



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, January 8, 2019 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

- I. CALL MEETING TO ORDER** *Council Members may participate electronically by phone.
 - A. Roll Call:** Mayor Troy Stout
 - B. Prayer:** Ramon Beck
 - C. Pledge of Allegiance:** By invitation
- IV. CONSENT CALENDAR**
 - A. Minutes of the City Council Meetings of November 13, 2018 and December 11, 2018**
 - B. East Mountain Estates, Plat E - Final Bond Release: \$10,706.40**
 - C. Eastview Plat F - Final Bond Release: \$271,055.61**
 - D. Spring Creek Alpine Amended Plat A #2 - Final Bond Release: \$12,290.00**
 - E. Craig F. Sorensen Construction - PI Meters Install Phase I - Partial Payment #3: \$251.75**
 - F. Craig F. Sorensen Construction - PI Meters Install Phase II - Partial Payment #2: \$48,169.75**
 - G. Precision Concrete Cutting - Payment: \$20,016.10**
- V. PUBLIC COMMENT**
- VI. REPORTS and PRESENTATIONS**
 - A. Alpine Days Report**
- VII. ACTION/DISCUSSION ITEMS**
 - A. Three Falls Ranch Development Agreement Amendments/Secondary Access Road - Will Jones:** The Council will consider amendments to the Development Agreement regarding the secondary road.
 - B. Land Swap - 539 N. Pfeifferhorn:** The Council consider approving a request to exchange 5190 sq. ft of open space for equal square footage of a building lot in order to square up the boundaries.
 - C. Alpine Days Chair Compensation:** The City Council will discuss compensation for the Alpine Days Chair.
 - D. Ordinance No. 2019-01 amending Articles 3.12.6.2 F and 4.3.1.6 F of the Development Code:** The Council will consider approving amendments clarifying cut and fill requirements for driveways.
 - E. Open Public Meetings Training - David Church**
- VIII. STAFF REPORTS**
- IX. COUNCIL COMMUNICATION**
- X. EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.

ADJOURN

Mayor Troy Stout
January 4, 2019

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 4.
CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing vs. Public Meeting

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

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

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
November 13, 2018

I. CALL MEETING TO ORDER. The meeting was called to order by Mayor Troy Stout at 6 pm. The following were present:

Mayor Troy Stout

Council Members: Jason Thelin, Ramon Beck, Carla Merrill, Lon Lott.

Council Members not present: Kimberly Bryant was excused.

Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy

Others: Barry Johnson from the law firm of Bennett, Tueller, Johnson and Deere.

II. EXECUTIVE SESSION

MOTION: Lon Lott moved to go into executive session to discuss litigation, property acquisition or the professional character, conduct or competency of personnel. Ramon Beck seconded. Ayes: 4 Nays: 0. Motion passed.

Ayes

Jason Thelin

Ramon Beck

Carla Merrill

Lon Lott

Nays

None

III. RETURN TO OPEN MEETING. The City Council returned to open meeting at 7:30 pm. The following were present and constituted a quorum.

Mayor Troy Stout

Council Members: Ramon Beck, Carla Merrill, Lon Lott, Shane Sorensen

Council Members not present: Kimberly Bryant excused.

Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy

Others: Richard James, Ed Bush, Daryl Sutherland, Jess Jolley, Ben Schoen, Matt Schoen, Zack Evensen, Mason Brown, Annie Zolman, Dean Zolman, Wade Budge

A. Prayer:

Carla Merrill

B. Pledge of Allegiance:

Ben Schoen

Mayor Stout said he would like to acknowledge the sacrifice of Major Brent Taylor, who was also serving as the mayor of North Ogden and had taken a one-year leave to fulfill military duties. He had lost his life in Afghanistan while on deployment with the Air National Guard, leaving behind a wife and seven children ranging in age from 11 month to 13 years old. Mayor Stout said he had visited the city of North Ogden and offered Alpine City's condolences.

IV. CONSENT CALENDAR

A. Minutes of the Alpine City Council meeting of October 23, 2018

B. Final Payment Request – Granite Construction, 2018 Overlay Project - \$186,991.05

C. Final Payment Request – Stapp Construction, Waterline Project - \$15,074.92

D. SCI Payment – PI Meter Install #1 Phase 2 - \$245,116.50

E. SCI Payment – PI Meter Install #2 Phase 1 - \$41,111.25

F. Bond Release #5 – North Point View, Plat C - \$40,956.40

G. Sage Forensic Accounting – Quail Fire Lawsuit - \$23,200.40

H. Bennett, Tueller, Johnson & Deere – Quail Fire Lawsuit - \$40,229.92

Shane Sorensen asked the Council if they wanted to add the invoices from Barry Johnson for the Quail Fire lawsuit to the Consent Calendar. They indicated they did.

MOTION: Ramon Beck moved to approve the Consent Calendar including the invoices on the from Barry Johnson. Lon Lott seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Lon Lott	

V. PUBLIC COMMENT:

Ed Bush – Box Elder Drive. He said he would like to thank Jay Jepsen for his Eagle Scout project in Lambert Park. He had replaced 300 seedlings that had been planted earlier in the year, which hadn't survived very well. There were about 20 people helping with the planting. The City had removed the water tanks in Lambert Park but since the plants were in their dormant stage, Ed Bush said he didn't expect they would need more water. They were watered when they were planted.

Ed Bush also reported that the Nature Center website had about 5,000 visits in the last month. He said vehicular traffic in Lambert Park was increasing, and in the shooting area, people had shot down the Forest Service sign. He asked if there were plans for signage. Troy Stout said they were waiting for the outcome of the judgement on Monday, November 19th.

VI. REPORTS/PRESENTATION

A. Ranked Candidate Voting – Stan Lockhart. Mr. Lockhart said he had served on the Provo City Council and served on the State Board of Education. His wife, Becky Lockhart, had served as Speaker of the House in the Utah State Legislature prior to her death.

Mr. Lockhart said the Legislature was concerned about the declining participation in voting and looking at options to increase voter turn-out. Vote-By-Mail had greatly increased voter turnout. They also began looking at Ranked Candidate Voting in HB35 which would allow cities to pilot this form of voting. He said there were four things that happened with RCV. First, there was greater turnout at the Meet-the-Candidate meetings. People generally knew who their first choice would be, but not the second, third, fourth, etc. They attended the meetings to learn more about the other candidates. Second, the RCV disincentivized the politics of personal destruction. It provided an opportunity to talk about issues instead of personalities. Third, it reduced the cost of elections with only one election. He said they used this style of voting in the Republican caucus meetings.

Mr. Lockhart said that if a city decided to try RCV, there would be no penalty if they changed their minds and decided not to do it. They would need to notify the Lt. Governor's office by January 1st if they chose to try RCV and would need a resolution to that effect.

Mayor Stout asked the Council to email him if they were interested in participating in RCV and he would put it on the agenda for the December meeting.

B. Code Enforcement Report: Shane Sorensen introduced Ted Stillman who was Alpine City's new code enforcement officer. He was very knowledgeable about city codes and issues and the need for code enforcement because he had previously been the city administrator for Alpine City. He had retired in 2010.

Ted Stillman said they had rebranded the position as Code Compliance for a more positive approach. He said code compliance was a collaborative effort and he worked with Planning and Zoning and the city engineer. There were 28 issues when he began. They resolved two or three a week but usually two or three more popped up. They usually picked up a load of illegal signs each week. One of the biggest problems was open space encroachment. He kept a calendar of code violations and the process. He started by sending out a letter then followed up with a phone call or

personal visit. He kept a log of every contact and progress made. David Church had prepared an administrative process for code enforcement making it a civil process rather than a criminal process.

C. Financial Report: Shane Sorensen said there had not been much change since the last report. The City would begin receiving property tax revenue. They were working with Dave Sanderson on getting the software for the PI meters up and running.

D. Pressurized Irrigation Annual Use Report. Shane Sorensen presented graphs showing pressurized irrigation water usage since 2010. The use went down in 2015 when they imposed watering restriction but had steadily climbed back up. The year 2018 was a tough year because of decreased rainfall and low snow levels in the mountains. The City had record pumping costs because they had to pump water of the wells for PI use due to the reduced flow in the streams. In addition, the Healey well went down but was repaired and running at 100 percent. The Council had approved rehabilitating the 300 North well, which had been struggling. Other projects included reworking the Fort Creek booster station and connecting the Silverleaf culinary well to the PI system. He said about 45% of the meters had been installed. The remainder would be installed in 2019. The City would not be billing by meter use until everyone had meters.

In October he had met with Daryl Devey with the Central Utah Water Project. CUP recognized that Alpine was the only city that didn't have the ability to use their CUP water. They had committed to begin the process the run a line to the Alpine boundary so the city could begin to use their water. Generally, the cities had to pay for their CUP water whether they used it or not, but Alpine had been given deferrals over the years and the water was diverted for June sucker support. He said it would be beneficial to Alpine if they could use the CUP water.

VII. ACTION/DISCUSSION ITEMS

A. The Ridge at Alpine, Phase 1 – Final Approval. Wade Budge said he represented Steve Zolman, owner and developer of The Ridge at Alpine subdivision. He thanked for the Council for putting the item back on the agenda to reconsider the motion made at the meeting of October 23, 2018 granting final approval to Phase I of the subdivision. He said they would like to revisit condition # 9 of the motion granting approval. which was: *Use of the private open space will be restricted; motorized vehicles, shooting, trapping, and fences will be prohibited.*

He said that perhaps the applicant had not done a good job of explaining to the Council that there were already existing fences on the boundaries of the open space, and removing them would not be tenable because of the livestock. For that reason, they were seeking a modification to condition #9 in the motion.

Mr. Budge said they had gone back and looked at the ordinance which stated in Section 3.09.04.4 of the Alpine City Development Code:

4. The designated open space area shall be maintained so that its use and enjoyment as open space are not diminished or destroyed. The City will have sole discretion in determining if open space is held in private or public ownership. To assure that all designated open space area will remain as open space, the applicants/owners shall:

- a. Dedicate or otherwise convey title to the open space area to the City for open space purposes;*
- b. Convey ownership of the open space area to the homeowners association established as part of the approval of the PRD or to an independent open space preservation trust organization approved by the City.*

In the event this alternative is used, the developer shall also execute an open space preservation easement or agreement with the City, the effect of which shall be to prohibit any excavating, making additional roadways, installing additional utilities, constructing any dwellings or other structures, or fencing or conducting or allowing the conduct of any activity which would alter the character of the open space area from that initially approved, without the prior approval of the City. The appropriate method for insuring preservation shall be as determined by the City at the time of development approval; or

1 c. *A combination of Part 4.a and Part 4.b.*

2 Mr. Budge proposed that they keep the first part of condition #9 but then add language that stated, to preserve the
3 natural values, no new fences would be installed that would alter the character of the open space, and any existing
4 fence would need to accommodate the trails and not impede their use. Mr. Budge said their main issue was the
5 fencing limitation. They would also like to continue the use of ATVs on the existing roads in order to maintain the
6 fencing as needed. They would need no new trails or roads.

7
8 David Church said the question was, did the motion intend that they should take down the existing fence? The
9 ordinance stated that no fencing would be allowed that would alter the character of the open space from that which
10 was initially approved. There was currently stock fencing on the open space.

11
12 Mr. Wade said he understood that some fencing, such as white vinyl fencing, would negatively alter the character of
13 the open space, but they did not intend to put up a white fence. That could be clarified in the conservation easement.

14
15 Troy Stout said he didn't like barbed wire fences because of the hazard they posed. Wade Budge said they could put
16 up a split rail fence where it adjoined the trails.

17
18 Carla Merrill said her issue was that the private open space was supposed to be controlled by the HOA, which
19 consisted of all the property owners in the subdivision. All the owners would have equal access to the private open
20 space. It sounded like Mr. Zolman would have the sole use and control of the open space if he was using it to graze
21 his cattle.

22
23 Wade Budge said that as they sold the lots, they would talk to the buyers about what kind of uses they would like to
24 see on the private open space. Obviously, they would promote the trails.

25
26 Mrs. Merrill asked if Mr. Zolman would no longer be grazing his cattle in the open space.

27
28 Mr. Budge said there would be grazing. Grazing was important part of fire control on the hillside. This was a high-
29 risk area for wildland fire and it made sense to keep the weeds and grass under control. He suggested the Council
30 modify the restriction to the open space to say that no new fences would be allowed which interfered with
31 preservation values, and motorized vehicles would only be used on existing roads.

32
33 Troy Stout the motion had also disallowed motorized vehicles, but if the use of vehicles was only for maintaining
34 the livestock, they might want to specify the types and uses of the motorized vehicles. Mr. Budge agreed that they
35 would be vehicles in support of the approved uses.

36
37 Jason Thelin read the ordinance and pointed out the wording "prohibited excavation, making additional roadways,
38 installing additional utilities, constructing any dwellings or other structures, or fencing or conducting or allowing the
39 conduct of any activity which would alter the character of the open space from that initially approved, without prior
40 consent of the City." He said he was surprised that it didn't say additional fencing. He said the Council made a
41 decision to designate it as private open space because they didn't want the maintenance. But when it was designated
42 as private, it was no longer just Steve Zolman's property. Plus, the owner got extra density by showing it as open
43 space. He believed that open space was a feature that everyone should be able to enjoy.

44
45 Mr. Budge said there would be public trails on the open space which allow everyone to enjoy it. The law didn't
46 require them to tear down fences or destroy historic uses of the land.

47
48 Jason Thelin asked David Church if the City had the ability to put restrictions on private open space. Mr. Church
49 said they could do whatever the ordinance stated. He asked if it was Mr. Thelin's intent, when he made the motion
50 on October 23rd, to make the developer take down the existing fences on the open space, or did he mean they
51 couldn't build new fences or that they couldn't drive on the existing road or could not build new roads?

52
53 Jason Thelin said it was his intent, at the time, that they tear down the existing fences and there be no livestock on
54 the open space.

There was a question about shooting. David Church said shooting was regulated by state law. Cities could not be more restrictive than the state code in regard to shooting. Wade Budge said there would be no shooting or target practice on the property. If an animal was affecting the livestock, they may need to shoot it. He said shooting was not really an issue for them. They were more concerned with the fence and motorized vehicles.

There was more discussion about the interpretation of Section 3.09.04.4 in the Development Code.

Will Jones said the existing fencing was around the perimeter. Any new fencing would be done to accommodate the trail. If the City wanted a trail through there, there would need to be some new fencing.

David Church said the conservation easement he drafted had the same basic language as the ordinance. That was why he needed to know if the Council wanted the fencing torn down because if they were preserving the character, the fencing was already there. If they did take down the fencing, they would need something to identify where the open space ended and where private property began.

Shane Sorensen suggested that when David Church completed the Conservation Easement on the private open space, he bring it back to the Council.

MOTION: Ramon Beck moved to amend condition #9 of the Motion made at the meeting of October 23, 2018 pertaining to the Ridge at Alpine Subdivision Phase 1, to clarify that the existing fencing would remain, but under the Conservation Easement to be drafted by David Church, additional fencing may be constructed in areas where it interfaces with the trails, with input from the trail committee. Lon Lott seconded. Ayes: 3 Nays: 1 Motion passed.

Ayes

Jason Thelin
Ramon Beck
Lon Lott

Nays

Carla Merrill

B. Annual Meeting Schedule for 2019. The Council discussed the proposed meeting schedule for 2019 and eliminated four of the meeting for various reasons.

Austin Roy said the Planning Commission had reviewed the schedule and approved all of their meetings.

MOTION: Jason Thelin moved to approve with the Annual Meeting Schedule but remove the City Council meetings scheduled for the following days. April 9th, May 28th, July 9th, November 26th. Carla Merrill seconded. Ayes: 3 Nays: 1 Motion passed.

Ayes

Jason Thelin
Ramon Beck
Carla Merrill

Nays

Lon Lott

C. Electric Car Charging Station. Austin Roy said the State of Utah was a beneficiary of over \$35 million from the Volkswagen settlement for violations of the Clean Air Act. The Utah Department of Environment Quality was administering the funding based on the settlement. The state was making a portion available to cities and Alpine City may qualify for Light-Duty Zero Emission Vehicle Supply Equipment (charging station for electric cars). In order to qualify, it would have to be located on city property and it would have to open for public access.

The Council briefly discussed applying for a charging station for electric cars and decided not enough people would use it.

MOTION: Lon Lott moved that the City not pursue the grant opportunity for an electric car charging station in Alpine. Ramon Beck seconded. Ayes: 3 Nays: 1. Motion passed.

