



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, August 27, 2019 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: | Jason Thelin |
| C. Pledge of Allegiance: | By invitation |

II. CONSENT CALENDAR

- A. Approve City Council Minutes of August 13, 2019**
- B. Payment to Peak Asphalt, LLC for Chip Seal Oil: \$17,793.00**
- C. Bond Release #3, The Ridge at Alpine, Phase I: \$62,889.23**
- D. Bond Release #2, Conrad's Landing: \$64,472.75**
- E. Payment #4 - Phase III Installation of PI Meters – BMEI: \$96,061.63**

III. PUBLIC COMMENT

IV. REPORTS AND PRESENTATIONS

- A. Financial Report**

V. ACTION/DISCUSSION ITEMS

- A. Smooth Canyon Park – Proposed Parking Improvement Options:** The Council will consider approving the proposed parking lot plan in Smooth Canyon Park or alternatives.
- B. Ordinance No. 2019-17 Amending Development Code, Article 4.07.040, Street Classifications:** The Council will consider approving an amendment to the Development Code clarifying street classifications.
- C. Moyle Drive Access to Lambert Park**
- D. Ordinance No. 2019-14 Amending Development Code, Article 3.07.080, Uses Within Buildings:** The Council will consider approving an amendment to the Development Code clarifying uses within buildings in the Business Commercial Zone.
- E. Moyle Park Caretaker Rental Agreement:** The City Council will consider renewing the rental agreement on Moyle Park
- F. Trail Maintenance, Cleanup and Safety**

VI. COUNCIL COMMUNICATION

VII. STAFF REPORTS

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

ADJOURN

Mayor Troy Stout
August 23, 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 North Main
Alpine, UT
August 13, 2019

I. CALL MEETING TO ORDER: The meeting was called to order at 6:06 pm by Mayor Troy Stout.

A. Roll Call: The following were present:

- Mayor Troy Stout
- Council Members: Jason Thelin, Carla Merrill, Kimberly Bryant, Lon Lott
- Council Members not present: Ramon Beck was excused.
- Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy
- Others: Barry Johnson from the law firm of Bennett, Tueller, Johnson, Deere

II. EXECUTIVE SESSION

MOTION: Jason Thelin moved to go into closed meeting to discuss litigation. Kimberly Bryant seconded. Ayes: 4
Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Carla Merrill	
Kimberly Bryant	
Lon Lott	

The City Council returned to Open Meeting at 6:43 pm.

III. OPEN MEETING

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

- Mayor Troy Stout
- Council Members: Jason Thelin, Carla Merrill, Kimberly Bryant, Lon Lott
- Council Members not present: Ramon Beck was excused.
- Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy, Chief Reed Thompson
- Others: Hal Hughes, Daryl Hughes, Kristin Belnap, Dustin Bruce, Shelley Ruiz, Alberto Ruiz, Chris Ross, Richard Lytle, LeeAnn Lorenzon. Richard Lorenzon, James Oler, Patti Oler, Cindy Hutchinson, Brad Belnap, Donna Belnap, Randy Austin, Leslie Austin, Emma Austin, Craig Chagnon, Sherri Wright, Stephen Wright, Ezra Wadsworth, June Wadsworth, Jennifer Wadsworth, Gretat Wadsworth, Gary Goold, Judy Goold, Gregory Gordon, Biff Romney, Troy Benson, Adam Telles, Kristi Collins, Khirstin Hadley, Bradley Reneer, Jennifer Stout, Jake Stout, Pam Reschke, Judi Pickell, Julie Hebbert, Loraine Lott, LeeAnn Akina

- B. Prayer:** Jason Thelin
- C. Pledge of Allegiance:** Kimberly Bryant

IV. CONSENT CALENDAR

- A. Minutes of the City Council Meeting of June 25, 2019**
- B. Partial Bond Release #1 – North Point View, Plat D: \$52,867.15**
- C. Partial Bond Release #2 – The Ridge at Alpine, Phase I: \$40,974.00**
- D. Partial Bond Release #6 - Alpine View Estates: \$233,757.85**
- E. Partial Bond Release #1 – Conrad’s Landing Plat C: \$38,441.00**
- F. Award 2019 Overlay Project Bid – Staker and Parson Companies: \$172,277.20.**
- G. Award Bid for Burgess Park North Playground Replacement – Great Western Recreation: \$32,913.59**
- H. Final Payment Request: Water Tank Fire Project, Blue Rock Construction: \$24,500.00**

