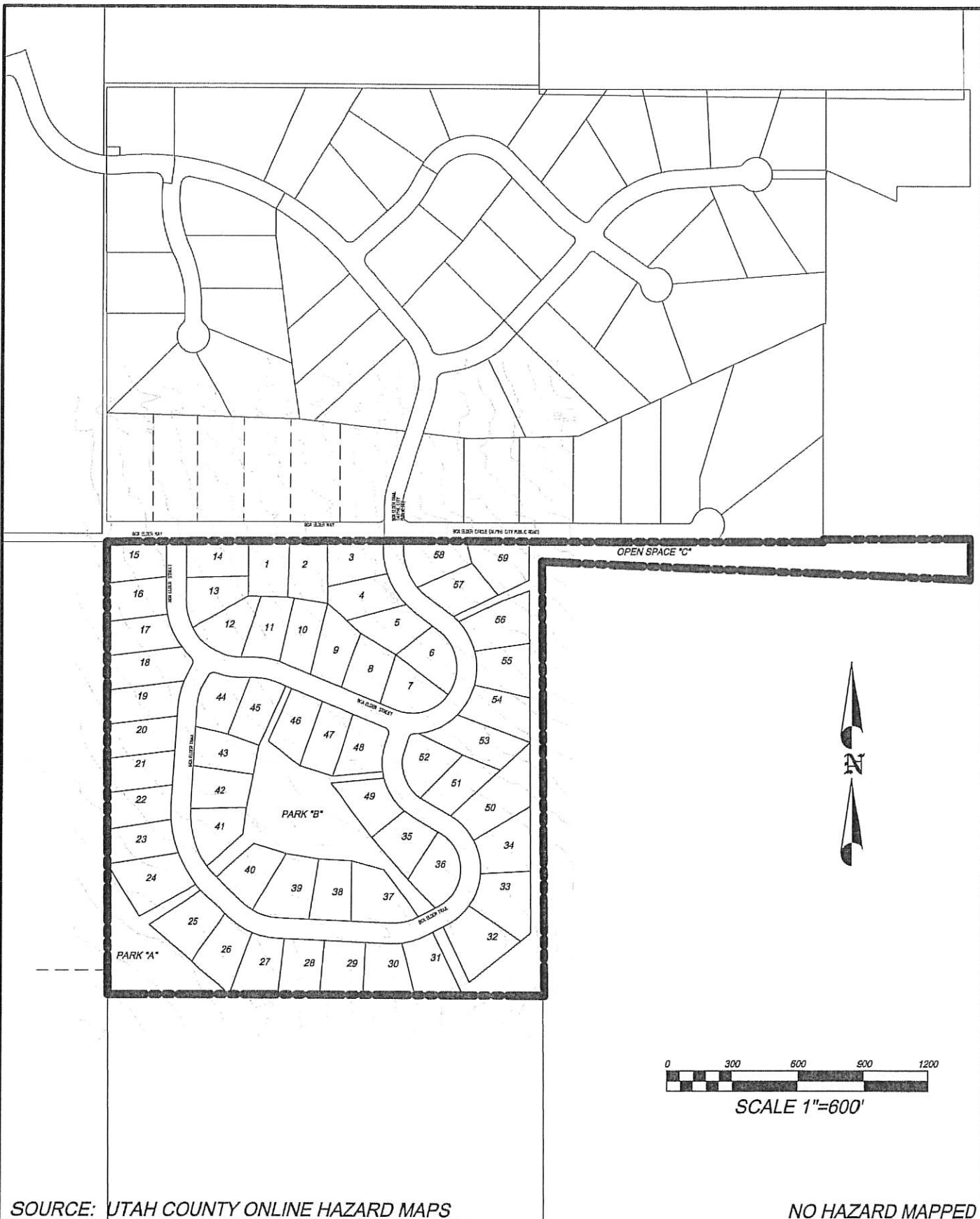
11038 N Highland Blvd
Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH **GEOLOGIC HAZARDS** *Faults*

DATE
May 31, 2013

FIGURE

5e_1



SOURCE: UTAH COUNTY ONLINE HAZARD MAPS

NO HAZARD MAPPED



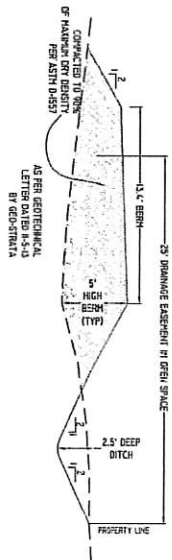
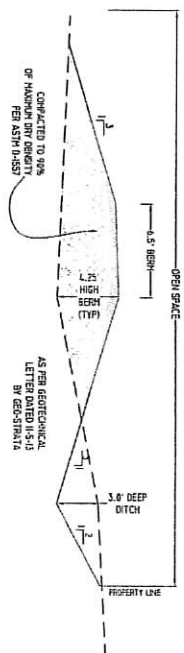
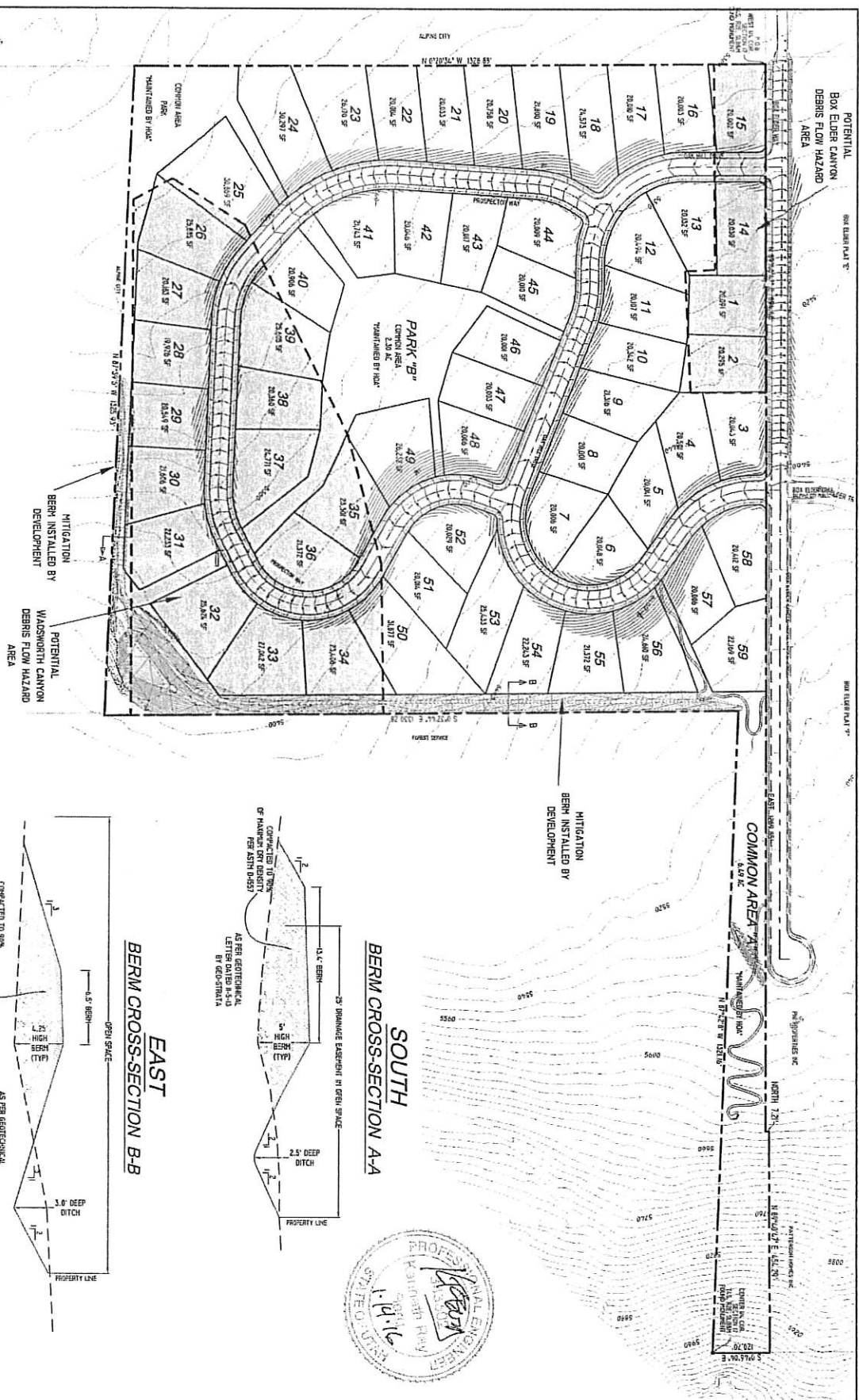
11038 N Highland Blvd
Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

BOX ELDER SOUTH **GEOLOGIC HAZARDS** *Landslides / Rockfalls*

DATE
May 31, 2013

FIGURE

5e_2



SOUTH
BERM CROSS-SECTION A-A

EAST
BERM CROSS-SECTION B-B



BOX
ELDER
SOUTH



**PATTERSON
HOMES**
www.patterson.com

11035 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 662-0119



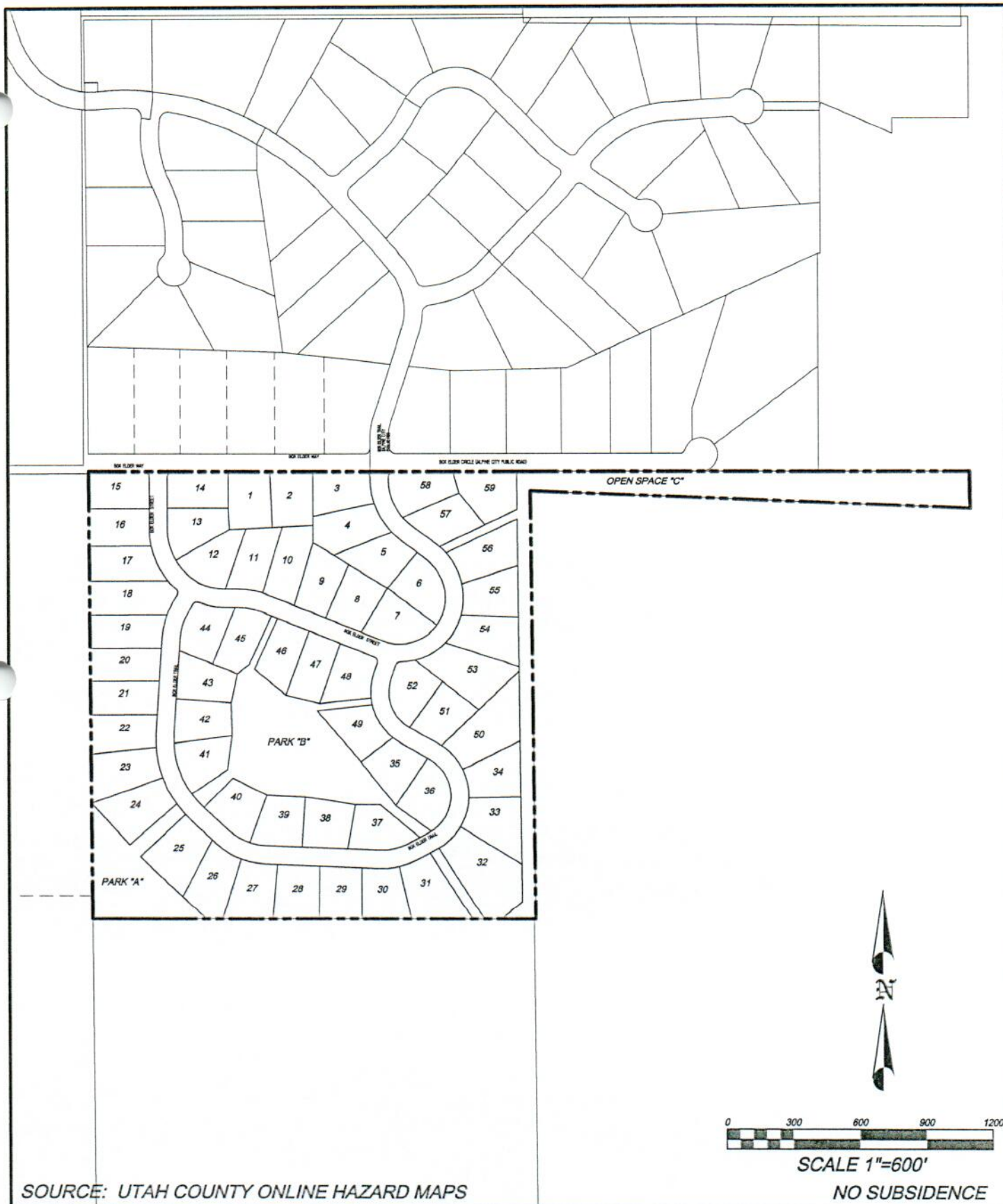
CIVIL ENGINEERING
A LICENSED PROFESSIONAL ENGINEER
REGISTERED IN THE STATE OF CALIFORNIA
OFFICE (916) 492-1222
CELL (916) 614-1877

REVIEWS			FSL
NO	DATE	REVISION	
1	17/01/23	INITIAL SIGNATURE	
1	17/01/23	MARK SIGNATURE	
1	17/01/23	DEVELOPER SIGN	
1			
1			
1			

**BOX
ELDER
SOUTH**

HAZARD
BERM
AS-BUILT

BERM	C1
------	----



11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 816-1677

BOX ELDER SOUTH **GEOLOGIC HAZARDS** *Subsidence*

DATE
May 31, 2013

FIGURE

5e_7

Appendix "D"

Geotechnical Reports prepared by Earthtec (072247)

Geologic Hazard Assessment – Sept 27, 2007

Addendum - Sept 29, 2008

Addendum – May 6, 2010



Earthtec Testing & Engineering, P.C.

133 North 1330 West
Orem, Utah - 84057
Phone (801) 225-5711
Fax (801) 225-3363

1596 W. 2650 S. #108
Ogden, Utah - 84401
Phone (801) 399-9516
Fax (801) 399-9842

GEOLOGIC HAZARDS ASSESSMENT

BOX ELDER SOUTH DEVELOPMENT

UTAH COUNTY, UTAH

Prepared By:



133 North 1330 West
Orem, Utah 84057

(801) 225-5711

Job No. 072247

Prepared For:

Patterson Construction
11038 North Highland Blvd.
Highland, UT 84003

September 27, 2007

Earthtec

Professional Engineering Services ~ Geotechnical Engineering ~ Drilling Services ~ Construction Materials Inspection / Testing ~ Non-Destructive Examination ~ Failure Analysis
ICC/IBC ~ ACI ~ AWS

TABLE OF CONTENTS

1.0	INTRODUCTION	Page 1
2.0	PURPOSE	Page 1
3.0	SCOPE	Page 1
4.0	SITE DESCRIPTION	Page 2
5.0	GEOLOGIC AND TECTONIC SETTING	Page 2
6.0	OTHER MAP AND AERIAL PHOTOGRAPH REVIEW	Page 4
7.0	SITE RECONNAISSANCE	Page 5
8.0	GEOLOGIC HAZARDS	Page 7
9.0	CONCLUSIONS	Page 14
10.0	PERCOLATION TESTING.....	Page 16
11.0	GENERAL INFORMATION	Page 17

TABLE NO. 1	PERCOLATION TEST RESULTS
-------------	--------------------------

APPENDIX A

FIGURE No. 1	VICINITY MAP
FIGURE No. 2	AERIAL PHOTOGRAPH
FIGURE No. 3	TOPOGRAPHIC SITE PLAN
FIGURE No. 4	GEOLOGIC MAP
FIGURE No. 5	LOCATIONS OF EXPLORATIONS
FIGURE No. 6	EXPLORATION TRENCH LOG

1.0 INTRODUCTION

Earthtec Testing & Engineering, P.C., has completed a geologic hazards assessment for the proposed Box Elder South Development located in unincorporated Utah County to the east of the City of Alpine. The proposed development is approximately 41 acres in size. The approximate location of the subject property is shown on Figure No. 1, *Vicinity Map*, Appendix A.

2.0 PURPOSE

The purpose of this assessment was to: 1) Identify potential geologic hazards that may be present on and in the vicinity of the subject property. 2) Provide a relative (High, Moderate, Low) assessment of the potential for these hazards to impact the site. 3) Determine if there are areas of the proposed development that should not be developed because of a high relative hazard potential. 4) Determine if additional, more detailed, hazard-specific studies are warranted. 5) Provide general recommendations, where possible, for mitigating geologic hazards identified at the site. 6) Provide preliminary soil drainage characteristics for the site by conducting several percolation tests throughout the development. It is our understanding that the planned development at the site consists of constructing a multi-lot residential subdivision for single-family houses.

3.0 SCOPE

This geologic hazards assessment included the following work:

1. A review of published geologic maps of the area (Machette, 1992) (Harty, 1992) (Biek, 2005).
2. A review of available aerial photographs of the site.
(USGS, 1997 & Digital Globe/ Navteq, 2007).
3. A review of the Utah County Natural Hazards Overlay Map (Utah County Public Works Department, 2001).
4. A geologic reconnaissance of the subject property and pertinent adjacent sites to observe and identify the general surficial geology, pertinent geologic features, and potential geologic hazards.

5. The excavation of an exploration trench on the site to observe the subsurface geology for evidence of surface fault rupture, other tectonic or coseismic ground deformation, and other potential geologic hazards.
6. The preparation of this report which includes text, figures, and maps.

4.0 SITE DESCRIPTION

The subject property is located in the northeast corner of Utah Valley, to the east of the City of Alpine. The site is located at the base of the Wasatch Mountain Range between the mouths of Box Elder and Wadsworth Canyons. The site is located on westward-sloping alluvial fans that extend west from the mouths of the canyons. The existing ground surface at the site has an average slope of approximately 12% down to the southwest. The ground surface at the site has been incised by several shallow gullies formed by runoff erosion on the alluvial fans. The site is currently undeveloped and is vegetated with patches of scrub oak, sage brush, and grasses and weeds. No surface water, including springs and seeps, were observed on the property. Several trails cross the site in various directions.

The subject property is bordered on the north by Box Elder Circle and Plats "E" and "F" of the Box Elder Subdivision which are partially developed with single family homes. The site is bordered on the east by undeveloped foothills and mountain slopes that are currently federally designated wilderness area. Undeveloped foothills and alluvial fans border the site on the south and undeveloped land borders the site on the west.

A recent aerial photograph of the subject property and surrounding area showing the approximate site boundaries is included as Figure No. 2, *Aerial Photograph*, Appendix A. Figure No. 3, *Topographic Site Plan*, shows the general topography of the site with a proposed lot and road configuration for the site.

5.0 GEOLOGIC AND TECTONIC SETTING

The site is located at the base of the Wasatch Mountain Range in a relatively complex geologic and tectonic setting. The site is dominated by geologically active alluvial fans that have been formed

by sediments eroded from the Wasatch Range and deposited at the mouths of Wadsworth and Box Elder Canyons. The lowest point at the southwest corner of the subject property at approximately 5,300 feet above sea level is over 100 feet higher in elevation than the high-stand elevation of Lake Bonneville. Lake Bonneville was an ancient, fresh water lake that covered Utah Valley, and much of western Utah, during Pleistocene time. The lake deposited thousands of feet of sediment in the valley basin. However, based on the elevation of the site, the lake did not cover this particular area and no lacustrine sediments related to the Bonneville Lake Cycle underlie the site.

The surficial geology at the site has been mapped by both Machette (1992) and Biek (2005). Machette shows the site to be covered by alluvial fan deposits mapped as Unit af1, upper Holocene Fan Alluvium, on the northern portion of the site, and Unit afy, Holocene to uppermost Pleistocene Younger Fan Alluvium, on the southern half of the site. The more recent geologic map completed by Biek shows the majority of the site to be covered by Unit Qaf2, Holocene to upper Pleistocene Level 2 Alluvial Fan Deposits. The northwest corner of the site is mapped by Biek to be covered by Unit Qaf1, Holocene Modern Alluvial Fan Deposits. The southeast corner is mapped to be covered with Unit Qafy, Holocene to Upper Pleistocene Younger Undifferentiated Alluvial Fan Deposits. Both Machette (1992) and Biek (2005) map a young (Holocene) debris flow deposit emanating from Wadsworth Canyon and projecting south, away from the subject site.

The subject site is located partially within the Wasatch Fault Zone and specifically adjacent to the northern end of the Provo Segment of the fault zone. The Wasatch Fault Zone is considered to be an "active" fault zone. An active fault zone is defined as one that has shown evidence of displacement during Holocene time (past 10,000 years). The Wasatch Fault Zone runs in a southerly direction from near the Utah-Idaho border to central Utah. The fault zone is comprised of six to ten separate segments. A number of studies have been completed on the Wasatch Fault, including studies by Swan and others (1980), Schwartz and Coppersmith (1984), Lund and others (1991), Machette and others (1991, 1992), McCalpin and others (1994), and Black and others (1995). Evidence of multiple surface rupture events on the five central segments of the fault zone during the late Pleistocene and Holocene has been documented. Recurrence intervals for these events during the past 5,600 years are on the order of 350 years for the entire fault zone and 1,275 to 2,800 years

for individual segments. The most recent surface rupture events on the five central segments of the fault zone appear to have occurred between 620 ± 30 and $2,120 \pm 100$ years ago. These surface rupture events have been estimated to be associated with paleo-earthquakes of surface wave magnitude (M_s) 6.5 to 7.5 (Machette, 1992; McCalpin and Nishenko, 1996).

Machette (1992) mapped a primary surface rupture trace of the fault zone approximately 200 feet east of the southeast corner of the site, at the base of the mountain slope. This west-dipping fault trace is shown to strike slightly east of north and is paralleled by a relatively short, east-dipping antithetic fault that is mapped crossing the extreme southeast corner of the subject site. This east-dipping fault is mapped as the west boundary of an apparent graben structure that is bounded by the mapped fault segments. Biek (2005) does not map this graben structure and the west-bounding antithetic fault. He does map a single, north-northeast striking, west-dipping fault trace just over 200 feet east of the southeast corner of the subject site. Biek shows the fault trace to be concealed at the surface by fan alluvium along its entire course east of the site. Based on our observations and findings during this assessment, as well as the respective scales of the two referenced geologic maps, we conclude that the mapping completed by Biek (2005) is the more accurate of the two maps. A portion of this map showing the subject site and surrounding area is included as Figure No. 4, *Geologic Map*, Appendix A.

6.0 OTHER MAP AND AERIAL PHOTOGRAPH REVIEW

Neither Machette (1992) or Biek (2005) mapped any landslide deposits or features on the site or on adjacent sites, including the mountain slope directly east. A landslide map of the Provo 30' x 60' Quadrangle by Harty (1992) was also reviewed. This map shows no landslide deposits or features on or in the vicinity of the subject property, including the slopes directly east of the site.

The Utah County Natural Hazards Overlay Map (2001) shows that the subject site has been mapped as a potential debris flow hazard area. The southeast quarter of the site is also shown to be a potential surface fault rupture hazard area primarily based on the previously discussed mapping by Machette (1992).

Aerial photographs (USGS, 1997 & Digital Globe/ Navteq, 2007) of the site and surrounding area show the subject site and adjacent surrounding properties to be located in an apparent alluvial fan depositional environment consistent with the referenced maps. A stereoscopic analysis of the USGS (1997) photographs (stereo pairs) of the site was completed. There is no photographic evidence of recent debris flow deposits or other landslide activity on the site. No lineaments or other surficial features that could indicate surface fault rupture scarps were observed crossing the site. The previously discussed faulting and associated graben structure interpreted and mapped by Machette (1992) crossing the southeast corner of the site was not observed during our photograph review.

7.0 SITE RECONNAISSANCE

A geologic reconnaissance of the site was conducted on August 14, 2007. The reconnaissance consisted of a traverse of the subject property and surrounding properties by the undersigned geologist to observe the existing surficial conditions for evidence of potential geologic hazards.

As previously discussed, the site is covered with alluvial fan deposits consisting of poorly sorted gravel ranging in size from pebbles to small boulders situated in a fine-grained matrix of clay to fine sand. The gravel clasts were all observed to be subangular to angular in shape consistent with alluvial fan deposits. Based on the topography of the site and surrounding area, it was readily apparent that the primary sources of the sediment at the site are Box Elder Canyon to the northeast and Wadsworth Canyon to the southeast.

The alluvial fan surfaces at the site were observed to be incised in several places by shallow gullies that appear to have been formed by past runoff erosion on the surface. All of the gullies were observed to flow in a general southwest direction. None of the shallow gullies showed evidence of recent runoff or erosion and were largely overgrown with vegetation. No debris levees were observed paralleling the gullies on the site. No surface water, including streams, ponds, springs, or seeps were observed on the site.

No scarps or other breaks in slope that could indicate past surface fault rupture were apparent on the subject site, including the area of the mapped (Machette, 1992) antithetic fault and graben on the

southeast portion of the site. No older or fresh scarping was observed to the east of the site in the area of the primary, west-dipping fault trace mapped by both Machette (1992) and Biek (2005). There is a north-northeast trending break in slope at the base of the mountain slope to the east where the slope contacts the alluvial fans. We believe that the mapped primary, west-dipping fault trace generally follows this break in slope to the east of the site based on the referenced geologic mapping, our aerial photograph analysis, and our site observations.

In addition to the site and the area directly east between the site and the mountain slope, the apex areas of the alluvial fans at the mouths of Box Elder and Wadsworth Canyons were observed during the site reconnaissance. Significant development in the form of single family homes and roads has occurred on the apex of the alluvial fan at the mouth of Box Elder Canyon. The main feeder channel emanating from the canyon has incised a deep (40 to 50 feet) gully into the alluvial fan for approximately 1,200 feet from the mouth of the canyon. At approximately 1,200 feet from the canyon mouth, a 60 inch diameter concrete culvert pipe has been placed in the channel and the gully has been filled in down-slope to the west to Box Elder Trail. The concrete pipe travels under the road and ends on the west side of the road where the natural channel, shallower at this point (5 to 10 feet deep), continues down-slope to the west. The feeder channel was dry at the time of the reconnaissance and the channel up-slope from the concrete pipe did not appear to contain any significant debris from recent debris flows or other sedimentation. The concrete pipe appeared to be clear of any significant debris or other blockage. The fan at the mouth of Wadsworth Canyon has not been developed and the apex portion of the fan is densely vegetated with scrub oak and sage brush. The main feeder channel emanating from the canyon has only incised a shallow, 1 to 2 feet deep, gully into the fan. Older debris levees were observed near the canyon mouth along the edges of the channel. The levees were observed to be 3 to 4 feet in height, extended no more than 150 feet down slope from the mouth of the canyon, and were overgrown with vegetation and moderately eroded. The channel was dry at the time of the reconnaissance and did not show evidence of recent debris flows or significant sedimentation. The topography of the fan at the mouth of Wadsworth

Canyon slopes down to the northeast, toward the subject site, as well as to the west and southwest.

8.0 GEOLOGIC HAZARDS

8.1 Debris Flows and Flooding

Based on our site reconnaissance and the previously cited geologic mapping, debris flow and alluvial fan flooding hazards appear to be the most significant potential geologic hazards at the location of the subject site. As discussed, the site is located on alluvial fans that have been formed by sediment deposited by ephemeral stream flow and debris flow events emanating from Box Elder and Wadsworth Canyons. Alluvial fan flooding and debris flows can pose a significant threat to development on the alluvial fan. Alluvial fan flooding and debris flows can inundate basements, push homes off of foundations, and damage or destroy structures and landscaping. Both hazards are generally triggered by rapid snow melt and/or intense, localized precipitation events in the drainage area of the mountainous area that accumulate water and/or debris in the drainage channel. The water and debris then flow down the channel, scour additional debris and sediment from the channel, and flow onto the alluvial fan at the mouth of the drainage. Flooding events generally involve primarily dilute stream flow with lesser amounts of sediment and the sediment load has no effect on flow behavior or yield strength. Hyperconcentrated flows consist of water with a higher sediment load that leads to a measurable yield strength. Debris flows (sometimes called mudflows or debris torrents) consist mostly of a slurry of sediment and debris that can include large boulders, trees, and mud. Debris flows are characterized by a substantial yield strength and plastic behavior but generally retain some partial liquid properties (Pierson and Costa, 1987). Deposits from stream flow and hyperconcentrated flows are generally clast supported and somewhat sorted due to individual particles and clasts falling out of suspension as the flow moves along. Larger, denser particles generally fall out and deposit first, with finer, less-dense particles moving downstream and being deposited last. Debris flows generally move as a single phase water-sediment mixture and deposit as a heterogeneous, poorly sorted, matrix supported unit. The alluvial fan deposits exposed in our subsurface explorations and observed at the surface on the site appear to be comprised predominantly of debris flow deposits.

It is our conclusion that the frequency of such events at the site is relatively small. This conclusion is based upon the absence of evidence of recent or significant historical debris flow or flooding events at the site and areas up-slope to the drainage mouths, and the relatively dry climatic conditions that generally and currently persist in the area. This conclusion does not preclude the potential for future debris flows and flooding from impacting the site, however, we estimate the recurrence interval for such events to be relatively long. Recurrence intervals are loosely estimated to be greater than 100 years at the site, however, more detailed studies would be required to support this estimate. It should be noted, however, that the longer the time period between debris flow events in a drainage, more sediment and debris can accumulate in the main feeder channel and any tributary channels. This additional sediment and debris becomes available for bulking in the channel and deposition on the alluvial fan and, in general, would result in larger volume and potentially more destructive debris flow events as more time passes between such events. Wildfires in the drainage can also significantly increase the frequency and size of both flooding and debris flow events following the fire and until burned vegetation can be reestablished.

Based on the site reconnaissance and cited previous geologic and topographic mapping of the site and surrounding area, the entire area of subject site has been impacted by debris flow events in the past. Due to the erratic and largely unpredictable nature of debris flow run-out paths once the material reaches the alluvial fan, the entire area of the site has the potential to be impacted by future debris flows and fan flooding. Debris flow run-out paths, flow velocities, flow energies, and flow volumes are difficult to estimate and require detailed studies to predict. Such studies are beyond the scope of this assessment and would require the expertise of an experienced hydrologist or engineer. However, we anticipate that the areas of the site that would be at greatest risk from these hazards would be the proposed lots on the southeast and southern portion of the site (Lots 11, 13, 14, 15, 16, 17, and 18), and the lots on the northwest portion of the site (Lots 1, 2, 3, and 4). These proposed lots are shown on Figure No 3. The listed lots on the southeast and southern portion of the site are at greatest risk from debris flows and floods emanating from Wadsworth Canyon. There are

currently no hazard mitigation features in this drainage or on the alluvial fan at the mouth of the drainage. As previously discussed (Section 7.0), the main feeder channel from Box Elder Canyon has deeply incised the alluvial fan for a distance of approximately 1,200 feet downslope from the mouth of the canyon to a point where a 60 inch diameter concrete culvert has been placed in the channel bottom. The channel and culvert are buried downslope to Box Elder Trail where the culvert crosses beneath the road and empties on the west side of the road into the preexisting natural channel that continues on downslope in a westward direction. These improvements appear to have been designed to adequately control normal seasonal and flood-type runoff from Box Elder Canyon. However, should a large debris flow event occur in the drainage, and the flow reach the culvert, the culvert could, and would likely, become clogged and obstructed with larger pieces of debris (boulders, trees, etc.), causing the debris flow, and additional water runoff, to backup in the channel (where there is significant storage capacity) and possibly breach the channel banks. This type of event poses the greatest threat to the listed lots on the northwest portion of the site. However, in such an event, we anticipate that the debris flow would lose considerable energy and velocity prior to breaching the channel and that most larger debris would likely remain in the channel. Down-slope flow of the breached material would likely consist of relatively shallow, fine-grained, low energy, and low velocity mud slurries and water flow.