Ayes

Jason Thelin

Nays

Carla Merrill

Ramon Beck
Lon Lott

D. Alpine City Tree Selection Guide Book. Austin Roy said trees created problems every year for the City. They spent \$10,000 to \$20,000 every year to repair sidewalk damage caused by tree roots. Sight-triangle violations and complains were a consistent problem. Residents complained about trees hanging over and blocking sidewalks and roadways making passage difficult for firetrucks, school buses, and other service vehicles.

Jeremy Ainsworth was a resident of Alpine and had put together a guidebook on types of trees that could be planted in park strips and in yards. It was intended to be an educational tool for citizens; it contained a lot of information including types of deer resistant vegetation. If adopted, it would be made available on the website or as a handout when building permits were issued.

MOTION: Jason Thelin moved to approve the Tree Selection Guide Book. Ramon Beck seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Lon Lott	

VIII. STAFF REPORTS

Austin Roy said the developers for the proposed Montdella Senior Housing development on Main Street were preparing the next application.

David Church said the City had been served with a Petition for Review from the neighbors of Tim Clark who were challenging the Council's decision to allow him to increase the height of his home at 75 N. Preston Drive.

Shane Sorensen reported on the following:

- Lambert Park fencing. He had a meeting scheduled with a contractor from Wyoming to discuss the fence. There was some discussion about the location of the fence.
- City staff had some done some grading on the roads in Lambert Park
- Verizon was looking for a site for an 80-foot tower and had looked at Burgess Park, Peterson Park and Creekside Park. They said any one of those locations would work. They also had an option to locate the tower on school property by Burgess Park if the City didn't allow it on city property. The rental revenue on the tower would be \$20,000 a year.
- Currently the City accepted cash in lieu of water rights for development but the shareholders felt that practice was devaluing their shares. He was considering taking it out of the ordinance.
- The City would be switching to Everbridge from Parlant. It was used by Utah County and Highland City.
- He was almost ready to advertise the parks position.
- The Hearing with the judge on the Patterson lawsuit was scheduled for Monday, November 19th from 9 to 11 if anyone wanted to attend.

IX. COUNCIL COMMUNICATION

Mayor Troy Stout reported on the following:

- An Eagle Scout wanted to put a bicycle repair station in Lambert Park.
- He and Shane Sorensen had meet with Highland City regarding the cities' cost allocation and representation on the PSD Board. With Cedar Hills gone, he was leaning toward having two representatives from Alpine and two from Highland and one independent. Anything they decided would be brought back to the Council.

- Alpine Days would be discussed at one of their first meetings in 2019. He wanted to bring up the topic of compensation and reevaluate what had been done in the past. He would like to go back to more of a volunteer event.

X. EXECUTIVE SESSION: None held.

MOTION: Lon Lott moved to adjourn. Ramon Beck seconded. Ayes: 4. Nays: 0. Motion passed.

Ayes

Jason Thelin
Ramon Beck
Carla Merrill
Lon Lott

Nays

None

The meeting was adjourned at 10:30 pm.

ALPINE CITY COUNCIL
Alpine City Hall, 20 N. Main, Alpine, UT
December 11, 2018
7:00 pm

Alpine City Christmas dinner for members of the city council, planning commission, and staff. The mayor and all the members of the city council were present along with quests.

No business was conducted.

ALPINE CITY
ESCROW BOND RELEASE FORM
Final Bond Release

Thru Period Ending: December 1, 2018

East Mountain Estates Plat E

Location: High Bench Drive

BOND HOLDER

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
ROADWAY IMPROVEMENTS							
4' Sidewalk	394	L.F.	\$ 13.00	\$ 5,122.00	100.0%	100.0%	\$ 5,122.00
Adjust Water Meter Lids	3	Each	\$ 50.00	\$ 150.00	100.0%	100.0%	\$ 150.00
Adjust Pressurized Irrigation Boxes	3	Each	\$ 50.00	\$ 150.00	100.0%	100.0%	\$ 150.00
Fire hydrant & valve	1	L.S.	\$ 3,500.00	\$ 3,500.00	100.0%	100.0%	\$ 3,500.00
BASE BID TOTAL				\$ 8,922.00	Previously Released: \$		
20% Warranty Amount				\$ 1,784.40			
TOTAL BOND AMOUNT				\$ 10,706.40	This Release: \$		
Total Released to Date				\$ 10,706.40			
TOTAL BOND REMAINING				\$ 0.00			


At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 20% Warranty Amount will be held for the one year warranty period.

Scott Dunn
Developer

Date

Troy Stout
Mayor

Date


Jed Muhlestein, P.E.
City Engineer

12-6-18

Date

City Council
(by Charnayne Warnock - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM
Final Bond Release

Thru Period Ending: December 1, 2018

East View Plat F

Location: East View Drive

BOND HOLDER

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Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SEWER							
8" PVC sewer	293	L.F.	\$ 23.00	\$ 6,739.00	100.0%	100.0%	\$ 6,739.00
4" Dia. Manhole	3	L.F.	\$ 2,500.00	\$ 7,500.00	100.0%	100.0%	\$ 7,500.00
Trench bedding extra	100	TONS	\$ 8.00	\$ 800.00	100.0%	100.0%	\$ 800.00
4" Sewer lateral	8	EA	\$ 700.00	\$ 5,600.00	100.0%	100.0%	\$ 5,600.00
TV Video	293	L.F.	\$ 3.00	\$ 879.00	100.0%	100.0%	\$ 879.00
Clean & Flush	1	L.S.	\$ 150.00	\$ 150.00	100.0%	100.0%	\$ 150.00
Connect to Existing	1	L.S.	\$ 250.00	\$ 250.00	100.0%	100.0%	\$ 250.00
Sewer Testing (air)	1	L.S.	\$ 250.00	\$ 250.00	100.0%	100.0%	\$ 250.00
			\$ -	\$ -			
CULINARY WATER							
8" Culinary Water w/ bends	579	L.F.	\$ 27.00	\$ 15,633.00	100.0%	100.0%	\$ 15,633.00
8" gate valve	3	EA	\$ 1,100.00	\$ 3,300.00	100.0%	100.0%	\$ 3,300.00
6" Hot tap, 8x6 Reducer and 8" valve	1	EA	\$ 2,500.00	\$ 2,500.00	100.0%	100.0%	\$ 2,500.00
3/4" culinary water service & meter	8	EA	\$ 900.00	\$ 7,200.00	100.0%	100.0%	\$ 7,200.00
Trench bedding extra	220	TONS	\$ 8.00	\$ 1,760.00	100.0%	100.0%	\$ 1,760.00
Fire hydrant & valve	2	EA	\$ 1,900.00	\$ 3,800.00	100.0%	100.0%	\$ 3,800.00
Water Line Flushing & Testing	1	L.S.	\$ 500.00	\$ 500.00	100.0%	100.0%	\$ 500.00
			\$ -	\$ -			
PRESSURIZED IRRIGATION							
8" Pressurized Irrigation C900 DR-18 Purple pipe	297	L.F.	\$ 22.00	\$ 6,534.00	100.0%	100.0%	\$ 6,534.00
4" Pressurized Irrigation C900 DR-18 Purple pipe	284	L.F.	\$ 22.00	\$ 6,248.00	100.0%	100.0%	\$ 6,248.00
8" gate valve	1	EA	\$ 1,100.00	\$ 1,100.00	100.0%	100.0%	\$ 1,100.00
4" gate valve	2	EA	\$ 1,100.00	\$ 2,200.00	100.0%	100.0%	\$ 2,200.00
Hot tap and 8" valve	1	EA	\$ 2,000.00	\$ 2,000.00	100.0%	100.0%	\$ 2,000.00
1" press. Irrigation water service	8	EA	\$ 700.00	\$ 5,600.00	100.0%	100.0%	\$ 5,600.00
2" Blow-off valve and fittings	1	EA	\$ 800.00	\$ 800.00	100.0%	100.0%	\$ 800.00
Cap existing 2" pi services	2	EA	\$ 650.00	\$ 1,300.00	100.0%	100.0%	\$ 1,300.00
2" PI drain and valve	1	EA	\$ 550.00	\$ 550.00	100.0%	100.0%	\$ 550.00
Trench bedding extra	225	TONS	\$ 8.00	\$ 1,800.00	100.0%	100.0%	\$ 1,800.00
PI Testing	1	L.S.	\$ 500.00	\$ 500.00	100.0%	100.0%	\$ 500.00
STORM DRAIN							
15" PVC SD from CB to MH	919	L.F.	\$ 31.00	\$ 28,489.00	100.0%	100.0%	\$ 28,489.00
2'x3' Combo Catch Basin with Curb Face Inlet	5	EA	\$ 2,700.00	\$ 13,500.00	100.0%	100.0%	\$ 13,500.00
Double Catch Basin	1	EA	\$ 3,750.00	\$ 3,750.00	100.0%	100.0%	\$ 3,750.00
5' Storm drain manhole	5	EA	\$ 2,800.00	\$ 14,000.00	100.0%	100.0%	\$ 14,000.00
Sump	1	EA	\$ 4,500.00	\$ 4,500.00	100.0%	100.0%	\$ 4,500.00
Trench bedding extra	285	TONS	\$ 8.00	\$ 2,280.00	100.0%	100.0%	\$ 2,280.00
ROADWAY IMPROVEMENTS							
Roadway grading and mass C/F	1	L.S.	\$ 5,000.00	\$ 5,000.00	100.0%	100.0%	\$ 5,000.00
3" surface course	20553	S.F.	\$ 1.20	\$ 24,663.60	100.0%	100.0%	\$ 24,663.60
8" base course	24317	S.F.	\$ 0.93	\$ 22,614.81	100.0%	100.0%	\$ 22,614.81
6" subgrade	24317	S.F.	\$ 0.60	\$ 14,590.20	100.0%	100.0%	\$ 14,590.20
2' curb and gutter	1125	L.F.	\$ 13.00	\$ 14,625.00	100.0%	100.0%	\$ 14,625.00
4' Sidewalk	1125	L.F.	\$ 14.00	\$ 15,750.00	100.0%	100.0%	\$ 15,750.00
ADA Ramp	3	EA	\$ 600.00	\$ 1,800.00	100.0%	100.0%	\$ 1,800.00
Gang mail box	1	EA	\$ 1,500.00	\$ 1,500.00	100.0%	100.0%	\$ 1,500.00
Subdivision monument	2	EA	\$ 400.00	\$ 800.00	100.0%	100.0%	\$ 800.00
Street sign	2	EA	\$ 300.00	\$ 600.00	100.0%	100.0%	\$ 600.00
Stop sign	1	EA	\$ 300.00	\$ 300.00	100.0%	100.0%	\$ 300.00
Street light	2	EA	\$ 2,500.00	\$ 5,000.00	100.0%	100.0%	\$ 5,000.00
MISC. CONCRETE							
Manhole Concrete Collars	8	EA	\$ 500.00	\$ 4,000.00	100.0%	100.0%	\$ 4,000.00
Water Valve Collars	8	EA	\$ 350.00	\$ 2,800.00	100.0%	100.0%	\$ 2,800.00
DRY UTILITIES							
Power & Phone Trenching	1	L.S.	\$ 5,000.00	\$ 5,000.00	100.0%	100.0%	\$ 5,000.00
BASE BID TOTAL				\$ 271,055.61	Previously Released: \$ -		
20% Warranty Amount				\$ 54,211.12			
TOTAL BOND AMOUNT				\$ 325,266.73	This Release: \$ 271,055.61		
Total Released to Date				\$ 271,055.61			
TOTAL BOND REMAINING				\$ 54,211.12			

At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 20% Warranty Amount will be held for a period of one year upon the signing of Final Bond Release.

Scott Dunn
Developer

Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

12-6-18

Date

City Council
(by Charmayne Warnock - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM
Final Release

BOND HOLDER

Thru Period Ending: December 31, 2018

Spring Creek Amended Plat A #2

Location: Red Pine Drive

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
1 Sawcut curb for driveway approach	30	LF @	\$ 25.00	\$ 750.00	100.0%	100.0%	\$ 750.00
2 6" thick driveway approach	150	SF @	\$ 6.00	\$ 900.00	100.0%	100.0%	\$ 900.00
3 SWPPP Installation and Maintenance	1	LS @	\$ 2,000.00	\$ 2,000.00	100.0%	100.0%	\$ 2,000.00
4 8" DIP Water Line	164	LF @	\$ 35.00	\$ 5,740.00	100.0%	100.0%	\$ 5,740.00
5 Fire Hydrant	1	EACH @	\$ 2,500.00	\$ 2,500.00	100.0%	100.0%	\$ 2,500.00
6 Adjust Water Meters/PI Box to Grade	1	LS @	\$ 400.00	\$ 400.00	100.0%	100.0%	\$ 400.00

BASE BID TOTAL

10% Warranty Amount

TOTAL BOND AMOUNT

Total Released to Date

TOTAL BOND REMAINING

\$ 12,290.00

\$ 2,458.00

\$ 14,748.00

\$ 12,290.00

\$ 2,458.00

Previously Released: \$

This Release: \$ 12,290.00

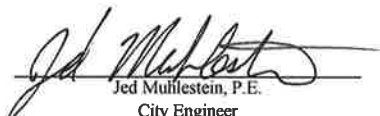
At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 20% Warranty Amount will be held for the one year warranty period.

Scott Dunn
Developer

Date

Troy Stout
Mayor

Date


Jed Muhlestein, P.E.
City Engineer

12/12/18

Date

City Council
(by Charmayne Warnock - City Recorder)

Date

**PARTIAL PAYMENT ESTIMATE
NO. 3**

Name of Contractor: Craig F. Sorensen Construction		
Name of Owner: Alpine City		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 15-Oct-18	Original: \$230,745.00	From: 1-Nov-18
Revised:	Revised: \$230,745.00	To: 30-Nov-18
Description of Job: Pressurized Irrigation Meters Installation Phase I		
Amount	This Period	Total To Date
Amount Earned	\$265.00	\$203,155.00
Retainage Being Held	\$13.25	\$10,157.75
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$192,745.50
Amount Due	\$251.75	\$251.75

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 shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 12/18/2018


Kasey B. Chesnut, P.E.
Project Manager

Accepted by: **Craig F. Sorensen Construction**

Date: 12/19/2018


Project Manager

Approved By: **Alpine City**

Date: _____

Troy Stout
Mayor

Budget Code _____ Staff Initial _____



REMIT TO:
918 South 2000 West
Syracuse, Utah 84075
Phone: (801) 773-4390, Fax: (801) 773-1575

TO:

ALPINE CITY

20 NORTH MAIN
ALPINE, UT 84004

SCI Job No: 8KNWL00007
Project: ALPINE PHASE 1
PRESSURIZED IRRIGATION METERS
INSTALLATION PHASE 1
ALPINE, UT 84004

Invoice:S74947
Invoice Date: 12/7/2018
Terms:Net 30
ALPINE
Purchase Order:

Application No: 3
For Questions on Quantities
Contact:KELLY.NIELSEN@GOSCI.COM
Thank you for your business

PARTIAL

1) Original Contract Sum.....	230,745.00
2) Change Orders	0.00
3) Contract Sum	230,745.00
4) Completed to Date	203,155.00
5) Retainage	10,157.75
6) Total Earned less Retainage	192,997.25
7) Previous Billings.....	192,745.50
8) Current Payment Due	251.75
9) Sales Tax.....	0.00
10) Total Due	251.75



Sorensen Companies, Inc.