- 1 **I. Contract Approval - Holbrook Asphalt, Pavement Preservation: \$69,563.19**
 2 **J. Partial Payment – Holbrook Asphalt, Pavement Preservation: \$24,985.65**
 3 **K. Morgan Pavement – Alpine Roads Crack Seal: \$20,950.00**
 4 **L. Partial Payment #3 – BMEI – PI Install, Phase III: \$257,830.01**
 5 **M. Red Pine Construction – Blue Spruce Road - \$33,336.00.**

6
 7 **MOTION:** Lon Lott moved to approve the Consent Calendar. Carla Merrill seconded. Ayes: 4 Nays: 0 Motion
 8 passed.

9
 10 Ayes Nays
 11 Jason Thelin none
 12 Carla Merrill
 13 Kimberly Bryant
 14 Lon Lott

15
 16 **V. PUBLIC COMMENT:** None

17
 18 **VI. ACTION/DISCUSSION ITEMS**

19
 20 **A. The Ridge at Alpine, Phase II – Final Plat: Paul Kroff**

21
 22 Austin Roy said the proposed subdivision was the second phase of The Ridge at Alpine subdivision and consisted of
 23 12 lots on 12.7 acres in the CR-40,000 zone. The Planning Commission had reviewed the plat and recommended
 24 approval with a list of conditions. City Engineer Jed Muhlestein later provided a memo stating what conditions had
 25 since been met by the developer.

26
 27 Phase II would be accessed off Grove Drive by way of Catherine Drive, and would connect to Elk Ridge Lane
 28 through Phase I. Until the road to Elk Ridge Lane was completed, there would be a temporary turnaround at the end
 29 of the road. Two of the lots, 40 and 41, had double frontage and would need to have “no access” notes placed on the
 30 plat for the east sides of the lots.

31
 32 There was an issue of possible rock fall on the west side. The developer had submitted a rockfall study for the lots in
 33 that area; homes in the affected area would be required to have an extra setback of 50 feet to mitigate the hazard

34
 35 Lon Lott said the Russon family had a concern about possible drainages issues for their existing home, which was
 36 located at the corner of Grove Drive and Catherine Way. It was looked into and determined that it would not be a
 37 problem.

38
 39 **MOTION:** Lon Lott moved to grant approval to the final plat for The Ridge at Alpine, Phase II subject to the
 40 following conditions:

- 41
 42 A. The Developer provide maintenance easements for the 30-inch stormwater pipe, to be recorded along with
 43 the plat of Phase II.
 44 B. The Developer either remove existing buildings or provide a bond for the removal of them prior to
 45 recording the plat.
 46 C. The Developer include the property south of Catherine Way on the plat, shown as dedicated right-of-way;
 47 D. The Developer place “No Access” labels on the east sides of lots 40 and 41 on the plat;
 48 E. The Developer address redlines on the plat and plans;
 49 F. The Developer meet the water policy;
 50 G. The Developer incorporate 50-ft building setbacks from 40% slopes on the plat.

51
 52 Jason Thelin seconded. Ayes: 4 Nays: 0 Motion passed.

53
 54 Ayes Nays
 55 Jason Thelin none
 56 Carla Merrill

1 Kimberly Bryant
2 Lon Lott
3

4 **B. Setback Exception Request – 235 S. Main – Paul Anderson**
5

6 Austin Roy said Paul Anderson had requested an exception to the setback requirements for his property located at
7 235 S. Main Street in the business commercial zone. The setback back requirements for the BC zone were 30-ft
8 front in the front and 20-feet on the sides unless recommended otherwise. Article 3.11.040.3.e allowed setback
9 exceptions in the BC zone provided the Planning Commission recommended it and the City Council approved it.
10 Mr. Anderson had requested a front setback of 15 feet and a side setback of 0 feet, which the Planning Commission
11 denied based on the trail which was shown along the north side of his property next to Dry Creek. The concern was
12 that there wouldn't be enough room for the trail which would connect to the Montdella Senior Living development
13 on the west end and eventually to Creekside Park on the east end.
14