Although some methods for mitigation of debris flows and fan flooding hazards generally require more detailed study by an experienced hydrologist or engineer to determine or estimate appropriate design parameters, some general possible options for mitigation of debris flow and flooding hazards at the site are presented below.

1. Do nothing and accept the risk posed by potential flooding and debris flow hazards. If this option is chosen, all future property owners, occupants, or residents on the subject site should be informed of, and understand, the risks associated with potential

flooding and debris flows on the alluvial fan areas. Although this a potential option, we do not recommend a "do nothing" approach to hazard mitigation.

2. Design and build the proposed homes at the site to be resistant to flooding and debris flow damage. This measure alone does not totally eliminate the risk of property damage and could be implemented in conjunction with other forms of mitigation. Measures could include the following:
 - a. As required by Section 5-12-D-3 of the Utah County Land Use Ordinance, any occupied structures, including single family residences, located on an alluvial fan subject to debris flows and not protected by other forms of mitigation (catchment basins or berms) should be engineered to resist fluid entry at any point up to an equivalent fluid pressure load of $19,640 \text{ N/m}^3$ (125 lb/ft^3). It is recommended that all proposed houses at the site be designed according to this standard unless other forms of mitigation (See options 3 and 4 below) are implemented up-slope of the house locations.
 - b. In conjunction with option "a" above, avoid placing sub-grade window wells and doors on the east, north, and south sides of the homes where the potential for inundation from water and debris flowing down-slope is greatest.
3. Design and construct a berm/channel system to intercept water and debris emanating from Wadsworth Canyon along at least the southern half of the east site boundary and the entire length of the south site boundary. A similar type system could be constructed along the western half of the north site boundary to intercept potential water and debris that might breach the Box Elder Canyon Channel. If implemented, these mitigation features should be designed and constructed to intercept a design

debris flow and/or flooding event, and direct the debris and water to an acceptable location that does not threaten existing or future development.

4. Design and construct some form of off-site mitigation system, such as a catchment basin or diversion structure, in the drainages or at the mouths of the drainages up-slope of the site. Such off-site mitigation systems would likely require the acquisition of additional property for the locations of the systems and could be expensive to construct. Therefore, such systems may not be economically realistic or feasible with regards to the planned development, and existing off-site property to the east includes federally designated wilderness area which would not likely allow such mitigation. These types of systems also often require agreements between the developer and local municipality regarding required periodic maintenance of the system.

Options 3 and 4 discussed above would require additional, more detailed, studies by experienced hydrologists or engineers to determine or estimate appropriate design parameters.

8.2 Surface Fault Rupture

As discussed above, the southeastern quarter of the site is located in a surface fault rupture special study zone as mapped by Utah County (2001) and interpreted surface fault rupture traces have been mapped crossing the southeast corner of the site and to the east by Machette (1992) and Biek (2005). To address this potential hazard, and to identify and map any surface fault rupture traces crossing the site, an exploration trench (Trench ET-1) was excavated adjacent to the south property line of the site and extending west from the southeast site corner to the edge of the fault rupture special study area. Trench ET-1 was excavated by a track-mounted backhoe from August 20 to 29, 2007. The south wall of the trench was cleaned and logged by an experienced geologist using standard tools and techniques. The trench reached a maximum depth of approximately 12 feet below the existing

ground surface and was approximately 509 feet in length. The trench was located to cross the mapped location of the antithetic fault trace mapped by Machette (1992), to be as close as possible to the west-dipping primary fault trace to the east mapped by both Machette (1992) and Biek (2005), and to limit the area of disturbance to the area along the south property boundary where future house locations would not be impacted by the disturbance of the soils. The approximate location of the exploration trench, along with the locations of test pits excavated to conduct percolation testing throughout the site, are shown on Figure No. 5, *Locations of Explorations*, Appendix A.

A representative log of the south wall of Trench ET-1 was prepared at a scale of 1 inch equals 5 feet. This log is included as Figure No. 6, *Exploration Trench Log*, Appendix A. Descriptions of the soil units exposed in trench are included on Figure No. 6 as well as a key to symbols used on the log.

No evidence of surface fault rupture or related ground deformation was observed in the exposed soils through the length of the trench. The antithetic fault trace and related graben structure mapped by Machette (1992) crossing the southeast corner of the site were not found in the trench. The soils exposed in the trench were interpreted to be alluvial fan sediments consisting of several debris flow deposits. Based on the observations and findings of our exploration trenching, site reconnaissance, and aerial photograph review, we rate the relative potential for surface fault rupture hazards at the site as low.

8.3 Tectonic and Coseismic Ground deformation

In addition to surface rupturing, other forms of tectonic and coseismic ground deformation can occur as the result of earthquake events and intense ground motion during a large magnitude earthquake. This type of ground deformation can include secondary faulting, cracking, ground tilting or uplift, subsidence, soil liquefaction, and slope failure. Our geologic reconnaissance of the site and observations of the exposed soils in Trench ET-1 did not reveal evidence of significant past ground deformation. However, the location of the site adjacent to the active Wasatch Fault Zone leads to

the conclusion that such deformation is possible at the site during a large magnitude earthquake event. Proposed houses and other structures at the site should be designed and constructed according to the current seismic design standards in the International Building Code. The Utah County Natural Hazards Overlay Map (2001) indicates that the site is located in a "low" liquefaction potential area. Based primarily on the location of the site adjacent to an active tectonic fault zone, we rate the relative potential hazard from tectonic and coseismic ground deformation at the site as moderate.

8.4 Landslides

As discussed in Section 6.0, no landslide features or deposits have been mapped on or adjacent to the subject property. No evidence of past landslide activity was observed on or adjacent to the site during our site reconnaissance. In addition, there are no significant slopes on the site steeper than 20% that would, based on slope alone, be at higher risk for landslide activity. Based on this evidence, the relative landslide hazard potential on the site is rated as low.

8.5 Rockfall

Rockfall can occur on slopes or cliffs where rock outcrops and/or loose boulders are present. Rocks can be dislodged from the outcrops or from the slope surface by natural weathering processes or by ground shaking during an earthquake event. Once dislodged, the rocks can roll or bounce down the slope and have the potential to cause damage to property and threaten life in the run-out zone at the base of the slope. Based on our observations during the geologic reconnaissance of the site, the subject lot is not located in a potential rockfall run-out zone. No rockfall clasts were observed on the property. The nearest potential rockfall source area is on the steeper mountains approximately 1,400 feet east of the site. In addition, the Utah County Natural Hazards Overlay Map (2001) does not show the site to be located in a rockfall hazard zone. Based on our observations, we rate the relative potential rockfall hazard at the site as low.

8.6 Radon

A radon hazard potential map of Utah prepared by Black (1993), indicates that the subject property is located in an area of "moderate to high" radon hazard potential. Radon is a radioactive gas that is a product of the natural radioactive decay of uranium, a trace element commonly found in soils and bedrock. Radon is believed to be a significant cause of lung cancer in humans. Radon can enter groundwater and the atmosphere as it moves upward after being produced naturally in the subsurface. The gas has the potential to enter buildings through cracks and other openings in footings and floor slabs and can affect buildings of any age or type. The radon hazard map reviewed for this report is only intended to be used as a general reference. Radon levels in buildings are influenced by both geological and non-geological factors and levels can vary from site to site. Radon testing would be necessary to determine actual indoor radon levels in any existing or future buildings at the site. Radon mitigation systems are relatively inexpensive and easy to install below floor slabs at the time of building construction. Such systems could be considered for future houses at the site as a preventative measure.

8.7 Other Geologic Hazards

Other geologic hazards that are not likely to affect the subject site due to the location of the site, the regional geologic setting, or the low probability of occurrence are seismic seiche and volcanic eruption. The probability of these hazards affecting the site is rated as low.

9.0 CONCLUSIONS

Based on our site reconnaissance, map and aerial photograph review, and exploration trenching, the subject property is located in a geologic and tectonic setting that is at high potential risk from debris flow and alluvial fan flooding hazards and relatively moderate to low risk from most other geologic hazards. Common geologic hazards and their relative potential threat (high, moderate, or low) to development on the subject property are listed below.

Earthtec

1. Debris Flows and Alluvial Fan Flooding

High relative threat for the entire site. More detailed studies by an experienced hydrologist or engineer may be required to fully address these hazards and provide design recommendations for mitigation. A discussion of these potential hazards and possible options for mitigation measures on the site are presented in Section 8.1 of this report.

2. Surface fault rupture

Low threat for the entire site.

3. Tectonic and Coseismic Ground Deformation

Moderate threat for the entire site.

4. Landslides

Low threat for the entire site.

5. Rockfall

Low threat for the entire site.

6. Radon

Moderate to high on the entire site, however, site specific indoor radon testing would be required to confirm this assessment and determine actual radon levels.

7. Seismic Seiche and Volcanic Eruption

Low threat for the entire site.

It is our conclusion that the subject property is located in a geologically sensitive location where several types of hazards are present and could pose a risk to development. However, we also conclude that with additional study these hazards (primarily debris flow and fan flooding) can be effectively mitigated and the proposed development can occur with an acceptable factor of safety. All current or future property owners and/or occupants on the subject property should fully understand the findings and conclusion of this assessment and the potential risks associated with owning property and/or living at the site. By choosing to live in a potentially geologically sensitive location, all property owners and/or occupants must accept the associated geologic hazard risks.

10.0 PERCOLATION TESTING

In conjunction with our geologic hazards assessment, percolation tests were conducted in test pits at seven locations throughout the site to assess the ability of the soils to transmit water. The purposes of these tests are to aid in the design of drainage sumps and to assess the feasibility of using on-site waste-water septic systems on the proposed lots. The locations of the test pits where percolation tests were conducted are shown on Figure No. 5. It should be noted that we intended to conduct an eighth test near the northwest corner of the site but the client's excavator did not excavate a test pit in this area prior to the testing. We do not believe that this eighth test would have resulted in a significantly different percolation rate than was found in the tests at the seven other locations throughout the site as the percolation rates were relatively consistent. The following table lists the results of the percolation testing.

Earthtec

Professional Engineering Services ~ Geotechnical Engineering ~ Drilling Services ~ Construction Materials Inspection / Testing ~ Non-Destructive Examination ~ Failure Analysis
ICC/IBC ~ ACI ~ AWS

Table No. 1 Percolation Test Results

Test Pit	Depth of Test Below Surface	Soil Type at Test Depth	Stabilized Percolation Rate (Minutes Per Inch)
TP-1	5 to 6 feet	Clayey Gravel (GC)	6.2
TP-2	4.5 to 5.5 feet	Silty Gravel (GM)	10.0
TP-3	6.5 to 7.5 feet	Silty Gravel (GM)	10.0
TP-4	4.5 to 5.5 feet	Clayey Gravel (GC)	6.7
TP-5	4 to 5 feet	Poorly Graded Gravel with Silty Sand (GP-GM)	5.7
TP-6	4.5 to 5.5 feet	Clayey Gravel (GM)	10.0
TP-7	6.5 to 7.5 feet	Silty Gravel (GM)	5.7


It should be noted that the percolation tests holes were not kept saturated for the typical 12 to 24 hour period prior to conducting the tests that is usually required for septic system design. Thus, percolation testing for septic system design will likely result in somewhat slower percolation rates. However, we believe, based on the soil conditions and our past experience, that percolation rates suitable for the design and implementation of on-site septic systems can be achieved at the site.

11.0 GENERAL INFORMATION

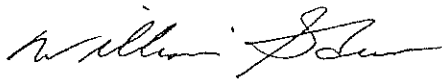
The observations, conclusions, and recommendations presented in this report were conducted and presented within the limits prescribed by our client and according to the generally accepted practices of the engineering geology profession. No other warranty or representation, either expressed or implied, is intended in our proposals, contracts, reports, and letters.

We appreciate the opportunity to be of service to you. If you have any questions, please call.

Respectively,
EARTHTEC TESTING & ENGINEERING, P.C.


Mark C. Larsen, P.G.
Project Geologist





William G. Turner, P.E.
Senior Geotechnical Engineer

REFERENCES CITED

- Biek, R., F., 2005, *Geologic Map of the Lehi Quadrangle and Part of the Timpanogos Cave Quadrangle, Salt Lake and Utah Counties, Utah*; Utah Geological Survey Map 210, Scale 1:24,000.
- Black, B.D., Lund, W.R., and Mayes, B.H., 1995, *Summary of New Information From the South Fork Dry Creek Site, Salt Lake County, Utah*; Environmental and Engineering Geology of the Wasatch Front Region, edited by W.R. Lund, Utah Geological Association Pub. 24, p. 11-30.
- Black, B.D., 1993, *The Radon-Hazard-Potential Map of Utah*; Utah Geological Survey Map 149, scale 1:500,000.
- Christenson, G.E., Batatian, L.D., & Nelson, C.V., 2003, *Guidelines for Evaluating Surface-Fault-Rupture Hazards in Utah*; Utah Geological Survey Miscellaneous Publication 03-6.
- Harty, K., 1992, *Landslide Map of the Provo 30' x 60' Quadrangle, Utah*; Utah Geological Survey, Open File Report 256, Scale 1:100,000.
- Hecker, S., 1993, *Quaternary Tectonics of Utah With Emphasis on Earthquake-Hazard Characterization*; Utah Geological Survey Bulletin 127.
- Hungr, O., Morgan, G.C., and Kellerhals, R., 1984, *Quantitative Analysis of Debris Torrent Hazards for Design of Remedial Measures*; Canadian Geotechnical Journal, Vol. 21, 1984, p. 663-677.
- Lund, W.R., Schwartz, D.P., Mulvey, W.E., Budding, K.E., and Black, B.D., 1991, *Fault Behavior and Earthquake Recurrence on the Provo Segment of the Wasatch Fault Zone at Mapleton, Utah County, Utah*; Paleoseismology of Utah, Vol. 1, Utah Geological Survey Special Study 75, 41 pp.
- Machette, M.N., Personius, S.F., Nelson, A.R., Schwartz, D.P., and Lund, W.R., 1991, *Segmentation and History of Holocene Earthquakes, Wasatch Fault Zone, Utah*; Journal of Structural Geology, Vol. 13, p. 137-149.
- Machette, M. N., 1992, *Surficial Geologic map of the Wasatch Fault Zone, Eastern Part of Utah Valley, Utah County and Parts of Salt Lake and Juab Counties, Utah*; U.S. Geological Survey Miscellaneous Investigations Series, Map I-2095, Scale: 1:50,000.

Earthtec

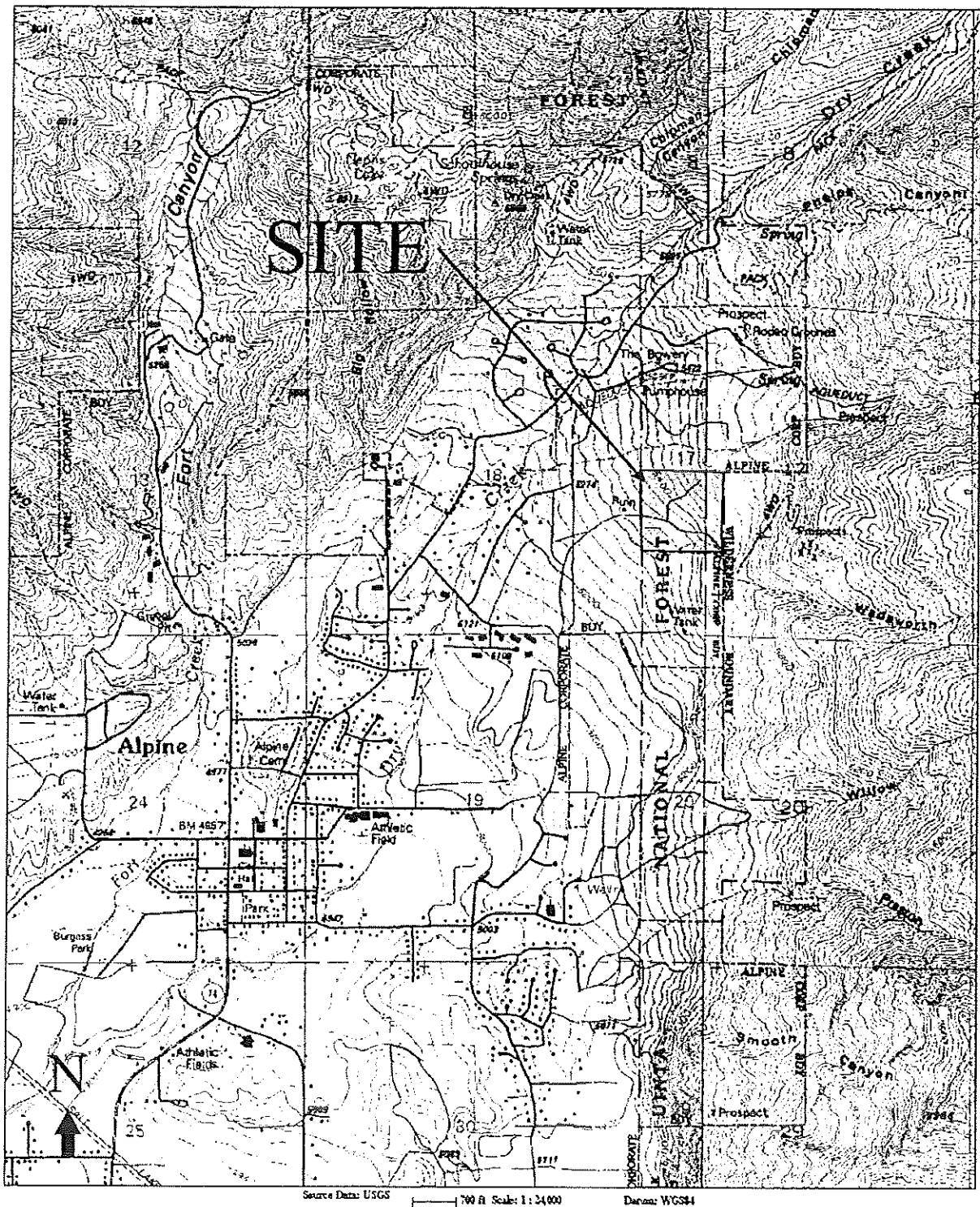
Professional Engineering Services ~ Geotechnical Engineering ~ Drilling Services ~ Construction Materials Inspection / Testing ~ Non-Destructive Examination ~ Failure Analysis
ICC/IBC ~ ACI ~ AWS

- McCalpin, J.P., Forman, S.L., and Lowe, M., 1994, *Reevaluation of Holocene Faulting at the Kaysville Site, Weber Segment of the Wasatch Fault Zone, Utah*: Tectonics, Vol. 13, p. 1-16.
- McCalpin, J.P., and Nishenko, S.P., 1996, *Holocene Paleoseismicity, Temporal Clustering, and Probabilities of Future Large ($M > 7$) Earthquakes on the Wasatch Fault Zone, Utah*: Journal of Geophysical Research, Vol. 101, No. B3, p. 6233-6253.
- Pierson, T.C., and Costa, J.E., 1987, *A Rheologic Classification of Subaerial Sediment-Water Flows*, in Costa, J.E., and Wieczorek, G.F., eds., *Debris Flow/ Avalanches: Geological Society of America Reviews in Engineering Geology*, Vol. VII, p. 1-12.
- Schwartz, D.P., and Coppersmith, K.J., 1984, *Fault Behavior and Characteristics of Earthquakes-Examples from the Wasatch and San Andreas Fault Zones*: Journal of Geophysical Research, Vol. 89, No. B7, p. 5681-5698.
- Swan, F.H., III, Schwartz, D.P., and Cluff, L.S., 1980, *Recurrence of Moderate to Large Magnitude Earthquakes Produced by Surface Faulting on the Wasatch Fault Zone, Utah*: Bulletin Seismological Society of America, Vol. 70, p. 1431-1462.
- USGS Aerial Photograph, 1997. Photo obtained from www.terraserver-usa.com.
- Digital Globe/ Navteq Aerial Photograph, 2007. Photo obtained from www.earth.google.com.
- Utah County Natural Hazards Overlay Map, 2001, *Faults/ Liquefaction*, Utah County Public Works Department Mapping Division, Scale: 1:80,000.
- Utah County Land Use Ordinance, Utah County Planning Department.

APPENDIX A

VICINITY MAP

BOX ELDER SOUTH



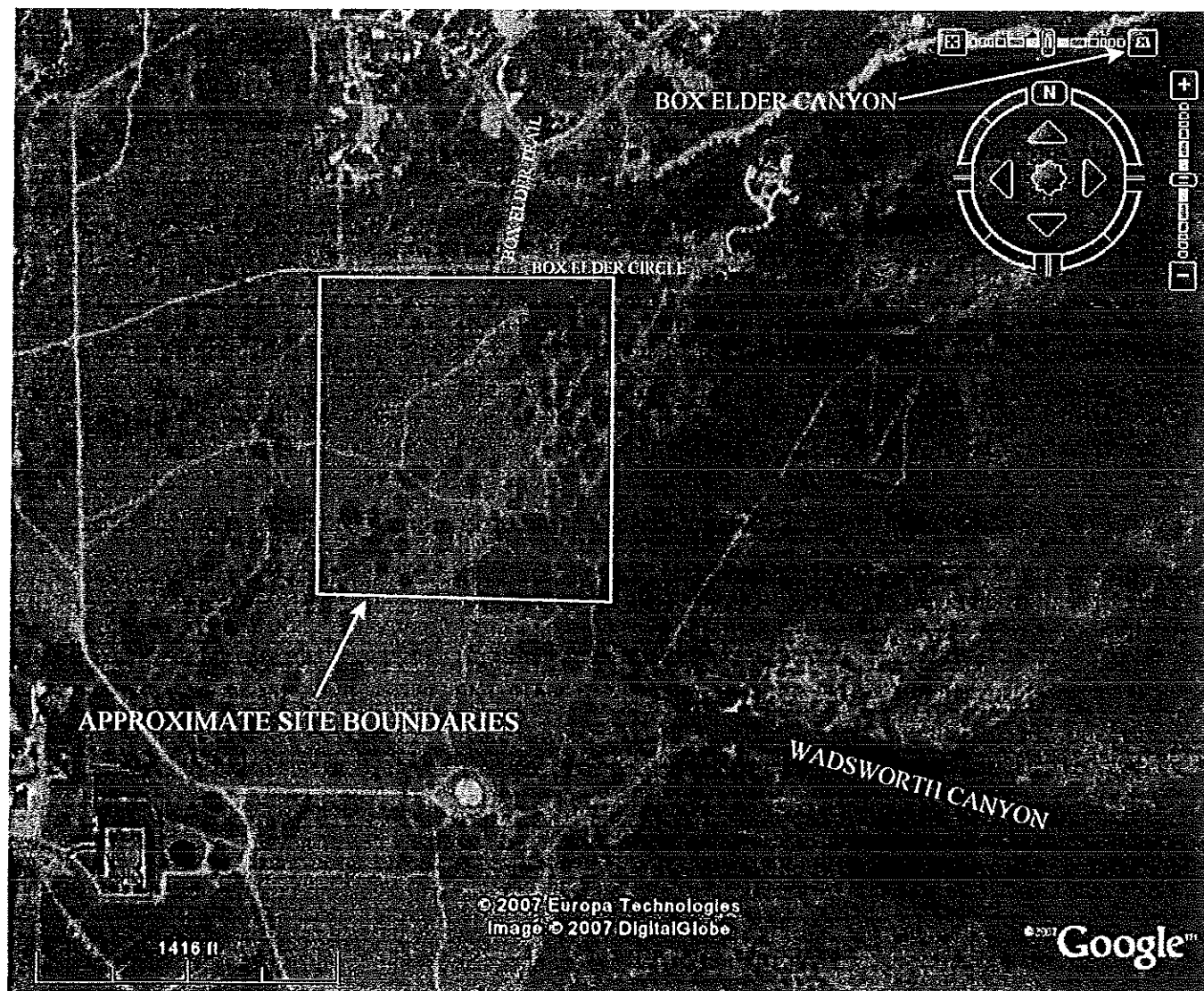
PROJECT NO.: 072247



FIGURE NO.: 1

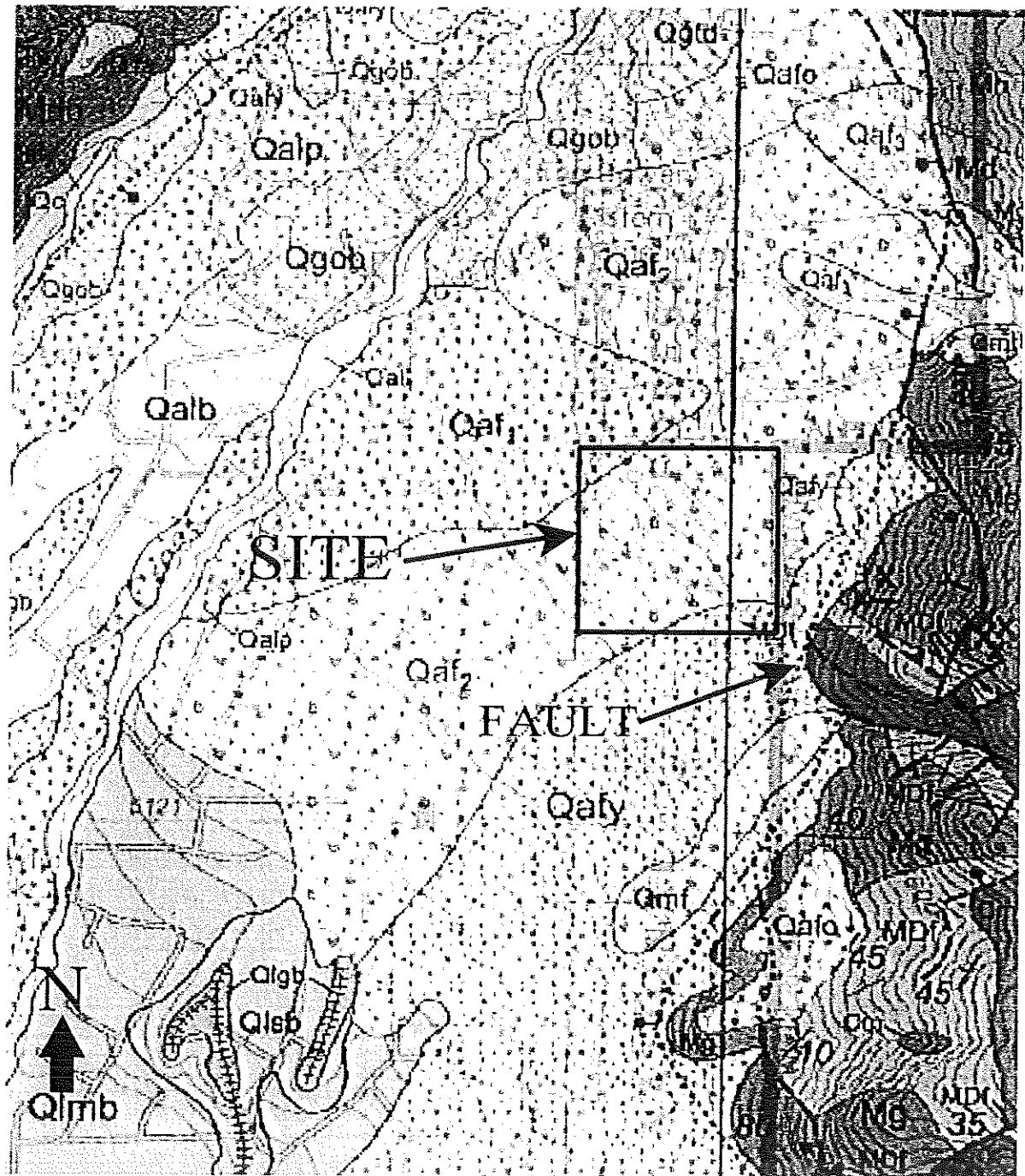
AERIAL PHOTOGRAPH

BOX ELDER SOUTH



GEOLOGIC MAP

BOX ELDER SOUTH



Map from Biek (2005)
Scale: 1 inch is approximately 1,150 feet

PROJECT NO.: 072247

Earthtec
Testing and Engineering, P.C.