REMIT TO:
918 South 2000 West
Syracuse, Utah 84075
Phone: (801) 773-4390, Fax: (801) 773-1575

Item No.	Description	Unit Price	Scheduled Amounts		Completed Units		Total Completed to Date		Due This Request	Retainage	
			Quantity	Total Cost	Previous	This Period	Qty	Cost			
1	MOBILIZATION	5500.00	1	LS	5,500.00	1	0	1	5,500.00	0.00	0.00
2	CAT1 INSTAL 1"RES WAT METER&APPURTETENT ITEMS COMP	350.00	243	EA	85,050.00	314	0	314	109,900.00	0.00	0.00
3	CAT2 INSTAL 1"RES WAT METER&APPRURTENT ITEMS COMP	375.00	120	EA	45,000.00	101	0	101	37,875.00	0.00	0.00
4	CAT3 INSTAL 1" RES WAT METER&APPRURTENT ITEMS COMP	260.00	60	EA	15,600.00	0	0	0	0.00	0.00	0.00
5	CAT4 INSTAL 1" RES WAT METER&APPRURTENT ITEMS COM	355.00	40	EA	14,200.00	0	0	0	0.00	0.00	0.00
6	INSTL NEW 1.5" WAT MET&APP ITEMS, COMP/LANDS/COMER	970.00	3	EA	2,910.00	1	0	1	970.00	0.00	0.00
7	INSTAL NEW2"WAT,MET&APP/ITEMS,COMP/LAN DS/COMERCIAL	795.00	4	EA	3,180.00	0	0	0	0.00	0.00	0.00
8	RESTROATION OF NEW WAT/MER,APPR,ITEMS/IN LAWN	110.00	359	EA	39,490.00	321	1	322	35,420.00	110.00	5.50
9	RESTORANTION NEW METE/APP,ITEMS,IN LANDSCAPE	155.00	75	EA	11,625.00	69	1	70	10,850.00	155.00	7.75
10	RESTORATION NEW WAT/MET&APP,ITEM,IN/CONCRETE	310.00	25	EA	7,750.00	0	0	0	0.00	0.00	0.00
11	RESTORATION NEW WAT/MET&APP,ITEM,UNIMPROVED	110.00	4	EA	440.00	24	0	24	2,640.00	0.00	0.00
					230,745.00				203,155.00	265.00	13.25

Invoice Total: 265.00
Less Retention: 13.25
Total Amount Due: 251.75

**PARTIAL PAYMENT ESTIMATE
NO. 2**

Name of Contractor: Craig F. Sorensen Construction		
Name of Owner: Alpine City		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 15-Oct-18	Original: \$296,115.00	From: 1-Nov-18
Revised:	Revised: \$296,115.00	To: 30-Nov-18
Description of Job: Pressurized Irrigation Meters Installation Phase II		
Amount	This Period	Total To Date
Amount Earned	\$50,705.00	\$309,775.00
Retainage Being Held	\$2,535.25	\$12,953.50
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$246,116.50
Amount Due	\$48,169.75	\$48,169.75

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 shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 12/18/2018


Kasey B. Chesnut, P.E.
Project Manager

Accepted by: **Craig F. Sorensen Construction**

Date: 12/19/2018


Project Manager

Approved By: **Alpine City**

Date: _____

Troy Stout
Mayor

Budget Code _____ Staff Initial _____



REMIT TO:
918 South 2000 West
Syracuse, Utah 84075
Phone: (801) 773-4390, Fax: (801) 773-1575

TO:

ALPINE CITY

20 NORTH MAIN
ALPINE, UT 84004

SCI Job No: 8KNWL00008
Project: ALPINE PHASE 2
PRESSURIZED IRRIGATION METERS
INSTALLATION PHASE 2
ALPINE, UT 84004

Invoice: S74948A
Invoice Date: 12/7/2018
Terms: Net 30
ALPINE
Purchase Order:

Application No: 2
For Questions on Quantities
Contact:
Thank you for your business

PARTIAL

1) Original Contract Sum.....	296,115.00
2) Change Orders	0.00
3) Contract Sum	296,115.00
4) Completed to Date	309,775.00
5) Retainage	15,488.75
6) Total Earned less Retainage	294,286.25
7) Previous Billings.....	246,116.50
8) Current Payment Due	48,169.75
9) Sales Tax.....	0.00
10) Total Due	48,169.75



REMIT TO:
 918 South 2000 West
 Syracuse, Utah 84075
 Phone: (801) 773-4390, Fax: (801) 773-1575

Item No.	Description	Unit Price	Scheduled Amounts			Completed Units		Total Completed to Date		Due This Request	Retainage
			Quantity		Total Cost	Previous	This Period	Qty	Cost		
1-#2	MOBILIZATION	6700.00	1	LS	6,700.00	1	0	1	6,700.00	0.00	0.00
2-#2	CAT1 INSTAL 1"RES WAT METER&APPURTETENT ITEMS COMP	350.00	300	EA	105,000.00	496	69	565	197,750.00	24,150.00	1,207.50
3-#2	CAT2 INSTAL 1"RES WAT METER&APPRURTENT ITEMS COMP	375.00	150	EA	56,250.00	47	1	48	18,000.00	375.00	18.75
4-#2	CAT3 INSTAL 1" RES WAT METER&APPRURTENT ITEMS COMP	260.00	79	EA	20,540.00	0	0	0	0.00	0.00	0.00
5-#2	CAT4 INSTAL 1" RES WAT METER&APPRURTENT ITEMS COM	355.00	50	EA	17,750.00	0	0	0	0.00	0.00	0.00
6-#2	INSTL NEW 1.5" WAT MET&APP ITEMS, COMP/LANDS/COMER	970.00	1	EA	970.00	0	4	4	3,880.00	3,880.00	194.00
7-#2	INSTAL NEW2"WAT,MET&APP/ITEMS,COMP/LAN DS/COMERCIAL	795.00	16	EA	12,720.00	0	15	15	11,925.00	11,925.00	596.25
8-#2	RESTROATION OF NEW WAT/MER,APPR,ITEMS/IN LAWN	110.00	443	EA	48,730.00	484	53	537	59,070.00	5,830.00	291.50
9-#2	RESTORATION NEW WAT/MET&APP,ITEM,IN/CONCRETE	310.00	25	EA	7,750.00	1	0	1	310.00	0.00	0.00
10-#2	RESTORATION NEW WAT/MET&APP,ITEM,IN/LANDSCAPE	155.00	125	EA	19,375.00	27	13	40	6,200.00	2,015.00	100.75
11-#2	RESTORATION NEW WAT/MET&APP,ITEM,UNIMPROVED	110.00	3	EA	330.00	31	23	54	5,940.00	2,530.00	126.50
					296,115.00				309,775.00	50,705.00	2,535.25

Invoice Total: 50,705.00
 Less Retention: 2,535.25
Total Amount Due: 48,169.75



Alpine City
Attn. Shane Sorensen
20 North Main st.
Alpine City, UT 84004
801.763.9862 - phone
ssorensen@alpinecity.org

Date: December 20, 2018
Invoice #: UT47274JT

Precision Concrete Cutting
3191 North Canyon Rd
Provo, Utah 84604
(801) 224-0025 - phone
(801) 224-0062 - fax
Federal ID #: 04-3800739
Jared Taylor
801.369.6635 - cell

Total Ln Ft
1,615.50

Total In. Ft.
607.47

PRECISION CONCRETE CUTTING						
No.	Size	Size	Lineal Feet	Location	Inch Feet	Date
1	0.750	0.000	6	615 n mountainville circle	2.25	11/27/18
2	0.375	0.000	3	615 n mountainville circle	0.56	11/27/18
3	0.250	0.000	2	615 n mountainville circle	0.25	11/27/18
4	0.250	0.000	3	615 n mountainville circle	0.38	11/27/18
5	0.375	0.000	3	615 n mountainville circle	0.56	11/27/18
6	0.625	0.000	2	595 n mounainville circle	0.63	11/27/18
7	1.250	0.000	2	595 n mounainville circle	1.25	11/27/18
8	0.500	0.000	4	595 n mounainville circle	1.00	11/27/18
9	1.000	0.250	4	595 n mounainville circle	2.50	11/27/18
10	0.875	0.000	2	595 n mounainville circle	0.88	11/27/18
11	0.625	0.000	2	595 n mounainville circle	0.63	11/27/18
12	1.500	0.250	4	595 n mounainville circle	3.50	11/27/18
13	**Suggested for Replacement			595 n mounainville circle	-	11/27/18
14	0.500	0.000	3	577 n mountainville drive	0.75	11/27/18
15	0.250	0.000	1	577 n mountainville drive	0.13	11/27/18
16	1.000	0.250	4	577 n mountainville drive	2.50	11/27/18
17	0.625	0.000	4	577 n mountainville drive	1.25	11/27/18
18	0.250	0.000	3	577 n mountainville drive	0.38	11/27/18
19	0.750	0.000	3	561 n mountainville drive	1.13	11/27/18
20	0.750	0.000	3	561 n mountainville drive	1.13	11/27/18
21	0.250	0.000	1	561 n mountainville drive	0.13	11/27/18
22	0.375	0.000	2	561 n mountainville drive	0.38	11/27/18
23	0.875	0.375	4	561 n mountainville drive	2.50	11/27/18
24	0.625	0.500	4	561 n mountainville drive	2.25	11/27/18
25	0.500	0.000	3.5	518 n wilderness drive on mountainville dr	0.88	11/27/18
26	0.750	0.000	3	518 n wilderness drive on mountainville dr	1.13	11/27/18
27	0.375	0.000	1	518 n wilderness drive on mountainville dr	0.19	11/27/18
28	0.375	0.000	1	518 n wilderness drive on mountainville dr	0.19	11/27/18
29	0.375	0.000	3	318 n mountainville drive	0.56	11/27/18
30	0.375	0.000	3	318 n mountainville drive	0.56	11/27/18
31	0.250	0.000	1	318 n mountainville drive	0.13	11/27/18
32	0.375	0.375	4	484 e mountainville drive	1.50	11/27/18
33	0.750	0.000	3	484 e mountainville drive	1.13	11/27/18
34	0.375	0.000	1	484 e mountainville drive	0.19	11/27/18
35	0.250	0.000	2	484 e mountainville drive	0.25	11/27/18
36	0.500	0.000	2	484 e mountainville drive	0.50	11/27/18

37	0.375	0.375	4	638 n grove drive on mountainville circle	1.50	11/27/18
38	0.375	0.125	4	638 n grove drive on mountainville circle	1.00	11/27/18
39	0.375	0.000	4	638 n grove drive on mountainville circle	0.75	11/27/18
40	0.625	0.000	4	638 n grove drive on mountainville circle	1.25	11/27/18
41	0.375	0.000	4	624 n mountainville circle	0.75	11/27/18
42	0.250	0.000	3	624 n mountainville circle	0.38	11/27/18
43	0.375	0.375	8	638 n grove street corner	3.00	11/27/18
44	0.250	0.000	2	624 n mountainville cir	0.25	11/27/18
45	0.375	0.250	4	407 e mountainville dr on mountainville circle	1.25	11/27/18
46	0.500	0.250	4	407 e mountainville dr on mountainville circle	1.50	11/27/18
47	0.375	0.250	4	407 e mountainville dr on mountainville circle	1.25	11/27/18
48	0.375	0.375	4	588 n mountainville circle	1.50	11/27/18
49	0.375	0.000	2.5	588 n mountainville circle	0.47	11/27/18
50	0.250	0.000	4	407 e mountainville dr on mountainville circle	0.50	11/27/18
51	0.250	0.000	2	396 east mountainville dr mountainville circle	0.25	11/27/18
52	0.625	0.000	4	396 east mountainville dr mountainville circle	1.25	11/27/18
53	0.625	0.250	4	396 east mountainville dr mountainville circle	1.75	11/27/18
54	0.625	0.000	4	522 n mountainville circle	1.25	11/27/18
55	0.250	0.000	4	522 n mountainville circle	0.50	11/27/18
56	1.000	0.750	4	522 n mountainville circle	3.50	11/27/18
57	0.750	0.000	4	522 n mountainville circle	1.50	11/27/18
58	0.375	0.125	4	522 n mountainville circle	1.00	11/27/18
59	1.000	1.000	4	522 n mountainville circle	4.00	11/27/18
60	**Suggested for Replacement			496 n mountainville circle	-	11/27/18
61	0.500	0.500	4	496 n mountainville circle	2.00	11/27/18
62	0.250	0.125	4	496 n mountainville circle	0.75	11/27/18
63	0.375	0.125	4	396 east mountainville drive	1.00	11/27/18
64	0.625	0.125	4	396 east mountainville drive	1.50	11/27/18
65	0.375	0.000	4	396 east mountainville drive	0.75	11/27/18
66	0.500	0.000	4	396 east mountainville drive	1.00	11/27/18
67	0.375	0.250	4	396 east mountainville drive	1.25	11/27/18
68	1.375	1.250	4	521 n wilderness drive on mountainville dr	5.25	11/27/18
69	0.750	0.500	4	521 n wilderness drive on mountainville dr	2.50	11/27/18
70	0.625	0.375	4	521 n wilderness drive on mountainville dr	2.00	11/27/18
71	0.250	0.000	4	521 n wilderness drive on mountainville dr	0.50	11/27/18
72	0.250	0.000	3	521 n wilderness drive on mountainville dr	0.38	11/27/18
73	0.375	0.375	4	561 n wilderness drive on mountainville dr	1.50	11/27/18
74	0.375	0.000	4	561 n wilderness drive on mountainville dr	0.75	11/27/18
75	0.375	0.000	2.5	496 n mountainville circle	0.47	11/27/18
76	1.000	0.000	4	486 n mountainville circle	2.00	11/27/18
77	0.375	0.000	4	486 n mountainville circle	0.75	11/27/18
78	0.375	0.000	3	489 n mountainville circle	0.56	11/27/18
79	0.500	0.000	4	489 n mountainville circle	1.00	11/27/18
80	0.500	0.000	4	489 n mountainville circle	1.00	11/27/18
81	1.000	0.000	4	525 n mountainville circle	2.00	11/27/18
82	0.875	0.000	4	525 n mountainville circle	1.75	11/27/18
83	0.750	0.000	4	525 n mountainville circle	1.50	11/27/18
84	0.500	0.000	4	525 n mountainville circle	1.00	11/27/18
85	0.500	0.500	4	525 n mountainville circle	2.00	11/27/18
86	0.250	0.250	4	525 n mountainville circle	1.00	11/27/18
87	0.500	0.000	4	525 n mountainville circle	1.00	11/27/18
88	0.375	0.125	4	525 n mountainville circle	1.00	11/27/18
89	0.250	0.250	4	543 n mountainville circle	1.00	11/27/18
90	0.375	0.000	4	543 n mountainville circle	0.75	11/27/18
91	0.500	0.250	4	543 n mountainville circle	1.50	11/27/18

92	0.375	0.000	3	543 n mountainville circle	0.56	11/27/18
93	0.875	0.250	4	543 n mountainville circle	2.25	11/27/18
94	1.000	0.250	4	561 n mountainville circle	2.50	11/27/18
95	0.750	0.375	4	396 e mountainville drive	2.25	11/27/18
96	0.750	0.000	4	407 e mountainville drive	1.50	11/27/18
97	0.375	0.000	4	407 e mountainville drive	0.75	11/27/18
98	0.500	0.000	4	407 e mountainville drive	1.00	11/27/18
99	0.250	0.000	2	407 e mountainville drive	0.25	11/27/18
100	0.250	0.000	4	407 e mountainville drive	0.50	11/27/18
101	0.625	0.000	4	407 e mountainville drive	1.25	11/27/18
102	1.250	0.000	4	407 e mountainville drive	2.50	11/27/18
103	0.500	0.000	4	407 e mountainville drive	1.00	11/27/18
104	0.750	0.625	4	561 e mountainville drive	2.75	11/27/18
105	0.250	0.000	4	561 e mountainville drive	0.50	11/27/18
106	0.250	0.000	4	561 e mountainville drive	0.50	11/27/18
107	0.250	0.000	4	581 n mountainville drive	0.50	11/27/18
108	0.375	0.250	4	471 e mountainville drive	1.25	11/27/18
109	1.250	1.125	4	471 e mountainville drive	4.75	11/29/18
110	0.750	0.625	4	471 e mountainville drive	2.75	11/29/18
111	0.250	0.125	4	471 e mountainville drive	0.75	11/29/18
112	0.250	0.000	3	471 e mountainville drive	0.38	11/29/18
113	0.375	0.000	4	471 e mountainville drive	0.75	11/29/18
114	0.500	0.000	4	471 e mountainville drive	1.00	11/29/18
115	0.375	0.000	4	471 e mountainville drive	0.75	11/29/18
116	0.250	0.250	3	509 e mountainville drive	0.75	11/29/18
117	0.750	0.500	4	509 e mountainville drive	2.50	11/29/18
118	**Suggested for Replacement			509 e mountainville drive	-	11/29/18
119	1.125	0.875	4	509 e mountainville drive	4.00	11/29/18
120	0.750	0.750	4	538 e mounainville drive	3.00	11/29/18
121	0.500	0.125	4	538 e mounainville drive	1.25	11/29/18
122	0.500	0.000	4	538 e mounainville drive	1.00	11/29/18
123	0.750	0.000	4	538 e mounainville drive	1.50	11/29/18
124	0.750	0.000	3.5	538 e mounainville drive	1.31	11/29/18
125	0.375	0.125	4	538 e mounainville drive	1.00	11/29/18
126	0.250	0.250	4	538 e mounainville drive	1.00	11/29/18
127	0.375	0.000	5	610 e 770 n	0.94	11/29/18
128	0.250	0.000	4	575 e wilderness drive	0.50	11/29/18
129	0.500	0.000	4	575 e wilderness drive	1.00	11/29/18
130	0.375	0.125	4	575 e wilderness drive	1.00	11/29/18
131	0.250	0.000	4	575 e wilderness drive	0.50	11/29/18
132	0.250	0.000	4	575 e wilderness drive	0.50	11/29/18
133	0.500	0.000	4	553 e wilderness drive	1.00	11/29/18
134	0.500	0.375	4	553 e wilderness drive	1.75	11/29/18
135	0.625	0.000	3	553 e wilderness drive	0.94	11/29/18
136	0.625	0.000	2	553 e wilderness drive	0.63	11/29/18
137	0.250	0.000	4	537 e wilderness drive	0.50	11/29/18
138	0.250	0.250	4	537 e wilderness drive	1.00	11/29/18
139	0.375	0.000	4	625 e wilderness drive	0.75	11/29/18
140	0.375	0.000	4	615 n wilderness drive	0.75	11/29/18
141	0.750	0.000	4	615 n wilderness drive	1.50	11/29/18
142	0.500	0.250	4	615 n wilderness drive	1.50	11/29/18
143	0.750	0.000	4	615 n wilderness drive	1.50	11/29/18
144	0.625	0.500	4	615 n wilderness drive	2.25	11/29/18
145	0.500	0.000	4	590 n wilderness drive	1.00	11/29/18
146	0.875	0.000	2	590 n wilderness drive	0.88	11/29/18