15 Mr. Anderson said he had met with Mountainville Academy who owned the property to the north and a portion of
16 the land on which the trail would run. The school was interested in seeing the property next to them cleaned up and
17 had agreed to expand the trail easement on their property to help accommodate the trail. Mr. Anderson increased his
18 share of the easement by reducing the request for a side-yard setback exception from zero feet to two feet.
19

20 Mayor Stout asked how close it would be to the edge of the Dry Creek streambed, and if erosion was going to be a
21 concern. Austin Roy said there were about 20 feet between the edge of the Anderson property and the drop-off into
22 the streambed.
23

24 Paul Anderson said he'd done a lot of work on the property to clean it up. He'd taken out about 21 junk trees and
25 removed five dams across Dry Creek caused by fallen trees and debris. Plus, he cleaned up the garbage on the lot.
26 He said the school said they would much prefer to see a nice medical building on that lot. He noted that the State
27 Farm Insurance Building on the other side of Main Street was set back 15 feet from the front property line.
28

29 There was a question about a small triangular piece of land next to Main Street that was owned by UDOT. Shane
30 Sorensen said it was to have been transferred to Alpine City when Alpine took over maintenance of Main Street and
31 that needed to be done. It shouldn't be a problem.
32

33 Jason Thelin asked if there would need to be a retaining wall on the property line. Shane Sorensen said there would
34 probably not be a need for a wall because it was relatively flat. The parking lot next to residents would need some
35 kind of screening or a fence.
36

37 **MOTION:** Jason Thelin moved to approve a 15-ft setback off Main Street and a 2-ft setback on the north property
38 line for Paul Anderson for the property at 235 S. Main Street. Carla Merrill seconded. Ayes: 4 Nays: 0. Motion
39 passed.
40

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Carla Merrill	
Kimberly Bryant	
Lon Lott	

46
47 **C. Commercial Structure – Alpine Animal Hospital, 424 S. Alpine Highway – Dr. Michael Kendig.**
48

49 Austin Roy said the owners of the animal hospital at 424 S. Alpine Highway were proposing to put up new siding on
50 the existing building and put hardiboard on the gable. Since the business was located in the Gateway zone, the City
51 Council had to approve the architectural changes. Dr. Kendig provided samples of the materials. The roof and the
52 brick were not being changed, just the siding and the gable. The Planning Commission had recommended that the
53 door be painted the same color as the gable, and recommended approval
54

55 **MOTION:** Lon Lott moved to approve the proposed remodel of the Alpine Animal Hospital and require the door to
56 be painted the same color as the gable. Carla Merrill seconded. Ayes: 4 Nays: 0. Motion passed.

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<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Carla Merrill	
Kimberly Bryant	
Lon Lott	

Mayor Stout said that public comment would be taken on the next agenda items. He asked that people limit their comments to three minutes and if it had already been said, don't repeat it.

D. Site Plan – Antennae Upgrade at Beck's Hills – T-Mobile

Austin Roy said T-Mobile proposed antennae upgrades on an existing tower on Beck's Hill. The upgrade would not substantially change the dimensions of the existing tower.

David Church said that according to federal law and Alpine City code, if the proposal met the definition of upgrading equipment on an existing tower, a municipality could not say no provided it did not substantially change the dimensions of the existing tower. He said that normally such upgrades were approved by staff, but Alpine's ordinance still required it to go to the Planning Commission and City Council.

MOTION: Kimberly Bryant moved to approve T-Mobile's request for an antennae upgrade on an existing tower on Beck's Hill. Jason Thelin seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Carla Merrill	
Kimberly Bryant	
Lon Lott	

E. Site Plan – Cell Tower in Burgess Park- Verizon Wireless

Austin Roy said Verizon Wireless was proposing to locate an 80-foot monopole in Burgess Park with colocation capabilities for up to three providers. He showed to the proposed location of the pole and said it would a pine-tree style pole. There would be a 22' x 40' fenced enclosure at the base of the tower for equipment. The fenced area would be six feet high with slats and topped with coiled barb wire to discourage climbing the fence.