FIGURE NO.: 4

BOX ELDER SOUTH

QUATERNARY

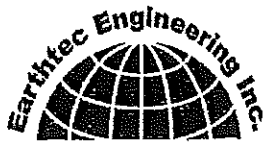
Alveolar deposits

- | | |
|--------------------|--|
| Qal ₁ | Stream deposits (Holocene) - Moderately to well-sorted sand, silt, clay, and pebbles to boulder gravel in river channels and flood plains; locally includes small alluvial-fan and colluvial deposits, and minor terraces up to 10 feet (3 m) above current base level; mapped principally along the larger streams in the quadrangle, including American Fork River and Dry Creek; generally 0 to 20 feet (0-5 m) thick |
| Qal _{2,3} | Stream terrace deposits (Holocene to Upper Pleistocene) - Moderately to well-sorted sand, silt, clay, and pebbles to boulder gravel that forms level to gently sloping terraces incised by modern streams; subunit denotes height above modern stream channels; level 2 deposits are 10 to 30 feet (3-9 m), and level 3 deposits are 30 to 75 feet (10-20 m) above modern drainages, deposited in river channels and flood plains; generally 0 to 20 feet (0-5 m) thick |
| Qal _y | Young alluvial deposits (Holocene to Upper Pleistocene) - Moderately sorted sand, silt, clay, and pebbles to boulder gravel deposited in river channels and flood plains; incised by active stream channels, and locally includes small alluvial-fan and colluvial deposits; equivalent to modern stream deposits (Qal ₁) and older, post-Bonneville stream deposits that are undifferentiated because units are completely overlapping; probably less than 20 feet (6 m) thick |
| Qal _o | Older alluvial deposits (Upper Pleistocene) - Moderately sorted sand, silt, clay, and pebbles to boulder gravel incised by younger alluvial deposits in Fort Canyon; probably less than 30 feet (9 m) thick; small deposit overlying Dry Creek glacial outwash (Qy _o) in Fort Canyon is well-sorted, subangular to subrounded pebbles conglomerate composed of Pennsylvanian or Permian calcareous sandstone clasts and is about 3 feet (1 m) thick |
| Qalp ₁ | Alluvial deposits related to the Provo phase of the Bonneville lake cycle (Upper Pleistocene) - Moderately to well-sorted sand, silt, and pebbles to boulder gravel deposited principally in river channels; coarsens upgradient and includes boulder-size clasts in the upper reaches of Dry Creek; locally includes veneer of fine-grained eolian sand and silt, and may include loess veneer; large deposits in south-central part of quadrangle are mostly fluvial deposit beds that grade into Provo-level deltaic deposits (Qalp _o) derived from American Fork and Dry Creek Canyons; generally 5 to 20 feet (2-6 m) thick |
| Qalp _o | Older alluvial deposits related to the Provo phase of the Bonneville lake cycle (Upper Pleistocene) - Moderately to well-sorted sand, silt, and pebbles to boulder gravel deposited in ancestral Dry Creek channel; forms terrace remnant north of Alpine that is about 30 feet (9 m) above adjacent Qalp ₁ deposits; may include loess veneer; exposed thickness about 30 feet (9 m) |
| Qalp ₂ | Alluvial deposits related to the Bonneville phase of the Bonneville lake cycle (Upper Pleistocene) - Moderately sorted sand, silt, and pebbles to boulder gravel deposits of ancestral Dry Creek that are graded to the Bonneville shoreline; about 20 feet (6 m) thick |
| Qal ₁ | Modern alluvial-fan deposits (Holocene) - Poorly to moderately sorted, non-stratified, clay- to boulder-size sediment deposited principally by debris flows at the mouths of active drainages; upper parts typically characterized by abundant boulders and debris-flow levees that radiate away from the apex of the fan, equivalent to the younger part of Qal _y , but differentiated because they form smaller, isolated fans; generally less than 30 feet (3 m) thick |
| Qal ₂ | Level 2 alluvial-fan deposits (Holocene to Upper Pleistocene) - Poorly to moderately sorted, clay- to boulder-size sediment deposited principally by debris flows; large deposits at American Fork likely also deposited by perennial and intermittent streams of the American Fork distributary system, incised by modern alluvial-fan and alluvial deposits; forms moderately dissected surfaces equivalent to the lower part of Qal _y ; probably less than 30 feet (9 m) thick |
| Qal ₃ | Level 3 alluvial-fan deposits (Upper Pleistocene) - Poorly to moderately sorted, clay- to boulder-size sediment deposited principally by debris flows; locally coarsens to the Bonneville shoreline and is incised by younger undifferentiated alluvial deposits; forms deeply dissected surface north of Alpine; probably less than 40 feet (12 m) thick |
| Qal _y | Younger undifferentiated alluvial-fan deposits (Holocene to Upper Pleistocene) - Equivalent to modern, level-2, and the upper part of level-3 alluvial-fan deposits, but undifferentiated because units are completely overlapping or too small to show separately; upper parts of fans are locally deeply incised; thickness unknown, but likely up to several tens of feet |
| Qalp _o | Alluvial-fan deposits related to the Provo phase of the Bonneville lake cycle (Upper Pleistocene) - Poorly to moderately sorted, clay- to boulder-size sediment deposited principally by debris flows; larger deposits at Utah and American Fork are mostly reworked deltaic and fan-delta deposits; incised by younger alluvial and alluvial fan deposits; dissected by streams associated with the Provo (regressive) phase of Lake Bonneville; thickness unknown, but likely up to several tens of feet |

MAP SYMBOLS

- ▶ **Category 1:** There are a few non-standard options when uncertain
 - ▶ **Normal distribution:** Always assume that the data is normally distributed and approximately bell-shaped, except in cases where the data is not bell-shaped but the distribution is skewed to the right or left
 - ▶ **Normal distribution (empirical rule):** If the data is very approximately bell-shaped, the empirical rule can be used only if the data is not skewed to the right or left and approximately bell-shaped
 - ▶ **Any other distribution:**
 - ▶ **Take the variable distribution:** Many distributions in the Standard normal table (Table 1) are a special case of a probability distribution that is symmetric about the mean
 - ▶ **Binomial distribution:** If the Binomial distribution is not too large, it is approximately normal
 - ▶ **Geometric distribution:** If the Geometric distribution is not too large, it is approximately normal
 - ▶ **Poisson distribution:** If the Poisson distribution is not too large, it is approximately normal
 - ▶ **Uniform distribution:** If the Uniform distribution is not too large, it is approximately normal
 - ▶ **Exponential distribution:** If the Exponential distribution is not too large, it is approximately normal
- ▶ **Category 2:** There are a few non-standard options when uncertain
 - ▶ **Normal distribution:** Always assume that the data is normally distributed and approximately bell-shaped, except in cases where the data is not bell-shaped but the distribution is skewed to the right or left
 - ▶ **Normal distribution (empirical rule):** If the data is very approximately bell-shaped, the empirical rule can be used only if the data is not skewed to the right or left and approximately bell-shaped
 - ▶ **Any other distribution:**
 - ▶ **Take the variable distribution:** Many distributions in the Standard normal table (Table 1) are a special case of a probability distribution that is symmetric about the mean
 - ▶ **Binomial distribution:** If the Binomial distribution is not too large, it is approximately normal
 - ▶ **Geometric distribution:** If the Geometric distribution is not too large, it is approximately normal
 - ▶ **Poisson distribution:** If the Poisson distribution is not too large, it is approximately normal
 - ▶ **Uniform distribution:** If the Uniform distribution is not too large, it is approximately normal
 - ▶ **Exponential distribution:** If the Exponential distribution is not too large, it is approximately normal

From Biek (2005)



Earthtec Engineering, Inc.

133 North 1330 West
Orem, Utah - 84057
Phone (801) 225-5711
Fax (801) 225-3363

1596 W. 2650 S. #108
Ogden, Utah - 84401
Phone (801) 399-9516
Fax (801) 399-9842

September 29, 2008

Mr. Steve Sowby
Patterson Construction
11038 N. Highland Blvd.
Highland, UT 84003

Re: **Addendum**
Geologic Hazards Assessment
Box Elder South Development
Utah County, Utah
Job No. 072247

Mr. Sowby:

This letter is an addendum to a geologic hazards assessment¹ completed for the site of the proposed Box Elder South Development located in unincorporated Utah County east of the city of Alpine, Utah. The purpose of this addendum is to address debris flow and alluvial fan flooding hazard mitigation measures that are proposed for the development.

Previous Work

Our referenced geologic hazards assessment for the site identified a potential debris flow and alluvial fan flooding hazard that could impact future development if not mitigated. This potential hazard was identified based on the location of the proposed development on active alluvial fans near the mouths of two significant drainages, and the presence of surficial and subsurface alluvial fan (debris flow) deposits over most of the site. Our previous field work included the excavation of an exploration trench in a general east to west orientation adjacent to the southern property boundary on the southeast portion of the site. It was determined that the proposed lots along the eastern and southern boundaries of the site, as well as several lots adjacent to the northern boundary of the site on the northwest portion of the development, are at greatest risk from potential debris flow and flooding hazards. This determination is based on the locations of these lots on the edges of the development where they would most likely be the first locations to be impacted during a debris flow and/or flooding event. However, it should be noted that such events could impact any lot within the proposed development.

The referenced geologic hazards assessment provided some general possible hazard mitigation options for the development.

¹Earthtec Testing & Engineering, P.C., 2007, *Geologic Hazards Assessment, Box Elder South Development, Utah County, Utah*; Unpublished Consultant's Report, Job No. 072247, Sept. 27, 2007.

Earthtec

Professional Engineering Services - Geotechnical Engineering - Drilling Services - Construction Materials Inspection / Testing - Non-Destructive Examination - Failure Analysis
ICBO - ACI - AWS

Proposed Mitigation

The developer has reconfigured the proposed layout and lot configuration of the development since the completion of our original geologic hazards assessment. An updated site plan showing the new subdivision configuration is attached at the end of this letter. The new site plan includes a 20 foot wide drainage easement along the east and south boundaries of the development. The developer has proposed to construct a ditch-berm system within this easement to catch potential debris and/or flood water and divert it to off-site locations away from the development. It is our understanding that this system will include a 2½ foot deep ditch on the up-slope side of the easement adjacent to a 2½ foot high berm on the down-slope side of the ditch. This will provide an effective barrier height of 5 feet along the east and south sides of the development. It appears from the site plan and our observations of the site that any debris and/or water intercepted by this system will be directed to the west and southwest onto undeveloped land currently owed by Alpine City.

The updated site plan also shows that much of Box Elder Way adjacent to the northern boundary of the site will be constructed on raised road bed fill that will be several feet higher than the natural ground surface on either side of the road. It is our understanding that this road fill will be 2 to 10 feet higher than the surrounding natural ground surface. This raised road will be located directly north of the lots on the northwest portion of the subdivision that were previously identified to be at higher risk from potential debris and water runoff from the northeast.

Based on our understanding of the location of the proposed development and the proposed mitigation measures described above, we provide the following opinions and comments:

1. The proposed ditch and berm system along the east and south sides of the development is expected to provide an adequate factor of safety against most debris flow and flood events that would likely emanate from Wadsworth Canyon to the southwest of the site. This opinion is based on the thickness of the most recent debris flow deposits observed in the exploration trench excavated on the site. These deposits likely occurred during climatic conditions most similar to current conditions. The average deposit thickness of the youngest debris flow deposit observed and measured in the exploration trench was nearly 3.3 feet. The effective height of the proposed ditch and berm system will be 5 feet which should be adequate against similar future debris flow events at the site. It is our opinion that the proposed effective berm-ditch height of 5 feet should be considered a minimum effective height and should be increased if possible, particularly closer to the southeast corner of the site.
2. Our original referenced hazards assessment for the site predicted that potential future events which could impact the lots on the northwest portion of the site would consist of relatively shallow, fine-grained, low energy and velocity mud slurries and water. It is our opinion that the proposed raised road bed for Box Elder Way, located between the northwest portion of the site and the potential debris/flood water source to the northeast, would provide an effective barrier against most debris and flood events flowing in a southwest direction. Most potential debris and water flowing

downslope from the northeast would likely be diverted in a westerly direction along the north side of Box Elder Way before reaching the subdivision. The factor of safety against debris flows and flooding associated with this barrier could be increased by raising the proposed planter strips along each side of Box Elder way. Incorporating a 1 to 2 foot high berm into the planter strips would increase the effective height of the road way barrier and would increase the factor of safety.

3. The developer has proposed to include a note on the development plat that would cite the potential debris flow and flooding hazard, and particularly note the lots at highest relative risk. We support this proposal and also recommend that the potential hazard be disclosed to all future potential property owners within the entire development. The lots at higher relative risk according to the current subdivision configuration (see attached site plan) are as follows:
 - a. Lots 8 through 21 along the east and south borders of the development.
 - b. Lots 1 through 5 on the northwestern portion of the development.

It is our opinion that if the proposed mitigation system is incorporated in the development the potential threat to critical public facilities at the site is low. It is also our opinion that the proposed development and mitigation system discussed herein will not increase the risk to surrounding areas.

Recommendations

The proposed berm and trench debris flow/flood mitigation system at the site should be constructed according to the following recommendations and parameters:

1. As previously discussed, the proposed effective berm and ditch height of 5 feet (berm 2½ feet high, ditch 2½ feet deep) should be considered a minimum effective height. If possible, the height of the berm and/or depth of ditch should be increased as much as possible within the bounds of the 20 foot wide drainage easement.
2. The sides of the berm should be no steeper than 1.5:1 (horizontal: vertical). The sides of the ditch should be no steeper than 2:1 (horizontal: vertical). The ditch should be widened as much as possible within the limits of the easement and the berm.
3. On-site native soils appear to be suitable for the construction of the proposed berm. The berm soils should be placed in minimum 8 to 10 inch thick lifts and compacted to 90% of the maximum dry density as determined by ASTM D-1557. The granular nature of the native soils may inhibit density testing of the berm lifts. It may be prudent to remove larger rocks (greater than 4 inches in effective diameter) from the berm soils prior to lift placement and compaction. It is the developer's/contractor's responsibility to ensure that the berm soils are adequately placed and compacted according to our recommendations.

4. A drainage opening should be made and maintained at the west end of the ditch-berm system to allow debris and water to flow out of the ditch down-slope to the west. The ditch-berm system will require periodic maintenance to ensure that the system functions properly during a debris flow or flood event. This maintenance will include periodic (at least yearly) cleaning of the ditch to remove any loose soil, rocks, or debris that could block flow in the ditch, and needed repairs to the berm due to erosion or other processes that could compromise its effectiveness. The system will also require immediate cleaning and repair during or directly following a debris flow or flooding event to remove debris and repair any damage to the structures. It should be determined prior to approval and construction of the ditch-berm system who will be responsible for conducting this periodic maintenance work.

Conclusions

It is our conclusion that the proposed debris flow and flood mitigation system for the subject development will provide a sufficient factor of safety against these potential hazards for the majority of such events at the site. It is our conclusion that an acceptable level of risk can be established at the site by properly constructing and maintaining the proposed hazard mitigation system discussed herein.


General Conditions

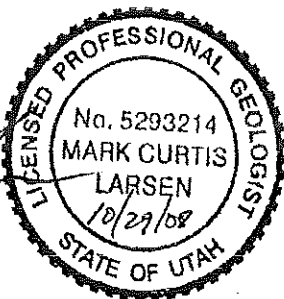
The observations, opinions, recommendations, and conclusions presented in this letter were conducted in accordance with presently accepted practices of the engineering geology profession and within the limits prescribed by our client. No other warranty or representation, either expressed or implied, is intended in our proposals, contracts, reports, and letters.

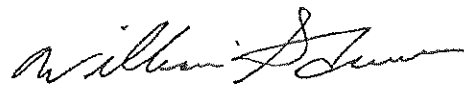
We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please contact us at (801) 225-5711.

Respectfully;

EARTHTEC ENGINEERING, INC.


Mark C. Larsen, P.G.
Project Geologist




William G. Turner, P.E.
Senior Geotechnical Engineer

Earthtec Engineering, Inc.

133 North 1330 West
Orem, Utah - 84057
Phone (801) 225-5711
Fax (801) 225-3363

1596 W. 2650 S. #108
Ogden, Utah - 84401
Phone (801) 399-9516
Fax (801) 399-9842

May 6, 2010

Mr. Scott Worthington, P.E.
Berg Engineering Resource Group
45 North 490 West
American Fork, Utah 84003

**Re: Addendum
Geologic Hazards Assessment
Box Elder South Development
Utah County, Utah
Job No. 072247**

Mr. Worthington:

At your request, we are providing this addendum letter in response to comments from the Utah County Attorney's Office regarding our previous Geologic Hazards Assessment^{1 2} for the subject site near Alpine, Utah County, Utah. In response to the comments from the County Attorney's Office, we provide the following comments and clarifications.

It is our opinion that our referenced, previous geologic hazards assessment for the subject site was sufficient to meet the standards of the Utah County Land Use Ordinance and accurately depicts the hazards to be encountered at the site.

Our previous work did not include an assessment of the location of the proposed water tank at the site. Additional, site specific geologic hazards assessment would be required to make any conclusions and mitigation recommendations regarding the water tank location.

Our referenced geologic hazards assessment stated that the potential risk from radon is moderate to high on the entire site. This relative risk assessment is based on mapping by the Utah Geological Survey which is largely based on site geologic conditions. Radon levels in buildings can vary from site to site and is usually influenced by a number of geological and structural factors. Thus, our report stated that indoor radon testing would be required to determine actual radon levels in future buildings at the site. **It is our opinion, based on the potentially moderate to high radon risk at the site, that radon mitigation measures are warranted for any future habitable structures at the site.** As stated in the referenced report, radon mitigation systems are typically relatively inexpensive and easy to install below floor slabs at the time of building construction.

¹ Earthtec Testing & Engineering, P.C., 2007, Geologic Hazards Assessment, Box Elder South Development, Utah County, Utah; Unpublished consultant's report, Job No. 072247, September 27, 2007.

² Earthtec Engineering, Inc., 2008, Addendum, Geologic Hazards Assessment, Box Elder South Development, Utah County, Utah; Unpublished consultant's report, Job No. 072247, September 29, 2008.

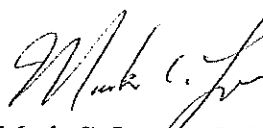
Addendum
Geologic Hazards Assessment
Box Elder South Development
Utah County, Utah
Job No. 072247

We have reviewed the most recent site plans showing our previously recommended hazard mitigation measures for the subject development. Based on our review and understanding of the plans, it is our opinion that the recommended mitigation features have been designed according to our recommendations. Based on the planned configuration of Box Elder Drive adjacent to the northern boundary of the site, and as discussed in our referenced report, we recommend that the areas in the planter strips adjacent to the road be raised to at least 2 feet above the road surface to provide an added factor of safety against shallow, sheet-flow type flooding.

This letter is an addendum to our referenced reports and subject to the same conditions and limitations presented therein.

We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please contact us at (801) 225-5711.

Respectfully;
EARTHTEC ENGINEERING, INC.


Mark C. Larsen, P.G.
Project Geologist



Appendix "D"

Geotechnical Reports prepared by Earthtec (072247)

Geologic Hazard Assessment – Sept 27, 2007

Addendum - Sept 29, 2008

Addendum – May 6, 2010



Earthtec Testing & Engineering, P.C.

133 North 1330 West
Orem, Utah - 84057
Phone (801) 225-5711
Fax (801) 225-3363

1596 W. 2650 S. #108
Ogden, Utah - 84401
Phone (801) 399-9516
Fax (801) 399-9842

GEOLOGIC HAZARDS ASSESSMENT

BOX ELDER SOUTH DEVELOPMENT

UTAH COUNTY, UTAH

Prepared By:



133 North 1330 West
Orem, Utah 84057

(801) 225-5711

Job No. 072247

Prepared For:

Patterson Construction
11038 North Highland Blvd.
Highland, UT 84003

September 27, 2007

Earthtec

Professional Engineering Services ~ Geotechnical Engineering ~ Drilling Services ~ Construction Materials Inspection / Testing ~ Non-Destructive Examination ~ Failure Analysis
ICC/IBC ~ ACI ~ AWS

TABLE OF CONTENTS

1.0	INTRODUCTION	Page 1
2.0	PURPOSE	Page 1
3.0	SCOPE	Page 1
4.0	SITE DESCRIPTION	Page 2
5.0	GEOLOGIC AND TECTONIC SETTING	Page 2
6.0	OTHER MAP AND AERIAL PHOTOGRAPH REVIEW	Page 4
7.0	SITE RECONNAISSANCE	Page 5
8.0	GEOLOGIC HAZARDS	Page 7
9.0	CONCLUSIONS	Page 14
10.0	PERCOLATION TESTING.....	Page 16
11.0	GENERAL INFORMATION	Page 17

TABLE NO. 1	PERCOLATION TEST RESULTS
-------------	--------------------------

APPENDIX A

FIGURE No. 1	VICINITY MAP
FIGURE No. 2	AERIAL PHOTOGRAPH
FIGURE No. 3	TOPOGRAPHIC SITE PLAN
FIGURE No. 4	GEOLOGIC MAP
FIGURE No. 5	LOCATIONS OF EXPLORATIONS
FIGURE No. 6	EXPLORATION TRENCH LOG

1.0 INTRODUCTION

Earthtec Testing & Engineering, P.C., has completed a geologic hazards assessment for the proposed Box Elder South Development located in unincorporated Utah County to the east of the City of Alpine. The proposed development is approximately 41 acres in size. The approximate location of the subject property is shown on Figure No. 1, *Vicinity Map*, Appendix A.

2.0 PURPOSE

The purpose of this assessment was to: 1) Identify potential geologic hazards that may be present on and in the vicinity of the subject property. 2) Provide a relative (High, Moderate, Low) assessment of the potential for these hazards to impact the site. 3) Determine if there are areas of the proposed development that should not be developed because of a high relative hazard potential. 4) Determine if additional, more detailed, hazard-specific studies are warranted. 5) Provide general recommendations, where possible, for mitigating geologic hazards identified at the site. 6) Provide preliminary soil drainage characteristics for the site by conducting several percolation tests throughout the development. It is our understanding that the planned development at the site consists of constructing a multi-lot residential subdivision for single-family houses.

3.0 SCOPE

This geologic hazards assessment included the following work:

1. A review of published geologic maps of the area (Machette, 1992) (Harty, 1992) (Biek, 2005).
2. A review of available aerial photographs of the site.
(USGS, 1997 & Digital Globe/ Navteq, 2007).
3. A review of the Utah County Natural Hazards Overlay Map (Utah County Public Works Department, 2001).
4. A geologic reconnaissance of the subject property and pertinent adjacent sites to observe and identify the general surficial geology, pertinent geologic features, and potential geologic hazards.

5. The excavation of an exploration trench on the site to observe the subsurface geology for evidence of surface fault rupture, other tectonic or coseismic ground deformation, and other potential geologic hazards.
6. The preparation of this report which includes text, figures, and maps.

4.0 SITE DESCRIPTION

The subject property is located in the northeast corner of Utah Valley, to the east of the City of Alpine. The site is located at the base of the Wasatch Mountain Range between the mouths of Box Elder and Wadsworth Canyons. The site is located on westward-sloping alluvial fans that extend west from the mouths of the canyons. The existing ground surface at the site has an average slope of approximately 12% down to the southwest. The ground surface at the site has been incised by several shallow gullies formed by runoff erosion on the alluvial fans. The site is currently undeveloped and is vegetated with patches of scrub oak, sage brush, and grasses and weeds. No surface water, including springs and seeps, were observed on the property. Several trails cross the site in various directions.

The subject property is bordered on the north by Box Elder Circle and Plats "E" and "F" of the Box Elder Subdivision which are partially developed with single family homes. The site is bordered on the east by undeveloped foothills and mountain slopes that are currently federally designated wilderness area. Undeveloped foothills and alluvial fans border the site on the south and undeveloped land borders the site on the west.

A recent aerial photograph of the subject property and surrounding area showing the approximate site boundaries is included as Figure No. 2, *Aerial Photograph*, Appendix A. Figure No. 3, *Topographic Site Plan*, shows the general topography of the site with a proposed lot and road configuration for the site.

5.0 GEOLOGIC AND TECTONIC SETTING

The site is located at the base of the Wasatch Mountain Range in a relatively complex geologic and tectonic setting. The site is dominated by geologically active alluvial fans that have been formed

by sediments eroded from the Wasatch Range and deposited at the mouths of Wadsworth and Box Elder Canyons. The lowest point at the southwest corner of the subject property at approximately 5,300 feet above sea level is over 100 feet higher in elevation than the high-stand elevation of Lake Bonneville. Lake Bonneville was an ancient, fresh water lake that covered Utah Valley, and much of western Utah, during Pleistocene time. The lake deposited thousands of feet of sediment in the valley basin. However, based on the elevation of the site, the lake did not cover this particular area and no lacustrine sediments related to the Bonneville Lake Cycle underlie the site.

The surficial geology at the site has been mapped by both Machette (1992) and Biek (2005). Machette shows the site to be covered by alluvial fan deposits mapped as Unit af1, upper Holocene Fan Alluvium, on the northern portion of the site, and Unit afy, Holocene to uppermost Pleistocene Younger Fan Alluvium, on the southern half of the site. The more recent geologic map completed by Biek shows the majority of the site to be covered by Unit Qaf2, Holocene to upper Pleistocene Level 2 Alluvial Fan Deposits. The northwest corner of the site is mapped by Biek to be covered by Unit Qaf1, Holocene Modern Alluvial Fan Deposits. The southeast corner is mapped to be covered with Unit Qafy, Holocene to Upper Pleistocene Younger Undifferentiated Alluvial Fan Deposits. Both Machette (1992) and Biek (2005) map a young (Holocene) debris flow deposit emanating from Wadsworth Canyon and projecting south, away from the subject site.

The subject site is located partially within the Wasatch Fault Zone and specifically adjacent to the northern end of the Provo Segment of the fault zone. The Wasatch Fault Zone is considered to be an "active" fault zone. An active fault zone is defined as one that has shown evidence of displacement during Holocene time (past 10,000 years). The Wasatch Fault Zone runs in a southerly direction from near the Utah-Idaho border to central Utah. The fault zone is comprised of six to ten separate segments. A number of studies have been completed on the Wasatch Fault, including studies by Swan and others (1980), Schwartz and Coppersmith (1984), Lund and others (1991), Machette and others (1991, 1992), McCalpin and others (1994), and Black and others (1995). Evidence of multiple surface rupture events on the five central segments of the fault zone during the late Pleistocene and Holocene has been documented. Recurrence intervals for these events during the past 5,600 years are on the order of 350 years for the entire fault zone and 1,275 to 2,800 years

for individual segments. The most recent surface rupture events on the five central segments of the fault zone appear to have occurred between 620 ± 30 and $2,120 \pm 100$ years ago. These surface rupture events have been estimated to be associated with paleo-earthquakes of surface wave magnitude (M_s) 6.5 to 7.5 (Machette, 1992; McCalpin and Nishenko, 1996).

Machette (1992) mapped a primary surface rupture trace of the fault zone approximately 200 feet east of the southeast corner of the site, at the base of the mountain slope. This west-dipping fault trace is shown to strike slightly east of north and is paralleled by a relatively short, east-dipping antithetic fault that is mapped crossing the extreme southeast corner of the subject site. This east-dipping fault is mapped as the west boundary of an apparent graben structure that is bounded by the mapped fault segments. Biek (2005) does not map this graben structure and the west-bounding antithetic fault. He does map a single, north-northeast striking, west-dipping fault trace just over 200 feet east of the southeast corner of the subject site. Biek shows the fault trace to be concealed at the surface by fan alluvium along its entire course east of the site. Based on our observations and findings during this assessment, as well as the respective scales of the two referenced geologic maps, we conclude that the mapping completed by Biek (2005) is the more accurate of the two maps. A portion of this map showing the subject site and surrounding area is included as Figure No. 4, *Geologic Map*, Appendix A.

6.0 OTHER MAP AND AERIAL PHOTOGRAPH REVIEW

Neither Machette (1992) or Biek (2005) mapped any landslide deposits or features on the site or on adjacent sites, including the mountain slope directly east. A landslide map of the Provo 30' x 60' Quadrangle by Harty (1992) was also reviewed. This map shows no landslide deposits or features on or in the vicinity of the subject property, including the slopes directly east of the site.

The Utah County Natural Hazards Overlay Map (2001) shows that the subject site has been mapped as a potential debris flow hazard area. The southeast quarter of the site is also shown to be a potential surface fault rupture hazard area primarily based on the previously discussed mapping by Machette (1992).

Aerial photographs (USGS, 1997 & Digital Globe/ Navteq, 2007) of the site and surrounding area show the subject site and adjacent surrounding properties to be located in an apparent alluvial fan depositional environment consistent with the referenced maps. A stereoscopic analysis of the USGS (1997) photographs (stereo pairs) of the site was completed. There is no photographic evidence of recent debris flow deposits or other landslide activity on the site. No lineaments or other surficial features that could indicate surface fault rupture scarps were observed crossing the site. The previously discussed faulting and associated graben structure interpreted and mapped by Machette (1992) crossing the southeast corner of the site was not observed during our photograph review.

7.0 SITE RECONNAISSANCE

A geologic reconnaissance of the site was conducted on August 14, 2007. The reconnaissance consisted of a traverse of the subject property and surrounding properties by the undersigned geologist to observe the existing surficial conditions for evidence of potential geologic hazards.

As previously discussed, the site is covered with alluvial fan deposits consisting of poorly sorted gravel ranging in size from pebbles to small boulders situated in a fine-grained matrix of clay to fine sand. The gravel clasts were all observed to be subangular to angular in shape consistent with alluvial fan deposits. Based on the topography of the site and surrounding area, it was readily apparent that the primary sources of the sediment at the site are Box Elder Canyon to the northeast and Wadsworth Canyon to the southeast.

The alluvial fan surfaces at the site were observed to be incised in several places by shallow gullies that appear to have been formed by past runoff erosion on the surface. All of the gullies were observed to flow in a general southwest direction. None of the shallow gullies showed evidence of recent runoff or erosion and were largely overgrown with vegetation. No debris levees were observed paralleling the gullies on the site. No surface water, including streams, ponds, springs, or seeps were observed on the site.

No scarps or other breaks in slope that could indicate past surface fault rupture were apparent on the subject site, including the area of the mapped (Machette, 1992) antithetic fault and graben on the

southeast portion of the site. No older or fresh scarping was observed to the east of the site in the area of the primary, west-dipping fault trace mapped by both Machette (1992) and Biek (2005). There is a north-northeast trending break in slope at the base of the mountain slope to the east where the slope contacts the alluvial fans. We believe that the mapped primary, west-dipping fault trace generally follows this break in slope to the east of the site based on the referenced geologic mapping, our aerial photograph analysis, and our site observations.

In addition to the site and the area directly east between the site and the mountain slope, the apex areas of the alluvial fans at the mouths of Box Elder and Wadsworth Canyons were observed during the site reconnaissance. Significant development in the form of single family homes and roads has occurred on the apex of the alluvial fan at the mouth of Box Elder Canyon. The main feeder channel emanating from the canyon has incised a deep (40 to 50 feet) gully into the alluvial fan for approximately 1,200 feet from the mouth of the canyon. At approximately 1,200 feet from the canyon mouth, a 60 inch diameter concrete culvert pipe has been placed in the channel and the gully has been filled in down-slope to the west to Box Elder Trail. The concrete pipe travels under the road and ends on the west side of the road where the natural channel, shallower at this point (5 to 10 feet deep), continues down-slope to the west. The feeder channel was dry at the time of the reconnaissance and the channel up-slope from the concrete pipe did not appear to contain any significant debris from recent debris flows or other sedimentation. The concrete pipe appeared to be clear of any significant debris or other blockage. The fan at the mouth of Wadsworth Canyon has not been developed and the apex portion of the fan is densely vegetated with scrub oak and sage brush. The main feeder channel emanating from the canyon has only incised a shallow, 1 to 2 feet deep, gully into the fan. Older debris levees were observed near the canyon mouth along the edges of the channel. The levees were observed to be 3 to 4 feet in height, extended no more than 150 feet down slope from the mouth of the canyon, and were overgrown with vegetation and moderately eroded. The channel was dry at the time of the reconnaissance and did not show evidence of recent debris flows or significant sedimentation. The topography of the fan at the mouth of Wadsworth

Canyon slopes down to the northeast, toward the subject site, as well as to the west and southwest.