147	0.375	0.250	4	561 n wilderness drive	1.25	12/1/18
148	0.500	0.000	4	561 n wilderness drive	1.00	12/1/18
149	0.750	0.375	4	561 n wilderness drive	2.25	12/1/18
150	0.500	0.000	4	561 n wilderness drive	1.00	12/1/18
151	1.125	1.125	4	561 n wilderness drive	4.50	12/1/18
152	1.000	0.000	4	561 n wilderness drive	2.00	12/1/18
153	1.000	0.750	4	590 n wilderness drive	3.50	12/1/18
154	0.375	0.000	3	590 n wilderness drive	0.56	12/1/18
155	1.500	0.000	4	590 n wilderness drive	3.00	12/1/18
156	1.250	0.000	4	590 n wilderness drive	2.50	12/1/18
157	1.000	0.000	4	604 n wilderness drive	2.00	12/1/18
158	1.000	0.000	4	604 n wilderness drive	2.00	12/1/18
159	0.375	0.000	4	604 n wilderness drive	0.75	12/1/18
160	0.500	0.000	4	580 n wilderness drive	1.00	12/1/18
161	0.375	0.000	4	580 n wilderness drive	0.75	12/1/18
162	0.375	0.000	4	580 n wilderness drive	0.75	12/1/18
163	0.500	0.125	4	580 n wilderness drive	1.25	12/1/18
164	0.375	0.000	4	471 e mountainville drive on wilderness	0.75	12/1/18
165	0.375	0.000	3	471 e mountainville drive on wilderness	0.56	12/1/18
166	1.250	0.000	4	471 e mountainville drive on wilderness	2.50	12/1/18
167	1.000	0.000	4	471 e mountainville drive on wilderness	2.00	12/1/18
168	1.500	0.000	4	471 e mountainville drive on wilderness	3.00	12/1/18
169	1.125	0.000	4	471 e mountainville drive on wilderness	2.25	12/1/18
170	0.500	0.375	4	580 n wilderness drive	1.75	12/1/18
171	0.750	0.000	4	580 n wilderness drive	1.50	12/1/18
172	0.250	0.250	4	701 n coventry lane	1.00	12/6/18
173	0.500	0.000	4	701 n coventry lane	1.00	12/6/18
174	0.375	0.000	4	701 n coventry lane	0.75	12/6/18
175	0.375	0.125	4	701 n coventry lane	1.00	12/6/18
176	0.500	0.000	2	701 n coventry lane	0.50	12/6/18
177	0.250	0.000	3.5	701 n coventry lane	0.44	12/6/18
178	0.375	0.125	4	701 n coventry lane	1.00	12/6/18
179	0.500	0.250	4	701 n coventry lane	1.50	12/6/18
180	0.625	0.375	4	701 n coventry lane	2.00	12/6/18
181	0.375	0.125	4	645 n coventry lane	1.00	12/6/18
182	0.500	0.000	4	645 n coventry lane	1.00	12/6/18
183	1.000	0.875	4	645 n coventry lane	3.75	12/6/18
184	0.500	0.000	3.5	645 n coventry lane	0.88	12/6/18
185	0.375	0.125	4	645 n coventry lane	1.00	12/6/18
186	0.375	0.000	4	645 n coventry lane	0.75	12/6/18
187	0.500	0.250	4	645 n coventry lane	1.50	12/6/18
188	0.375	0.000	4	645 n coventry lane	0.75	12/6/18
189	0.250	0.250	4	645 n coventry lane	1.00	12/6/18
190	0.875	0.250	4	645 n coventry lane	2.25	12/6/18
191	0.875	0.000	4	645 n coventry lane	1.75	12/6/18
192	0.750	0.125	4	645 n coventry lane	1.75	12/6/18
193	0.250	0.000	2	645 n coventry lane	0.25	12/6/18
194	0.750	0.375	4	613 n coventry lane	2.25	12/6/18
195	0.375	0.250	4	613 n coventry lane	1.25	12/6/18
196	0.375	0.000	4	613 n coventry lane	0.75	12/6/18
197	0.875	0.500	4	613 n coventry lane	2.75	12/6/18
198	0.375	0.250	4	719 e hamptom court	1.25	12/6/18
199	**Suggested for Replacement			719 e hamptom court	-	12/6/18
200	0.750	0.125	4	719 e hamptom court	1.75	12/6/18
201	0.875	0.000	4	719 e hamptom court	1.75	12/6/18

202	0.625	0.000	2.5	719 e hamptom court	0.78	12/6/18
203	0.250	0.125	4	719 e hamptom court	0.75	12/6/18
204	0.750	0.000	4	719 e hamptom court	1.50	12/6/18
205	**Suggested for Replacement			719 e hamptom court	-	12/6/18
206	0.500	0.000	4	867 e hamptom court	1.00	12/6/18
207	1.000	0.250	4	867 e hamptom court	2.50	12/6/18
208	0.375	0.000	3	867 e hamptom court	0.56	12/6/18
209	0.625	0.000	4	867 e hamptom court	1.25	12/6/18
210	0.375	0.000	4	867 e hamptom court	0.75	12/6/18
211	0.500	0.000	4	867 e hamptom court	1.00	12/6/18
212	0.625	0.250	4	867 e hamptom court	1.75	12/6/18
213	0.375	0.000	3.5	867 e hamptom court	0.66	12/6/18
214	0.250	0.000	3.5	663 e hamptom court	0.44	12/6/18
215	0.875	0.000	4	663 e hamptom court	1.75	12/6/18
216	0.750	0.000	3.5	663 e hamptom court	1.31	12/6/18
217	0.375	0.000	4	663 e hamptom court	0.75	12/6/18
218	0.875	0.250	4	653 e hamptom court	2.25	12/6/18
219	0.750	0.375	4	653 e hamptom court	2.25	12/6/18
220	0.625	0.500	4	653 e hamptom court	2.25	12/6/18
221	0.500	0.125	5	739 e coventry lane	1.56	12/6/18
222	0.250	0.250	6	739 e coventry lane	1.50	12/6/18
223	0.250	0.125	5	739 e coventry lane	0.94	12/6/18
224	0.250	0.125	5	739 e coventry lane	0.94	12/6/18
225	0.375	0.125	5	739 e coventry lane	1.25	12/6/18
226	0.375	0.375	5	739 e coventry lane	1.88	12/6/18
227	1.500	0.000	5	739 e coventry lane	3.75	12/6/18
228	0.625	0.375	5	739 e coventry lane	2.50	12/6/18
229	0.375	0.375	5	739 e coventry lane	1.88	12/6/18
230	0.625	0.000	5	775 e coventry lane	1.56	12/6/18
231	0.375	0.250	5	775 e coventry lane	1.56	12/6/18
232	0.375	0.125	5	791 e coventry lane	1.25	12/6/18
233	0.250	0.250	5	791 e coventry lane	1.25	12/6/18
234	0.375	0.375	5	791 e coventry lane	1.88	12/6/18
235	0.375	0.000	5	791 e coventry lane	0.94	12/6/18
236	0.500	0.000	5	791 e coventry lane	1.25	12/6/18
237	0.500	0.375	5	791 e coventry lane	2.19	12/6/18
238	0.375	0.250	5	817 e coventry lane	1.56	12/6/18
239	0.625	0.375	5	817 e coventry lane	2.50	12/6/18
240	0.375	0.000	5	817 e coventry lane	0.94	12/6/18
241	0.375	0.000	5	817 e coventry lane	0.94	12/6/18
242	1.125	0.375	5	817 e coventry lane	3.75	12/6/18
243	0.250	0.250	5	817 e coventry lane	1.25	12/6/18
244	0.625	0.375	5	817 e coventry lane	2.50	12/6/18
245	0.500	0.500	5	833 e coventry lane	2.50	12/6/18
246	1.000	0.000	4	833 e coventry lane	2.00	12/6/18
247	0.750	0.500	4	833 e coventry lane	2.50	12/6/18
248	0.375	0.375	4	833 e coventry lane	1.50	12/6/18
249	0.375	0.125	4	833 e coventry lane	1.00	12/6/18
250	0.375	0.250	4	833 e coventry lane	1.25	12/6/18
251	0.250	0.250	5	791 e coventry lane	1.25	12/6/18
252	0.375	0.375	4	724 n coventry lane	1.50	12/6/18
253	0.375	0.250	4	724 n coventry lane	1.25	12/6/18
254	0.875	0.875	4	724 n coventry lane	3.50	12/6/18
255	0.875	0.375	4	724 n coventry lane	2.50	12/6/18
256	0.750	0.000	4	724 n coventry lane	1.50	12/6/18

257	0.750	0.375	4	724 n coventry lane	2.25	12/6/18
258	0.375	0.125	4	724 n coventry lane	1.00	12/6/18
259	1.250	0.750	4	724 n coventry lane	4.00	12/6/18
260	0.375	0.000	4	695 e windsor court	0.75	12/7/18
261	0.750	0.125	4	695 e windsor court	1.75	12/7/18
262	0.250	0.250	4	695 e windsor court	1.00	12/7/18
263	0.875	0.000	4	697 e windsor court	1.75	12/7/18
264	0.250	0.250	4	697 e windsor court	1.00	12/7/18
265	0.875	0.000	4	697 e windsor court	1.75	12/7/18
266	1.000	0.000	4	633 e windsor court	2.00	12/7/18
267	0.500	0.250	4	633 e windsor court	1.50	12/7/18
268	0.500	0.125	4	633 e windsor court	1.25	12/7/18
269	0.625	0.500	4	633 e windsor court	2.25	12/7/18
270	0.375	0.375	4	633 e windsor court	1.50	12/7/18
271	0.625	0.500	4	633 e windsor court	2.25	12/7/18
272	0.500	0.250	4	633 e windsor court	1.50	12/7/18
273	0.875	0.000	2	633 e windsor court	0.88	12/7/18
274	0.625	0.000	2	633 e windsor court	0.63	12/7/18
275	0.750	0.125	4	633 e windsor court	1.75	12/7/18
276	0.500	0.000	3	633 e windsor court	0.75	12/7/18
277	0.250	0.000	2	621 e windsor court	0.25	12/7/18
278	0.875	0.000	3.5	621 e windsor court	1.53	12/7/18
279	0.875	0.000	3.5	620 e windsor court	1.53	12/7/18
280	0.875	0.000	2	620 e windsor court	0.88	12/7/18
281	1.000	0.625	4	620 e windsor court	3.25	12/7/18
282	0.875	0.375	4	628 e windsor court	2.50	12/7/18
283	0.375	0.000	3	628 e windsor court	0.56	12/7/18
284	0.500	0.000	3	628 e windsor court	0.75	12/7/18
285	0.375	0.000	3	628 e windsor court	0.56	12/7/18
286	0.500	0.000	3.5	628 e windsor court	0.88	12/7/18
287	0.875	0.500	4	648 e windsor court	2.75	12/7/18
288	1.500	0.500	4	648 e windsor court	4.00	12/7/18
289	0.250	0.000	3	648 e windsor court	0.38	12/7/18
290	0.375	0.250	4	648 e windsor court	1.25	12/7/18
291	0.375	0.000	1	564 n coventry lane	0.19	12/7/18
292	0.500	0.000	2	592 n coventry lane	0.50	12/7/18
293	**Suggested for Replacement			592 n coventry lane	-	12/7/18
294	0.625	0.625	4	592 n coventry lane	2.50	12/7/18
295	0.250	0.000	1	592 n coventry lane	0.13	12/7/18
296	0.375	0.000	2	592 n coventry lane	0.38	12/7/18
297	0.375	0.000	1	592 n coventry lane	0.19	12/7/18
298	0.250	0.000	3	592 n coventry lane	0.38	12/7/18
299	1.000	0.750	4	592 n coventry lane	3.50	12/7/18
300	0.750	0.000	4	592 n coventry lane	1.50	12/7/18
301	0.875	0.000	2	592 n coventry lane	0.88	12/7/18
302	0.625	0.000	2	592 n coventry lane	0.63	12/7/18
303	0.500	0.000	3	618 n coventry lane	0.75	12/7/18
304	0.875	0.500	4	618 n coventry lane	2.75	12/7/18
305	0.375	0.000	3	618 n coventry lane	0.56	12/7/18
306	0.500	0.000	4	618 n coventry lane	1.00	12/7/18
307	0.500	0.000	4	618 n coventry lane	1.00	12/7/18
308	0.875	0.500	4	648 n coventry lane	2.75	12/7/18
309	0.500	0.000	3	648 n coventry lane	0.75	12/7/18
310	0.250	0.000	1	648 n coventry lane	0.13	12/7/18
311	0.375	0.375	4	648 n coventry lane	1.50	12/7/18

312	0.500	0.500	4	648 n coventry lane	2.00	12/7/18
313	0.375	0.000	4	648 n coventry lane	0.75	12/7/18
314	0.500	0.000	2	648 n coventry lane	0.50	12/7/18
315	0.375	0.000	3	648 n coventry lane	0.56	12/7/18
316	0.375	0.000	2	648 n coventry lane	0.38	12/7/18
317	0.500	0.375	4	648 n coventry lane	1.75	12/7/18
318	0.250	0.000	3	648 n coventry lane	0.38	12/7/18
319	1.000	0.375	4	648 n coventry lane	2.75	12/7/18
320	0.500	0.000	1	702 n coventry lane	0.25	12/7/18
321	0.625	0.000	3	702 n coventry lane	0.94	12/7/18
322	0.250	0.000	2	702 n coventry lane	0.25	12/7/18
323	0.500	0.000	2	702 n coventry lane	0.50	12/7/18
324	0.375	0.000	2	702 n coventry lane	0.38	12/7/18
325	0.750	0.250	4	702 n coventry lane	2.00	12/7/18
326	0.375	0.000	2	702 n coventry lane	0.38	12/7/18
327	0.875	0.000	4	702 n coventry lane	1.75	12/7/18
328	1.500	0.000	4	702 n coventry lane	3.00	12/7/18
329	0.375	0.000	4	702 n coventry lane	0.75	12/7/18
330	0.375	0.000	3	724 n coventry lane	0.56	12/7/18
331	0.375	0.000	3	724 n coventry lane	0.56	12/7/18
332	0.500	0.375	4	564 n coventry lane	1.75	12/7/18
333	0.500	0.250	4	564 n coventry lane	1.50	12/7/18
334	0.625	0.500	4	564 n coventry lane	2.25	12/7/18
335	0.250	0.000	4	542 n coventry lane	0.50	12/7/18
336	0.375	0.250	4	542 n coventry lane	1.25	12/7/18
337	0.375	0.000	2	518 n coventry lane	0.38	12/7/18
338	0.250	0.000	2	518 n coventry lane	0.25	12/7/18
339	0.500	0.375	4	518 n coventry lane	1.75	12/7/18
340	0.625	0.250	4	652 e hampton court	1.75	12/7/18
341	0.375	0.375	4	652 e hampton court	1.50	12/7/18
342	0.750	0.500	4	652 e hampton court	2.50	12/7/18
343	0.500	0.000	4	652 e hampton court	1.00	12/7/18
344	0.375	0.000	4	662 e hampton court	0.75	12/7/18
345	0.500	0.500	4	662 e hampton court	2.00	12/7/18
346	0.500	0.000	4	662 e hampton court	1.00	12/7/18
347	1.250	1.125	4	662 e hampton court	4.75	12/7/18
348	0.500	0.125	4	662 e hampton court	1.25	12/7/18
349	0.250	0.000	4	662 e hampton court	0.50	12/7/18
350	0.375	0.000	2.5	686 e hampton court	0.47	12/7/18
351	0.375	0.000	4	686 e hampton court	0.75	12/7/18
352	0.500	0.500	4	686 e hampton court	2.00	12/7/18
353	0.500	0.125	4	686 e hampton court	1.25	12/7/18
354	0.500	0.500	4	686 e hampton court	2.00	12/7/18
355	0.500	0.375	4	686 e hampton court	1.75	12/7/18
356	0.375	0.000	4	714 e hampton court	0.75	12/7/18
357	0.750	0.375	4	714 e hampton court	2.25	12/7/18
358	0.375	0.250	4	714 e hampton court	1.25	12/7/18
359	0.250	0.000	3	714 e hampton court	0.38	12/7/18
360	1.125	0.750	4	714 e hampton court on coventry lane	3.75	12/7/18
361	0.375	0.000	2.5	714 e hampton court on coventry lane	0.47	12/7/18
362	0.375	0.375	4	714 e hampton court on coventry lane	1.50	12/7/18
363	1.000	0.750	4	714 e hampton court on coventry lane	3.50	12/7/18
364	0.500	0.250	4	714 e hampton court on coventry lane	1.50	12/7/18
365	0.750	0.250	4	714 e hampton court on coventry lane	2.00	12/7/18
366	0.375	0.000	3	695 e windsor court on coventry lane	0.56	12/7/18