The ordinance allowed the location of cell towers in Alpine in several locations. The first priority was on city owned open space, second would be quasi-public land such as school property, third was commercial property in the business commercial zone.

Troy Bensen was introduced as the representative from Verizon Wireless. He said the tower was needed to handle increased data usage and improve service. They needed to keep up with the increased data people were using. He said the proposed location in Burgess Park was their optimum location, but the tower could be erected anywhere within the red area on the map that was displayed.

Carla Merrill said that the proposed location was by a trail where kids walked to school every day twice a day. It was a very high traffic area. She asked the Verizon representative if they would consider locating the tower in an area with less activity. She noted that if the City didn't vote to allow the tower, it would very likely be located on the adjacent school property.

Lon Lott said he would like to see studies done in some other areas of city-owned open space.

1 Mayor Stout invited interested individual to comment on the proposal, asking them to please state their name and
2 address and limit their comments to three minutes. If some comment had already been made, he asked to not repeat
3 it.

4
5 Hal Hughes – River Circle. He said the amount of revenue that was to be provided needed to offset the impact of the
6 cell tower. The City had just approved a playground in Burgess Park which would be 30 feet away from the cell
7 tower. There would be 800 square feet of asphalt in the middle of a play area. He added that if the tower was
8 approved, the City’s hands would be tied if further improvements were done. He said he believed the City had the
9 legal authority to reject a tower.

10
11 Shelley Ruiz – Parkway West. She said the park was always in use by the children, not only during school but all
12 summer long. She felt safety was a huge issue. What would happen if a ball sailed into the fenced enclosure?
13 Children would be trying to retrieve their ball. This was the wrong spot for a cell tower.

14
15 The Verizon representative said they could put a net over the enclosure.

16
17 Brian Cropper – River Road. He said he’d been in charge of Alpine youth baseball for 15 years. The proposed tower
18 would be an attractive nuisance, and this was one of the worst places to put an attractive nuisance. The park was in
19 use at least ten and a half months a year by baseball, rugby, and soccer. It was a gathering place for kids going to
20 Timberline. He said Verizon had recommended three locations, Creekside Park, Peterson Park, and Burgess Park.
21 Discounting potential health concerns, this location of a cell tower in the park was completely at odds with the
22 purpose of a park.

23
24 Bradley Reneer- Fort Creek Drive. He questioned trying to make a cell tower look like a pine tree. Telephone poles
25 seemed to disappear into the landscape, but putting up a pole with a dress on it to make it prettier just made it uglier.
26 It made it stand out. He also raised concerned about health issues. The providers and the government insisted that
27 the radiation didn’t hurt people, and that cancer rates had gone down. He said that deaths from cancer had gone
28 down because of better treatment, but the rates of cancers had gone up.

29
30 David Church said the Telecommunication Act of 1996 specifically stated that cities were not to take into account
31 cell tower effects, and no such data could be admitted into any discussion as long as the proposed tower met FCC
32 requirements.

33
34 Bradley Reneer said that if one looked at history, gag rules in government were a good indication that something
35 was wrong.

36
37 Laura Haacke – Parkway. She said she was recovering from breast cancer and was also a real estate agent. She said
38 cell towers had a really negative effect on property values. She said she would like to see hard evidence from
39 Verizon that the tower was necessary.

40
41 Richard Lytle – Parkway. He asked why the distance between a monopole and residence had to be at least twice the
42 height of tower. What was that based on? The Verizon representative said that was an Alpine city requirement for
43 any type of tower.

44
45 Randy Austin – Twin River Loop. He thanked the Council for their time and effort. He said he wasn’t sure that the
46 suggestion of a net across the equipment enclosure would make it safer. It would just create the opportunity to get
47 tangled in it six feet above the ground. He said he’d sat through two Planning Commission meetings and now this
48 City Council meeting. Verizon had been asked to come back with additional options and they just came back and
49 said this one was the best option for them. He said the Council had full power to decide where and how the tower
50 should be built.

51
52 David Church said the City could not prohibit a tower or have the effect of prohibiting service. The tower could be
53 built on school or state property or private commercial property. The City would have more control if it was built on
54 City property. The question was if the City wanted to be landlord.