8.0 GEOLOGIC HAZARDS

8.1 Debris Flows and Flooding

Based on our site reconnaissance and the previously cited geologic mapping, debris flow and alluvial fan flooding hazards appear to be the most significant potential geologic hazards at the location of the subject site. As discussed, the site is located on alluvial fans that have been formed by sediment deposited by ephemeral stream flow and debris flow events emanating from Box Elder and Wadsworth Canyons. Alluvial fan flooding and debris flows can pose a significant threat to development on the alluvial fan. Alluvial fan flooding and debris flows can inundate basements, push homes off of foundations, and damage or destroy structures and landscaping. Both hazards are generally triggered by rapid snow melt and/or intense, localized precipitation events in the drainage area of the mountainous area that accumulate water and/or debris in the drainage channel. The water and debris then flow down the channel, scour additional debris and sediment from the channel, and flow onto the alluvial fan at the mouth of the drainage. Flooding events generally involve primarily dilute stream flow with lesser amounts of sediment and the sediment load has no effect on flow behavior or yield strength. Hyperconcentrated flows consist of water with a higher sediment load that leads to a measurable yield strength. Debris flows (sometimes called mudflows or debris torrents) consist mostly of a slurry of sediment and debris that can include large boulders, trees, and mud. Debris flows are characterized by a substantial yield strength and plastic behavior but generally retain some partial liquid properties (Pierson and Costa, 1987). Deposits from stream flow and hyperconcentrated flows are generally clast supported and somewhat sorted due to individual particles and clasts falling out of suspension as the flow moves along. Larger, denser particles generally fall out and deposit first, with finer, less-dense particles moving downstream and being deposited last. Debris flows generally move as a single phase water-sediment mixture and deposit as a heterogeneous, poorly sorted, matrix supported unit. The alluvial fan deposits exposed in our subsurface explorations and observed at the surface on the site appear to be comprised predominantly of debris flow deposits.

It is our conclusion that the frequency of such events at the site is relatively small. This conclusion is based upon the absence of evidence of recent or significant historical debris flow or flooding events at the site and areas up-slope to the drainage mouths, and the relatively dry climatic conditions that generally and currently persist in the area. This conclusion does not preclude the potential for future debris flows and flooding from impacting the site, however, we estimate the recurrence interval for such events to be relatively long. Recurrence intervals are loosely estimated to be greater than 100 years at the site, however, more detailed studies would be required to support this estimate. It should be noted, however, that the longer the time period between debris flow events in a drainage, more sediment and debris can accumulate in the main feeder channel and any tributary channels. This additional sediment and debris becomes available for bulking in the channel and deposition on the alluvial fan and, in general, would result in larger volume and potentially more destructive debris flow events as more time passes between such events. Wildfires in the drainage can also significantly increase the frequency and size of both flooding and debris flow events following the fire and until burned vegetation can be reestablished.

Based on the site reconnaissance and cited previous geologic and topographic mapping of the site and surrounding area, the entire area of subject site has been impacted by debris flow events in the past. Due to the erratic and largely unpredictable nature of debris flow run-out paths once the material reaches the alluvial fan, the entire area of the site has the potential to be impacted by future debris flows and fan flooding. Debris flow run-out paths, flow velocities, flow energies, and flow volumes are difficult to estimate and require detailed studies to predict. Such studies are beyond the scope of this assessment and would require the expertise of an experienced hydrologist or engineer. However, we anticipate that the areas of the site that would be at greatest risk from these hazards would be the proposed lots on the southeast and southern portion of the site (Lots 11, 13, 14, 15, 16, 17, and 18), and the lots on the northwest portion of the site (Lots 1, 2, 3, and 4). These proposed lots are shown on Figure No 3. The listed lots on the southeast and southern portion of the site are at greatest risk from debris flows and floods emanating from Wadsworth Canyon. There are

currently no hazard mitigation features in this drainage or on the alluvial fan at the mouth of the drainage. As previously discussed (Section 7.0), the main feeder channel from Box Elder Canyon has deeply incised the alluvial fan for a distance of approximately 1,200 feet downslope from the mouth of the canyon to a point where a 60 inch diameter concrete culvert has been placed in the channel bottom. The channel and culvert are buried downslope to Box Elder Trail where the culvert crosses beneath the road and empties on the west side of the road into the preexisting natural channel that continues on downslope in a westward direction. These improvements appear to have been designed to adequately control normal seasonal and flood-type runoff from Box Elder Canyon. However, should a large debris flow event occur in the drainage, and the flow reach the culvert, the culvert could, and would likely, become clogged and obstructed with larger pieces of debris (boulders, trees, etc.), causing the debris flow, and additional water runoff, to backup in the channel (where there is significant storage capacity) and possibly breach the channel banks. This type of event poses the greatest threat to the listed lots on the northwest portion of the site. However, in such an event, we anticipate that the debris flow would lose considerable energy and velocity prior to breaching the channel and that most larger debris would likely remain in the channel. Down-slope flow of the breached material would likely consist of relatively shallow, fine-grained, low energy, and low velocity mud slurries and water flow.

Although some methods for mitigation of debris flows and fan flooding hazards generally require more detailed study by an experienced hydrologist or engineer to determine or estimate appropriate design parameters, some general possible options for mitigation of debris flow and flooding hazards at the site are presented below.

1. Do nothing and accept the risk posed by potential flooding and debris flow hazards. If this option is chosen, all future property owners, occupants, or residents on the subject site should be informed of, and understand, the risks associated with potential

flooding and debris flows on the alluvial fan areas. Although this a potential option, we do not recommend a "do nothing" approach to hazard mitigation.

2. Design and build the proposed homes at the site to be resistant to flooding and debris flow damage. This measure alone does not totally eliminate the risk of property damage and could be implemented in conjunction with other forms of mitigation. Measures could include the following:
 - a. As required by Section 5-12-D-3 of the Utah County Land Use Ordinance, any occupied structures, including single family residences, located on an alluvial fan subject to debris flows and not protected by other forms of mitigation (catchment basins or berms) should be engineered to resist fluid entry at any point up to an equivalent fluid pressure load of $19,640 \text{ N/m}^3$ (125 lb/ft^3). It is recommended that all proposed houses at the site be designed according to this standard unless other forms of mitigation (See options 3 and 4 below) are implemented up-slope of the house locations.
 - b. In conjunction with option "a" above, avoid placing sub-grade window wells and doors on the east, north, and south sides of the homes where the potential for inundation from water and debris flowing down-slope is greatest.
3. Design and construct a berm/channel system to intercept water and debris emanating from Wadsworth Canyon along at least the southern half of the east site boundary and the entire length of the south site boundary. A similar type system could be constructed along the western half of the north site boundary to intercept potential water and debris that might breach the Box Elder Canyon Channel. If implemented, these mitigation features should be designed and constructed to intercept a design

debris flow and/or flooding event, and direct the debris and water to an acceptable location that does not threaten existing or future development.

4. Design and construct some form of off-site mitigation system, such as a catchment basin or diversion structure, in the drainages or at the mouths of the drainages up-slope of the site. Such off-site mitigation systems would likely require the acquisition of additional property for the locations of the systems and could be expensive to construct. Therefore, such systems may not be economically realistic or feasible with regards to the planned development, and existing off-site property to the east includes federally designated wilderness area which would not likely allow such mitigation. These types of systems also often require agreements between the developer and local municipality regarding required periodic maintenance of the system.

Options 3 and 4 discussed above would require additional, more detailed, studies by experienced hydrologists or engineers to determine or estimate appropriate design parameters.

8.2 Surface Fault Rupture

As discussed above, the southeastern quarter of the site is located in a surface fault rupture special study zone as mapped by Utah County (2001) and interpreted surface fault rupture traces have been mapped crossing the southeast corner of the site and to the east by Machette (1992) and Biek (2005). To address this potential hazard, and to identify and map any surface fault rupture traces crossing the site, an exploration trench (Trench ET-1) was excavated adjacent to the south property line of the site and extending west from the southeast site corner to the edge of the fault rupture special study area. Trench ET-1 was excavated by a track-mounted backhoe from August 20 to 29, 2007. The south wall of the trench was cleaned and logged by an experienced geologist using standard tools and techniques. The trench reached a maximum depth of approximately 12 feet below the existing

ground surface and was approximately 509 feet in length. The trench was located to cross the mapped location of the antithetic fault trace mapped by Machette (1992), to be as close as possible to the west-dipping primary fault trace to the east mapped by both Machette (1992) and Biek (2005), and to limit the area of disturbance to the area along the south property boundary where future house locations would not be impacted by the disturbance of the soils. The approximate location of the exploration trench, along with the locations of test pits excavated to conduct percolation testing throughout the site, are shown on Figure No. 5, *Locations of Explorations*, Appendix A.

A representative log of the south wall of Trench ET-1 was prepared at a scale of 1 inch equals 5 feet. This log is included as Figure No. 6, *Exploration Trench Log*, Appendix A. Descriptions of the soil units exposed in trench are included on Figure No. 6 as well as a key to symbols used on the log.

No evidence of surface fault rupture or related ground deformation was observed in the exposed soils through the length of the trench. The antithetic fault trace and related graben structure mapped by Machette (1992) crossing the southeast corner of the site were not found in the trench. The soils exposed in the trench were interpreted to be alluvial fan sediments consisting of several debris flow deposits. Based on the observations and findings of our exploration trenching, site reconnaissance, and aerial photograph review, we rate the relative potential for surface fault rupture hazards at the site as low.

8.3 Tectonic and Coseismic Ground deformation

In addition to surface rupturing, other forms of tectonic and coseismic ground deformation can occur as the result of earthquake events and intense ground motion during a large magnitude earthquake. This type of ground deformation can include secondary faulting, cracking, ground tilting or uplift, subsidence, soil liquefaction, and slope failure. Our geologic reconnaissance of the site and observations of the exposed soils in Trench ET-1 did not reveal evidence of significant past ground deformation. However, the location of the site adjacent to the active Wasatch Fault Zone leads to

the conclusion that such deformation is possible at the site during a large magnitude earthquake event. Proposed houses and other structures at the site should be designed and constructed according to the current seismic design standards in the International Building Code. The Utah County Natural Hazards Overlay Map (2001) indicates that the site is located in a "low" liquefaction potential area. Based primarily on the location of the site adjacent to an active tectonic fault zone, we rate the relative potential hazard from tectonic and coseismic ground deformation at the site as moderate.

8.4 Landslides

As discussed in Section 6.0, no landslide features or deposits have been mapped on or adjacent to the subject property. No evidence of past landslide activity was observed on or adjacent to the site during our site reconnaissance. In addition, there are no significant slopes on the site steeper than 20% that would, based on slope alone, be at higher risk for landslide activity. Based on this evidence, the relative landslide hazard potential on the site is rated as low.

8.5 Rockfall

Rockfall can occur on slopes or cliffs where rock outcrops and/or loose boulders are present. Rocks can be dislodged from the outcrops or from the slope surface by natural weathering processes or by ground shaking during an earthquake event. Once dislodged, the rocks can roll or bounce down the slope and have the potential to cause damage to property and threaten life in the run-out zone at the base of the slope. Based on our observations during the geologic reconnaissance of the site, the subject lot is not located in a potential rockfall run-out zone. No rockfall clasts were observed on the property. The nearest potential rockfall source area is on the steeper mountains approximately 1,400 feet east of the site. In addition, the Utah County Natural Hazards Overlay Map (2001) does not show the site to be located in a rockfall hazard zone. Based on our observations, we rate the relative potential rockfall hazard at the site as low.

8.6 Radon

A radon hazard potential map of Utah prepared by Black (1993), indicates that the subject property is located in an area of "moderate to high" radon hazard potential. Radon is a radioactive gas that is a product of the natural radioactive decay of uranium, a trace element commonly found in soils and bedrock. Radon is believed to be a significant cause of lung cancer in humans. Radon can enter groundwater and the atmosphere as it moves upward after being produced naturally in the subsurface. The gas has the potential to enter buildings through cracks and other openings in footings and floor slabs and can affect buildings of any age or type. The radon hazard map reviewed for this report is only intended to be used as a general reference. Radon levels in buildings are influenced by both geological and non-geological factors and levels can vary from site to site. Radon testing would be necessary to determine actual indoor radon levels in any existing or future buildings at the site. Radon mitigation systems are relatively inexpensive and easy to install below floor slabs at the time of building construction. Such systems could be considered for future houses at the site as a preventative measure.

8.7 Other Geologic Hazards

Other geologic hazards that are not likely to affect the subject site due to the location of the site, the regional geologic setting, or the low probability of occurrence are seismic seiche and volcanic eruption. The probability of these hazards affecting the site is rated as low.

9.0 CONCLUSIONS

Based on our site reconnaissance, map and aerial photograph review, and exploration trenching, the subject property is located in a geologic and tectonic setting that is at high potential risk from debris flow and alluvial fan flooding hazards and relatively moderate to low risk from most other geologic hazards. Common geologic hazards and their relative potential threat (high, moderate, or low) to development on the subject property are listed below.

Earthtec

1. Debris Flows and Alluvial Fan Flooding

High relative threat for the entire site. More detailed studies by an experienced hydrologist or engineer may be required to fully address these hazards and provide design recommendations for mitigation. A discussion of these potential hazards and possible options for mitigation measures on the site are presented in Section 8.1 of this report.

2. Surface fault rupture

Low threat for the entire site.

3. Tectonic and Coseismic Ground Deformation

Moderate threat for the entire site.

4. Landslides

Low threat for the entire site.

5. Rockfall

Low threat for the entire site.

6. Radon

Moderate to high on the entire site, however, site specific indoor radon testing would be required to confirm this assessment and determine actual radon levels.

7. Seismic Seiche and Volcanic Eruption

Low threat for the entire site.

It is our conclusion that the subject property is located in a geologically sensitive location where several types of hazards are present and could pose a risk to development. However, we also conclude that with additional study these hazards (primarily debris flow and fan flooding) can be effectively mitigated and the proposed development can occur with an acceptable factor of safety. All current or future property owners and/or occupants on the subject property should fully understand the findings and conclusion of this assessment and the potential risks associated with owning property and/or living at the site. By choosing to live in a potentially geologically sensitive location, all property owners and/or occupants must accept the associated geologic hazard risks.

10.0 PERCOLATION TESTING

In conjunction with our geologic hazards assessment, percolation tests were conducted in test pits at seven locations throughout the site to assess the ability of the soils to transmit water. The purposes of these tests are to aid in the design of drainage sumps and to assess the feasibility of using on-site waste-water septic systems on the proposed lots. The locations of the test pits where percolation tests were conducted are shown on Figure No. 5. It should be noted that we intended to conduct an eighth test near the northwest corner of the site but the client's excavator did not excavate a test pit in this area prior to the testing. We do not believe that this eighth test would have resulted in a significantly different percolation rate than was found in the tests at the seven other locations throughout the site as the percolation rates were relatively consistent. The following table lists the results of the percolation testing.

Earthtec

Professional Engineering Services ~ Geotechnical Engineering ~ Drilling Services ~ Construction Materials Inspection / Testing ~ Non-Destructive Examination ~ Failure Analysis
ICC/IBC ~ ACI ~ AWS

Table No. 1 Percolation Test Results

Test Pit	Depth of Test Below Surface	Soil Type at Test Depth	Stabilized Percolation Rate (Minutes Per Inch)
TP-1	5 to 6 feet	Clayey Gravel (GC)	6.2
TP-2	4.5 to 5.5 feet	Silty Gravel (GM)	10.0
TP-3	6.5 to 7.5 feet	Silty Gravel (GM)	10.0
TP-4	4.5 to 5.5 feet	Clayey Gravel (GC)	6.7
TP-5	4 to 5 feet	Poorly Graded Gravel with Silty Sand (GP-GM)	5.7
TP-6	4.5 to 5.5 feet	Clayey Gravel (GM)	10.0
TP-7	6.5 to 7.5 feet	Silty Gravel (GM)	5.7

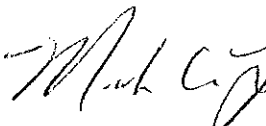
It should be noted that the percolation tests holes were not kept saturated for the typical 12 to 24 hour period prior to conducting the tests that is usually required for septic system design. Thus, percolation testing for septic system design will likely result in somewhat slower percolation rates. However, we believe, based on the soil conditions and our past experience, that percolation rates suitable for the design and implementation of on-site septic systems can be achieved at the site.

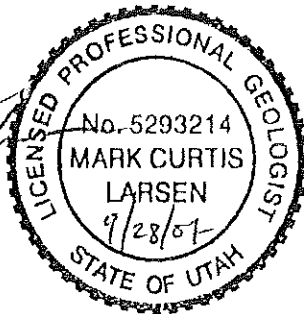
11.0 GENERAL INFORMATION

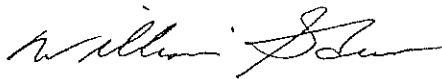
The observations, conclusions, and recommendations presented in this report were conducted and presented within the limits prescribed by our client and according to the generally accepted practices of the engineering geology profession. No other warranty or representation, either expressed or implied, is intended in our proposals, contracts, reports, and letters.

We appreciate the opportunity to be of service to you. If you have any questions, please call.

Respectively,
EARTHTEC TESTING & ENGINEERING, P.C.


Mark C. Larsen, P.G.
Project Geologist





William G. Turner, P.E.
Senior Geotechnical Engineer

REFERENCES CITED

- Biek, R., F., 2005, *Geologic Map of the Lehi Quadrangle and Part of the Timpanogos Cave Quadrangle, Salt Lake and Utah Counties, Utah*; Utah Geological Survey Map 210, Scale 1:24,000.
- Black, B.D., Lund, W.R., and Mayes, B.H., 1995, *Summary of New Information From the South Fork Dry Creek Site, Salt Lake County, Utah*; Environmental and Engineering Geology of the Wasatch Front Region, edited by W.R. Lund, Utah Geological Association Pub. 24, p. 11-30.
- Black, B.D., 1993, *The Radon-Hazard-Potential Map of Utah*; Utah Geological Survey Map 149, scale 1:500,000.
- Christenson, G.E., Batatian, L.D., & Nelson, C.V., 2003, *Guidelines for Evaluating Surface-Fault-Rupture Hazards in Utah*; Utah Geological Survey Miscellaneous Publication 03-6.
- Harty, K., 1992, *Landslide Map of the Provo 30' x 60' Quadrangle, Utah*; Utah Geological Survey, Open File Report 256, Scale 1:100,000.
- Hecker, S., 1993, *Quaternary Tectonics of Utah With Emphasis on Earthquake-Hazard Characterization*; Utah Geological Survey Bulletin 127.
- Hungr, O., Morgan, G.C., and Kellerhals, R., 1984, *Quantitative Analysis of Debris Torrent Hazards for Design of Remedial Measures*; Canadian Geotechnical Journal, Vol. 21, 1984, p. 663-677.
- Lund, W.R., Schwartz, D.P., Mulvey, W.E., Budding, K.E., and Black, B.D., 1991, *Fault Behavior and Earthquake Recurrence on the Provo Segment of the Wasatch Fault Zone at Mapleton, Utah County, Utah*; Paleoseismology of Utah, Vol. 1, Utah Geological Survey Special Study 75, 41 pp.
- Machette, M.N., Personius, S.F., Nelson, A.R., Schwartz, D.P., and Lund, W.R., 1991, *Segmentation and History of Holocene Earthquakes, Wasatch Fault Zone, Utah*; Journal of Structural Geology, Vol. 13, p. 137-149.
- Machette, M. N., 1992, *Surficial Geologic map of the Wasatch Fault Zone, Eastern Part of Utah Valley, Utah County and Parts of Salt Lake and Juab Counties, Utah*; U.S. Geological Survey Miscellaneous Investigations Series, Map I-2095, Scale: 1:50,000.

Earthtec

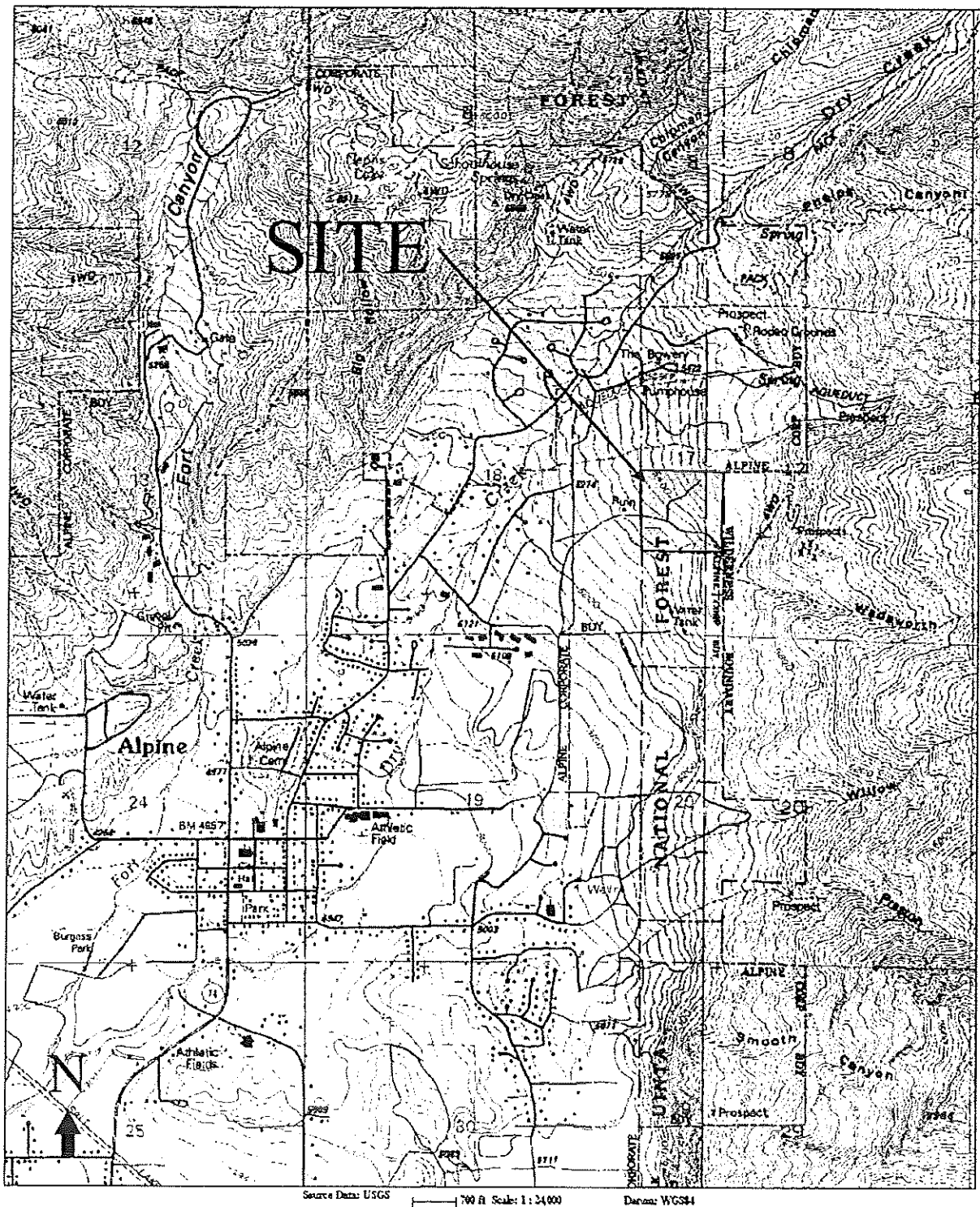
Professional Engineering Services ~ Geotechnical Engineering ~ Drilling Services ~ Construction Materials Inspection / Testing ~ Non-Destructive Examination ~ Failure Analysis
ICC/IBC ~ ACI ~ AWS

- McCalpin, J.P., Forman, S.L., and Lowe, M., 1994, *Reevaluation of Holocene Faulting at the Kaysville Site, Weber Segment of the Wasatch Fault Zone, Utah*: Tectonics, Vol. 13, p. 1-16.
- McCalpin, J.P., and Nishenko, S.P., 1996, *Holocene Paleoseismicity, Temporal Clustering, and Probabilities of Future Large ($M > 7$) Earthquakes on the Wasatch Fault Zone, Utah*: Journal of Geophysical Research, Vol. 101, No. B3, p. 6233-6253.
- Pierson, T.C., and Costa, J.E., 1987, *A Rheologic Classification of Subaerial Sediment-Water Flows*, in Costa, J.E., and Wieczorek, G.F., eds., *Debris Flow/ Avalanches: Geological Society of America Reviews in Engineering Geology*, Vol. VII, p. 1-12.
- Schwartz, D.P., and Coppersmith, K.J., 1984, *Fault Behavior and Characteristics of Earthquakes-Examples from the Wasatch and San Andreas Fault Zones*: Journal of Geophysical Research, Vol. 89, No. B7, p. 5681-5698.
- Swan, F.H., III, Schwartz, D.P., and Cluff, L.S., 1980, *Recurrence of Moderate to Large Magnitude Earthquakes Produced by Surface Faulting on the Wasatch Fault Zone, Utah*: Bulletin Seismological Society of America, Vol. 70, p. 1431-1462.
- USGS Aerial Photograph, 1997. Photo obtained from www.terraserver-usa.com.
- Digital Globe/ Navteq Aerial Photograph, 2007. Photo obtained from www.earth.google.com.
- Utah County Natural Hazards Overlay Map, 2001, *Faults/ Liquefaction*, Utah County Public Works Department Mapping Division, Scale: 1:80,000.
- Utah County Land Use Ordinance, Utah County Planning Department.