367	0.250	0.250	4	695 e windsor court on coventry lane	1.00	12/7/18
368	0.250	0.125	4	695 e windsor court on coventry lane	0.75	12/7/18
369	0.375	0.000	2	695 e windsor court on coventry lane	0.38	12/7/18
370	0.625	0.375	4	695 e windsor court on coventry lane	2.00	12/7/18
371	0.625	0.250	4	695 e windsor court on coventry lane	1.75	12/7/18
372	0.750	0.375	4	695 e windsor court on coventry lane	2.25	12/7/18
373	0.250	0.000	3	695 e windsor court on coventry lane	0.38	12/7/18
374	0.625	0.625	4	682 e windsor court	2.50	12/7/18
375	0.500	0.125	4	682 e windsor court	1.25	12/7/18
376	0.500	0.250	4	682 e windsor court	1.50	12/7/18
377	0.375	0.250	4	648 e windsor court	1.25	12/7/18
378	0.250	0.250	4	648 e windsor court	1.00	12/7/18
379	0.250	0.000	4	648 e windsor court	0.50	12/7/18
380	0.875	0.250	4	897 e canterbury lane	2.25	12/13/18
381	0.625	0.500	4	897 e canterbury lane	2.25	12/13/18
382	1.375	0.875	4	897 e canterbury lane	4.50	12/13/18
383	1.125	1.000	4	452 n coventry lane	4.25	12/13/18
384	0.500	0.000	4	478 n coventry lane	1.00	12/13/18
385	0.500	0.125	4	478 n coventry lane	1.25	12/13/18
386	0.375	0.000	4	478 n coventry lane	0.75	12/13/18
387	0.500	0.000	2	478 n coventry lane	0.50	12/13/18
388	1.500	0.000	3.5	502 n coventry lane	2.63	12/13/18
389	0.625	0.000	4	502 n coventry lane	1.25	12/13/18
390	0.500	0.000	3	502 n coventry lane	0.75	12/13/18
391	0.375	0.000	2	502 n coventry lane	0.38	12/13/18
392	0.375	0.000	4	502 n coventry lane	0.75	12/13/18
393	1.250	0.625	4	502 n coventry lane	3.75	12/13/18
394	0.500	0.000	2	502 n coventry lane	0.50	12/13/18
395	0.375	0.000	4	502 n coventry lane	0.75	12/13/18
396	1.125	0.000	4	502 n coventry lane	2.25	12/13/18
397	0.625	0.125	4	518 n coventry lane	1.50	12/13/18
398	**Suggested for Replacement			518 n coventry lane	-	12/13/18
399	0.250	0.125	4	682 e windsor court side of house	0.75	12/13/18
400	0.250	0.000	4	682 e windsor court on coventry lane	0.50	12/13/18
401	0.250	0.000	3	682 e windsor court on coventry lane	0.38	12/13/18
402	0.500	0.250	4	682 e windsor court on coventry lane	1.50	12/13/18
403	0.875	0.625	4	682 e windsor court on coventry lane	3.00	12/13/18
404	0.500	0.000	3.5	682 e windsor court on coventry lane	0.88	12/13/18
405	0.750	0.125	4	471 n coventry lane	1.75	12/13/18
406	0.375	0.250	4	538 e mountainville drive	1.25	12/13/18
407	0.375	0.000	3	538 e mountainville drive	0.56	12/13/18
408	0.375	0.125	4	538 e mountainville drive	1.00	12/13/18
409	0.625	0.000	3	517 e mountainville drive	0.94	12/13/18
410	0.375	0.250	4	517 e mountainville drive	1.25	12/13/18
411	0.500	0.000	2.5	517 e mountainville drive	0.63	12/13/18
412	0.500	0.000	2	517 e mountainville drive	0.50	12/13/18
413	0.250	0.000	1.5	517 e mountainville drive	0.19	12/13/18
414	0.375	0.000	2	517 e mountainville drive	0.38	12/13/18
415	0.750	0.250	4	471 n coventry lane	2.00	12/13/18
416	1.000	0.375	4	471 n coventry lane	2.75	12/13/18
417	1.125	0.250	4	471 n coventry lane	2.75	12/13/18
418	0.500	0.000	4	471 n coventry lane	1.00	12/13/18
419	**Suggested for Replacement			471 n coventry lane	-	12/13/18
420	0.500	0.000	4	471 n coventry lane	1.00	12/13/18
421	1.000	0.250	4	471 n coventry lane	2.50	12/13/18

422	0.625	0.500	4	653 e on coventry lane	2.25	12/13/18
423	0.625	0.250	4	653 e on coventry lane	1.75	12/13/18
424	0.500	0.250	4	897 e canterbury lane	1.50	12/13/18
425	0.500	0.250	4	897 e canterbury lane	1.50	12/13/18
426	0.375	0.000	4	897 e canterbury lane	0.75	12/13/18
427	0.625	0.250	4	897 e canterbury lane	1.75	12/13/18
428	0.750	0.000	4	882 e canterbury lane	1.50	12/18/18
429	0.500	0.000	4	882 e canterbury lane	1.00	12/18/18
430	0.375	0.000	2.5	882 e canterbury lane	0.47	12/18/18
431	0.250	0.000	3.5	882 e canterbury lane	0.44	12/18/18
432	0.500	0.000	3.5	882 e canterbury lane	0.88	12/18/18
433	0.500	0.000	4	882 e canterbury lane	1.00	12/18/18
434	0.750	0.250	4	854 e canterbury lane	2.00	12/18/18
435	0.500	0.000	2	854 e canterbury lane	0.50	12/18/18
436	0.375	0.000	2	854 e canterbury lane	0.38	12/18/18
437	1.250	0.375	4	854 e canterbury lane	3.25	12/18/18
438	0.500	0.000	2.5	854 e canterbury lane	0.63	12/18/18
439	0.250	0.125	4	854 e canterbury lane	0.75	12/18/18
440	1.375	0.000	4	828 e canterbury lane	2.75	12/18/18
441	0.625	0.000	2	828 e canterbury lane	0.63	12/18/18
442	0.625	0.000	2	828 e canterbury lane	0.63	12/18/18
443	0.625	0.375	4	828 e canterbury lane	2.00	12/18/18
444	0.375	0.000	2	828 e canterbury lane	0.38	12/18/18
445	0.375	0.000	2	828 e canterbury lane	0.38	12/18/18
446	1.000	0.375	4	653 e on coventry lane	2.75	12/18/18
447	1.125	0.500	4	653 e on coventry lane	3.25	12/18/18
448	0.500	0.250	4	653 e on coventry lane	1.50	12/18/18
449	0.500	0.250	4	653 e on coventry lane	1.50	12/18/18
		Totals:	1,615.50		607.47	

Total Amount Cut: \$20,016.10

Total Amount Due: \$20,000.00

TERMS:

Invoice is due upon receipt.

If not paid in full within 30 days of the invoice date a 5% late fee will be assessed every 15 days until it is paid.

The invoice will be sent to a collections agency if payment is not received within 60 days of the invoice date.

Payment of this invoice is acknowledgement that the work has been inspected and performed to your satisfaction.

Please let us know if we can be of assistance in the future.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Private Secondary Access Road – Three Falls Subdivision

FOR CONSIDERATION ON: 8 January 2019

PETITIONER: Will Jones

ACTION REQUESTED BY PETITIONER: Approve private secondary access road and amendment to development agreement.

BACKGROUND INFORMATION:

The developer is proposing an amendment to the Three Falls Development Agreement that would require the secondary access road to be built to City standards and is instead proposing a 20-foot-wide paved road with guardrails. The road would be a private secondary access road maintained by the Three Falls HOA. City would be granted an easement.

The City Council previously approved two gates for the secondary access road (one at the top and one at the bottom) at the August 25, 2015 City Council meeting.

STAFF RECOMMENDATION:

Review and consider approving the proposed design for the private secondary access road and proposed amendments to the Three Falls Development Agreement.

Rich Nelson said they were also planning to expand the cemetery. There were two areas that could be developed. He would come back with the projected costs for expansion.

H. T-Mobile Cell Tower Modification in Lambert Park: Jason Bond said T-Mobile was proposing to modify the cell tower in Lambert Park by replacing the existing antennas and adding some additional antennas. The Planning Commission had reviewed the application and recommended approval.

MOTION: Will Jones moved to approve T-Mobile's application to modify the cell tower in Lambert Park to replace antennas and add additional antennas with the condition that the additional antennas match the color currently on the tower. Troy Stout seconded. Ayes: 5 Nays: 0. Will Jones, Troy Stout, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Motion passed.

Will Jones recused himself from the following item and sat in the audience.

I. Three Falls Secondary Access Road: Rich Nelson said there were two issues to consider. First, did they want the secondary access road left open year-round? Second, did they want crash gates on the road?

Will Jones had met with staff regarding the secondary access road for Three Falls subdivision. He also submitted a letter which was included in the packet. The letter stated that since the road was narrow and winding, they would like to close the road for safety reasons and install gates at each end. The gates could be automatically opened by a siren or by homeowners in the subdivision who would have a key fob to activate the gate in an emergency.

Mayor Watkins said it would be easier to close the road in the beginning than start out with an open road and try to close it later on.

Shane Sorensen said staff recommendation was that the road be closed in the winter but passable. With the southern exposure he didn't know if it would need to be plowed and he didn't want his men up there plowing snow in the winter.

Fire Chief Brad Freeman said the fire code stated it had to be maintained year-round for emergency access. It had to be accessible to fire trucks.

Rich Nelson said the developer would be responsible to plow the road in the winter. There was no question that it should be maintained. The question was did the Council want crash gates at each end of the road. Brad Freeman said he was fine with crash gates as long as it was plowed.

Will Jones reiterated that there would be two gates, one at the top and one at the bottom. The HOA would be responsible to plow the road.

David Church noted that the Ilangeni Estates (Three Falls) used to have a dead end loop road which was the only public road up there. The Council requested an emergency exit out the back end of the development and the developer had supplied it.

Shane Sorensen said the road would have 20 feet of pavement and curb on both sides, but no sidewalk.

MOTION: Kimberly moved approve the developer's proposal for crash gates for the secondary access road for Three Falls subdivision. Roger Bennett seconded. Ayes: 4 Ayes: 0. Kimberly Bryant, Lon Lott, Roger Bennett, Troy Stout voted aye. Motion passed. Will Jones abstained.

In response to a question, Will Jones said the parking lot and trail would be part of the first phase.

J. Creekside Park Pavilion Reservation Fee: Rich Nelson proposed increasing the reservation fees for Creekside Park to \$100. Alpine had become a hotspot because they charged less than other places and it was nice. People outside Alpine wanted to come and use the park, which limited the availability for Alpine residents.

Purpose: Meet ord. 3.12.7.4.3 also
3.12.9.1

All secondary access roads have
a ~~minimum~~ paved width of not less than 20ft
Safe circulation ... minimizing
scarring and erosion effects of cutting, filling
and grading

Proposal: The road will be 20ft of
pavement, with necessary guardrails. The road
will be Private and maintained as a secondary
access. Road maintenance will be responsibility of
HOA. City will give easement

Enclosed

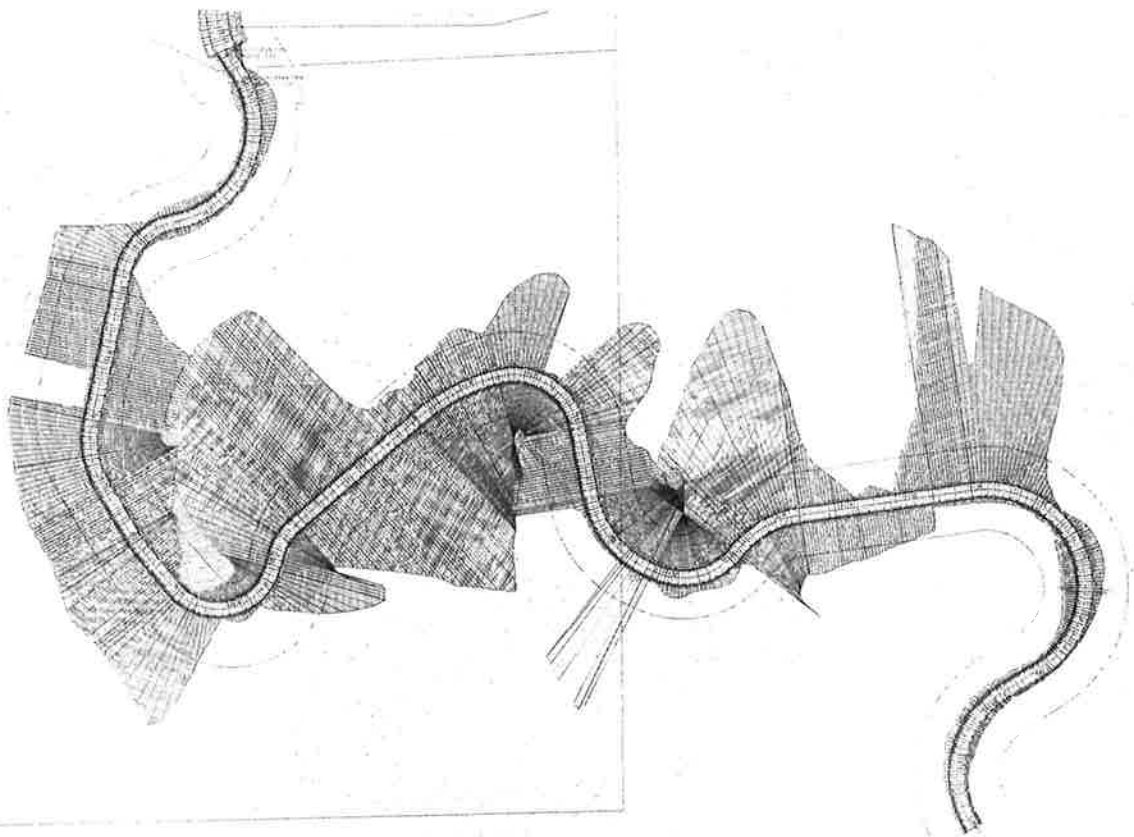
New design

Disturbance map

Original Agreement

RECEIVED JAN 03 2019

ALPINE CITY
20 N. MAIN
ALPINE, UT 84004



from any defect in material or workmanship.

3. Public Improvements to be completed by Developer.

(a) Fort Canyon Road. Developer hereby agrees to reconstruct the existing City road known as Fort Canyon Road from Meadow Lark Drive to the Subdivision to the cross section as shown in Exhibit B hereto. The road shall be constructed to the adopted City Standards and Specifications. Fort Canyon Road reconstruction must be completed as part of first construction phase of the Subdivision. Developer shall bear the full cost including installation of all public and private utilities.

(b) Secondary access road. The amended Subdivision plat provides for a secondary access public road. ~~Developer shall build this road to the cross section in Exhibit C hereto. The road shall be constructed to the adopted City Standards and Specifications.~~ The Secondary Access Road shall be completed at time of development of lots located east of Fort Creek presently designated as lots 30 through 51. The Developer agrees to bear full cost of the road construction including any necessary utilities.