1 Chris Ross – Riverview Drive. He said he agreed with the points that had been made. It was true that tower
2 decreased property values. 94% of the people were less likely to purchase a home near a cell tower. He added that
3 once the tower was in, they were stuck with it.

4
5 Kristin Hadley said she understood that cell towers were a necessary evil, but she was not clear on why other areas
6 belonging to Alpine City were not options.

7
8 After more discussion by the Council about other possible locations, a motion was made.

9
10 **MOTION:** Kimberly Bryant moved to table the proposed Verizon cell tower in Burgess Park and request better data
11 on other sites. Jason Thelin seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Carla Merrill	
Kimberly Bryant	
Lon Lott	

12 13 14 15 16 17 18 19 **F. Parking Lot Plan for Healey Park**

20
21 Shane Sorensen said the Healey family had given the City a half-acre of ground north of the church at the corner of
22 Healey Boulevard and High Bench Road a number of years ago. Nothing had been done with it up to this point and
23 it was basically a weed patch. Since the land was adjacent to the Healey Park, which had neither restrooms nor a
24 parking lot, and there was a need for parking for soccer, staff was proposing to improve the space by putting in a
25 double-loaded 90-degree parking lot and relocating the existing restrooms in Smooth Canyon Park to Healey Park.

26
27 Mayor Stout said that it would be especially useful on a Saturday when there was a lot of soccer activity and a
28 funeral at the church. There was also a trail that ran through the property next to the Stonehedge subdivision, which
29 would be paved.

30
31 Austin Roy said he had been contacted by a member of the HOA for the adjacent subdivision who like to see some
32 kind of fencing between the parking lot and their private open space.

33
34 Pam Reschke represented the HOA and said their neighborhood was assessed dues and paid for the maintenance of
35 the private park next to the proposed parking lot. She said they liked the idea of it being developed but would prefer
36 to see a playground and picnic area to added to the park since the City was putting in those amenities in Smooth
37 Canyon Park. She said all they would be getting was a parking lot. Would it be so unreasonable to ask for a swing
38 set and a picnic table?

39
40 Shane Sorensen said the playground improvements for Smooth Canyon Park had been in the works for several years
41 and were anticipated in the preparation of the budget.

42
43 Mayor Stout pointed out that the Stonehedge neighborhood already had their own private park and could put in
44 whatever playground features they wanted in their park.

45
46 Pam Reschke said they would work with the City on a fence, but they would like a privacy fence, so headlights
47 didn't shine in their windows. They would prefer to see a concrete trail rather than an asphalt trail.

48
49 **MOTION:** Lon Lott moved to approve the proposed parking lot for Healey Park and utilize the restrooms in
50 Smooth Canyon Park for Healey Park, put in a concrete trail along the north side of the park, and work with the
51 Stonehedge HOA on the construction of a fence. Carla Merrill seconded. Ayes: 3 Nays: 1. Motion failed because
52 changes to public open space required a supermajority approval of the City Council.

<u>Ayes</u>	<u>Nays</u>
Lon Lott	Jason Thelin
Carla Merrill	

1 Kimberly Bryant

2
3 Jason Thelin said he voted no because he preferred asphalt trails over concrete trails.

4
5 After more discussion, a second motion was made.

6
7 **MOTION:** Carla Merrill moved to approve the proposed parking lot for Healey Park as proposed and move the
8 restroom from Smooth Canyon Park to Healey Park, work with the Stonehedge HOA on the fence, and leave the
9 surface of the trail at the discretion of the City staff. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Carla Merrill	
Kimberly Bryant	
Lon Lott	

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17 **G. Smooth Canyon Park – Proposed Parking Lot**

18
19 Shane Sorensen said that for several years, the property owners in the neighborhood of Smooth Canyon Park had
20 complained about people parking in front of their houses to attend the youth soccer games. In response to the
21 complaints, the City posted “No Parking” signs along the public streets and presented several proposals to expand
22 the existing parking lot in Smooth Canyon Park. The neighbors complained about the proposed parking lot
23 expansion saying it was too big and too close to their homes and would take away the grass and replace it with
24 pavement. In response, the City Council rejected the plans for an expanded parking lot and approved a motion
25 directing staff to design a parking lot with only 50 spaces.