APPENDIX A

VICINITY MAP

BOX ELDER SOUTH



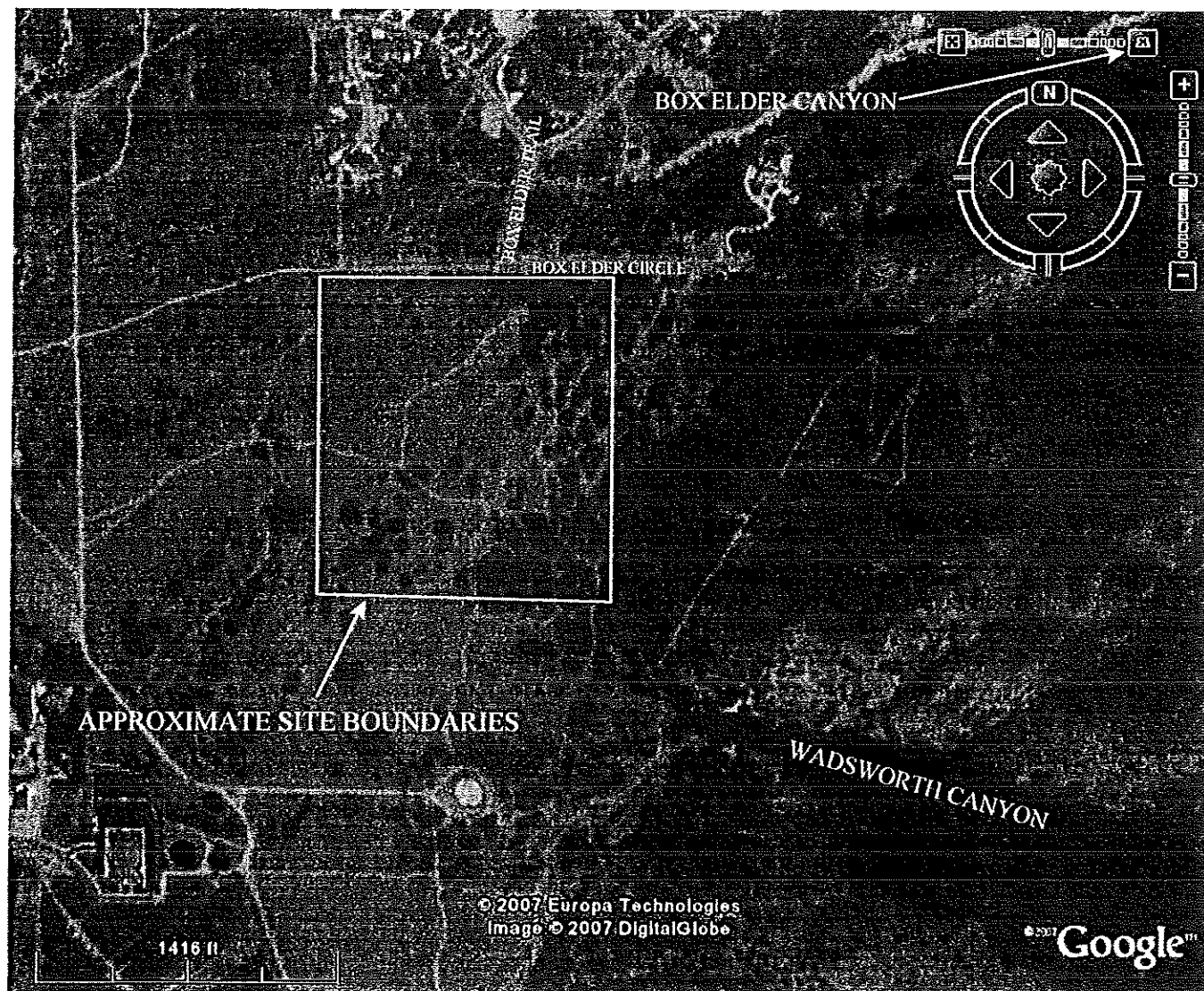
PROJECT NO.: 072247



FIGURE NO.: 1

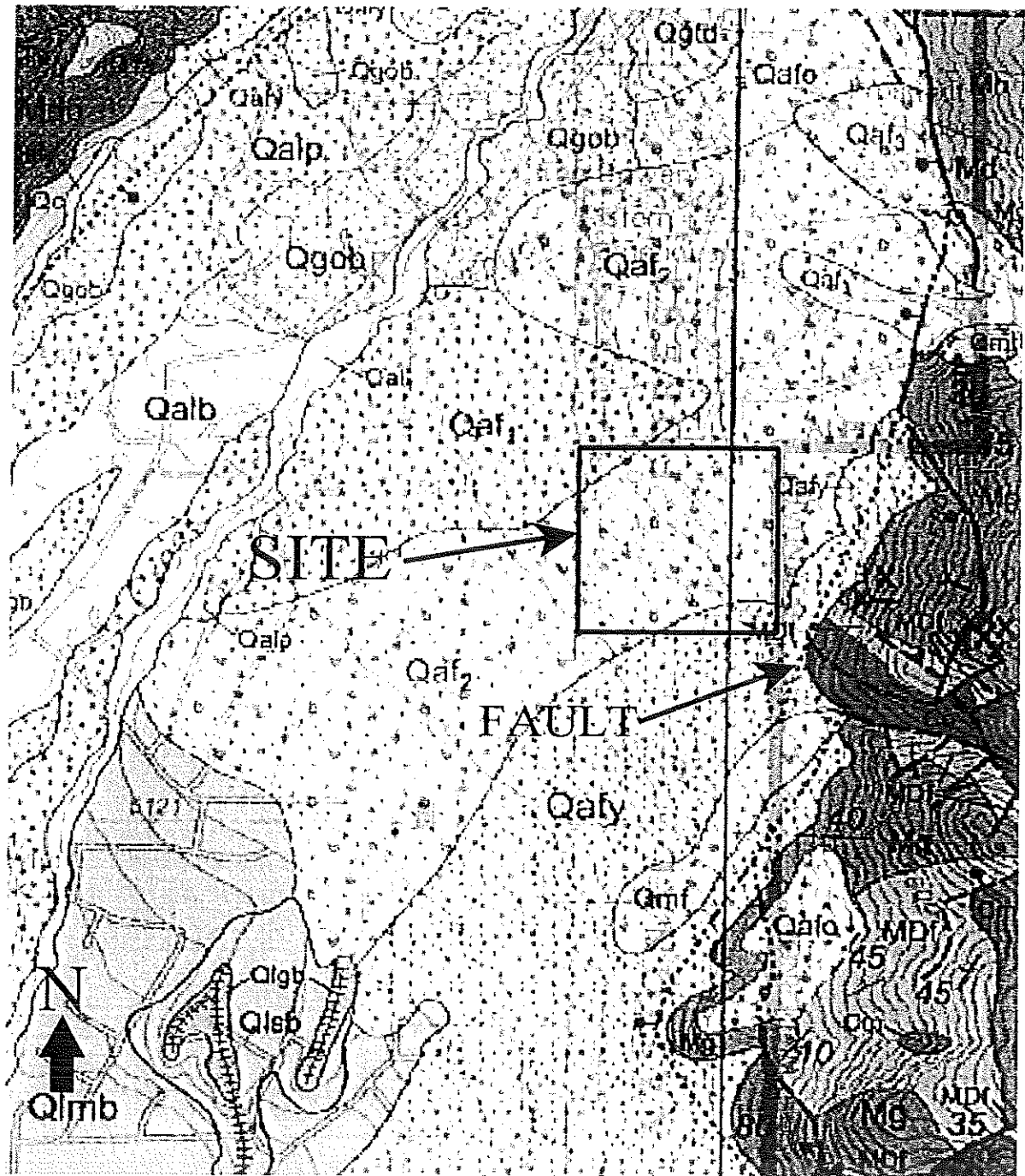
AERIAL PHOTOGRAPH

BOX ELDER SOUTH



GEOLOGIC MAP

BOX ELDER SOUTH



Map from Biek (2005)
Scale: 1 inch is approximately 1,150 feet

BOX ELDER SOUTH

QUATERNARY

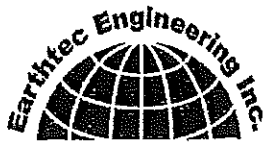
Alveolar deposits

- | | |
|--------------------|---|
| Qal ₁ | Stream deposits (Holocene) - Moderately to well-sorted sand, silt, clay, and pebbles to boulder gravel in river channels and flood plains; locally includes small alluvial-fan and colluvial deposits, and minor terraces up to 10 feet (3 m) above current base level; mapped principally along the larger streams in the quadrangle, including American Fork River and Dry Creek; generally 0 to 20 feet (0-6 m) thick |
| Qal _{2,3} | Stream terrace deposits (Holocene to Upper Pleistocene) - Moderately to well-sorted sand, silt, clay, and pebbles to boulder gravel that forms level to gently sloping terraces incised by modern streams; subcritical terrace height above modern stream channels; level 2 deposits are 10 to 30 feet (3-9 m), and level 3 deposits are 30 to 75 feet (10-20 m) above modern drainages; deposited in river channels and flood plains; generally 0 to 20 feet (0-6 m) thick |
| Qal _y | Young alluvial deposits (Holocene to Upper Pleistocene) - Moderately sorted sand, silt, clay, and pebbles to boulder gravel deposited in river channels and flood plains; incised by active stream channels, and locally includes small alluvial-fan and colluvial deposits; equivalent to modern stream deposits (Qal ₁) and older, post-Bonneville stream deposits that are undifferentiated because units are completely overlapping; probably less than 20 feet (6 m) thick |
| Qal _o | Older alluvial deposits (Upper Pleistocene) - Moderately sorted sand, silt, clay, and pebbles to boulder gravel incised by younger alluvial deposits in Fort Canyon; probably less than 30 feet (9 m) thick; small deposit overlying Dry Creek glacial outwash (Qy _o) in Fort Canyon is well-sorted, subangular to subrounded pebbles conglomerate composed of Pennsylvanian or Permian calcareous sandstone clasts and is about 3 feet (1 m) thick |
| Qal _p | Alluvial deposits related to the Provo phase of the Bonneville lake cycle (Upper Pleistocene) - Moderately to well-sorted sand, silt, and pebbles to boulder gravel deposited principally in river channels; coarsens upgradient and includes boulder-size clasts in the upper reaches of Dry Creek; locally includes veneer of fine-grained eolian sand and silt, and may include loess veneer; large deposits in south-central part of quadrangle are mostly fluvial deposit beds that grade into Provo-level deltaic deposits (Qol _p) derived from American Fork and Dry Creek Canyons; generally 5 to 20 feet (2-6 m) thick |
| Qal _{po} | Older alluvial deposits related to the Provo phase of the Bonneville lake cycle (Upper Pleistocene) - Moderately to well-sorted sand, silt, and pebbles to boulder gravel deposited in ancestral Dry Creek channel; forms terrace remnant north of Alpine that is about 30 feet (9 m) above adjacent Qal _p deposits; may include loess veneer; exposed thickness about 30 feet (9 m) |
| Qal _b | Alluvial deposits related to the Bonneville phase of the Bonneville lake cycle (Upper Pleistocene) - Moderately sorted sand, silt, and pebbles to boulder gravel deposits of ancestral Dry Creek that are graded to the Bonneville shoreline; about 20 feet (6 m) thick |
| Qal _f | Modern alluvial-fan deposits (Holocene) - Poorly to moderately sorted, non-stratified, clay- to boulder-size sediment deposited principally by debris flows at the mouths of active drainages; upper parts typically characterized by abundant boulders and debris-flow levees that radiate away from the apex of the fan, equivalent to the younger part of Qal _y but differentiated because they form smaller, isolated fans, generally less than 30 feet (9 m) thick |
| Qal ₂ | Level 2 alluvial-fan deposits (Holocene to Upper Pleistocene) - Poorly to moderately sorted, clay- to boulder-size sediment deposited principally by debris flows; large deposits at American Fork likely also deposited by perennial and intermittent streams of the American Fork River distributary system, incised by modern alluvial-fan and alluvial deposits; forms moderately dissected surfaces equivalent to the lower part of Qal _y ; probably less than 30 feet (9 m) thick |
| Qal ₁ | Level 3 alluvial-fan deposits (Upper Pleistocene) - Poorly to moderately sorted, clay- to boulder-size sediment deposited principally by debris flows; locally conceals the Bonneville shoreline and is incised by younger undifferentiated alluvial deposits; forms deeply dissected surfaces north of Alpine; probably less than 40 feet (12 m) thick |
| Qal _y | Younger undifferentiated alluvial-fan deposits (Holocene to Upper Pleistocene) - Equivalent to modern, level-2, and the upper part of level-3 alluvial-fan deposits, but undifferentiated because units are completely overlapping or too small to show separately; upper parts of fans are locally deeply incised; thickness unknown, but likely up to several tens of feet |
| Qal _p | Alluvial-fan deposits related to the Provo phase of the Bonneville lake cycle (Upper Pleistocene) - Poorly to moderately sorted, clay- to boulder-size sediment deposited principally by debris flows; larger deposits at Utah and American Fork are mostly reworked deltaic and fan-delta deposits; incised by younger alluvial and alluvial fan deposits; dissected by streams associated with the Provo (regressive) phase of Lake Bonneville; thickness unknown, but likely up to several tens of feet |

MAP SYMBOLS

- ▶ **Category 1:** There are a few non-standard options when uncertain
 - ▶ **Normal distribution:** Always assume that the data is normally distributed and approximately bell-shaped, except in cases where the data is not bell-shaped but the distribution is skewed to the right or left
 - ▶ **Normal distribution (empirical rule):** If the data is very approximately bell-shaped, the empirical rule can be used only if the data is not skewed to the right or left and approximately bell-shaped
 - ▶ **Any other distribution:**
 - ▶ **Take the variable distribution:** Many distributions in the Standard normal table (Table 1) are a special case of a probability distribution that is symmetric about the mean
 - ▶ **Binomial distribution:** If the Binomial distribution is not too large, it is approximately normal
 - ▶ **Geometric distribution:** If the Geometric distribution is not too large, it is approximately normal
 - ▶ **Poisson distribution:** If the Poisson distribution is not too large, it is approximately normal
 - ▶ **Uniform distribution:** If the Uniform distribution is not too large, it is approximately normal
 - ▶ **Exponential distribution:** If the Exponential distribution is not too large, it is approximately normal
- ▶ **Category 2:** There are a few non-standard options when uncertain
 - ▶ **Normal distribution:** Always assume that the data is normally distributed and approximately bell-shaped, except in cases where the data is not bell-shaped but the distribution is skewed to the right or left
 - ▶ **Normal distribution (empirical rule):** If the data is very approximately bell-shaped, the empirical rule can be used only if the data is not skewed to the right or left and approximately bell-shaped
 - ▶ **Any other distribution:**
 - ▶ **Take the variable distribution:** Many distributions in the Standard normal table (Table 1) are a special case of a probability distribution that is symmetric about the mean
 - ▶ **Binomial distribution:** If the Binomial distribution is not too large, it is approximately normal
 - ▶ **Geometric distribution:** If the Geometric distribution is not too large, it is approximately normal
 - ▶ **Poisson distribution:** If the Poisson distribution is not too large, it is approximately normal
 - ▶ **Uniform distribution:** If the Uniform distribution is not too large, it is approximately normal
 - ▶ **Exponential distribution:** If the Exponential distribution is not too large, it is approximately normal

From Biek (2005)



Earthtec Engineering, Inc.

133 North 1330 West
Orem, Utah - 84057
Phone (801) 225-5711
Fax (801) 225-3363

1596 W. 2650 S. #108
Ogden, Utah - 84401
Phone (801) 399-9516
Fax (801) 399-9842

September 29, 2008

Mr. Steve Sowby
Patterson Construction
11038 N. Highland Blvd.
Highland, UT 84003

Re: **Addendum**
Geologic Hazards Assessment
Box Elder South Development
Utah County, Utah
Job No. 072247

Mr. Sowby:

This letter is an addendum to a geologic hazards assessment¹ completed for the site of the proposed Box Elder South Development located in unincorporated Utah County east of the city of Alpine, Utah. The purpose of this addendum is to address debris flow and alluvial fan flooding hazard mitigation measures that are proposed for the development.

Previous Work

Our referenced geologic hazards assessment for the site identified a potential debris flow and alluvial fan flooding hazard that could impact future development if not mitigated. This potential hazard was identified based on the location of the proposed development on active alluvial fans near the mouths of two significant drainages, and the presence of surficial and subsurface alluvial fan (debris flow) deposits over most of the site. Our previous field work included the excavation of an exploration trench in a general east to west orientation adjacent to the southern property boundary on the southeast portion of the site. It was determined that the proposed lots along the eastern and southern boundaries of the site, as well as several lots adjacent to the northern boundary of the site on the northwest portion of the development, are at greatest risk from potential debris flow and flooding hazards. This determination is based on the locations of these lots on the edges of the development where they would most likely be the first locations to be impacted during a debris flow and/or flooding event. However, it should be noted that such events could impact any lot within the proposed development.

The referenced geologic hazards assessment provided some general possible hazard mitigation options for the development.

¹Earthtec Testing & Engineering, P.C., 2007, *Geologic Hazards Assessment, Box Elder South Development, Utah County, Utah*; Unpublished Consultant's Report, Job No. 072247, Sept. 27, 2007.

Earthtec

Professional Engineering Services - Geotechnical Engineering - Drilling Services - Construction Materials Inspection / Testing - Non-Destructive Examination - Failure Analysis
ICBO - ACI - AWS

Proposed Mitigation

The developer has reconfigured the proposed layout and lot configuration of the development since the completion of our original geologic hazards assessment. An updated site plan showing the new subdivision configuration is attached at the end of this letter. The new site plan includes a 20 foot wide drainage easement along the east and south boundaries of the development. The developer has proposed to construct a ditch-berm system within this easement to catch potential debris and/or flood water and divert it to off-site locations away from the development. It is our understanding that this system will include a 2½ foot deep ditch on the up-slope side of the easement adjacent to a 2½ foot high berm on the down-slope side of the ditch. This will provide an effective barrier height of 5 feet along the east and south sides of the development. It appears from the site plan and our observations of the site that any debris and/or water intercepted by this system will be directed to the west and southwest onto undeveloped land currently owed by Alpine City.

The updated site plan also shows that much of Box Elder Way adjacent to the northern boundary of the site will be constructed on raised road bed fill that will be several feet higher than the natural ground surface on either side of the road. It is our understanding that this road fill will be 2 to 10 feet higher than the surrounding natural ground surface. This raised road will be located directly north of the lots on the northwest portion of the subdivision that were previously identified to be at higher risk from potential debris and water runoff from the northeast.

Based on our understanding of the location of the proposed development and the proposed mitigation measures described above, we provide the following opinions and comments:

1. The proposed ditch and berm system along the east and south sides of the development is expected to provide an adequate factor of safety against most debris flow and flood events that would likely emanate from Wadsworth Canyon to the southwest of the site. This opinion is based on the thickness of the most recent debris flow deposits observed in the exploration trench excavated on the site. These deposits likely occurred during climatic conditions most similar to current conditions. The average deposit thickness of the youngest debris flow deposit observed and measured in the exploration trench was nearly 3.3 feet. The effective height of the proposed ditch and berm system will be 5 feet which should be adequate against similar future debris flow events at the site. It is our opinion that the proposed effective berm-ditch height of 5 feet should be considered a minimum effective height and should be increased if possible, particularly closer to the southeast corner of the site.
2. Our original referenced hazards assessment for the site predicted that potential future events which could impact the lots on the northwest portion of the site would consist of relatively shallow, fine-grained, low energy and velocity mud slurries and water. It is our opinion that the proposed raised road bed for Box Elder Way, located between the northwest portion of the site and the potential debris/flood water source to the northeast, would provide an effective barrier against most debris and flood events flowing in a southwest direction. Most potential debris and water flowing

downslope from the northeast would likely be diverted in a westerly direction along the north side of Box Elder Way before reaching the subdivision. The factor of safety against debris flows and flooding associated with this barrier could be increased by raising the proposed planter strips along each side of Box Elder way. Incorporating a 1 to 2 foot high berm into the planter strips would increase the effective height of the road way barrier and would increase the factor of safety.

3. The developer has proposed to include a note on the development plat that would cite the potential debris flow and flooding hazard, and particularly note the lots at highest relative risk. We support this proposal and also recommend that the potential hazard be disclosed to all future potential property owners within the entire development. The lots at higher relative risk according to the current subdivision configuration (see attached site plan) are as follows:
 - a. Lots 8 through 21 along the east and south borders of the development.
 - b. Lots 1 through 5 on the northwestern portion of the development.

It is our opinion that if the proposed mitigation system is incorporated in the development the potential threat to critical public facilities at the site is low. It is also our opinion that the proposed development and mitigation system discussed herein will not increase the risk to surrounding areas.

Recommendations

The proposed berm and trench debris flow/flood mitigation system at the site should be constructed according to the following recommendations and parameters:

1. As previously discussed, the proposed effective berm and ditch height of 5 feet (berm 2½ feet high, ditch 2½ feet deep) should be considered a minimum effective height. If possible, the height of the berm and/or depth of ditch should be increased as much as possible within the bounds of the 20 foot wide drainage easement.
2. The sides of the berm should be no steeper than 1.5:1 (horizontal: vertical). The sides of the ditch should be no steeper than 2:1 (horizontal: vertical). The ditch should be widened as much as possible within the limits of the easement and the berm.
3. On-site native soils appear to be suitable for the construction of the proposed berm. The berm soils should be placed in minimum 8 to 10 inch thick lifts and compacted to 90% of the maximum dry density as determined by ASTM D-1557. The granular nature of the native soils may inhibit density testing of the berm lifts. It may be prudent to remove larger rocks (greater than 4 inches in effective diameter) from the berm soils prior to lift placement and compaction. It is the developer's/contractor's responsibility to ensure that the berm soils are adequately placed and compacted according to our recommendations.

4. A drainage opening should be made and maintained at the west end of the ditch-berm system to allow debris and water to flow out of the ditch down-slope to the west. The ditch-berm system will require periodic maintenance to ensure that the system functions properly during a debris flow or flood event. This maintenance will include periodic (at least yearly) cleaning of the ditch to remove any loose soil, rocks, or debris that could block flow in the ditch, and needed repairs to the berm due to erosion or other processes that could compromise its effectiveness. The system will also require immediate cleaning and repair during or directly following a debris flow or flooding event to remove debris and repair any damage to the structures. It should be determined prior to approval and construction of the ditch-berm system who will be responsible for conducting this periodic maintenance work.

Conclusions

It is our conclusion that the proposed debris flow and flood mitigation system for the subject development will provide a sufficient factor of safety against these potential hazards for the majority of such events at the site. It is our conclusion that an acceptable level of risk can be established at the site by properly constructing and maintaining the proposed hazard mitigation system discussed herein.


General Conditions


The observations, opinions, recommendations, and conclusions presented in this letter were conducted in accordance with presently accepted practices of the engineering geology profession and within the limits prescribed by our client. No other warranty or representation, either expressed or implied, is intended in our proposals, contracts, reports, and letters.

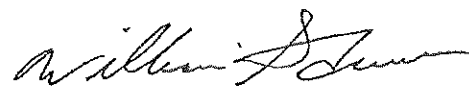
We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please contact us at (801) 225-5711.

Respectfully;

EARTHTEC ENGINEERING, INC.


Mark C. Larsen, P.G.
Project Geologist




William G. Turner, P.E.
Senior Geotechnical Engineer

Earthtec Engineering, Inc.

133 North 1330 West
Orem, Utah - 84057
Phone (801) 225-5711
Fax (801) 225-3363

1596 W. 2650 S. #108
Ogden, Utah - 84401
Phone (801) 399-9516
Fax (801) 399-9842

May 6, 2010

Mr. Scott Worthington, P.E.
Berg Engineering Resource Group
45 North 490 West
American Fork, Utah 84003

**Re: Addendum
Geologic Hazards Assessment
Box Elder South Development
Utah County, Utah
Job No. 072247**

Mr. Worthington:

At your request, we are providing this addendum letter in response to comments from the Utah County Attorney's Office regarding our previous Geologic Hazards Assessment^{1 2} for the subject site near Alpine, Utah County, Utah. In response to the comments from the County Attorney's Office, we provide the following comments and clarifications.

It is our opinion that our referenced, previous geologic hazards assessment for the subject site was sufficient to meet the standards of the Utah County Land Use Ordinance and accurately depicts the hazards to be encountered at the site.

Our previous work did not include an assessment of the location of the proposed water tank at the site. Additional, site specific geologic hazards assessment would be required to make any conclusions and mitigation recommendations regarding the water tank location.

Our referenced geologic hazards assessment stated that the potential risk from radon is moderate to high on the entire site. This relative risk assessment is based on mapping by the Utah Geological Survey which is largely based on site geologic conditions. Radon levels in buildings can vary from site to site and is usually influenced by a number of geological and structural factors. Thus, our report stated that indoor radon testing would be required to determine actual radon levels in future buildings at the site. It is our opinion, based on the potentially moderate to high radon risk at the site, that radon mitigation measures are warranted for any future habitable structures at the site. As stated in the referenced report, radon mitigation systems are typically relatively inexpensive and easy to install below floor slabs at the time of building construction.

¹ Earthtec Testing & Engineering, P.C., 2007, Geologic Hazards Assessment, Box Elder South Development, Utah County, Utah; Unpublished consultant's report, Job No. 072247, September 27, 2007.

² Earthtec Engineering, Inc., 2008, Addendum, Geologic Hazards Assessment, Box Elder South Development, Utah County, Utah; Unpublished consultant's report, Job No. 072247, September 29, 2008.

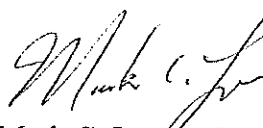
Addendum
Geologic Hazards Assessment
Box Elder South Development
Utah County, Utah
Job No. 072247

We have reviewed the most recent site plans showing our previously recommended hazard mitigation measures for the subject development. Based on our review and understanding of the plans, it is our opinion that the recommended mitigation features have been designed according to our recommendations. Based on the planned configuration of Box Elder Drive adjacent to the northern boundary of the site, and as discussed in our referenced report, we recommend that the areas in the planter strips adjacent to the road be raised to at least 2 feet above the road surface to provide an added factor of safety against shallow, sheet-flow type flooding.

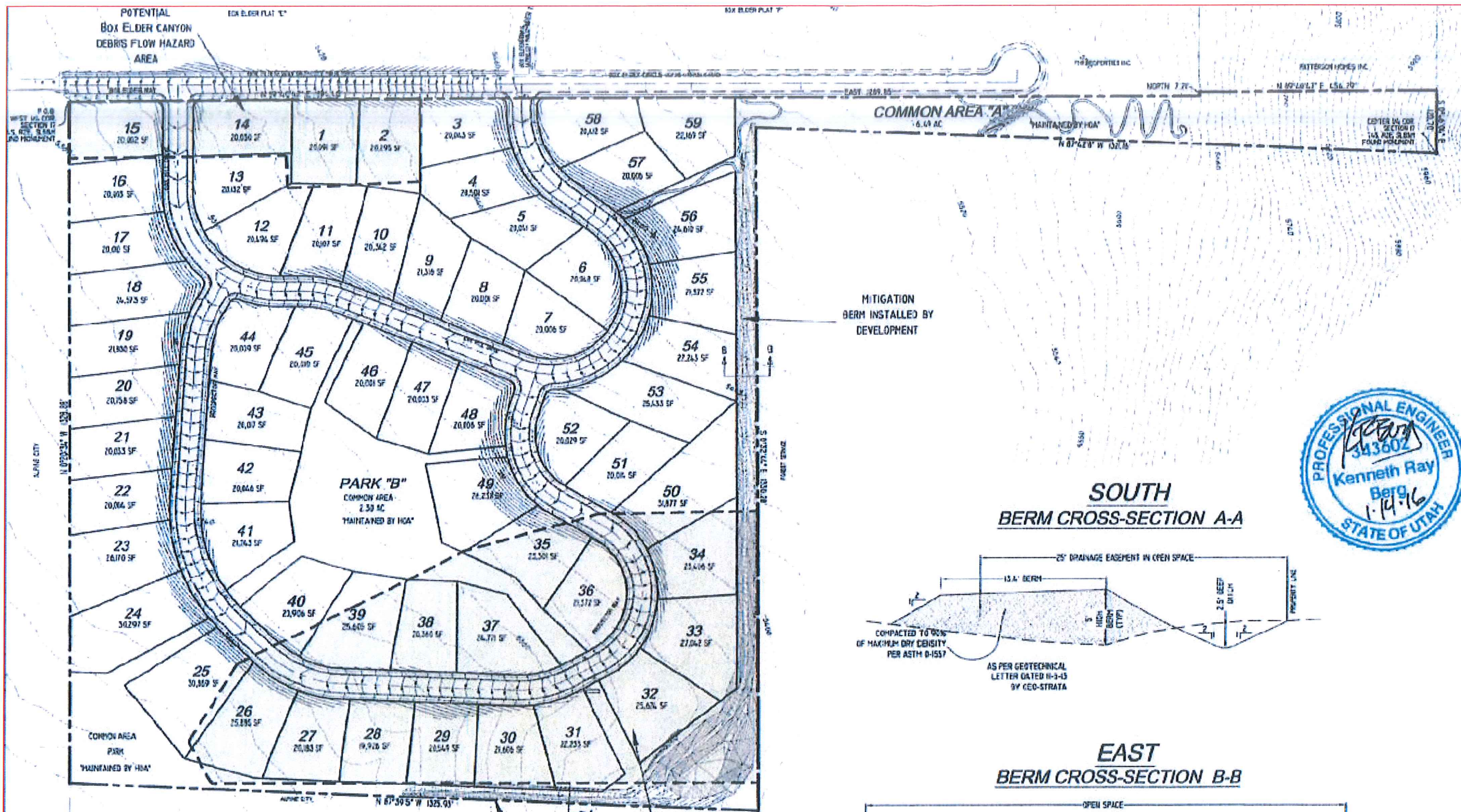
This letter is an addendum to our referenced reports and subject to the same conditions and limitations presented therein.

We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please contact us at (801) 225-5711.

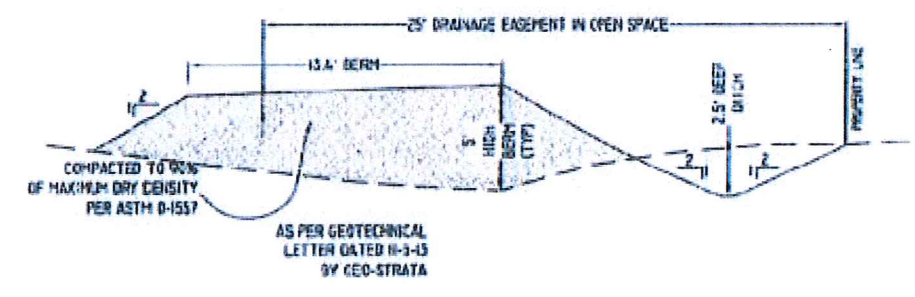
Respectfully;
EARTHTEC ENGINEERING, INC.


Mark C. Larsen, P.G.
Project Geologist

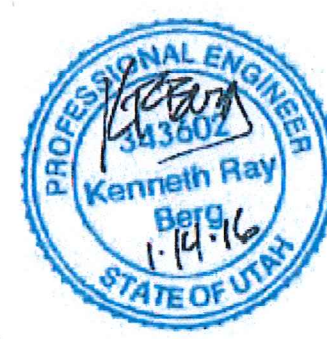
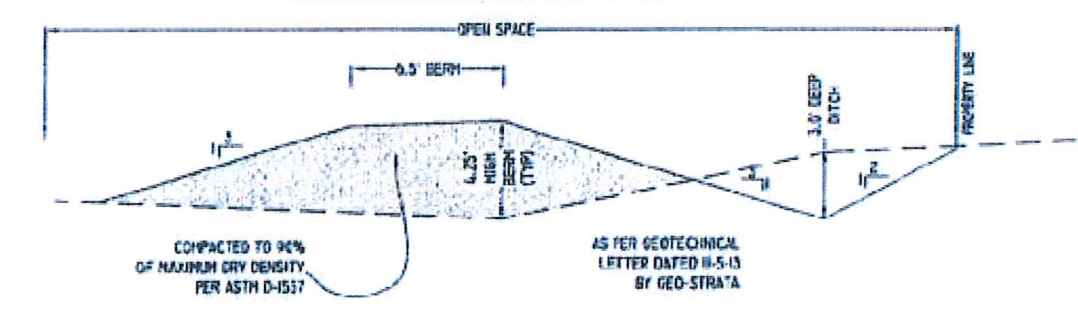




**SOUTH
BERM CROSS-SECTION A-A**




**EAST
BERM CROSS-SECTION B-B**



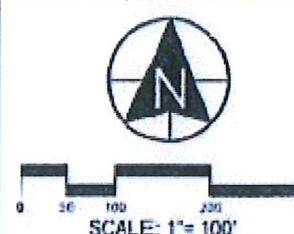
BOX ELDER SOUTH

DEVELOPER




PATTERSON HOMES
www.phutah.com

11031 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119



SCALE: 1" = 100'



BERG
CIVIL ENGINEERING

11031 N. Highland Blvd Suite 100
Highland, UT 84003
Office (801) 418-1272
Cell (801) 416-1677

REVISIONS		DATE
NO.	DATE	DESCRIPTION
1	1/14/16	FINAL DESIGN
2	1/14/16	CONSTRUCTION
3	1/14/16	CONSTRUCTION
4		
5		
6		
7		

ACTION	DATE
CONSTRUCTION DOCUMENTS	01/14/16

PROJECT

BOX ELDER SOUTH

CONSTRUCTION PLANS

DESCRIPTION

HAZARD BERM AS-BUILT

SHEET NAME	SHEET NUMBER
BERM	C1

November 5, 2013

Mr. Stephen Sowby, P.E.
Patterson Construction
11038 Highland Blvd. Suite 100
Highland, Utah, 84003

GeoStrata Project No. 503-022

**RE: Debris Flow Mitigation Analysis
Box Elder South Development, Alpine, Utah.**

Mr. Sowby:

As requested, GeoStrata visited the site of the proposed Box Elder South development located in unincorporated Utah County, Utah and approximately 1¾ miles northeast of Alpine City. A geologic hazards assessment was previously completed for the property by Earthtec Testing and Engineering, P.C., (Earthtec) the results of which may be found in a report dated September 27, 2007. In that report, it was noted that the potential for debris flow flooding is considered high for the property, and that remediation is recommended to mitigate this hazard. We understand that it was decided to construct a 2.5-foot tall berm and excavate an adjacent 2.5-foot deep trench along the southern and portions of the eastern sides of the proposed development in order to divert any potential debris flow events. The purpose of our visit was to provide our opinion regarding the adequacy of the Earthtec remediations and to provide additional recommendations if necessary.

GeoStrata visited the site on November 5, 2013. At that time, it was observed that relatively recent debris flow events had occurred on the alluvial fan at the mouth of Wadsworth Canyon as well as within the drainage of a smaller, unnamed canyon located to the east of the subject property. The debris flow sourced by Wadsworth Canyon contained material in excess of 3 feet in diameter, and had a run-out length approximately 1,500 feet from the mouth of the canyon. Fresh debris was observed across large portions of the fan. The debris flow sourced by the unnamed canyon extended approximately 500 feet from the mouth of the canyon.

Based on our observations as well as on our geologic review of the property, the potential exists for a debris flow emanating from Wadsworth Canyon to impact the subject property. Compounding this hazard is the potential for the debris flow to collide perpendicularly with the diversionary berm. Under these conditions, it is likely that the debris flow event would fill the trench and overtop the berm rather than changing direction and flowing along the trench. This geometry, as well as the relatively large amount of sediment transported during the recent Wadsworth debris flow event, the large diameter of the mobilized clasts, and the relatively long run-out distance, it is considered unlikely that the 2.5 foot tall diversionary berm and the 2.5 foot deep trench will be adequate to deflect a large debris flow event, such as the one observed to have occurred recently. As such, GeoStrata recommends that the berm height be increased to 5 feet while still retaining the 2.5 foot deep ditch. As an alternative, a reinforced chain-link fence could be constructed along the top of the diversionary berm. This fence would serve to increase the height of the berm, although it should be understood that the potential remains for a mud slurry to pass through the fence and impact the proposed development. If the fencing is chosen,

we recommend that it be a minimum of 4 feet in height, and constructed of heavy chain-link material. The poles for the fencing should be reinforced to accommodate the potential loading associated with a debris flow by increasing the depth of embedment to a minimum of 5 feet. Finally, it is recommended that no structures should be constructed within 20 feet of the diversionary structure

No laboratory testing or subsurface investigations were performed as a part of this investigation. If you would like to discuss any of the issues contained in this letter in more detail or have additional questions please contact us at your convenience (801) 501-0583.

We appreciate the opportunity to provide these services. Please contact us if you have questions regarding the information provided in this letter.