(c) Other subdivision roads. The Developer agrees that it shall build all other required subdivision roads to the current City Standards and Specifications except with the cross section shown in Exhibit D. The Developer agrees to bear full cost of this road construction. These additional public roads and other Public Improvements within the Subdivision may be constructed in phases as required for obtaining future building permits.

(d) Rights of way dedication. The Developer hereby agrees to dedicate to the City all rights of way for any Subdivision road, the Secondary Access Road and for the offsite Fort Canyon road improvements either prior to or contemporaneously with the filing of the amended plat with the Utah County Recorder. The City acknowledges that it is possible that some of the roads within the Subdivision may need to be relocated depending upon geotechnical or other reasons and the City will cooperate in such relocations if and when such may be required.

(e) Culinary Water system. The Developer hereby agrees to bear the full cost of extending the City's culinary water system from current terminus to the Subdivision and to providing the infrastructure necessary to service the subdivision with culinary water. The Developer agrees that the Public Infrastructure for the water system for the Subdivision shall consist of two tanks to be constructed by the Developer and all mains and laterals. The Developer agrees that the tanks shall be located as required by the City Engineer. The tank sizes will each be 500,000 gal. capacity. The Developer agrees that it will bear the full cost of construction of the tanks including all necessary utilities. The City agrees that the first tank (sized 500,000 gal.) only along with water mains, pump stations, pressure relief valves and other required supporting water infrastructure will need to be constructed prior to building permits being issued for what are presently designated as lots 1 through 29 and lots 30 through 51 in the Subdivision. The City agrees that the second tank will only be necessary and needed to be constructed and operational for building permits for lots presently designated as 30 through 51. The Parties agree the tanks, mains and laterals are to be constructed to City Standards and Specification.

from any defect in material or workmanship.

3. Public Improvements to be completed by Developer.

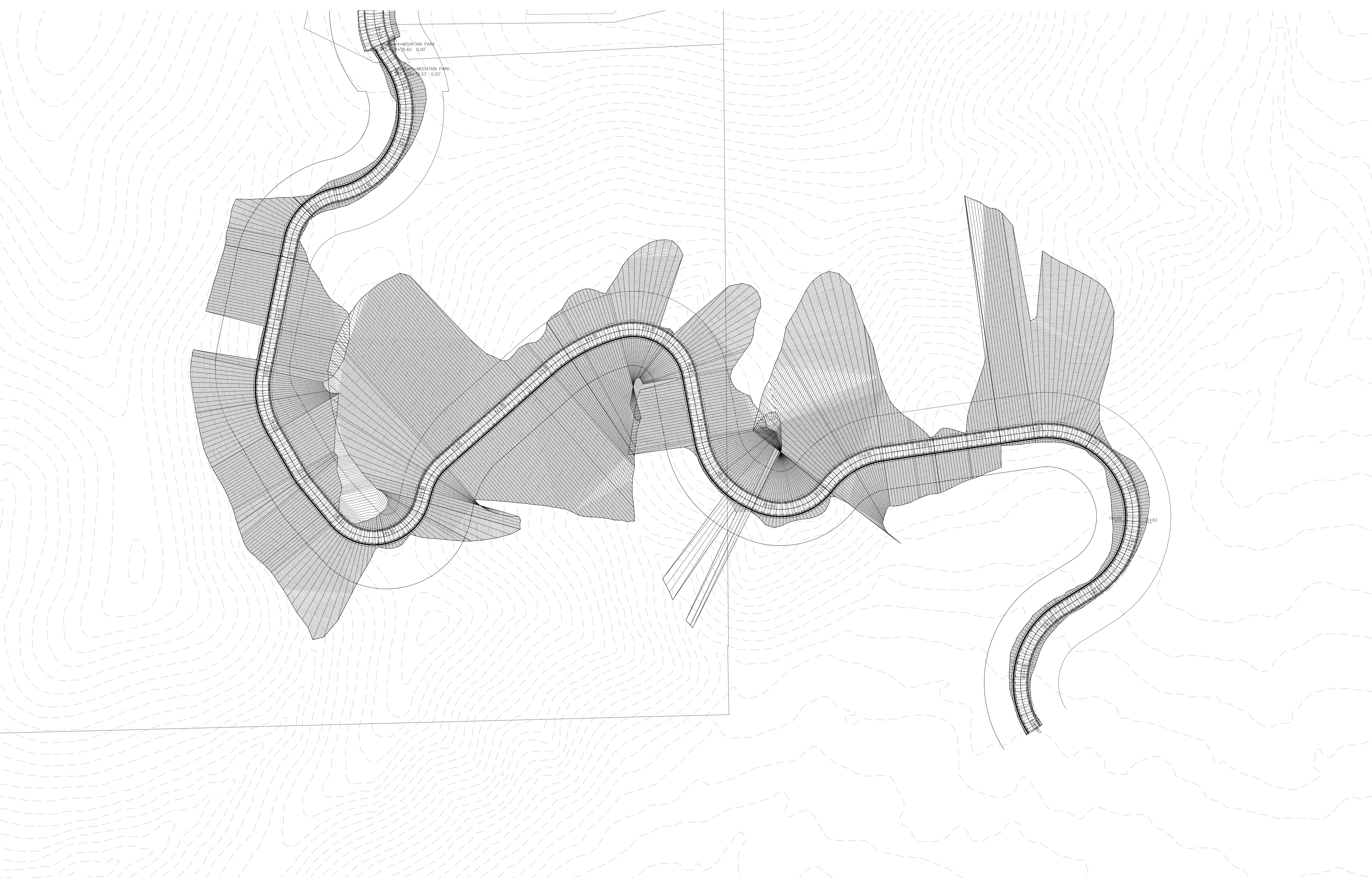
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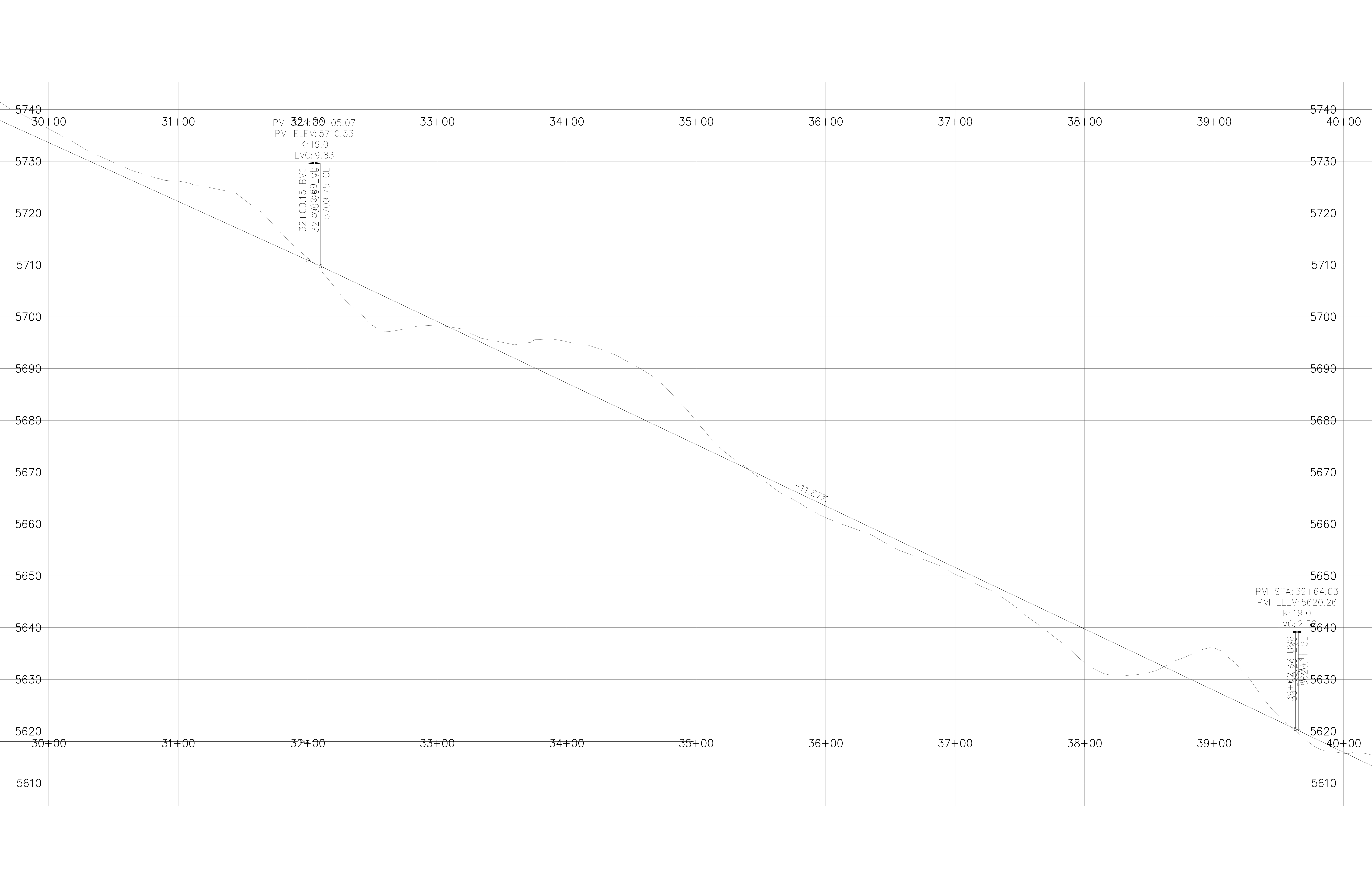
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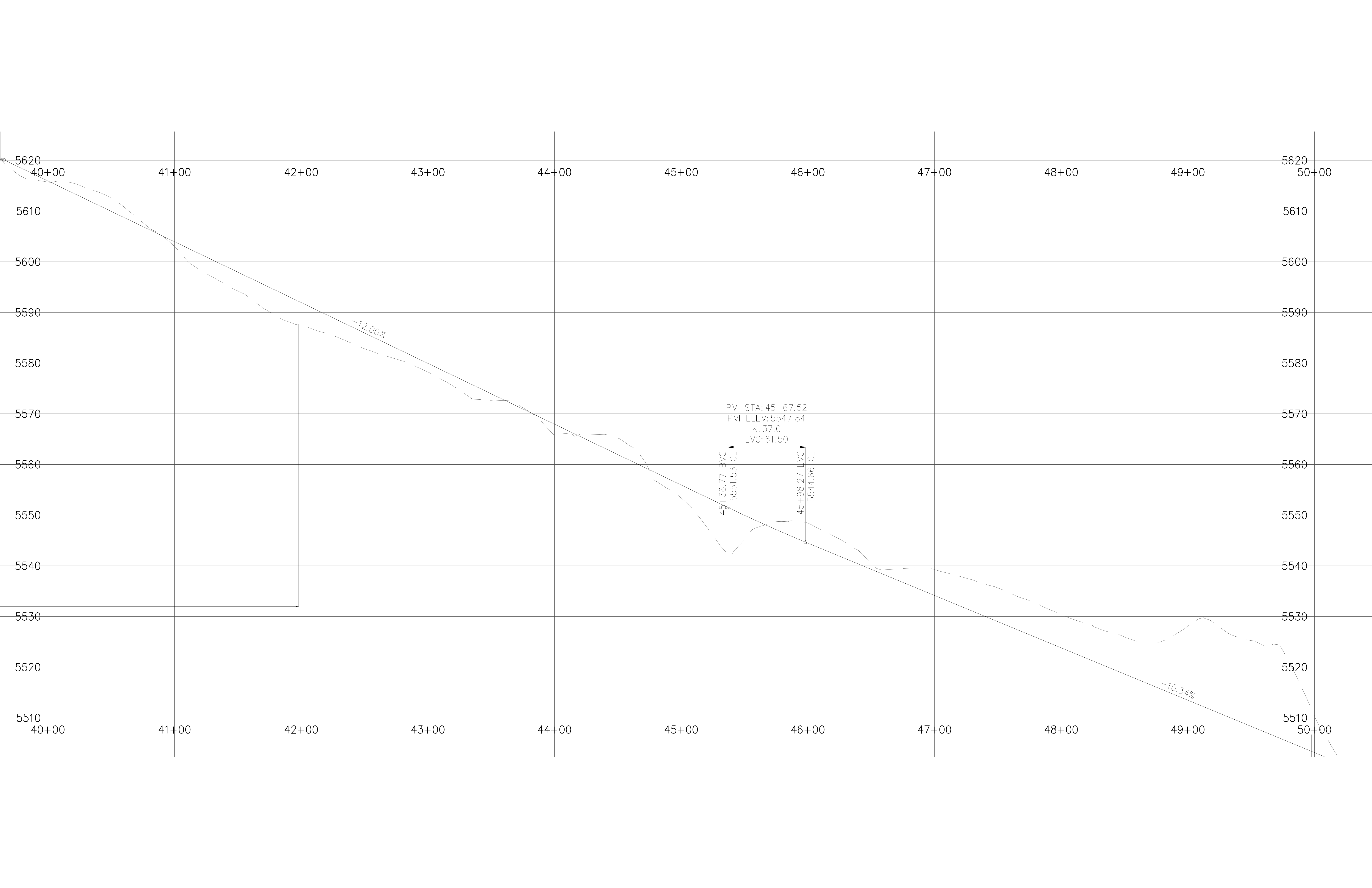
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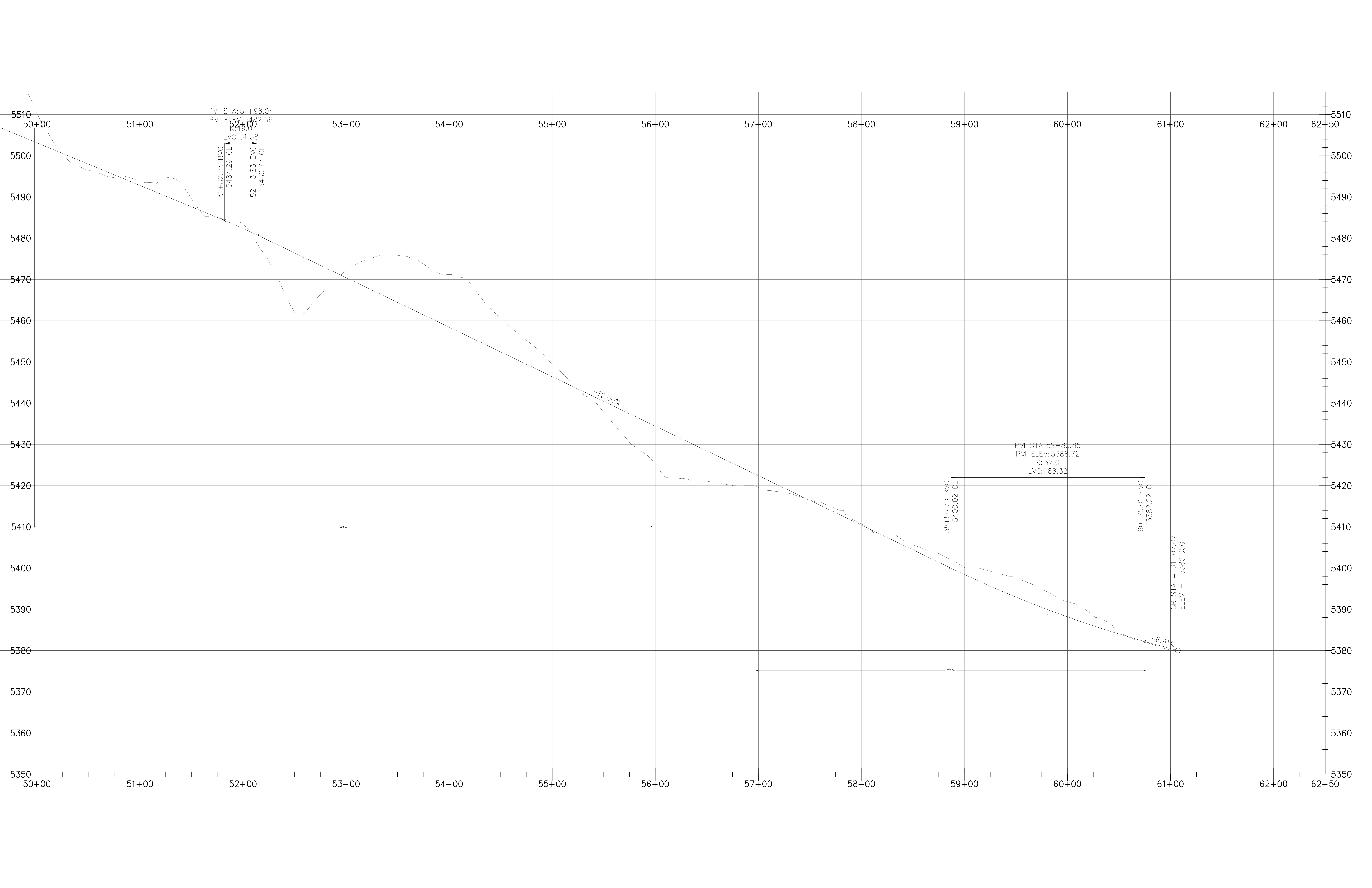
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(e) Culinary Water system. The Developer hereby agrees to bear the full cost of extending the City's culinary water system from current terminus to the Subdivision and to providing the infrastructure necessary to service the subdivision with culinary water. The Developer agrees that the Public Infrastructure for the water system for the Subdivision shall consist of two tanks to be constructed by the Developer and all mains and laterals. The Developer agrees that the tanks shall be located as required by the City Engineer. The tank sizes will each be 500,000 gal. capacity. The Developer agrees that it will bear the full cost of construction of the tanks including all necessary utilities. The City agrees that the first tank (sized 500,000 gal.) only along with water mains, pump stations, pressure relief valves and other required supporting water infrastructure will need to be constructed prior to building permits being issued for what are presently designated as lots 1 through 29 and lots 30 through 51 in the Subdivision. The City agrees that the second tank will only be necessary and needed to be constructed and operational for building permits for lots presently designated as 30 through 51. The Parties agree the tanks, mains and laterals are to be constructed to City Standards and Specification.