26
27 Shane Sorensen said that since that time, they had devised a parking lot with 50 parking spaces, which would be
28 moved farther to the south to lessen the impact on neighboring residences. The old restrooms would be moved to
29 Healey Park and replaced with a new, larger restroom. The City would also install a playground and pavilion. To
30 accommodate the new construction, four trees would be taken out but would be replaced with 13 new trees.

31
32 Dustin Bruce – Round Mountain Drive. He said his house backed up to the park and he felt the City was catering to
33 the soccer league. There were too many soccer games and too many practices and there needed to be rules on park
34 use. He was also concerned that they were taking out grass to put in pavement.

35
36 Mayor Stout explained that some parks were designated as sports fields and some as recreation parks. Smooth
37 Canyon was designated as a soccer park when it was first built.

38
39 Pam Oler – Round Mountain Drive. She said she would prefer to have only one soccer game at a time. It would cut
40 down on the traffic and noise. Also, the practices started to early in the morning with the accompanying whistles and
41 shouting.

42
43 There was a lengthy discussion which included complaints about the noise and traffic generated by having two
44 soccer games going on the fields at the same time. There were also complaints about non-Alpine residents playing
45 soccer in Alpine. It was pointed out that the Alpine youth used soccer fields in other communities for their games
46 and practices.

47
48 Shane Sorensen said that Alpine City wasn’t big enough and didn’t have the budget to run their own recreation
49 program. They were fortunate to be able to participate in county-wide programs that they didn’t have to subsidize but
50 provided an opportunity for the youth to participate in sports. If they took a field away, would they be pulling the rug
51 out from under their own kids?

52
53 Fire Chief Reed Thompson said there were very few areas on the southeast side of Alpine, except for a church
54 parking lot, that would provide a staging area in the event they had to fight a fire.

1 Carla Merrill said that if they couldn't expand the parking lot, they would need to take down the No Parking signs
2 on the public streets.

3
4 **MOTION:** Lon Lott moved to approve the proposed parking lot plan for Smooth Canyon Park. Carla Merrill
5 seconded. Ayes: 2 Nays: 2. Motion failed.

6		
7	<u>Ayes</u>	<u>Nays</u>
8	Carla Merrill	Jason Thelin
9	Lon Lott	Kimberly Bryant

10
11 Shane Sorensen said the restroom was ordered and they had the money in the budget for it. Also, the teams had to
12 turn in field availability back in June and the season started in the fall.

13
14 **MOTION:** Carla moved to remove the "No Parking" signs in the surrounding neighborhood for Smooth Canyon
15 Park in order to provide parking, and also build the restroom. In a year's time, they would reduce the park to a one
16 soccer field. Kimberly Bryant seconded. The motion was withdrawn.

17
18 **MOTION:** Kimberly Bryant moved to approve the proposed parking lot plan for Smooth Canyon Park, build the
19 restrooms, build the playground, and in a year's time, make it one soccer field, and have the parks and recreation
20 director enforce the scheduling restrictions. Carla Merrill seconded. Ayes: 3 Nays: 1. Motion failed because a super-
21 majority was needed to approve changes in public open space.

22		
23	<u>Ayes</u>	<u>Nays</u>
24	Carla Merrill	Jason Thelin
25	Kimberly Bryant	
26	Lon Lott	

27
28 **GENERAL PUBLIC COMMENT.** Individuals in the audience, who had intended to comment at the beginning of
29 the meeting under Public Comment, but were unable to because the meeting started earlier than the usual were
30 recognized and allowed to comment.

31
32 Adam Tellis – Chapman Court. He said that for his Eagle Scout project he wanted to clean and repaint the fire
33 hydrants in Alpine. He would have six teams of people working on the hydrants. Chief Reed Thompson said to
34 make sure the paint met the color requirements and that no excess paint was left on the caps, so they were easily
35 removed when needed.

36
37 Jason Elliot said he was the contractor for the property at 460 S. Ridge Lane. He was building a pool on the property
38 but because of the slope of the property, the pool was visible to traffic coming up the hill. He wanted to be able to
39 put a fence on top of the retaining wall for privacy. The new code said the height of the fence to the bottom of the
40 retaining wall couldn't be more than 9 feet high. He would like to have an exception to build a higher fence.