Respectfully,
GeoStrata



J. Scott Seal, E.I.T.
Staff Geologist



Mike W. Vorkink, P.G.
Senior Geologist



Mark I. Christensen
Senior Geotechnical Engineer



September 3, 2013
Job No. 1309-004-13

Berg Engineering
11038 Highland Boulevard
Highland, Utah 84003

Attention: Mr. Ken Berg, P.E.

Gentlemen:

Re: Letter
Box Elder South Mitigation Berms
1600 East Box Elder Circle
Alpine, Utah

As requested by Mr. Ken Berg of Berg Engineering, Mr. Bill Turner of GSH Geotechnical, Inc. (GSH) visited the above-referenced site on the afternoon of August 29, 2013. The purpose of the site visit was to observe existing conditions and proposed improvements for the proposed Box Elder South Development located in Alpine, Utah. A geologic hazards assessment report was completed for this site by Earthtec Testing & Engineering, P.C. dated September 27, 2007¹, along with subsequent addendum letters.

At the time of this site visit, Mr. Turner observed the existing grades versus the proposed grades and berm locations, as well as the recent debris flow area emanating from the burn scar on the mountainside east of the site. The referenced report and addendums have addressed using berms along the south side and the south half of the east side of the development to deflect water and debris flows that may emanate from Wadsworth Canyon and adjacent hillsides immediately east of the development. The current plans indicate a 2.5-foot high berm will be constructed at the locations recommended in the referenced report. Thus, it is our opinion that the measures contained in the Box Elder South plans will mitigate these potential hazards at the site and, thereby, adequately address the current requirements of Section 5-12 of the Utah County Land Use Ordinance.

¹ "Geologic Hazards Assessment, Box Elder South Development, Alpine, Utah" ETE Job No. 072247.

Berg Engineering
Job No. 1309-004-13
Box Elder South Mitigation Berms
September 3, 2013

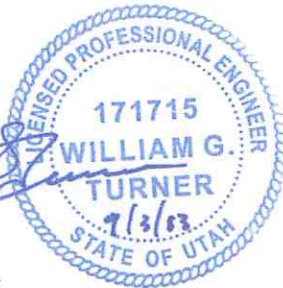


If you have any questions or would like to discuss these items further, please feel free to contact us at (801) 685-9190.

Respectfully submitted,

GSH Geotechnical, Inc.

A handwritten signature in blue ink, appearing to read 'W. G. Turner'.



William G. Turner, P.E.
State of Utah No. 171715
Senior Geotechnical Engineer

WGT:jlh

Addressee (email)

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
April 19, 2022

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 p.m. by Chair Jane Griener.
The following were present and constituted a quorum:

Chair: Jane Griener

Commission Members: Alan MacDonald, John MacKay, Ethan Allen, Susan Whittenburg, Troy Slade, Jeff Davis

Excused:

Staff: Jed Muhlestein, Austin Roy, Marla Fox

B. Prayer/Opening Comments: Susan Whittenburg

C. Pledge of Allegiance: Ethan Allen

II. PUBLIC COMMENT

No Public comment

III. REPORTS AND PRESENTATIONS

BYU/MAG Study – Connectivity Between Municipalities - **POSTPONED**

IV. ACTION ITEMS

A. Public Hearing – Petition of Annexation – Box Elder South

Austin Roy explained that the 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 on a total of 43.9 acres, into Alpine City. On March 22, 2022, the City Council accepted the annexation petition and sent it to the Planning Commission for further consideration.

The Planning Commission and City Council must now review the proposed annexation, and weigh the potential pros and cons. In doing so, the following criteria should be considered (ADC 5.03):

1. *Whether or not it is in the interest of the City to annex additional land at that time.*
2. *The capability of Alpine City to supply adequate municipal services to the area proposed for annexation, such as public streets, water, sewer, police and fire protection including what necessary improvements will be a requirement of the petitioners/owners of the property.*
3. *Whether or not Water Rights will be required of all property annexed into Alpine City. If the property has a current water system, the City Council may require the dedication of the system and the water rights with any necessary improvements being made to the system by the owners of the water system as a condition of annexation.*
4. *Whether or not the proposed annexation is consistent with the City's General Plan.*
5. *What conditions, if any, should be attached to proposed annexations in order to provide adequate services, protect health or safety, or are necessary for proper implementation of the General Plan such as dedications for parks, trails, open space, road, of other public facilities.*
6. *Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee*

1 *ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts*
2 *on the City and infrastructure which may be created by the annexation.*

- 3 7. *Such other information as may be required or necessary to understand and evaluate the*
4 *application/petition.*

5
6 Austin Roy said the developer originally came to the city to get approval for this development. The city
7 couldn't come to an agreement, so the developer got approval through the County. The city provides
8 water, sewer, and garbage and is serviced by the fire and police. Water rights have been previously given
9 and they are not on the pressurized irrigation system because of the height of the subdivision.

10 Austin Roy said if this development had been annexed into the city originally, they would have been
11 approved for about twenty lots through a PRD (Planned Residential Development). They would have had
12 to give open space to the city. Today, because it has already been approved and started, it doesn't really
13 match up to our ordinance and how we would have done things had it been annexed in the beginning. It
14 this subdivision is annexed; we could receive impact fees going forward.

15 Austin Roy said average lot sizes are 21,000 square feet. The lots don't meet the city standards of a 110-
16 foot frontage requirement. The lots are in the Wildland Urban Interface area being on the hillside. We
17 require a secondary emergency access. The dirt road coming out of the subdivision would suffice for the
18 secondary road as is. There is a trail easement on the east end where it meets forest land.

19 Jed Muhlestein said the area is in the sensitive lands area that could have rockslides, mudslides, and
20 earthquakes. He said a geological study was done addressing the debris flow. Sewer and water is given
21 by the city, water rights have been given and there is no secondary water served in this area. The streets
22 conform to our residential streets and are thirty-four feet and we require thirty feet.

23 Jed Muhlestein said he has an issue with the street names because they are duplicates of names already in
24 the city. He said if this subdivision was annexed, the names would have to be changed.

25 Jed said he doesn't have an issue with traffic because the residents of this subdivision are already using
26 our roads.

27 The pocket park would need to stay private and not maintained by the city staff.

28 Martin Cawley, 3911 Prospector Way, said fifty-nine lots were planned and approved by the city in the
29 past. He said the residents understand the secondary access road is to be used for emergency access only
30 and were all told that when they purchased their lots. Mr. Cawley said about half of the lots have been
31 developed.

32 Mr. Cawley said the roads are all up to standard and meet the ordinance. He said this development is an
33 island and sits in the middle of Alpine. He said the residents use the city streets, parks, utilities, but do
34 not contribute to any costs. He said the residents are willing to contribute to the city because they know
35 they use the services. He said he would think the city would want control of this area as it sits in the
36 middle of the city and conforms to the Alpine city standards.

1 Mr. Cawley said he is on the board of the HOA and said they try very hard to conform to the standards of
2 the city. He said the developer has no say in this. He said they issue an HOA Fee to help with Lambert
3 Park. He said they also have a private park which they are happy to maintain.

4 Mr. Cawley said being annexed will bring a sense of belonging, inclusion, and community at the
5 increased benefit to Alpine City and is important to us.

6 Jane Griener said because this property was on the map listed as annexation, doesn't mean it was the
7 intention to annex. She said it was listed this way showing that it could be annexed, but not showing
8 intent.

9 Jane Griener opened the Public Hearing.

10 Sara Blackwell, 457 Eastview Drive, said the current development doesn't meet the requirement for
11 annexation because there isn't any open space. She said nothing legally binds us to annex this
12 development. She said she doesn't want to set a precedent by annexing this development. She said it is
13 too late because it has already been developed.

14 Bob Zurcher, Cove Subdivision, said his subdivision was recently annexed even though they didn't meet
15 the annexation requirements. He said his subdivision didn't want to annex because of the additional taxes
16 but they eventually did annex. He said now you have people begging to come in.

17 Clay Shuben, understands why these people want to come in and feel like they belong. He said this could
18 open up problems in the future by setting a precedent for developers to do what they want and then get
19 annexed later. He said he doesn't want Moyle Road to be paved and said these residents would be voters
20 and could vote to pave the road.

21 Rachel Frazier, said Box Elder South is already part of the community because they go to church and
22 school with us, the only thing they can't do is vote. She said she is not in favor of a road getting paved.

23 Ed Bush, 1463 Box Elder Drive, said in addition to property tax, we don't get sales tax. He pointed out
24 that there is a State Law that requires a city to show

25 why we wouldn't annex especially if the land is an island. The Cove didn't meet code and we annexed
26 them. The city has said just because they grant something for one development doesn't mean they have
27 to do it for another, so there is no precedent set. Alpine should learn not to lose control over their
28 hillsides. We should want to take control and mold this development and not complain about it.

29 Alan McDonald said the city didn't have control because the developer didn't want to comply with the
30 city ordinances and chose to go to the county to get more density. Now that he got the density, they want
31 to come in.

32 Jerry Henley, said we have had situations where developers have pushed the city around. He is concerned
33 about the lack of water.

34 Krissy Henneman, said the window of give and take has been closed. The timing of this annexation is a
35 lot different than if they did this at the beginning. She said you can't go to the County to get what you
36 want and then come through the back door later to get annexed.

Jane Griener closed the Public Hearing.

Alan MacDonald said taxes would be about \$250,000 and wanted to know if there is an additional cost to the city if this subdivision were annexed. Jane Griener said the road would have to be plowed and that would be a cost.

John McKay said nine lots have been built on. We are already providing services so the revenue would be incremental.

Alan MacDonald asked if all the criteria must be met, or can we excuse some of them. Austin Roy said that is a question for the Attorney. Austin Roy said the ordinances are law, but the annexation policy is more of a guideline.

Alan MacDonald wants to confirm with the Attorney that if this subdivision is annexed, the access road will not be paved. He asked if there is an annexation fee and if so, who determines what it is. Austin Roy said that would be up to the City Council.

Jeff Davis asked about the history of this development and how close the developer got to developing in the city. Jed Muhlestein said we would have to research the issue. Jeff Davis wanted to know if there was enough water. Jed Muhlestein said they are already on the Alpine City water system, and it is a non-issue.

John MacKay asked if the building envelope and slope meets our zoning requirements.

Ethan Allen said people are against what the developer did. Is it better for us as a city to control what happens going forward?

The Planning Commission had a discussion about what the city could control going forward such as accessory buildings, lighting.

MOTION: Commission Member Alan MacDonald moved to table the annexation of Box Elder South Subdivision until further review.

Susan Whittenburg seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Alan MacDonald
Ethan Allen
Jane Griener
John MacKay
Susan Whittenburg
Troy Slade
Jeff Davis

Nays:

Excused:

B. Pickle Ball Courts at Creekside Park

Austin Roy explained that 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.

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
JUNE 30, 2021

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	474,857.85
01-1112	XPRESS BILL PAY	13,602.78
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	17,319,674.30
TOTAL COMBINED CASH		17,809,134.93
01-1190	CASH - ALLOCATION TO OTHER FUN	(17,809,134.93)
TOTAL GENERAL FUND CASH		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	2,493,117.39
11	ALLOCATION TO CLASS C ROADS	1,123,346.55
15	ALLOCATION TO RECREATION IMPACT FEES	702,776.41
16	ALLOCATION TO STREET IMPACT FEES	401,672.92
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	3,930,898.83
51	ALLOCATION TO WATER FUND	2,676,015.07
52	ALLOCATION TO SEWER FUND	2,514,525.76
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	1,073,505.52
56	ALLOCATION TO STORM DRAIN FUND	660,932.78
70	ALLOCATION TO TRUST AND AGENCY FUND	596,642.33
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	691,834.74
81	ALLOCATION TO WATER IMPACT FEES	436,329.98
82	ALLOCATION TO SEWER IMPACT FEES	136,396.64
85	ALLOCATION TO PI IMPACT FEES	223,420.31
86	ALLOCATION TO STORM DRAIN IMPACT FEES	147,719.70
TOTAL ALLOCATIONS TO OTHER FUNDS		17,809,134.93
ALLOCATION FROM COMBINED CASH FUND - 01-1190		(17,809,134.93)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	2,493,117.39	
10-1309	DEFERRED PROPERTY TAXES REC	1,753,297.68	
10-1311	ACCOUNTS RECEIVABLE	60,696.22	
10-1351	TAXES RECEIVABLE - CURRENT	46,950.38	
10-1561	PREPAID EXPENSES	25,661.97	
	TOTAL ASSETS		4,379,723.64

LIABILITIES AND EQUITY

LIABILITIES

10-2131	ACCOUNTS PAYABLE	178,776.12	
10-2229	WORKERS COMP PAYABLE	(70,000.83)	
10-2400	UNEARNED REVENUE	1,753,297.00	
	TOTAL LIABILITIES		1,862,072.29

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2980	BALANCE BEGINNING OF YEAR	1,059,356.21	
	REVENUE OVER EXPENDITURES - YTD	1,458,295.14	
	BALANCE - CURRENT DATE	2,517,651.35	
	TOTAL FUND EQUITY		2,517,651.35
	TOTAL LIABILITIES AND EQUITY		4,379,723.64

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	1,865,942.98	1,865,942.98	1,800,000.00	(65,942.98)	103.7
10-31-20 REDEMPTION TAXES	178,929.60	178,929.60	145,000.00	(33,929.60)	123.4
10-31-30 GENERAL SALES AND USE TAXES	1,475,347.29	1,475,347.29	1,489,500.00	14,152.71	99.1
10-31-31 MOTOR VEHICLE TAXES	126,278.14	126,278.14	110,000.00	(16,278.14)	114.8
10-31-40 FRANCHISE FEES	609,814.62	609,814.62	675,000.00	65,185.38	90.3
10-31-90 PENALTIES & INT. ON DELINQUENT	3,431.68	3,431.68	4,000.00	568.32	85.8
TOTAL TAXES	4,259,744.31	4,259,744.31	4,223,500.00	(36,244.31)	100.9
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	26,200.50	26,200.50	25,000.00	(1,200.50)	104.8
10-32-20 PLAN CHECK FEES	279,392.44	279,392.44	175,000.00	(104,392.44)	159.7
10-32-21 BUILDING PERMITS	513,192.51	513,192.51	350,000.00	(163,192.51)	146.6
10-32-22 BUILDING PERMIT ASSESSMENT	6,894.55	6,894.55	3,000.00	(3,894.55)	229.8
TOTAL LICENSES AND PERMITS	825,680.00	825,680.00	553,000.00	(272,680.00)	149.3
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-41 UTAH COUNTY GRANT - CARES ACT	738,985.00	738,985.00	738,985.00	.00	100.0
TOTAL INTERGOVERNMENTAL REVENUE	738,985.00	738,985.00	738,985.00	.00	100.0
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	10,140.00	10,140.00	30,000.00	19,860.00	33.8
10-34-14 ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15 SALE OF MAPS AND PUBLICATIONS	.00	.00	250.00	250.00	.0
10-34-22 PUBLIC SAFETY DISTRICT RENTAL	38,516.00	38,516.00	42,500.00	3,984.00	90.6
10-34-40 WASTE COLLECTION SALES	633,809.02	633,809.02	600,000.00	(33,809.02)	105.6
10-34-69 YOUTH COUNCIL	2,552.00	2,552.00	.00	(2,552.00)	.0
10-34-81 SALE OF CEMETERY LOTS	7,141.25	7,141.25	7,500.00	358.75	95.2
10-34-83 BURIAL FEES	41,831.00	41,831.00	50,000.00	8,169.00	83.7
TOTAL CHARGES FOR SERVICES	733,989.27	733,989.27	730,750.00	(3,239.27)	100.4
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	7,618.63	7,618.63	25,000.00	17,381.37	30.5
10-35-15 OTHER FINES	27,528.71	27,528.71	40,000.00	12,471.29	68.8
10-35-16 TRAFFIC SCHOOL	5,898.15	5,898.15	7,500.00	1,601.85	78.6
TOTAL FINES AND FORFEITURES	41,045.49	41,045.49	72,500.00	31,454.51	56.6

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-19 RECYCLING	1,625.00	1,625.00	.00	(1,625.00)	.0
10-36-20 RENTS AND CONCESSIONS	48,540.00	48,540.00	65,000.00	16,460.00	74.7
TOTAL RENTS AND OTHER REVENUE	50,165.00	50,165.00	65,000.00	14,835.00	77.2
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	12,445.08	12,445.08	100,000.00	87,554.92	12.5
10-38-17 ALPINE DAYS REVENUE	7,191.00	7,191.00	85,000.00	77,809.00	8.5
10-38-18 RODEO REVENUE	5,015.00	5,015.00	20,000.00	14,985.00	25.1
10-38-50 BICENTENNIAL BOOKS	1,208.67	1,208.67	500.00	(708.67)	241.7
10-38-90 SUNDRY REVENUES	252,886.67	252,886.67	210,000.00	(42,886.67)	120.4
TOTAL INTEREST AND MISC REVENUE	278,746.42	278,746.42	415,500.00	136,753.58	67.1
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-10 FUND BALANCE APPROPRIATION	.00	.00	975,185.00	975,185.00	.0
10-39-20 CONTRIBUTION FOR PARAMEDIC	32,763.36	32,763.36	35,000.00	2,236.64	93.6
TOTAL TRANSFERS AND CONTRIBUTIONS	32,763.36	32,763.36	1,010,185.00	977,421.64	3.2
TOTAL FUND REVENUE	6,961,118.85	6,961,118.85	7,809,420.00	848,301.15	89.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	170,361.50	170,361.50	214,440.00	44,078.50	79.4
10-41-13 EMPLOYEE BENEFITS	42,508.75	42,508.75	92,850.00	50,341.25	45.8
10-41-14 OVERTIME WAGES	1,064.53	1,064.53	1,500.00	435.47	71.0
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	17,304.66	17,304.66	18,000.00	695.34	96.1
10-41-22 PUBLIC NOTICES	1,976.81	1,976.81	4,500.00	2,523.19	43.9
10-41-23 TRAVEL	2,317.04	2,317.04	2,500.00	182.96	92.7
10-41-24 OFFICE SUPPLIES & POSTAGE	14,428.63	14,428.63	15,000.00	571.37	96.2
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	88.61	88.61	1,500.00	1,411.39	5.9
10-41-28 TELEPHONE	4,776.30	4,776.30	5,500.00	723.70	86.8
10-41-30 PROFESSIONAL SERVICES	10,372.83	10,372.83	60,000.00	49,627.17	17.3
10-41-33 EDUCATION	1,389.00	1,389.00	500.00	(889.00)	277.8
10-41-46 COUNCIL DISCRETIONARY FUND	5,612.75	5,612.75	15,000.00	9,387.25	37.4
10-41-47 MAYOR DISCRETIONARY FUND	810.03	810.03	8,000.00	7,189.97	10.1
10-41-51 INSURANCE	11,415.44	11,415.44	10,500.00	(915.44)	108.7
10-41-63 OTHER SERVICES	.00	.00	500.00	500.00	.0
10-41-64 OTHER EXPENSES	8,794.72	8,794.72	169,000.00	160,205.28	5.2
10-41-65 SPECIALCOVID PROJECTS	592,142.64	592,142.64	738,985.00	146,842.36	80.1
TOTAL ADMINISTRATION	885,364.24	885,364.24	1,358,275.00	472,910.76	65.2
<u>COURT</u>					
10-42-24 OFFICE EXPENSE & POSTAGE	31,629.54	31,629.54	30,000.00	(1,629.54)	105.4
10-42-31 PROFESSIONAL SERVICES	35,968.34	35,968.34	40,000.00	4,031.66	89.9
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	15,857.92	15,857.92	25,000.00	9,142.08	63.4
TOTAL COURT	83,455.80	83,455.80	95,200.00	11,744.20	87.7
<u>TREASURER</u>					
10-43-11 SALARIES & WAGES	14,832.00	14,832.00	14,500.00	(332.00)	102.3
10-43-13 EMPLOYEE BENEFITS	13,408.73	13,408.73	10,850.00	(2,558.73)	123.6
10-43-14 OVERTIME WAGES	1,022.44	1,022.44	500.00	(522.44)	204.5
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	1,799.81	1,799.81	1,000.00	(799.81)	180.0
10-43-23 TRAVEL	157.44	157.44	750.00	592.56	21.0
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-43-31 PROFESSIONAL & TECHNICAL	4,850.00	4,850.00	5,200.00	350.00	93.3
10-43-33 EDUCATION	.00	.00	500.00	500.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	10,200.00	10,200.00	13,000.00	2,800.00	78.5
TOTAL TREASURER	46,270.42	46,270.42	46,550.00	279.58	99.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	.00	.00	500.00	500.00	.0
TOTAL ELECTIONS	.00	.00	500.00	500.00	.0
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	1,706.88	1,706.88	7,000.00	5,293.12	24.4
10-52-27 UTILITIES	16,939.59	16,939.59	18,000.00	1,060.41	94.1
10-52-51 INSURANCE	7,910.94	7,910.94	9,000.00	1,089.06	87.9
10-52-63 OTHER SERVICES	7,997.00	7,997.00	15,000.00	7,003.00	53.3
10-52-72 CAPITAL OUTLAY BUILDINGS	24,913.09	24,913.09	160,000.00	135,086.91	15.6
TOTAL GOVERNMENT BUILDINGS	59,467.50	59,467.50	209,000.00	149,532.50	28.5
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	1,216,224.70	1,216,224.70	1,657,321.00	441,096.30	73.4
10-57-63 FIRE-PROFESSIONAL SERVICE	1,115,386.13	1,115,386.13	1,404,344.00	288,957.87	79.4
10-57-72 ADMINISTRATION	79,357.20	79,357.20	79,150.00	(207.20)	100.3
TOTAL EMERGENCY SERVICES	2,410,968.03	2,410,968.03	3,140,815.00	729,846.97	76.8
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	37,785.26	37,785.26	38,500.00	714.74	98.1
10-58-13 EMPLOYEE BENEFITS	18,526.46	18,526.46	21,600.00	3,073.54	85.8
10-58-14 OVERTIME WAGES	383.20	383.20	2,000.00	1,616.80	19.2
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24 OFFICE SUPPLIES & POSTAGE	225.00	225.00	500.00	275.00	45.0
10-58-28 TELEPHONE	922.55	922.55	1,000.00	77.45	92.3
10-58-29 CONTRACT/BUILDING INSPECTOR	97,796.21	97,796.21	90,000.00	(7,796.21)	108.7
10-58-51 INSURANCE & SURETY BONDS	5,912.94	5,912.94	10,000.00	4,087.06	59.1
10-58-65 BUILDING PERMIT SURCHARGE	4,424.03	4,424.03	2,500.00	(1,924.03)	177.0
TOTAL BUILDING INSPECTION	165,975.65	165,975.65	166,600.00	624.35	99.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	124,694.65	124,694.65	117,800.00	(6,894.65)	105.9
10-59-13 EMPLOYEE BENEFITS	59,530.89	59,530.89	60,100.00	569.11	99.1
10-59-14 OVERTIME WAGES	3,327.78	3,327.78	2,000.00	(1,327.78)	166.4
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	224.89	224.89	1,000.00	775.11	22.5
10-59-23 TRAVEL	597.58	597.58	1,500.00	902.42	39.8
10-59-24 OFFICE SUPPLIES & POSTAGE	696.02	696.02	1,500.00	803.98	46.4
10-59-30 PROFESSIONAL SERVICES	50,370.45	50,370.45	40,000.00	(10,370.45)	125.9
10-59-31 LEGAL SERVICES FOR SUBDIVIS	24,186.50	24,186.50	47,000.00	22,813.50	51.5
10-59-34 EDUCATION	227.00	227.00	750.00	523.00	30.3
TOTAL PLANNING & ZONING	263,855.76	263,855.76	271,650.00	7,794.24	97.1
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	90,494.38	90,494.38	89,850.00	(644.38)	100.7
10-60-13 EMPLOYEE BENEFITS	48,728.00	48,728.00	58,950.00	10,222.00	82.7
10-60-14 OVERTIME WAGES	11,887.75	11,887.75	11,000.00	(887.75)	108.1
10-60-23 TRAVEL	123.00	123.00	1,000.00	877.00	12.3
10-60-24 OFFICE SUPPLIES & POSTAGE	.00	.00	400.00	400.00	.0
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	62,291.30	62,291.30	107,000.00	44,708.70	58.2
10-60-26 STREET SUPPLIES AND MAINTENANC	48,537.05	48,537.05	.00	(48,537.05)	.0
10-60-27 UTILITIES	84.20	84.20	500.00	415.80	16.8
10-60-28 TELEPHONE	1,387.15	1,387.15	900.00	(487.15)	154.1
10-60-29 POWER - STREET LIGHTS	59,830.50	59,830.50	40,000.00	(19,830.50)	149.6
10-60-51 INSURANCE	7,910.94	7,910.94	10,000.00	2,089.06	79.1
10-60-63 OTHER SERVICES	215.00	215.00	12,000.00	11,785.00	1.8
10-60-64 OTHER EXPENSES	8,414.72	8,414.72	3,500.00	(4,914.72)	240.4
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	173,905.51	173,905.51	200,000.00	26,094.49	87.0
10-60-74 CAPITAL OUTLAY - EQUIPMENT	60,472.73	60,472.73	62,600.00	2,127.27	96.6
TOTAL STREETS	574,282.23	574,282.23	597,700.00	23,417.77	96.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	55,266.08	55,266.08	46,900.00	(8,366.08)	117.8
10-70-12 WAGES TEMPORARY EMPLOYEES	29,839.90	29,839.90	30,570.00	730.10	97.6
10-70-13 EMPLOYEE BENEFITS	27,832.45	27,832.45	31,500.00	3,667.55	88.4
10-70-14 OVERTIME WAGES	421.06	421.06	1,500.00	1,078.94	28.1
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	1,523.50	1,523.50	1,500.00	(23.50)	101.6
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	26,501.25	26,501.25	25,000.00	(1,501.25)	106.0
10-70-26 BUILDING AND GROUNDS SUPPLIES	44,973.91	44,973.91	36,000.00	(8,973.91)	124.9
10-70-27 UTILITIES	8,887.70	8,887.70	65,000.00	56,112.30	13.7
10-70-28 TELEPHONE	1,293.40	1,293.40	1,000.00	(293.40)	129.3
10-70-51 INSURANCE & SURETY BONDS	7,910.94	7,910.94	10,500.00	2,589.06	75.3
10-70-60 RODEO	5,000.86	5,000.86	25,000.00	19,999.14	20.0
10-70-64 OTHER EXPENSES	23,117.25	23,117.25	19,000.00	(4,117.25)	121.7
10-70-65 ALPINE DAYS	6,031.50	6,031.50	134,450.00	128,418.50	4.5
10-70-67 MOYLE PARK	5,301.89	5,301.89	9,000.00	3,698.11	58.9
10-70-68 LIBRARY	9,600.00	9,600.00	11,500.00	1,900.00	83.5
10-70-69 YOUTH COUNCIL	989.33	989.33	5,500.00	4,510.67	18.0
10-70-70 BOOK MOBILE	13,596.00	13,596.00	13,200.00	(396.00)	103.0
10-70-71 TRAILS	6,556.76	6,556.76	5,000.00	(1,556.76)	131.1
TOTAL PARKS & RECREATION	274,643.78	274,643.78	473,120.00	198,476.22	58.1

CEMETERY

10-77-11 SALARIES & WAGES	52,620.98	52,620.98	46,900.00	(5,720.98)	112.2
10-77-12 WAGES TEMPORARY EMPLOYEE	29,839.90	29,839.90	30,570.00	730.10	97.6
10-77-13 EMPLOYEE BENEFITS	32,830.92	32,830.92	31,500.00	(1,330.92)	104.2
10-77-14 OVERTIME WAGES	421.06	421.06	2,000.00	1,578.94	21.1
10-77-23 TRAVEL	.00	.00	500.00	500.00	.0
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	10,485.90	10,485.90	12,000.00	1,514.10	87.4
10-77-26 BUILDING AND GROUNDS	11,592.92	11,592.92	12,000.00	407.08	96.6
10-77-27 CEMETERY PAVING	.00	.00	2,500.00	2,500.00	.0
10-77-28 TELEPHONE	520.00	520.00	850.00	330.00	61.2
10-77-51 INSURANCE & SURETY BONDS	7,910.94	7,910.94	10,000.00	2,089.06	79.1
10-77-63 OTHER SERVICES	681.43	681.43	12,000.00	11,318.57	5.7
TOTAL CEMETERY	146,904.05	146,904.05	161,070.00	14,165.95	91.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	42,215.50	42,215.50	42,200.00	(15.50)	100.0
10-82-13 EMPLOYEE BENEFITS	28,215.08	28,215.08	26,400.00	(1,815.08)	106.9
10-82-14 OVERTIME WAGES	604.62	604.62	500.00	(104.62)	120.9
10-82-24 OFFICE SUPPLIES & POSTAGE	4,131.93	4,131.93	3,600.00	(531.93)	114.8
10-82-28 TELEPHONE	146.25	146.25	100.00	(46.25)	146.3
10-82-31 PROFESSIONAL & TECHNICAL	4,850.00	4,850.00	4,800.00	(50.00)	101.0
10-82-34 TECHNOLOGY UPDATE	5,239.76	5,239.76	5,000.00	(239.76)	104.8
10-82-61 TIPPING FEES	130,664.50	130,664.50	150,000.00	19,335.50	87.1
10-82-62 WASTE PICKUP CONTRACT	356,383.89	356,383.89	345,000.00	(11,383.89)	103.3
10-82-64 OTHER EXPENSES	2,034.52	2,034.52	2,000.00	(34.52)	101.7
TOTAL GARBAGE	574,486.05	574,486.05	579,600.00	5,113.95	99.1
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	15,549.61	15,549.61	20,000.00	4,450.39	77.8
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	684,340.00	684,340.00	.0
10-99-82 EMERGENCY PREP	1,600.59	1,600.59	5,000.00	3,399.41	32.0
TOTAL MISCELLANEOUS	17,150.20	17,150.20	709,340.00	692,189.80	2.4
TOTAL FUND EXPENDITURES	5,502,823.71	5,502,823.71	7,809,420.00	2,306,596.29	70.5
NET REVENUE OVER EXPENDITURES	1,458,295.14	1,458,295.14	.00	(1,458,295.14)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

CLASS C ROADS

ASSETS

11-1190	CASH - ALLOCATION FROM GENERAL	1,123,346.55	
	TOTAL ASSETS		1,123,346.55

LIABILITIES AND EQUITY

LIABILITIES

11-2131	ACCOUNTS PAYABLE	53,500.00	
	TOTAL LIABILITIES		53,500.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
11-2980	BALANCE BEGINNING OF YEAR	1,238,650.94	
	REVENUE OVER EXPENDITURES - YTD	(168,804.39)	
	BALANCE - CURRENT DATE	1,069,846.55	
	TOTAL FUND EQUITY		1,069,846.55
	TOTAL LIABILITIES AND EQUITY		1,123,346.55