ALPINE CITY COUNCIL AGENDA

SUBJECT: Open Space Property Exchange – 539 N. Pfeifferhorn Drive

FOR CONSIDERATION ON: 8 January 2019

PETITIONER: Jeffrey White

ACTION REQUESTED BY PETITIONER: Approve proposed property exchange.

BACKGROUND INFORMATION:

The petitioner, Jeffrey White with White Diamond Homes, has submitted a request to exchange a 5190 square foot piece of private property for a 5190 square foot piece of public open space. The property is located at 539 North Pfeifferhorn Drive.

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

The petitioner is seeking a property exchange in order to add frontage to the existing lot (currently legal non-conforming with 59.9 ft of frontage) and make the lot a more traditional rectangle shaped lot.

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

Article 3.16.4.2 says:

Land included in these parks shall not be materially changed, improved, altered, disposed of in any manner or used for any other purpose except after a recommendation of the Planning Commission following a public hearing and by a super majority vote of the City Council (4 positive votes out of 5 City Council members are required). A material change shall include, but is not limited to, a change to the park's present and essential defining characteristics, creation of or improvement of roadways or parking lots within the park.

From the piece of private property that would be acquired by the City in the proposed exchange, the City would gain a clean, straight property line between the neighboring private property and the City public open space.

The Planning Commission held a public hearing for the proposed property exchange at the December 4, 2018 Planning Commission meeting. The Planning Commission recommends approval as proposed.

STAFF RECOMMENDATION:

Approve property exchange as proposed.



Application for Lot Line Adjustment

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

During the review process, the Development Review Committee (DRC), the Planning Commission, and the City Council may request reasonable additional information from the applicant and may ask other advisors to review the application. A lot line adjustment of a property not within a recorded subdivision may be approved by the DRC unless the adjustment involves a change of use or change of zone of any of the property involved. If a change of use/zone is involved, the adjustment must receive a recommendation from the DRC to the Planning Commission, from the Planning Commission to the City Council, and a final approval from the City Council.

Prior to submitting an application, the applicant(s) must meet with the DRC to review the proposed lot line adjustment. The application will not be accepted unless all materials are complete and submitted and the fee is paid in accordance with the Alpine City Consolidated Fee Schedule.

APPLICANT INFORMATION

Name White Diamond Homes llc Phone _____
Address PO Box 433, Riverton UT 84065 Email whitediamondhomes@live.com

AFFECTED PROPERTIES				
Serial number	Property Address	Property Owner	Acreage of parcel prior to adjustment	Acreage of parcel after adjustment
66:017:0019	539 N. Pfeifferhorn	Jeffrey White	.752	.752

Is any of the property located in an approved, recorded subdivision? ☐ No (Proceed to Section A)

☒ Yes Subdivision Name (include plat) Swiss one PRD phase 3 Lot number(s) 19
(Proceed to Section B)

SECTION A: PROPERTY NOT WITHIN A RECORDED SUBDIVISION

If all of the property included in a proposed boundary line adjustment is not located in an approved, recorded subdivision, boundary lines may be adjusted through the use of legal descriptions. Property must be surveyed by a surveyor licensed to do such work in the State of Utah. Applicant(s) shall submit the following materials to the City Planner for DRC review:

- ☐ Three (3) copies of before-and-after legal descriptions of the properties
- ☐ Three (3) 11x17 size copies drawn to scale showing the properties before-and-after the adjustment
- ☐ This completed application, and payment of the associated fee in accordance with the current fee schedule

If any easements are located on any of the affected properties, applicant(s) must notify the appropriate entity and obtain approval and submit documentation of approval to the City.



*** SECTION B: PROPERTY WITHIN A RECORDED SUBDIVISION (PLAT AMENDMENT)**

If any property included in a proposed boundary line adjustment is located within a recorded subdivision, the boundary line adjustment must be done by plat amendment and will require the notification and approval of all applicable utilities. In addition to the provisions below, the plat amendment shall comply with Utah State Code. Property must be surveyed by a surveyor licensed to do such work in the State of Utah. Applicant(s) shall submit the following materials to the City Planner for DRC review:

- ☐ Three (3) D (22x34) size copies of the plat amendment
- ☐ Three (3) 11x17 copies of the plat amendment
- ☐ An electronic copy of all required plans in a format specified by staff (AutoCAD)
- ☐ This completed application, and payment of the associated fee in accordance with the current fee schedule

RECORDING: ALL TYPES OF PROPERTIES

Applicant(s) shall submit the following materials to the City Recorder prior to recording:

- ☐ D (22x34) size mylar copy of the amended plat or property to be recorded
- ☐ Title report
- ☐ Tax clearance letter
- ☐ Payment for the recording fee

Applicant signature _____

Date _____

10/22/18

FOR CITY USE ONLY

- ☐ Plat Amendment(s)
- ☐ Legal Description

Lot Line Adjustment Fee (\$75.00)

Plat Amendment (\$250.00)

Date Fee Paid / Payment Type _____ Receipt # _____

DRC recommendation/approval _____ PC recommendation _____ CC approval _____

SCALE: 1" = 10'-0"

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



October 30, 2018

Britney Green
White Diamond Homes, LLC

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

Dear Britney,

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

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

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

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

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

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

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

Sincerely,

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

Rick Hellstrom
Land Agent Consultant
801-232-8153

LOT ADJUSTMENT

SCALE: 1" = 10'-0"



Parcel 1

A portion of Lot 19, Swiss One Planned Residential Development Phase 3 Subdivision, according to the official plat thereof, more particularly described as follows:

Beginning at the Northwest corner of said Lot 19, running thence South $43^{\circ}57'37''$ East 144.25 feet; thence North $89^{\circ}59'16''$ West 100.00 feet, more or less, to the North boundary line of said Lot 19; thence North $0^{\circ}03'32''$ West 103.82 feet along North boundary line of said 19 to the Point of Beginning.

Parcel 2

Beginning at the Northeast corner of Lot 19, Swiss One Planned Residential Development Phase 3 Subdivision, according to the official plat thereof and running thence North $0^{\circ}00'44''$ East 103.82 feet along the dedicated West line of Pfeifer Horn Drive; thence North $89^{\circ}59'16''$ West 99.99 feet, more less, to a point of the Northeasterly boundary of said Lot 19; thence South $43^{\circ}57'37''$ East 144.26 feet along the Northeasterly boundary of said Lot 19 to the Point of Beginning.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Alpine Days Chair Compensation

FOR CONSIDERATION ON: 8 January 2019

PETITIONER: Mayor

ACTION REQUESTED BY PETITIONER: Discuss compensation for Alpine Days Chair

BACKGROUND INFORMATION:

Until fairly recently, the chairmen for Alpine Days were volunteers from the community and were not compensated. Beginning in around 2010, the City began to compensate the Chair for his/her time. Attached are minutes from June 14, 2011 where the Council discussed how that compensation should be administered.

In 2018, it was proposed that the City hire a part-time recreation manager who would be in charge of Alpine Days, which was included in the budget.

STAFF RECOMMENDATION:

The Council decide how they want to handle the position of the Alpine Days chair.

Kimberly Bryant said the reason they were in the position they were in was because they'd lost the grant money and the transfer money. At some point they had to bite the bullet. They couldn't just keep going down that road because it would just get harder.

Troy Stout noted that the budget included a \$5000 compensation package for the Alpine Days Chairman. Did they want to keep that? Bradley Reneer said he thought it was a mistake to pay only the chairman because there were so many people that worked so hard, and he'd the same comments from other people. However, he wondered if the current chairman was working under the assumption that he would be paid.

Kimberly Bryant said the City had paid the chairman only one year. When she was the Alpine Day's chairman she had a lot of people working under her that did a ton of work and no one got paid. Kent Hastings said he recalled that the payment to the chairman was a one-year deal and then they would review it. He said he got a lot of feedback after the last Alpine Day's and people didn't agree with having a paid chairman.

David Church said the compensation was an independent decision in this year's budget. The only issue was if they had a contractual obligation with this year's chairman. On the other hand, if there was a moral obligation, that was another issue.

Mayor Willoughby read the motion from March 30, 2010 which stated what the chairman would be paid and that the issue would be revisited after Alpine Days.

Jim Tracy said the co-chairman was paid last year and he believed his assumption was that he would be paid this year. Troy Stout said he wanted to avoid the assumption that another city position had been created. It was unfair to let that assumption ride. If they did it one time, it didn't mean they were obligated.

Kent Hastings suggested they take the line item out of the budget, then sit down with the current chairman and see what his expectation were. Bradley Reneer asked if they could move the \$5000 into the Council Discretionary fund then find out what the expectation was.

After more discussion a motion was made and later withdrawn.

MOTION: Jim Tracy moved to approve the budget dated 6-9-2011 and set a Truth in Taxation Hearing for August 16, 2011. Kimberly Bryant seconded. The motion was withdrawn.

David Church said the budget was still only a tentative budget. The final budget would be voted on in August after the Truth in Taxation Hearing. They could decide what to do with the compensation for the Alpine Days chairman after that.

MOTION: Troy Stout moved to remove the compensation for the Alpine Days chairman from the Alpine Days fund with the understanding that they were not going to pay the chairman in future years, and move it to the Council Discretionary Fund. Kent Hastings seconded. Ayes: 4 Nays: 1. Troy Stout, Kent Hastings, Kimberly Bryant and Bradley Reneer voted aye. Jim Tracy voted nay. Motion passed.

MOTION: Jim Tracy moved to approve the tentative budget and set a Truth in Taxation Hearing for August 16, 2011. Troy Stout seconded Ayes: 4 Nays: 1. Jim Tracy, Troy Stout, Kimberly Bryant and Bradley Reneer voted aye. Kent Hastings voted nay. Motion passed.

Mayor Willoughby thanked Rich Nelson and Annalisa Beck for preparing the budget, and noted that many people had read it online.

VI. STAFF REPORTS

Shane Sorensen said he would have the bids on the overlay project for Alpine Drive at the meeting of July 12th. Regarding the flashing speed signs on 400 West, he said the company had given them the data collection feature for free if the City would share the data with them. He said that the company had called and asked them to bag the sign with the garbage bag and see how traffic responded. The radar would still shoot through the bag. He expected they

ALPINE CITY COUNCIL AGENDA

SUBJECT: Amendment to Ordinance –Driveway Cut/Fill – Article 3.12.6.2.f & Article 4.3.1.6.f

FOR CONSIDERATION ON: 8 January 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve proposed updates.

BACKGROUND INFORMATION:

In September 2018 an amendment to Article 3.1.11.7, regarding cut/fill on driveways, was recommended by the Planning Commission and approved by the City Council. It has since been discovered that the same clarification needs be made to Article 3.12.6.2.f and Article 4.3.1.6.f of the Development Code where the same information regarding cut/fill on driveways is mentioned.

The Planning Commission held a public hearing regarding these changes on December 4, 2018. There were no comments from the public. The Planning Commission made a unanimous recommendation of approval of the proposed amendments.

STAFF RECOMMENDATION:

Review and approve amendment to Article 3.12.6.2.f & Article 4.3.1.6.f of the Development Code.

**ALPINE CITY
ORDINANCE 2019-01**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.12.6.2.F & 4.3.1.6.F OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO DRIVEWAY CUT & FILL
STANDARDS**

WHEREAS, the City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to allow minor subdivisions to be approved administratively; 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 Alpine City Council that: the amendments to Article 3.12.6.2.f and Article 4.3.1.6.f contained in the attached document will supersede Article 3.12.6.2.f and Article 4.3.1.6.f as previously adopted. This ordinance will take effect upon posting.

SECTION 1: **AMENDMENT** “3.12.060 Geologic Hazards Overlay” of the Alpine City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

3.12.060 Geologic Hazards Overlay

1. **Purpose of Provisions.** The purpose of the geologic hazards overlay is to promote the safety of the citizens of Alpine City, and minimize the adverse effects of geologic hazards. The geologic hazard overlay includes surface fault rupture, landslide, debris flow, rockfall, and soil liquefaction.
2. **Definitions.** The following terms have the following meanings:

Active Fault: A fault displaying evidence of greater than four inches of displacement along one or more of its traces during Holocene time (about 10,000 years ago to the present).

Avalanche: A large mass of snow, ice, soil, and rock, or a mixture of these materials, falling, sliding, or flowing rapidly under the force of gravity.

Buildable Area: A lot or portion thereof possessing all of the following physical characteristics:

- a. The area contains no territory having a natural slope of twenty (20) percent or greater;
- b. The area contains the portion of a site where an approved engineering geology and/or geotechnical report, as required, has indicated is not impacted by geologic hazards, or concluded that the identified hazards can be mitigated where risk to human life and property are reduced to an acceptable level, and where structures may be safely sited.
- c. The engineering properties of the soil provide adequate structural support for the intended use;
- d. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
- e. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
- f. 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.

Critical Facilities: Essential facilities and lifelines such as major utility, transportation, and communication facilities and their connections to essential facilities, e.g. tanks or other structures supporting water or other fire-suppression materials or equipment required for the protection of essential or hazardous facilities, or special occupancy structures.

Debris Flow: A slurry of rock, soil, organic material and water transported in an extremely fast and destructive flow that flows down channels and onto and across alluvial fans; includes a continuum of sedimentation events and processes including debris flows, debris floods, mudflows, clearwater floods, and alluvial fan flooding.

Engineering Geologist: A geologist, who through education, training and experience, is able to conduct field investigations and interpret geologic conditions. Professional licensing is required through the State of Utah.

Engineering Geology: The application of Geologic data, principles and interpretations so that geological factors affecting planning, design, construction, and maintenance of engineered works are properly recognized and adequately interpreted.

Essential Facility: Buildings and other structures that are intended to remain operational in the event of extreme environmental loading from snow or earthquakes.

Fault: A fracture in the earth's crust forming a boundary between rock or soil masses that have been moved relative to each other.

Fault activities class: Age of most recent surface rupture on a fault (Holocene - <10,000

yrs; Late Quaternary-<130,000 yrs; Quaternary-<1.6 Million yrs); as defined in UGS MP 03-06.

Fault setback: An area on either side of a fault within which structures for human occupancy or critical facilities is not permitted.

Fault Scarp: A steep slope or cliff formed by movement along a fault.

Fault Trace: The intersection of a fault plane with the ground surface, often present as a fault scarp, or detected as a lineament on aerial photographs.

Fault Zone: A corridor of variable width along one or more fault traces, within which deformation has occurred.

Geologic Hazard Area: A potentially hazardous area as shown on the Alpine City Hazard maps as geologic hazards where hazard investigations are required prior to development.

Geotechnical Engineer: A professional, licensed engineer whose education, training, and experience is in the field of geotechnical engineering. Professional licensing is required through the state of Utah.

Geotechnical Engineering: The investigation and engineering evaluation of earth materials including soil, rock and man-made materials and their interaction with earth retention systems, foundations, and other civil engineering works. The practice involves the fields of soil mechanics, rock mechanics, and earth sciences and requires knowledge of engineering laws, formulas, construction techniques, and performance evaluation of engineering.

Landslide: A general term for the downslope movement of a mass of soil, surficial deposits or bedrock, including a continuum of processes between landslides, earthflows, mudflows, debris flows and debris avalanche, and rockfall.

Non-Buildable Area: That portion of a site which an engineering geology report has concluded may be impacted by geologic hazards that cannot be feasibly mitigated to a safe level, and where citing of habitable structures is not permitted.

Rockfall: A rock, or mass of rock, newly detached from a cliff or other steep slope which moves downslope by falling, rolling, toppling, or bouncing; includes rockslides, rockfall avalanches, and talus.

Setback: An area within which habitable structures or critical facilities are not permitted.

3. **Applicability.** The regulations contained in this category shall apply to all lands in Alpine City within the Geologic Hazards Overlay Zone as shown on the Alpine City Hazard Maps.

4. **Required Geologic Hazard and Engineering Geology Reports.** An engineering geology report may be required in Geologic Hazard areas that include a geologic hazards investigation and assessment prepared by a qualified engineering geologist upon the recommendation of the City Engineer or at the request of the Planning Commission or City Council. The report shall be site-specific and shall identify all known or suspected geologic hazards, whether previously mapped or unmapped, that may affect the particular property. All reports will be prepared by a qualified geologist or engineer and all reports shall be signed and stamped by the preparer and include their qualifications. Reports are:
- a. Surface-fault rupture hazard reports shall be prepared in accordance with "Guidelines for Evaluating Surface-Fault-Rupture Hazards in Utah, UGS MP 03-6."
 - b. Debris flow hazard studies and reports shall be prepared in accordance with "Guidelines for the geologic evaluation of debris flow hazards on alluvial-fans in Utah," draft UGS Miscellaneous Publications, Misc 04-X. Debris flow hazard analyses may require contributions from qualified hydrologists and engineers. Clear-water alluvial-fan flood hazards are to be addressed as part of debris flows; and should comply with FEMA standards.
 - c. Landslide reports shall be prepared in accordance with the Utah Geological Survey's "Guidelines for Evaluating Landslide Hazards in Utah," (UGS Circular 92). Slope stability or other analyses included in these reports shall include both static and dynamic conditions.
 - d. Rockfall reports may include models as outlined in Colorado Rockfall Simulation Program, by Jones, Higgins, and Andrew; March, 2000.
 - e. Liquefaction reports will be based on the corings or trenches and any soils with the propensity for liquefaction will be outlined, and their hazard addressed and mitigation measures evaluated.
 - f. Other geologic hazard or engineering geology reports shall be prepared in accordance with Utah Geological Survey Miscellaneous Publication M, "Guidelines for Preparing Engineering Geologic Reports in Utah." Generally, these reports must be prepared by a qualified engineering geologist, commonly in collaboration with a professional engineer. Liquefaction and geotechnical soil reports may be prepared by a professional engineer.
 - g. All reports shall include, at a minimum:
 - i. A 1:24,000-scale geologic map (with reference) showing the surface geology, bedrock geology (where exposed), bedding attitudes, faults or other structural features, and the locations of any geologic hazards.

- ii. A detailed site map of the subject area showing any site-specific mapping performed as part of the geologic investigation, and including boundaries and features related to any geologic hazards, topography, and drainage. The site map must show the location of test pits, trenches and corings, boundaries of the hazard(s), delineation of any recommended setback distances from hazard(s), and recommended location(s) for structures. Buildable and non-buildable areas shall be clearly identified. Scale shall be one inch equals one hundred feet or larger.
- iii. Trench logs and test pit logs (scale: 1 inch equals 5 feet, or larger), aerial photographs, references with citations, and other supporting information, as applicable. Ten days prior to trenching the land owner will notify Alpine City. Alpine City reserves the right to have a third-party present for consultation on trench location.
- iv. Conclusions that summarize the characteristics of the geologic hazards, and that address the potential effects of the geologic conditions and geologic hazards on the proposed development and occupants thereof in terms of risk and potential damage.
- v. Specific recommendations for additional or more detailed studies, as may be required to understand or quantify the hazard, evaluate whether mitigation measures are required and evaluate mitigation options.
- vi. Specific recommendations for avoidance or mitigation of the effects of the hazard(s) shall be included in the report. These recommendations shall include design or performance criteria for engineered mitigation measures and all supporting calculations, analyses, modeling or other methods, and assumptions. Final design plans and specifications for engineered mitigation must be signed and stamped by a qualified professional licensed geotechnical or structural engineer, as appropriate. Evidence on which recommendations and conclusions are based shall be clearly stated in the report.

5. Review of reports—Approval procedure

- a. In order to fulfill the purposes of the geologic hazard overlay, the Planning Commission shall review any proposed land use which requires preparation of a geologic hazard report under this category to determine the possible risks to the safety of persons or property from geologic hazards.
- b. Prior to consideration of any such development for preliminary plat by the City, the geologic hazard report shall be submitted to Alpine City and Utah State Geological Survey for review and recommendation. Alpine City may request at the developer's expense other experts to review the report (third-party review) and provide additional recommendations. Alpine City shall retain a copy in the Alpine City development file.
- c. Alpine City and other retained experts in their review of the report, and the City Council in its consideration of the development, shall determine whether the development complies with all of the following standards:

- i. The proposed land use does not present an unreasonable risk to the safety of persons or property (including buildings, storm drains, public streets, utilities or critical facilities, whether off-site or on-site), or to the aesthetics and natural functions of the landscape (e.g. slopes, streams or other waterways, drainage, wildlife habitat, etc., whether off-site or on-site) because of the presence of geologic hazards or because of modifications to the site due to the proposed land use;
 - ii. The proposed land use may be approved if the reports submitted by the applicant demonstrate that, consistent with the state of the practice, the identified hazards can be mitigated to a level where the risk to human life and damage to property are reduced to an acceptable and reasonable level in a manner which will not violate applicable federal, state, or local statutes, ordinances, or regulations. Mitigation measures should consider, in their design, the intended aesthetic functions of other governing ordinances.
- d. Any area determined to contain geologic hazards to life or property shall not be approved for development unless the applicant demonstrates that the identified hazards or limitations can be reduced to an acceptable and reasonable manner. The applicant must include, with the geologic hazards report, a mitigation plan that defines how the identified hazards or limitations will be addressed, as described in Part 4, and without impacting or affecting off-site areas.
- e. Alpine City may set other requirements as are necessary to overcome any geologic hazards and to ensure that the purposes of this Chapter are met. These requirements may include, but are not limited to:
 - i. Additional or more detailed studies to understand or quantify the hazard or determine whether mitigation measures recommended in the report are adequate;
 - ii. Specific mitigation requirements; establishing buildable and/or non-buildable areas; limitations on slope grading; and/or revegetation;
 - iii. Installation of monitoring equipment and seasonal monitoring of surface and subsurface geologic conditions, including groundwater levels;
 - iv. Other requirements such as time schedules for completion of the mitigation, phasing of development, etc.
- f. Alpine City may also set requirements necessary to reduce the risks from geologic hazards as a condition to the approval of any development which requires a geologic hazards report.

6. **Requirements in Surface Fault Rupture Areas**

- a. No critical facility (excluding transportation lines or utilities, which by their nature may cross faults) or structures designed for human occupancy shall be built astride a Holocene fault. A fault study must be prepared prior to final approval of the land use or applicable building permits. If a fault is discovered in the excavation, a special study must be performed to determine the activity class of the fault; the procedures set forth in UGS MP 03-6 shall be followed. If the fault activity class is Holocene, the fault study report shall establish a fault setback on either side of the fault within which no critical facilities or structures for human occupancy shall be placed. If the fault activity class is Late Quaternary or Quaternary, recommendations in USC MP 03-06 shall be followed.
 - b. No structure designed for human occupancy shall be built on a fault scarp. Footing setbacks from a fault scarp shall be the requirements as recommended in USG MP 03-06 or the slope requirements of the adopted International Building Code (IBC Appendix J), whichever is more stringent. The Building Official may increase footing setback requirements where information from a geologic report indicates slope conditions warrant a greater setback distance.
 - c. Setback requirements do not apply to accessory buildings.
- 7. Disclosure when a geologic hazards report is required**
- a. Whenever a geologic hazards report is required, the owner of the parcel shall record a notice running with the land in a form satisfactory to Alpine City prior to the approval of any development or subdivision of such parcel. Disclosure will include signing a Disclosure and Acknowledgement Form provided by the City, which will include the following:
 - i. Notice that the parcel is located within a Geologic Hazard Overlay Zone on the Alpine City Hazard Maps.
 - ii. Notice that a geologic hazards report was prepared and is available for public inspection in Alpine City's files.
 - b. Where geologic hazards and related setbacks are delineated in the subdivision, the owner shall also place additional notification on the plat stating the above information, prior to final approval of the plat.
- 8. Compliance with Geologic Hazard Overlay.** The consulting firm or consultant shall ensure all mitigation standards and requirements enumerated in the geological hazard report and additional requirements made by Planning Commission are correctly implemented and shall submit a letter to Alpine City detailing the completion.
- 9. Warning and Disclaimer.** The geologic hazards in this overlay zone represent only those geologic hazard areas known to the City, and should not be construed to include all possible potential hazard areas. The geologic hazards areas may be amended as new information becomes available. The provisions of the geologic overlay zone do not in any way assure or imply that areas outside its boundaries will be free from the possible adverse effects of geologic hazards. This Chapter shall not create liability on the part of Alpine City, any officer or employee thereof for any damages from hazards that result from reliance on this Chapter or any administrative requirement or decision.

Any development in a hazard area approved by Alpine City or any officer or employee thereof will not be liable.

(Original Ordinance No. 2002-01. Amended by Ordinance 2005-03, 1/25/05)

SECTION 2: **AMENDMENT** "4.03.010 Definitions" of the Alpine City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

4.03.010 Definitions

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in the present tense include the future; the singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure;" the words "used" and "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory and not directory; and the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual; the word "lot" includes the words plot, or parcel. Words used in this Ordinance but not defined herein shall have the meaning as defined in any other Ordinance adopted by the City of Alpine.

Average Slope. The definition shall conform with that in the Alpine Zoning Ordinance, DCA 3.01.110 Part 4.

Block. The land surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block or any recorded subdivision plat.

Building Official. Building official is the official, or his duly authorized deputy, charged with the administration and enforcement of this ordinance.

Condominium. The ownership of a single unit in a multi-unit project together with an undivided interest in common in the common areas and facilities of the property as provided by state law.

Crosswalk or Walkway or Pedestrian Way. A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; a cross-walk or walkway or pedestrian-way may be located within or without a street right-of-way, at grade, or grade- separated from vehicular traffic.

Designated Buildable Area. A lot or portion thereof possessing all of the following physical characteristics: (Added by Ord. 2004-13, 9/28/05)

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.

Driveway. A private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the lot on which the roadway is located.

Dwelling. Any building or portion thereof designed or used exclusively as the more or less permanent residence or sleeping place of one of more persons or families.

Easement. That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said property/ies. The easement may be for use on, under, or above said lot or lots.

Environmental Impact Study. A study which is described by means of written narrative as well as maps, a geographical area in terms of existing: (1) slope, (2) soils, (3) water courses, (4) water table, (5) flood hazard areas, (6) geologic hazards, (7) vegetative types, (8) wildlife, (9) wildlife habitat, and (10) available urban services, i.e., electricity, gas, roads, schools, culinary water, sewage facilities, police and fire protection, (11) air quality and movement, (12) noise, (13) aesthetics and cultural, (14) land use, (15) open space and trails, (16) recreational facilities.

The study recommends measures which, if undertaken, will mitigate or obviate acts resulting from development of the proposed subdivision, and discusses the benefits to be gained from such subdivision.

The study also evaluates the potential area-wide economic impact of the subdivision on both private and public economic sectors and the potential impact on school systems.

Essential Facilities. Utilities, sanitary and public safety facilities provided by a public utility or other governmental agency for overhead or surface or underground services, excluding any building, electrical substation or transmission line of fifty (50) KV or greater capacity, except by conditional use permit.

Final Plat. A subdivision map prepared in accordance with the provisions of this Ordinance, which is designed to be placed on record in the office of the County Recorder.

Fire Protection. Such water supply, water lines, fire hydrants, and other protective devices as may be required in accordance with the provisions of this Ordinance.

Flood Hazard. A hazard to land or improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.

Frontage. The width of the lot or parcel of land measured at the required front setback lines.

Geological Hazard. A hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to the movements, failure or shifting of the earth.

Improvement. Work, objects, devices, facilities, or utilities required to be constructed or installed in a subdivision. Such improvements may include, but are not limited to, street construction to required standards water facilities, sewer facilities, sidewalks, curbs and gutters, drainage facilities, street trees, street signs, street lights, traffic control or safety devices, fire hydrants, and such other facilities or construction required by the Subdivision Ordinance, Subdivision Regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed subdivision.

Land, Agricultural. Land whose primary use is determined to be agricultural in the Land Use Element of the Alpine City General Plan, or which is included in an agricultural district in the Alpine Zoning Ordinance.

Land, Commercial. Land whose optimum use is determined to be commercial in the Land Use Element of the Alpine City General Plan, or which is included in a commercial district in the Alpine Zoning Ordinance.

Land, Industrial. Land whose optimum use is determined to be industrial in the Land Use Element of the Alpine City General Plan, or which is included in an industrial or manufacturing district in the Alpine Zoning Ordinance.

Land Use Element of the General Plan. A coordinated plan which has been prepared and adopted for the purpose of guiding development of land use.

Lot.

1. An independently described parcel of land as shown on the records of the County Recorder; or
2. Two or more contiguous parcels each of which qualify under (1) above and for which a Declaration of Zoning Lot has been approved and filed in the office of the County Recorder.

Lot, Corner. A lot abutting upon two (2) or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.

Major Street Plan. A map of the City of Alpine which shows existing public streets and which has been officially adopted by the Planning Commission and City Council as the Major Street Plan.

Off-street Parking Space. An area adjoining a building providing for the parking of automobiles which does not include a public street but has convenient access to it.

Off-site. Of or pertaining to land, area or facilities not located within the boundaries of a final plat of a subdivision.

On-site. Of or pertaining to land, area or facilities located within the boundaries of a final plat of a subdivision.

Permanent Monument. Any structure of concrete, masonry and/or metal permanently placed on or in the ground, including those expressly placed for surveying reference, which meets the requirements of the local jurisdiction for permanent monuments.

Site Plan. A plot of a lot, drawn to scale, showing its actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, north point, scale, utility easements, vehicle access, and such other information as may be required by the Planning Commission.

Streets, Roads, and Highways.

1. Street, Arterial. A street, existing or proposed, which serves or is intended to serve as a major traffic way, and is designated an arterial street on the Major Street Plan.
2. Street, Collector. A street, existing or proposed, of considerable continuity, which is the main means of access to arterial streets, and is designated a collector street on the Major Street Plan.
3. Street, Cul-de-sac. A street which is designed to remain permanently closed at one end with the closed end terminated by a vehicular turnaround. For purposes of these regulations, the length of a cul-de-sac street shall be measured from center of turnaround to the point of connection to the next intersection street. (DCA 4.07.040 Part 9, Subdivision Ordinance)
4. Street, Frontage, or Frontage Road. A minor street or road which is parallel to and adjacent to a limited access major street and which provides access to abutting properties and protection from through traffic.
5. Street, Minor. A street, existing or proposed, which is supplementary to a collector street and of limited continuity, which serves or is intended to serve the local needs of a neighborhood and to give access to abutting properties.
6. Street, Partial, Width. A street parallel and contiguous to a property line and of lesser right-of-way width than will eventually be required; the additional needed right-of-way width to be obtained in the future from the abutting property owner prior to development as frontage.
7. Street, Public. A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority.
8. Street Right-of-Way. That portion of land dedicated to public use for street and utility purposes.

9. **Street, Stub.** A street or road extending from within a subdivision boundary and terminating there; with no permanent vehicular turnaround. Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later by continuing the stub street to the extended connecting street system.

Structure. Anything constructed, the use of which requires fixed location on the ground, or attachment to something having a fixed location upon the ground, includes "building."

Subdivider. Any person, firm, corporation, partnership or association who causes land to be divided into two or more parcels of land for himself or others.

Subdivision. Subdivision means any land that is divided, re-subdivided, or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms and conditions. The term "Subdivision includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, lease map, plat or other recorded instrument; and
2. Divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes.

Vicinity Map (Location Map). A map or drawing showing where a subdivision, or proposed subdivision is located.

(Ord. 98-19 amending Ord. 78-03)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Kimberly Bryant	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Ramon Beck	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City