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	408,582.37	408,582.37	430,000.00	21,417.63	95.0
11-33-60 MASS TRANSIT	137,622.16	137,622.16	107,000.00	(30,622.16)	128.6
TOTAL SOURCE 33	546,204.53	546,204.53	537,000.00	(9,204.53)	101.7
<u>INTEREST AND MISC REVENUE</u>					
11-38-10 INTEREST EARNINGS	4,945.00	4,945.00	18,000.00	13,055.00	27.5
TOTAL INTEREST AND MISC REVENUE	4,945.00	4,945.00	18,000.00	13,055.00	27.5
<u>TRANSFERS AND CONTRIBUTIONS</u>					
11-39-10 FUND BALANCE APPROPRIATION	.00	.00	165,000.00	165,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	165,000.00	165,000.00	.0
TOTAL FUND REVENUE	551,149.53	551,149.53	720,000.00	168,850.47	76.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND	612,953.92	612,953.92	613,000.00	46.08	100.0
11-60-75 MASS TRANSIT PROJECTS	107,000.00	107,000.00	107,000.00	.00	100.0
TOTAL DEPARTMENT 60	719,953.92	719,953.92	720,000.00	46.08	100.0
TOTAL FUND EXPENDITURES	719,953.92	719,953.92	720,000.00	46.08	100.0
NET REVENUE OVER EXPENDITURES	(168,804.39)	(168,804.39)	.00	168,804.39	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

RECREATION IMPACT FEES

ASSETS

15-1190	CASH - ALLOCATION FROM GENERAL	702,776.41	
	TOTAL ASSETS		702,776.41

LIABILITIES AND EQUITY

FUND EQUITY

15-2831	RESERVE-IMP RECREATION	571,085.62	
	UNAPPROPRIATED FUND BALANCE:		
15-2980	BALANCE BEGINNING OF YEAR	79,261.77	
	REVENUE OVER EXPENDITURES - YTD	52,429.02	
	BALANCE - CURRENT DATE	131,690.79	
	TOTAL FUND EQUITY		702,776.41
	TOTAL LIABILITIES AND EQUITY		702,776.41

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
15-37-31	RECREATION FACILITY FEES	59,136.00	59,136.00	200,000.00	140,864.00	29.6
	TOTAL OPERATING REVENUES	59,136.00	59,136.00	200,000.00	140,864.00	29.6
	<u>INTEREST AND MISC REVENUE</u>					
15-38-10	INTEREST EARNINGS	3,269.00	3,269.00	15,000.00	11,731.00	21.8
	TOTAL INTEREST AND MISC REVENUE	3,269.00	3,269.00	15,000.00	11,731.00	21.8
	TOTAL FUND REVENUE	62,405.00	62,405.00	215,000.00	152,595.00	29.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
15-40-31 PARK SYSTEM	9,975.98	9,975.98	215,000.00	205,024.02	4.6
TOTAL EXPENDITURES	9,975.98	9,975.98	215,000.00	205,024.02	4.6
TOTAL FUND EXPENDITURES	9,975.98	9,975.98	215,000.00	205,024.02	4.6
NET REVENUE OVER EXPENDITURES	52,429.02	52,429.02	.00	(52,429.02)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

STREET IMPACT FEES

ASSETS

16-1190	CASH - ALLOCATION FROM GENERAL		401,672.92	
	TOTAL ASSETS			401,672.92

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
16-2980	BALANCE BEGINNING OF YEAR	373,764.88		
	REVENUE OVER EXPENDITURES - YTD	27,908.04		
	BALANCE - CURRENT DATE		401,672.92	
	TOTAL FUND EQUITY			401,672.92
	TOTAL LIABILITIES AND EQUITY			401,672.92

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
16-37-21	STREETS & TRANSPORTATION FEES	26,033.04	26,033.04	75,000.00	48,966.96	34.7
	TOTAL OPERATING REVENUES	26,033.04	26,033.04	75,000.00	48,966.96	34.7
	<u>INTEREST AND MISC REVENUE</u>					
16-38-10	INTEREST EARNINGS	1,875.00	1,875.00	.00	(1,875.00)	.0
	TOTAL INTEREST AND MISC REVENUE	1,875.00	1,875.00	.00	(1,875.00)	.0
	TOTAL FUND REVENUE	27,908.04	27,908.04	75,000.00	47,091.96	37.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
16-40-21 STREET & TRANSPORT EXPENSES	.00	.00	75,000.00	75,000.00	.0
TOTAL EXPENDITURES	.00	.00	75,000.00	75,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	75,000.00	75,000.00	.0
NET REVENUE OVER EXPENDITURES	27,908.04	27,908.04	.00	(27,908.04)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

CAPITAL IMPROVEMENTS FUND

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	3,930,898.83	
	TOTAL ASSETS		3,930,898.83

LIABILITIES AND EQUITY

LIABILITIES

45-2124	OTHER BONDS	188,000.00	
45-2131	ACCOUNTS PAYABLE	152,781.13	
45-2140	INFRA PROTECTION BONDS	954,869.09	
45-2147	OPEN SPACE BOND	125,000.00	
45-2150	RESTRICTED FOR ROADS	131,960.00	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2155	DONATION/LAMBERT PARK	121,014.22	
	TOTAL LIABILITIES		1,678,836.44

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

45-2960	EQUIPMENT REPLACEMENT	151,529.36	
45-2980	BALANCE BEGINNING OF YEAR	2,351,644.61	
	REVENUE OVER EXPENDITURES - YTD	(251,111.58)	
	BALANCE - CURRENT DATE	2,252,062.39	
	TOTAL FUND EQUITY		2,252,062.39
	TOTAL LIABILITIES AND EQUITY		3,930,898.83

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
45-38-10	INTEREST REVENUE	18,318.00	18,318.00	18,000.00	(318.00)	101.8
	TOTAL INTEREST AND MISC REVENUE	18,318.00	18,318.00	18,000.00	(318.00)	101.8
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-10	TRANSFER FROM GENERAL FUND	.00	.00	500,000.00	500,000.00	.0
45-39-11	CAPITOL IMPROVEMENTS FUND SURP	.00	.00	470,900.00	470,900.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	970,900.00	970,900.00	.0
	TOTAL FUND REVENUE	18,318.00	18,318.00	988,900.00	970,582.00	1.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	216,945.54	216,945.54	477,500.00	260,554.46	45.4
45-40-74 CAPITAL OUTLAY - EQUIPMENT	52,484.04	52,484.04	11,400.00	(41,084.04)	460.4
45-40-99 RESERVES	.00	.00	(500,000.00)	(500,000.00)	.0
TOTAL EXPENDITURES	269,429.58	269,429.58	(11,100.00)	(280,529.58)	2427.3
TOTAL FUND EXPENDITURES	269,429.58	269,429.58	(11,100.00)	(280,529.58)	2427.3
NET REVENUE OVER EXPENDITURES	(251,111.58)	(251,111.58)	1,000,000.00	1,251,111.58	(25.1)

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

WATER FUND

ASSETS

51-1190	CASH - ALLOCATION FROM GENERAL	2,676,015.07	
51-1311	WATER ACCOUNTS RECEIVABLE	78,680.40	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	1,794.08	
51-1598	INVESTMENT IN WATER STOCK	73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS	25,723.00	
51-1611	LAND	219,000.00	
51-1621	BUILDING	169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(131,536.43)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI	15,525,434.35	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(5,667,191.53)	
51-1651	MACHINERY AND EQUIPMENT	1,158,241.43	
51-1652	ALLOWANCE FOR DEPRN-MACH & EQ	(479,671.21)	
TOTAL ASSETS			13,648,991.79

LIABILITIES AND EQUITY

LIABILITIES

51-2131	ACCOUNTS PAYABLE	137,289.60	
51-2151	UTILITY DEPOSIT	36,100.00	
51-2171	PROFESS & TECH SERVICES TBP	13,346.82	
51-2181	PRV VALVE COUNTY	50,000.00	
51-2230	ST COMPENSATED ABSENCES	2,395.32	
51-2290	NET PENSION LIABILITY	50,219.00	
51-2410	DEFERRED INFLOWS-PENSIONS	28,976.00	
51-2530	LT COMPENSATED ABSENCES	107.00	
TOTAL LIABILITIES			318,433.74

FUND EQUITY

51-2811	CONTRIBUTIONS FROM GOV. UNIT	(50,000.00)	
UNAPPROPRIATED FUND BALANCE:			
51-2970	CONTRA ACCOUNT 81 IMPACT FEES	172,110.60	
51-2980	BEGINNING OF YEAR	12,689,485.48	
	REVENUE OVER EXPENDITURES - YTD	518,961.97	
BALANCE - CURRENT DATE		13,380,558.05	
TOTAL FUND EQUITY			13,330,558.05
TOTAL LIABILITIES AND EQUITY			13,648,991.79

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	780,166.83	780,166.83	750,000.00	(30,166.83)	104.0
51-37-12 OTHER WATER REVENUE	12,100.25	12,100.25	20,000.00	7,899.75	60.5
51-37-16 WATER CONNECTION FEE	38,765.00	38,765.00	20,000.00	(18,765.00)	193.8
51-37-17 PENALTIES	9,660.48	9,660.48	5,700.00	(3,960.48)	169.5
TOTAL OPERATING REVENUES	840,692.56	840,692.56	795,700.00	(44,992.56)	105.7
<u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	12,744.00	12,744.00	35,000.00	22,256.00	36.4
51-38-70 DEVELOPER CONTRIBUTIONS	1,008,096.00	1,008,096.00	.00	(1,008,096.00)	.0
TOTAL INTEREST AND MISC REVENUE	1,020,840.00	1,020,840.00	35,000.00	(985,840.00)	2916.7
<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	363,300.00	363,300.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	363,300.00	363,300.00	.0
TOTAL FUND REVENUE	1,861,532.56	1,861,532.56	1,194,000.00	(667,532.56)	155.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	136,895.68	136,895.68	133,100.00	(3,795.68)	102.9
51-80-13 EMPLOYEE BENEFITS	87,246.45	87,246.45	85,100.00	(2,146.45)	102.5
51-80-14 OVERTIME WAGES	12,484.17	12,484.17	11,000.00	(1,484.17)	113.5
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	1,210.32	1,210.32	2,500.00	1,289.68	48.4
51-80-23 TRAVEL	63.00	63.00	3,000.00	2,937.00	2.1
51-80-24 OFFICE SUPPLIES & POS	25,700.72	25,700.72	15,000.00	(10,700.72)	171.3
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	13,707.94	13,707.94	21,000.00	7,292.06	65.3
51-80-26 BUILDING AND GROUNDS SUPPLIES	71,407.49	71,407.49	35,000.00	(36,407.49)	204.0
51-80-27 UTILITIES	28,297.20	28,297.20	25,000.00	(3,297.20)	113.2
51-80-28 TELEPHONE	2,581.46	2,581.46	2,000.00	(581.46)	129.1
51-80-31 PROFESSIONAL & TECHNICAL SERVI	42,544.84	42,544.84	20,000.00	(22,544.84)	212.7
51-80-33 EDUCATION	270.00	270.00	1,000.00	730.00	27.0
51-80-34 TECHNOLOGY UPDATE	8,607.11	8,607.11	10,000.00	1,392.89	86.1
51-80-35 DEPRECIATION EXPENSE	360,619.34	360,619.34	255,000.00	(105,619.34)	141.4
51-80-51 INSURANCE AND SURETY BONDS	7,910.94	7,910.94	10,900.00	2,989.06	72.6
51-80-62 MISCELLANEOUS SERVICES	34,674.18	34,674.18	33,000.00	(1,674.18)	105.1
51-80-63 OTHER EXPENSES	32,723.42	32,723.42	15,000.00	(17,723.42)	218.2
51-80-72 CAPITAL OUTLAY - BUILDINGS	201.28	201.28	5,000.00	4,798.72	4.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	466,101.65	466,101.65	500,000.00	33,898.35	93.2
51-80-74 CAPITAL OUTLAY - EQUIPMENT	9,323.40	9,323.40	11,400.00	2,076.60	81.8
TOTAL WATER EXPENDITURES	1,342,570.59	1,342,570.59	1,194,000.00	(148,570.59)	112.4
TOTAL FUND EXPENDITURES	1,342,570.59	1,342,570.59	1,194,000.00	(148,570.59)	112.4
NET REVENUE OVER EXPENDITURES	518,961.97	518,961.97	.00	(518,961.97)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	2,514,525.76	
52-1312	SEWER ACCOUNTS RECEIVABLE	90,362.45	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,500.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	23,737.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(40,985.02)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	8,194,197.62	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(3,102,829.97)	
52-1651	MACHINERY AND EQUIPMENT	294,155.93	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(227,598.06)	
TOTAL ASSETS			<u>7,810,108.71</u>

LIABILITIES AND EQUITY

LIABILITIES

52-2131	ACCOUNTS PAYABLE	65,157.44	
52-2151	SEWER UTILITY DEPOSIT	1,400.00	
52-2230	ST COMPENSATED ABSENCES	24,008.00	
52-2290	NET PENSION LIABILITY	46,342.00	
52-2300	TSSD CLEARING ACCOUNT	5,356.10	
52-2410	DEFERRED INFLOWS-PENSIONS	26,739.00	
52-2530	LT COMPENSATED ABSENCES	4,569.00	
TOTAL LIABILITIES			173,571.54

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	7,432,479.90	
	REVENUE OVER EXPENDITURES - YTD	<u>204,057.27</u>	
BALANCE - CURRENT DATE		<u>7,636,537.17</u>	
TOTAL FUND EQUITY			<u>7,636,537.17</u>
TOTAL LIABILITIES AND EQUITY			<u>7,810,108.71</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	982,962.22	982,962.22	1,025,000.00	42,037.78	95.9
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	10,835.00	10,835.00	5,000.00	(5,835.00)	216.7
52-37-80 DEVELOPERS CONTRIBUTIONS	344,594.00	344,594.00	.00	(344,594.00)	.0
TOTAL OPERATING REVENUES	1,338,391.22	1,338,391.22	1,040,000.00	(298,391.22)	128.7
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	11,874.00	11,874.00	22,000.00	10,126.00	54.0
TOTAL INTEREST AND MISC REVENUE	11,874.00	11,874.00	22,000.00	10,126.00	54.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	38,850.00	38,850.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	38,850.00	38,850.00	.0
TOTAL FUND REVENUE	1,350,265.22	1,350,265.22	1,100,850.00	(249,415.22)	122.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	136,895.68	136,895.68	133,100.00	(3,795.68)	102.9
52-81-13 EMPLOYEE BENEFITS	87,273.07	87,273.07	85,100.00	(2,173.07)	102.6
52-81-14 OVERTIME WAGES	12,484.17	12,484.17	10,500.00	(1,984.17)	118.9
52-81-23 TRAVEL	1,355.36	1,355.36	2,750.00	1,394.64	49.3
52-81-24 OFFICE SUPPLIES & POSTAGE	13,806.40	13,806.40	12,000.00	(1,806.40)	115.1
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	11,434.54	11,434.54	10,000.00	(1,434.54)	114.4
52-81-26 BUILDING AND GROUND SUPPLIES	8,573.86	8,573.86	12,000.00	3,426.14	71.5
52-81-27 UTILITIES	389.88	389.88	500.00	110.12	78.0
52-81-28 TELEPHONE	2,100.40	2,100.40	4,250.00	2,149.60	49.4
52-81-31 PROFESSIONAL & TECHNICAL	5,711.25	5,711.25	8,000.00	2,288.75	71.4
52-81-34 TECHNOLOGY UPDATE	7,172.09	7,172.09	6,000.00	(1,172.09)	119.5
52-81-35 DEPRECIATION EXPENSE	178,419.00	178,419.00	130,000.00	(48,419.00)	137.3
52-81-51 INSURANCE AND SURETY BONDS	7,910.94	7,910.94	.00	(7,910.94)	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	574,068.71	574,068.71	598,250.00	24,181.29	96.0
52-81-64 OTHER EXPENSES	55,012.09	55,012.09	12,000.00	(43,012.09)	458.4
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	34,277.11	34,277.11	65,000.00	30,722.89	52.7
52-81-74 CAPITAL OUTLAY - EQUIPMENT	9,323.40	9,323.40	11,400.00	2,076.60	81.8
TOTAL SEWER EXPENDITURES	1,146,207.95	1,146,207.95	1,100,850.00	(45,357.95)	104.1
TOTAL FUND EXPENDITURES	1,146,207.95	1,146,207.95	1,100,850.00	(45,357.95)	104.1
NET REVENUE OVER EXPENDITURES	204,057.27	204,057.27	.00	(204,057.27)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	1,073,505.52	
55-1281	CASH - 2020 PROJECT 0352420A	342,217.85	
55-1282	2020 BOND FUND 0352420	10.98	
55-1284	CASH - 2010 BOND FUND #418	68.43	
55-1311	ACCOUNTS RECEIVABLE	89,335.87	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(1,822.09)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	16,364.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	14,373,360.38	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(4,130,882.31)	
55-1651	MACHINERY AND EQUIPMENT	316,319.05	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(209,029.58)	
55-1910	DEFERED AMOUNT ON REFUNDING	159,732.02	
TOTAL ASSETS			12,029,180.12

LIABILITIES AND EQUITY

LIABILITIES

55-2131	ACCOUNTS PAYABLE	52,808.17	
55-2141	ACCRUED INTEREST PAYABLE	3,639.00	
55-2171	ESCROW FT CREEK BOOSTER DESIGN	(5,191.44)	
55-2230	ST COMPENSATED ABSENCES	5,081.53	
55-2290	NET PENSION LIABILITY	31,947.00	
55-2410	DEFERRED INFLOWS-PENSIONS	18,433.00	
55-2511	CURRENT PORTION OF BONDS	342,000.00	
55-2532	BOND - 2020 WATER REFUNDING	3,208,000.00	
TOTAL LIABILITIES			3,656,717.26

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2970	CONTRA ACCOUNT IMPACT FEES 85	171,000.00	
55-2980	BALANCE BEGINNING OF YEAR	8,508,586.08	
	REVENUE OVER EXPENDITURES - YTD	(307,123.22)	
BALANCE - CURRENT DATE		8,372,462.86	
TOTAL FUND EQUITY			8,372,462.86
TOTAL LIABILITIES AND EQUITY			12,029,180.12

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
55-37-11 IRRIGATION WATER SALES	951,549.63	951,549.63	925,000.00	(26,549.63)	102.9
55-37-12 OTHER REVENUE	44,458.38	44,458.38	1,000.00	(43,458.38)	4445.8
55-37-16 PRESSURIZED CONNECTION FEE	58,772.51	58,772.51	40,000.00	(18,772.51)	146.9
TOTAL OPERATING REVENUES	1,054,780.52	1,054,780.52	966,000.00	(88,780.52)	109.2
<u>INTEREST AND MISC REVENUE</u>					
55-38-10 INTEREST EARNINGS	9,482.29	9,482.29	22,000.00	12,517.71	43.1
55-38-70 DEVELOPER CONTRIBUTIONS	837,371.00	837,371.00	.00	(837,371.00)	.0
TOTAL INTEREST AND MISC REVENUE	846,853.29	846,853.29	22,000.00	(824,853.29)	3849.3
<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	262,804.00	262,804.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	262,804.00	262,804.00	.0
TOTAL FUND REVENUE	1,901,633.81	1,901,633.81	1,250,804.00	(650,829.81)	152.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	106,739.73	106,739.73	113,500.00	6,760.27	94.0
55-40-13 EMPLOYEE BENEFITS	80,683.52	80,683.52	74,600.00	(6,083.52)	108.2
55-40-14 OVERTIME WAGES	12,709.39	12,709.39	13,000.00	290.61	97.8
55-40-23 TRAVEL	63.00	63.00	1,200.00	1,137.00	5.3
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	22,266.35	22,266.35	58,000.00	35,733.65	38.4
55-40-26 BUILDING & GROUNDS SUPPLIES	27,203.49	27,203.49	15,000.00	(12,203.49)	181.4
55-40-27 UTILITIES	275,119.30	275,119.30	225,000.00	(50,119.30)	122.3
55-40-28 TELEPHONE	1,705.21	1,705.21	1,500.00	(205.21)	113.7
55-40-29 OFFICE SUPPLIES & POSTAGE	8,970.15	8,970.15	12,000.00	3,029.85	74.8
55-40-31 PROFESSIONAL & TECHNICAL SERVI	11,137.20	11,137.20	5,000.00	(6,137.20)	222.7
55-40-32 ENGINEER SERVICES	.00	.00	10,000.00	10,000.00	.0
55-40-33 TECHNOLOGY UPDATE	6,499.60	6,499.60	7,500.00	1,000.40	86.7
55-40-34 ANNUAL AUDIT - UTAH WATER	.00	.00	500.00	500.00	.0
55-40-35 DEPRECIATION EXPENSE	293,009.04	293,009.04	223,704.00	(69,305.04)	131.0
55-40-51 INSURANCE & SURETY BONDS	8,733.94	8,733.94	12,000.00	3,266.06	72.8
55-40-62 MISCELLANEOUS SERVICES	30,195.09	30,195.09	33,000.00	2,804.91	91.5
55-40-63 OTHER EXPENSES	10,617.22	10,617.22	1,500.00	(9,117.22)	707.8
55-40-72 PI BOND PROJECTS	793,706.76	793,706.76	.00	(793,706.76)	.0
55-40-73 CAPITAL OUTLAY	128,683.48	128,683.48	50,000.00	(78,683.48)	257.4
55-40-74 CAPITAL OUTLAY - EQUIPMENT	9,323.40	9,323.40	11,400.00	2,076.60	81.8
55-40-79 AGENTS FEES	.00	.00	2,500.00	2,500.00	.0
55-40-80 TRUSTEE FEES	3,500.00	3,500.00	2,000.00	(1,500.00)	175.0
55-40-84 BOND INTEREST #8938222	.00	.00	342,000.00	342,000.00	.0
55-40-86 BOND PRINCIPAL #0352418	342,000.00	342,000.00	.00	(342,000.00)	.0
55-40-87 BOND INTEREST #0352418	35,891.16	35,891.16	35,900.00	8.84	100.0
TOTAL EXPENDITURES	2,208,757.03	2,208,757.03	1,250,804.00	(957,953.03)	176.6
TOTAL FUND EXPENDITURES	2,208,757.03	2,208,757.03	1,250,804.00	(957,953.03)	176.6
NET REVENUE OVER EXPENDITURES	(307,123.22)	(307,123.22)	.00	307,123.22	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	660,932.78	
56-1313	STORM DRAIN ACCTS RECEIVABLE	16,172.85	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,313.81)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	6,388.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	6,954,172.76	
56-1632	ALLOWANCE FOR DEPRECIATION	(1,592,067.66)	
	TOTAL ASSETS		6,259,340.15

LIABILITIES AND EQUITY

LIABILITIES

56-2131	ACCOUNTS PAYABLE	209.69	
56-2230	ST COMPENSATED ABSENCES	8,023.00	
56-2290	NET PENSION LIABILITY	12,472.00	
56-2410	DEFERRED INFLOWS-PENSIONS	7,196.00	
56-2530	LT COMPENSATED ABSENCES	358.00	
	TOTAL LIABILITIES		28,258.69

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

56-2920	CONTRA IMPACT FEE	195,975.13	
56-2980	BALANCE BEGINNING OF YEAR	5,302,310.01	
	REVENUE OVER EXPENDITURES - YTD	732,796.32	
	BALANCE - CURRENT DATE	6,231,081.46	
	TOTAL FUND EQUITY		6,231,081.46
	TOTAL LIABILITIES AND EQUITY		6,259,340.15

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	177,394.71	177,394.71	180,000.00	2,605.29	98.6
56-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13 SWPP FEE	23,700.00	23,700.00	14,000.00	(9,700.00)	169.3
TOTAL OPERATING REVENUES	201,094.71	201,094.71	195,000.00	(6,094.71)	103.1
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	3,267.00	3,267.00	10,000.00	6,733.00	32.7
56-38-70 DEVELOPER CONTRIBUTIONS	869,154.00	869,154.00	.00	(869,154.00)	.0
TOTAL INTEREST AND MISC REVENUE	872,421.00	872,421.00	10,000.00	(862,421.00)	8724.2
<u>SOURCE 39</u>					
56-39-12 UNAPPROPRIATED FUND EQUITY	.00	.00	88,350.00	88,350.00	.0
TOTAL SOURCE 39	.00	.00	88,350.00	88,350.00	.0
TOTAL FUND REVENUE	1,073,515.71	1,073,515.71	293,350.00	(780,165.71)	366.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	56,292.38	56,292.38	46,000.00	(10,292.38)	122.4
56-40-13 EMPLOYEE BENEFITS	24,493.51	24,493.51	28,700.00	4,206.49	85.3
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	74.00	74.00	2,000.00	1,926.00	3.7
56-40-23 TRAVEL	63.00	63.00	650.00	587.00	9.7
56-40-24 OFFICE SUPPLIES & POSTAGE	2,616.03	2,616.03	2,500.00	(116.03)	104.6
56-40-26 BUILDING & GROUND SUPPLIES	2,427.17	2,427.17	4,500.00	2,072.83	53.9
56-40-34 TECHNOLOGY UPDATE	5,496.94	5,496.94	5,000.00	(496.94)	109.9
56-40-35 DEPRECIATION EXPENSE	138,529.37	138,529.37	83,500.00	(55,029.37)	165.9
56-40-51 INSURANCE	7,910.83	7,910.83	10,000.00	2,089.17	79.1
56-40-62 MISCELLANEOUS SERVICES	6,133.56	6,133.56	10,000.00	3,866.44	61.3
56-40-73 CAPITAL OUTLAY	96,682.60	96,682.60	100,000.00	3,317.40	96.7
TOTAL EXPENDITURES	340,719.39	340,719.39	293,350.00	(47,369.39)	116.2
TOTAL FUND EXPENDITURES	340,719.39	340,719.39	293,350.00	(47,369.39)	116.2
NET REVENUE OVER EXPENDITURES	732,796.32	732,796.32	.00	(732,796.32)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

TRUST AND AGENCY FUND

ASSETS

70-1190	CASH - ALLOCATION TO OTHER FUN	596,642.33	
	TOTAL ASSETS		596,642.33

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	
70-2373	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	
70-2460	RIDGE AT ALPINE PHASE 1	19,830.28	
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		525,631.36

FUND EQUITY

70-2635	BROOKSIDE MEADOWS ROAD FUND	13,275.00	
---------	-----------------------------	-----------	--

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

TRUST AND AGENCY FUND

UNAPPROPRIATED FUND BALANCE:			
70-2980	BALANCE BEGINNING OF YEAR	55,360.97	
	REVENUE OVER EXPENDITURES - YTD	<u>2,375.00</u>	
	BALANCE - CURRENT DATE	<u>57,735.97</u>	
	TOTAL FUND EQUITY		<u>71,010.97</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>596,642.33</u></u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
70-38-10 INTEREST REVENUE	2,375.00	2,375.00	1,000.00	(1,375.00)	237.5
TOTAL INTEREST AND MISC REVENUE	2,375.00	2,375.00	1,000.00	(1,375.00)	237.5
TOTAL FUND REVENUE	2,375.00	2,375.00	1,000.00	(1,375.00)	237.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

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	2,375.00	2,375.00	.00	(2,375.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190	CASH - ALLOCATION TO OTHER FUN	691,834.74	
	TOTAL ASSETS		691,834.74

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	667,780.99	
	REVENUE OVER EXPENDITURES - YTD	24,053.75	
	BALANCE - CURRENT DATE	691,834.74	
	TOTAL FUND EQUITY		691,834.74
	TOTAL LIABILITIES AND EQUITY		691,834.74

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56 CEMETERY LOT PAYMENTS	20,438.75	20,438.75	20,000.00	(438.75)	102.2
71-33-58 UPRIGHT MONUMENT	375.00	375.00	2,500.00	2,125.00	15.0
TOTAL INTERGOVERNMENTAL REVENUE	20,813.75	20,813.75	22,500.00	1,686.25	92.5
<u>INTEREST AND MISC REVENUE</u>					
71-38-10 INTEREST REVENUE	3,240.00	3,240.00	3,000.00	(240.00)	108.0
TOTAL INTEREST AND MISC REVENUE	3,240.00	3,240.00	3,000.00	(240.00)	108.0
TOTAL FUND REVENUE	24,053.75	24,053.75	25,500.00	1,446.25	94.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	.00	25,500.00	25,500.00	.0
TOTAL EXPENDITURES	.00	.00	25,500.00	25,500.00	.0
TOTAL FUND EXPENDITURES	.00	.00	25,500.00	25,500.00	.0
NET REVENUE OVER EXPENDITURES	24,053.75	24,053.75	.00	(24,053.75)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

WATER IMPACT FEES

ASSETS

81-1190	CASH - ALLOCATION FROM GENERAL	436,329.98	
	TOTAL ASSETS		436,329.98

LIABILITIES AND EQUITY

LIABILITIES

81-2131	ACCOUNTS PAYABLE	1,110.60	
	TOTAL LIABILITIES		1,110.60

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

81-2970	CONTRA ACCOUNT IMPACT FEES 51	(172,110.60)	
81-2980	BALANCE BEGINNING OF YEAR	484,142.63	
	REVENUE OVER EXPENDITURES - YTD	123,187.35	
	BALANCE - CURRENT DATE	435,219.38	
	TOTAL FUND EQUITY		435,219.38
	TOTAL LIABILITIES AND EQUITY		436,329.98

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
81-37-20 WATER IMPACT FEES	134,760.00	134,760.00	100,000.00	(34,760.00)	134.8
TOTAL OPERATING REVENUES	134,760.00	134,760.00	100,000.00	(34,760.00)	134.8
<u>INTEREST AND MISC REVENUE</u>					
81-38-10 INTEREST EARNINGS	2,623.00	2,623.00	.00	(2,623.00)	.0
TOTAL INTEREST AND MISC REVENUE	2,623.00	2,623.00	.00	(2,623.00)	.0
TOTAL FUND REVENUE	137,383.00	137,383.00	100,000.00	(37,383.00)	137.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	14,195.65	14,195.65	100,000.00	85,804.35	14.2
TOTAL IMPACT FEE PROJECTS	14,195.65	14,195.65	100,000.00	85,804.35	14.2
TOTAL FUND EXPENDITURES	14,195.65	14,195.65	100,000.00	85,804.35	14.2
NET REVENUE OVER EXPENDITURES	123,187.35	123,187.35	.00	(123,187.35)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

SEWER IMPACT FEES

ASSETS

82-1190	CASH - ALLOCATION FROM GENERAL	136,396.64	
	TOTAL ASSETS		136,396.64

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	98,281.48	
	REVENUE OVER EXPENDITURES - YTD	38,115.16	
	BALANCE - CURRENT DATE	136,396.64	
	TOTAL FUND EQUITY		136,396.64
	TOTAL LIABILITIES AND EQUITY		136,396.64

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	37,567.16	37,567.16	22,000.00	(15,567.16)	170.8
TOTAL OPERATING REVENUES	37,567.16	37,567.16	22,000.00	(15,567.16)	170.8
<u>INTEREST AND MISC REVENUE</u>					
82-38-10 INTEREST EARNINGS	548.00	548.00	.00	(548.00)	.0
TOTAL INTEREST AND MISC REVENUE	548.00	548.00	.00	(548.00)	.0
TOTAL FUND REVENUE	38,115.16	38,115.16	22,000.00	(16,115.16)	173.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	22,000.00	22,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	22,000.00	22,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	22,000.00	22,000.00	.0
NET REVENUE OVER EXPENDITURES	38,115.16	38,115.16	.00	(38,115.16)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

PI IMPACT FEES

ASSETS

85-1190	CASH - ALLOCATION FROM GENERAL		223,420.31	
	TOTAL ASSETS			223,420.31

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

85-2970	CONTRA ACCOUNT IMPACT FEES 55	(171,000.00)	
85-2980	BALANCE BEGINNING OF YEAR		260,690.05	
	REVENUE OVER EXPENDITURES - YTD		133,730.26	
	BALANCE - CURRENT DATE		223,420.31	
	TOTAL FUND EQUITY			223,420.31
	TOTAL LIABILITIES AND EQUITY			223,420.31

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
85-37-20	PI IMPACT FEES	132,158.26	132,158.26	90,000.00	(42,158.26)	146.8
	TOTAL OPERATING REVENUES	132,158.26	132,158.26	90,000.00	(42,158.26)	146.8
	<u>INTEREST AND MISC REVENUE</u>					
85-38-10	INTEREST EARNINGS	1,572.00	1,572.00	.00	(1,572.00)	.0
	TOTAL INTEREST AND MISC REVENUE	1,572.00	1,572.00	.00	(1,572.00)	.0
	TOTAL FUND REVENUE	133,730.26	133,730.26	90,000.00	(43,730.26)	148.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
85-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	90,000.00	90,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	90,000.00	90,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	90,000.00	90,000.00	.0
NET REVENUE OVER EXPENDITURES	133,730.26	133,730.26	.00	(133,730.26)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

STORM DRAIN IMPACT FEES

ASSETS

86-1190	CASH - ALLOCATION FROM GENERAL	147,719.70	
	TOTAL ASSETS		147,719.70

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

86-2920	CONTRA IMPACT FEE	(195,975.13)	
86-2980	BALANCE BEGINNING OF YEAR	325,417.83	
	REVENUE OVER EXPENDITURES - YTD	18,277.00	
	BALANCE - CURRENT DATE	147,719.70	
	TOTAL FUND EQUITY		147,719.70
	TOTAL LIABILITIES AND EQUITY		147,719.70

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

STORM DRAIN IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
86-37-20	STORM DRAIN IMPACT FEES	17,600.00	17,600.00	45,000.00	27,400.00	39.1
	TOTAL OPERATING REVENUES	17,600.00	17,600.00	45,000.00	27,400.00	39.1
	<u>INTEREST AND MISC REVENUE</u>					
86-38-10	INTEREST EARNINGS	677.00	677.00	.00	(677.00)	.0
	TOTAL INTEREST AND MISC REVENUE	677.00	677.00	.00	(677.00)	.0
	TOTAL FUND REVENUE	18,277.00	18,277.00	45,000.00	26,723.00	40.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2021

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	45,000.00	45,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	45,000.00	45,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	45,000.00	45,000.00	.0
NET REVENUE OVER EXPENDITURES	18,277.00	18,277.00	.00	(18,277.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

FUND 91

ASSETS

91-1611	LAND	22,775,041.33	
91-1621	BUILDINGS	1,913,265.97	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	39,541,835.30	
91-1651	MACHINERY AND EQUIPMENT	1,172,235.17	
91-1690	ACCUMULATED DEPRECIATION	(24,182,864.11)	
TOTAL ASSETS			41,219,513.66

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	3,069,461.03	
BALANCE - CURRENT DATE		41,219,513.66	
TOTAL FUND EQUITY			41,219,513.66
TOTAL LIABILITIES AND EQUITY			41,219,513.66

ALPINE CITY CORPORATION
BALANCE SHEET
JUNE 30, 2021

GENERAL LONG-TERM DEBT

ASSETS

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

LIABILITIES AND EQUITY

LIABILITIES

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

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

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

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2022-19 Outdoor Lighting

FOR CONSIDERATION ON: 12 July 2022

PETITIONER: Councilman Greg Gordon

ACTION REQUESTED BY PETITIONER: Review and approve the proposed ordinance.

BACKGROUND INFORMATION:

It is proposed that the Outdoor Lighting ordinance be amended to apply more broadly to all types of outdoor lighting. The proposed amendments seek to reduce the trespass of light onto a neighbor's property.

The Planning Commission reviewed the proposed ordinance and held a public hearing on June 7, 2022. The Planning Commission made a few grammatical corrections to the proposed ordinance and also changed the measurement from foot candles to lumens. Please see the recommendation from Planning Commission below.

***MOTION:** Commission Member Ethan Allen moved to recommend that Ordinance 2022-19 be adopted with the language change of lumens instead of candles.*

Alan MacDonald seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Alan MacDonald

Ethan Allen

Jane Griener

Troy Slade

Jeff Davis

Susan Whittenburg

Nays:

Excused:

John MacKay

The City Council reviewed this item on June 14, 2022. The Council had concerns about the language proposed by the Planning Commission. The item was tabled.

STAFF RECOMMENDATION:

Approve the proposed ordinance.

SAMPLE MOTION TO APPROVE:

I move to approve Ordinance 2022-19 as proposed.

SAMPLE MOTION TO APPROVE WITH CHANGES:

I move to approve Ordinance 2022-19 with the following changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Ordinance 2022-19 based on the following:

- ***Insert Finding***

**ALPINE CITY
ORDINANCE 2022-19**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.01.110; 3.02.090;
3.03.100; 3.04.100; AND 3.05.100 OF THE ALPINE CITY DEVELOPMENT CODE
PERTAINING TO OUTDOOR LIGHTING.**

WHEREAS, The Planning Commission held a public hearing on June 7, 2022, regarding proposed amendments to Article 3.01.110; 3.02.090; 3.03.100; 3.04.100; and 3.05.100 of the Development Code; and

WHEREAS, on July 12, 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 3.02.090; 3.03.100; 3.04.100; and 3.05.100 will supersede Article 3.02.090; 3.03.100; 3.04.100; and 3.05.100 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.02.090 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.02.090 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Short Term Rentals.** Short Term Rentals are prohibited.
3. **Outdoor Lighting.**
 - a. ~~**Sport Related Courts**~~**Outdoor Recreation Areas.** All lighting shall be shielded and directed to illuminate only the areas ~~of play~~**in use**. Light ~~T~~trespass onto an adjacent property or public right of way is prohibited. ~~Subject to the foregoing, the maximum allowed vertical illuminance at any point on the plane of the property line is 0.1 foot-candles.~~ Lighting is permitted from 7:00 am to 11:00 p.m., or 30 minutes after use of the **Outdoor Recreation Area** ~~court~~ ceases, whichever is earlier.

- b. **Home and Landscape Lighting.** All lighting shall be shielded and directed to illuminate only the areas in use. Light Trespass onto an adjacent property or public right of way is prohibited



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

SECTION 2: **AMENDMENT** “3.03.100 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.03.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned

rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

2. **Short Term Rentals.** Short Term Rentals are prohibited.

3. **Outdoor Lighting.**

a. ~~Sport Related Courts~~ **Outdoor Recreation Areas.** All lighting shall be shielded and directed to illuminate only the areas of play in use. Light ~~trespass~~ onto an adjacent property or public right of way is prohibited. ~~Subject to the foregoing, the maximum allowed vertical illuminance at any point on the plane of the property line is 0.1 foot-candles.~~ Lighting is permitted from 7:00 am to 11:00 p.m., or 30 minutes after use of the ~~court~~ **Outdoor Recreation Area** ceases, whichever is earlier.

b. **Home and Landscape Lighting.** All lighting shall be shielded and directed to illuminate only the areas in use. Light Trespass onto adjacent property or public right of way is prohibited.



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

SECTION 3: AMENDMENT “3.04.100 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.04.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Short Term Rentals.** Short Term Rentals are prohibited.
3. **Outdoor Lighting.**
 - a. ~~Sport Related Courts~~Outdoor Recreation Areas. All lighting shall be shielded and directed to illuminate only the areas of play in use. Light ~~trespass~~ onto an adjacent property or public right of way is prohibited. ~~Subject to the foregoing, the maximum allowed vertical illuminance at any point on the plane of the property line is 0.1 foot-candles.~~ Lighting is permitted from 7:00 am to 11:00 p.m., or 30 minutes after use of the ~~court~~ Outdoor Recreation Area ceases, whichever is earlier.
 - b. **Home and Landscape Lighting.** All lighting shall be shielded and directed to illuminate only the areas in use. Light Trespass onto an adjacent property or public right of way is prohibited.



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

SECTION 4: **AMENDMENT** “3.05.100 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.05.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Short Term Rentals.** Short Term Rentals are prohibited.
3. **Outdoor Lighting.**

- a. ~~Sport Related Courts~~Outdoor Recreation Areas. All lighting shall be shielded and directed to illuminate only the areas ~~of play in use~~. Light ~~t~~Trespass onto an adjacent property or public right of way is prohibited. ~~Subject to the foregoing, the maximum allowed vertical illuminance at any point on the plane of the property line is 0.1 foot-candles.~~ Lighting is permitted from 7:00 am to 11:00 p.m., or 30 minutes after use of the ~~court~~Outdoor Recreation Areas ceases, whichever is earlier.
- b. Home and Landscape Lighting. All lighting shall be shielded and directed to illuminate only the areas in use. Light Trespass onto an adjacent property or public right of way is prohibited.



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

SECTION 5: **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.

LIGHT TRESPASS. Light from an artificial source which can be measured on a neighboring property, and subject to the foregoing, the maximum allowed vertical illuminance at any point on the plane of the property line is 0.1 foot-candles.

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.

OUTDOOR LIGHTING. External lighting on a building or a property and any other artificial illumination of a property.

OUTDOOR RECREATION AREAS. Areas of a property used for recreation purposes, including but not limited to: soccer fields, sports courts, swimming pools, tennis courts, pickleball courts, basketball courts, sports fields, arenas, and other areas of recreation.

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 2022-19**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.01.110; 3.02.090;
3.03.100; 3.04.100; AND 3.05.100 OF THE ALPINE CITY DEVELOPMENT CODE
PERTAINING TO OUTDOOR LIGHTING.**

WHEREAS, The Planning Commission held a public hearing on June 7, 2022, regarding proposed amendments to Article 3.01.110; 3.02.090; 3.03.100; 3.04.100; and 3.05.100 of the Development Code; and

WHEREAS, on July 12, 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 3.02.090; 3.03.100; 3.04.100; and 3.05.100 will supersede Article 3.02.090; 3.03.100; 3.04.100; and 3.05.100 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.02.090 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.02.090 Special Provisions

- 1. Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
- 2. Short Term Rentals.** Short Term Rentals are prohibited.
- 3. Outdoor Lighting.**
 - a. Outdoor Recreation Areas.** All lighting shall be shielded and directed to illuminate only the areas in use. Light Trespass onto an adjacent property or public right of way is prohibited. Lighting is permitted from 7:00 am to 11:00 p.m., or 30 minutes after use of the Outdoor Recreation Area ceases, whichever is earlier.
 - b. Home and Landscape Lighting.** All lighting shall be shielded and directed

to illuminate only the areas in use. Light Trespass onto an adjacent property or public right of way is prohibited



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

SECTION 2: **AMENDMENT** “3.03.100 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.03.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Short Term Rentals.** Term Rentals are prohibited.**Outdoor Lighting.**

- a. **Outdoor Recreation Areas.** All lighting shall be shielded and directed to illuminate only the areas in use. Light Trespass onto an adjacent property or public right of way is prohibited. Lighting is permitted from 7:00 am to 11:00 p.m., or 30 minutes after use of the Outdoor Recreation Area ceases, whichever is earlier.
- b. **Home and Landscape Lighting.** All lighting shall be shielded and directed to illuminate only the areas in use. Light Trespass onto adjacent property or public right of way is prohibited.



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

SECTION 3: **AMENDMENT** "3.04.100 Special Provisions" of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.04.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Short Term Rentals.** Short Term Rentals are prohibited.
3. **Outdoor Lighting.**
 - a. **Outdoor Recreation Areas.** All lighting shall be shielded and directed to illuminate only the areas in use. Light Trespass onto an adjacent property or public right of way is prohibited. Lighting is permitted from 7:00 am to 11:00 p.m., or 30 minutes after use of the Outdoor Recreation Area ceases, whichever is earlier.
 - b. **Home and Landscape Lighting.** All lighting shall be shielded and directed to illuminate only the areas in use. Light Trespass onto an adjacent property or public right of way is prohibited.



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

SECTION 4: **AMENDMENT** “3.05.100 Special Provisions” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.05.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Short Term Rentals.** Short Term Rentals are prohibited.
3. **Outdoor Lighting.**
 - a. **Outdoor Recreation Areas.** All lighting shall be shielded and directed to illuminate only the areas in use. Light Trespass onto an adjacent property or public right of way is prohibited. Lighting is permitted from 7:00 am to 11:00 p.m., or 30 minutes after use of the Outdoor Recreation Areas ceases, whichever is earlier.
 - b. **Home and Landscape Lighting.** All lighting shall be shielded and directed to illuminate only the areas in use. Light Trespass onto an adjacent property or public right of way is prohibited.



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

SECTION 5: **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.

LIGHT TRESPASS. Light from an artificial source which can be measured on a neighboring property, and subject to the foregoing, the maximum allowed vertical illuminance at any point on the plane of the property line is 0.1 foot-candles.

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.

OUTDOOR LIGHTING. External lighting on a building or a property and any other artificial illumination of a property.

OUTDOOR RECREATION AREAS. Areas of a property used for recreation purposes, including but not limited to: soccer fields, sports courts, swimming pools, tennis courts, pickleball courts, basketball courts, sports fields, arenas, and other areas of recreation.

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: Approval of Landscape Lighting for Roundabout

FOR CONSIDERATION ON: 12 July 2022

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve an option to install landscape lighting in the roundabout.

BACKGROUND INFORMATION:

The roundabout was originally landscaped in 2004. The City Council approved a plan to update the landscaping in the roundabout. City staff is working towards completing this project in house, excluding the landscape lighting. The existing landscape lighting is no longer functional. We are proposing to update the landscape lighting as part of the overall project.

City staff has obtained proposals for two different options for new landscape lighting. They are as follows:

- Option 1: Standard Landscape Lighting – this option would replace the existing landscape lighting with the updated version of the same system. It is a single color, LED system that is not programmable. Cost - \$12,881.20.
- Option 2: Programmable Color Landscape Lighting – this option would be a step up from what has been in place in the past. The lighting system is remotely programmable through an app through a mobile device. The color pattern can be changed, if desired, for different seasons, holidays and events. Cost - \$26,736.20.

Either option would work providing a very nice look at the roundabout. The programmable color option would give more flexibility and options, if desired.

STAFF RECOMMENDATION:

Review and approve one of the options provided for landscape lighting at the roundabout.

SAMPLE MOTION TO APPROVE:

I move that Option ____ be approved for new landscape lighting at the roundabout in the amount of \$_____.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move that Option ____ be approved for new landscape lighting at the roundabout in the amount of \$_____ with the following conditions/changes:

- **insert finding**

SAMPLE MOTION TO TABLE/DENY:

I move that new landscape lighting not be installed at the roundabout at this time.



Night Vision Lighting & Electric
PO Box 1682
West Jordan, UT 84084
(801) 565-8897
<http://www.nightvisioninc.com>

Estimate 6424

DATE
06/15/2022

TOTAL
\$26,736.20

ADDRESS

Alpine City
20 N Main St
Alpine, UT 84004

BUILDING

ZDC COLOR LIGHTS

QTY	PRODUCT	DESCRIPTION
42	NP-ZDC-BZ	NP Accent Light ZDCOLOR Controlled aluminum, metallic bronze
42	PM-BZ	Post Mount brass, metallic bronze
1	LUX-300-SS	300 Watt Stainless Steel Transformer, ZDC (color) Power Controller
1	LSAT-300-SS	300 Watt Stainless Steel Satellite Transformer
1	WIFIMOD2RMT	Wi-Fi module with remote antenna
84	Labor LL	Hours of Labor for Landscape Lighting
1,470	12-2	Low Voltage Cable Per Foot
42	Miscellaneous	Weatherproof splice connectors, 1 1/2" Bushings, Lock Washers...etc
2	TPost40A	Aluminum 40" Transformer Post
2	ES	Electrical Services *hardwire transformers
-700	12-2	Low Voltage Cable Per Foot (already have this wiring)
-30	Labor LL	Hours of Labor for Landscape Lighting (already had 20 lights installed)

Estimate valid for 30 days.

Down payment 50% due upon acceptance.

Balance due upon completion.

SUBTOTAL	26,736.20
TAX	0.00

TOTAL	\$26,736.20
-------	-------------

THANK YOU.

Accepted By

Accepted Date





LUXOR® CONTROLLER

LANDSCAPE & ARCHITECTURAL LIGHTING

FXLuminaire®



Bring Nighttime Living Spaces to Life


When Luxor controls an LED landscape lighting system, lights don't simply turn on and off. They come alive! As FX Luminaire's premium lighting control option, Luxor is the most advanced and flexible low-voltage landscape lighting transformer on the market. Luxor incorporates zoning, dimming, and color capabilities into a single control system using a simple two-wire path installation.



LUXOR SPECIFICATIONS

Primary Features

- Zone control: Turn individual or groups of fixtures on and off at desired times
- Dimming control: Adjust the intensities of individual or groups of fixtures from 0-100%
- Color control: Choose from 30,000 vibrant colors for unlimited design possibilities
- Color palette: Generate and save up to 250 custom colors
- Astronomical timing: Set your location to automatically track sunrise and sunset times
- Scene/theme creation: Design up to 40 themes ranging from every-night living to holidays and special celebrations
- Event-based programming: Turn custom themes or lighting fixtures on and off as desired throughout the night
- Calendar-based programming: Ensure specific programs run only when needed with dedicated date-range programming
- Wireless control: Interact with the controller using iOS® and Android™ devices
- LAN connection: Conveniently incorporate wireless control using the preinstalled LAN module
- Smart home integration: Integrate and control Luxor with today's most popular smart home automation systems

Programs						
						
MO	TU	WE	TH	FR	SA	SU
Event	Time	Grp/Thm		Color	%	
Sunset	+ 1:00	Thm A			On	
Time	11:00p	Thm B			On	
Sunrise	- 0:30	All Lts			Off	



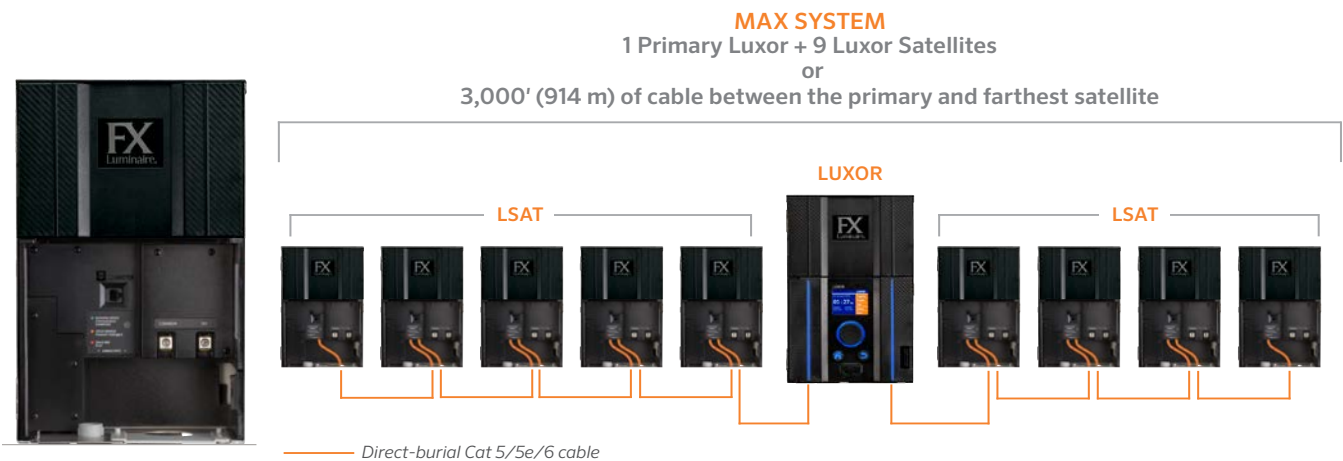
WIRELESS ACCESSORIES	
WIFIMOD2	Wi-Fi Module
WIFIMOD2RMT	Wi-Fi Module Remote Mount
LAM	Lighting Assignment Module



iOS is a trademark or registered trademark of Cisco in the U.S. and other countries and is used under license. Android is a trademark of Google LLC.

Expand Your System with Luxor Linking

Simplify and expand your lighting design. With Luxor Linking, you can hardwire up to nine Luxor Satellite controllers while maintaining a single point of control. The addition of Luxor Satellite controllers improves Wi-Fi connectivity and brings simplicity to complex or large-scale lighting designs.



LUXOR ACCESSORIES

Luxor Plays Well with Others

ZD MR-16 LAMPS

The ZD MR-16 is a convenient drop-in LED replacement lamp that converts incandescent fixtures to energy-efficient LED fixtures. When connected to a Luxor controller, the ZD MR-16 adds zoning, dimming, and Wi-Fi control capabilities to any brand of low-voltage lighting fixture.



LUXOR CUBE

With the LUXOR CUBE, Luxor can control, zone, and dim almost any brand of dimmable 12V or 110V light fixtures. It can also control items that use relay inputs such as gates and pond pumps to provide total management of outdoor living spaces.

LUXOR CUBE MODELS		
Type	Model No.	Max Load
Low-voltage	LCM-LV	60W / 5A
Line-voltage	LCM-HV	400W / 3.3A
Relay / 0-10V	LCM-RLY-010V	250VAC / 5A

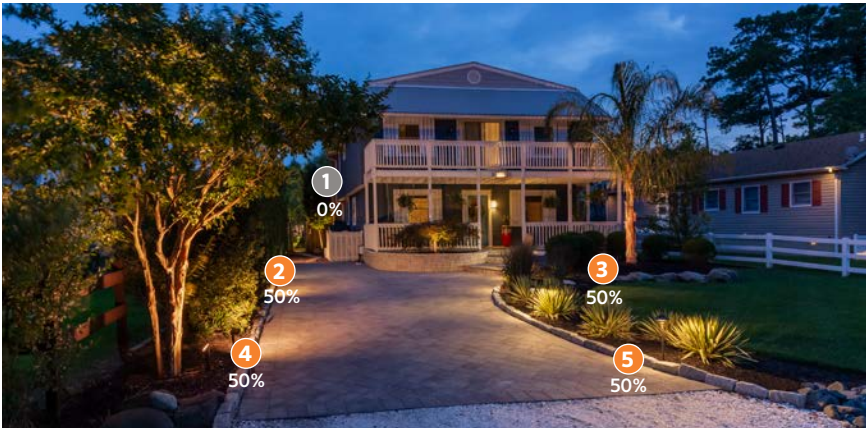
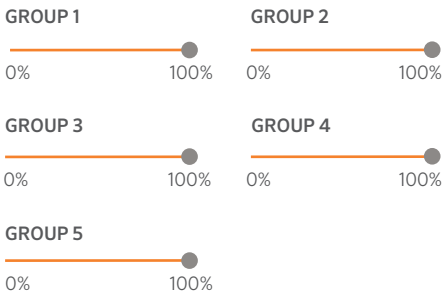


Get in the Zone

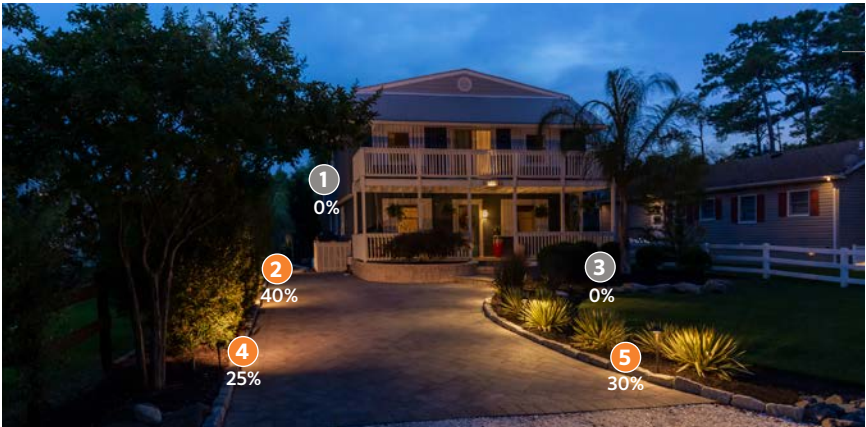
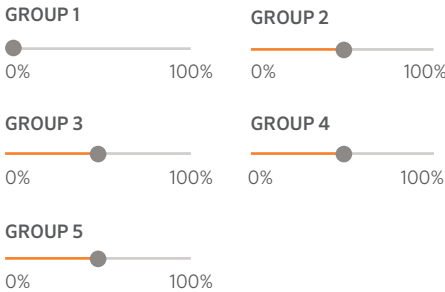
Luxor's zoning and dimming capabilities provide virtually limitless design possibilities. Easily adjust intensity from 0-100% for individual fixtures or groups of fixtures to create the perfect mood for any setting.



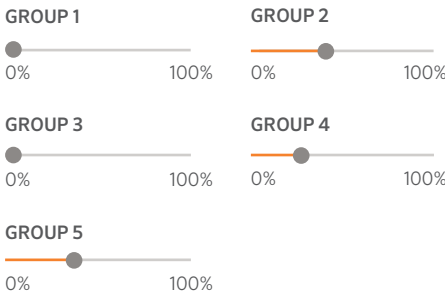
Sunset



9 p.m.



Midnight



Color Your World

Using state-of-the-art LED technology, Luxor lets you create perfect scenes with a spectrum of 30,000 beautiful colors.

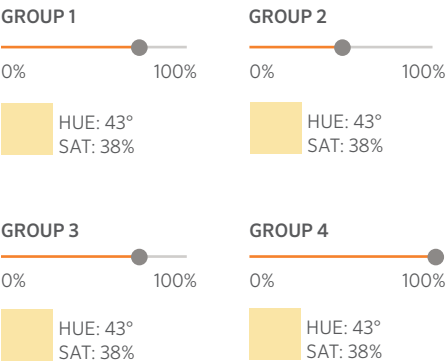
Adjust color temperatures to match vegetation and architecture to offer distinctive landscape looks throughout the year.

Living in the Dark?

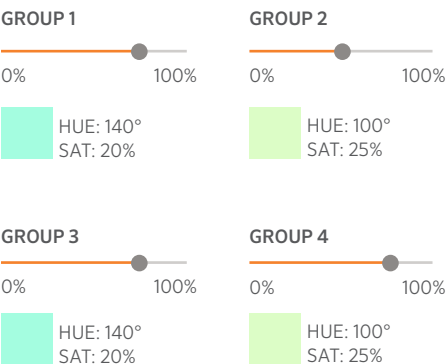
Don't be stuck in the dark ages! An outdoor lighting system will expand your nighttime living space, enhance safety and security, and add instant curb appeal to your home.



Warming Up



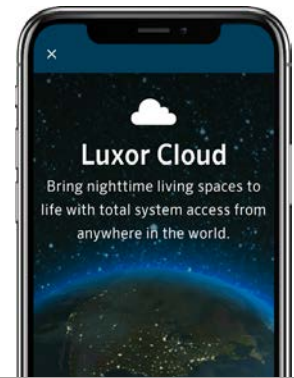
Match Maker



Total Wireless Control

The Luxor app provides ultimate flexibility and convenience for remote lighting management.

With the app, you can adjust fixture intensity and color, create unique themes, and fine-tune your color palette for special occasions — right from the palm of your hand!



Programming

Create custom lighting schedules for everyday living, holidays, and celebrations.



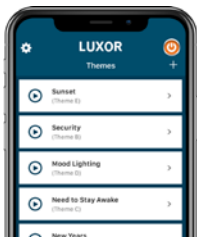
Color Creation

Create up to 30,000 colors using the latest RGBW LED technology.



Groups

Adjust intensity and colors of individual or groups of fixtures to fine-tune your lighting design.



Themes

Design one-of-a-kind holiday displays, create team spirit for the big game, or add company colors for corporate events.



Site Management

Work smarter with simple remote site management and convenient site sharing.

Bring the Outside In

Seamlessly integrate the next-generation capabilities of the Luxor lighting controller into your smart home system for one-stop management of indoor and outdoor living spaces. Luxor fully integrates with leading home automation solutions.



FXLuminaire

A Hunter Industries Company

Our mission is to create the most energy-efficient lighting products in the world while maintaining the highest level of quality and reliability. In every instance we will back our innovations with the unwavering support our customers need to succeed.



Gregory R. Hunter, CEO of Hunter Industries



Gene Smith, President, Landscape Irrigation and Outdoor Lighting

Website fxl.com | Customer Support 760-744-5240

This brochure was printed on Forest Stewardship Council® (FSC®) certified paper with soy inks. The FSC is an international organization established to promote the responsible management of the world's forests.

© 2020 Hunter Industries Inc. Hunter, FX Luminaire, all related logos, and all other trademarks are property of Hunter Industries, registered in the U.S. and other countries.  Please recycle.



Printed using
100% Wind
Energy, (RECs)

FX-244-BR F 4/20



Night Vision Lighting & Electric
PO Box 1682
West Jordan, UT 84084
(801) 565-8897
<http://www.nightvisioninc.com>

Estimate 6425

DATE
06/15/2022

TOTAL
\$12,881.20

ADDRESS

Alpine City
20 N Main St
Alpine, UT 84004

BUILDING

STANDARD LED

QTY	PRODUCT	DESCRIPTION
42	RS-LED35WFL-LS-BZ	RS-LED Accent Light 35 Watt Equivalent LED Bulb Warm (2700K) Flood (35) Long Shroud aluminum, metallic bronze
42	PM-BZ	Post Mount brass, metallic bronze
84	Labor LL	Hours of Labor for Landscape Lighting
1,470	12-2	Low Voltage Cable Per Foot
42	Miscellaneous	Weatherproof splice connectors, 1 1/2" Bushings, Lock Washers...etc
1	DX-300-SS	300 Watt Stainless Steel Tranformer, Astro Clock Controller
1	TPost40A	Aluminum 40" Transformer Post
1	ES	Electrical Services *hardwire transformers
-700	12-2	Low Voltage Cable Per Foot (already have this wiring)
-30	Labor LL	Hours of Labor for Landscape Lighting (already had 20 lights installed)

Estimate valid for 30 days.

Down payment 50% due upon acceptance.

Balance due upon completion.

SUBTOTAL	12,881.20
TAX	0.00

TOTAL	\$12,881.20
-------	-------------

THANK YOU.

Accepted By

Accepted Date