41
42 Austin Roy said there was no provision for an exception in the fence ordinance, only on retaining walls. They could
43 propose that the ordinance be changed. They could ask the City Attorney if there was an alternative solution.

44
45 Mayor Stout said they would take it under advisement.

46
47 **H. Ordinance No. 2019-18, Amending Development Code, Article 4.12**

48
49 Austin Roy said the proposed amendment addressed two things in the Urban Wildland Interface Ordinance. First, it
50 would change the name to Wildland Urban Interface to accurately reflect current terminology. Second, the
51 references to the Uniform Fire Code would be changed to International Fire Code, which is what it had been
52 changed to years ago. There were no substantive changes. It was just a clean-up of the language.

53
54 **MOTION:** Lon Lott moved to adopt Ordinance No. 2019-18 amending the Development Code, Article 4.12 to
55 correct the language. Carla Merrill seconded. Ayes: 4 Nays: 0. Motion passed.

	<u>Ayes</u>	<u>Nays</u>
1		
2	Jason Thelin	none
3	Carla Merrill	
4	Kimberly Bryant	
5	Lon Lott	
6		
7		

8 I. **Moyle Drive Access to Lambert Park.** This item was postponed.

9
10 **VII. STAFF COMMUNICATION**

11 Austin Roy said that by the end of the year, the City needed to be in compliance with the Moderate Income Housing
12 requirements. There were required to adopt three items from the code put out by the State Legislature. The City
13 currently allowed accessory apartments, but they needed two more. They could look at rezoning certain areas or
14 allow accessory dwelling units (ADUs) or work with Mountain Association of Governments to see if they had
15 programs they could adapt. He said he would send out a copy of the code and the list of solutions so the Council
16 could be thinking about what they wanted to do.

17
18
19 Charmayne Warnock said she'd had several requests to open a smoke shop in Alpine and wondered if the Council
20 wanted to consider an ordinance to regulate them.

21
22 Shane Sorensen reported on the following:

- 23
- 24 • He thanked everyone who had helped with Alpine Days. He said he had learned a lot this year and he
- 25 would like to hear people's comments, good or bad.
- 26 • The Truth in Taxation Hearing would be coming up next Tuesday at 7 pm.
- 27 • He thanked Forrest Burnett for his metal artwork on the sheep for the County Fair.
- 28 • They would be chip-sealing the roads in more areas of town, which gave them another ten to fifteen years
- 29 on the life of the pavement and cost about \$60,000 as compared to \$500,000 to repave the road.
- 30 • The City had worked with the developer on rebuilding Grove Drive, which was wider than it had been.
- 31 • They need to decide what to do with the south pavilion in Burgess Park. Possibly they could put new siding
- 32 on it and enclose it so sport teams could store their equipment.
- 33 • Montdella Senior Housing had completed a cross easement agreement with the neighboring businesses.
- 34
- 35

36 **VIII. COUNCIL COMMUNICATION**

37
38 Mayor Stout reported on the following:

- 39
- 40 • He had been approached by the owner of the orchard on 300 North who said he was willing to widen the
- 41 road all the way out to Alpine Boulevard by removing two rows of peach trees for \$200,000.
- 42 • The new parking lot in Lambert Park was nearly completed and was a great addition. They needed to add
- 43 some signage to direct people to it.
- 44 • He would like to look at a mosquito abatement program next year if they had another wet year.
- 45

46 **MOTION:** Carla Merrill moved to adjourn. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Motion passed.

	<u>Ayes</u>	<u>Nays</u>
47		
48	Jason Thelin	none
49	Carla Merrill	
50	Kimberly Bryant	
51	Lon Lott	
52		
53		

54 The meeting was adjourned at 10:50 pm.



Invoice

Peak Asphalt, LLC
 P.O. Box 50538
 Idaho Falls, ID 83405
 (208) 524-5871

Page: 1

Number: 6-402916

Date: 8/13/2019

Salesperson: Jared

Customer: AL09

Sold To **Ship To**

Alpine, City of
 20 North Main St.
 Alpine, UT 84004 USA

NSL45298
 Alpine Chip Seal
 Alpine Chip Seal
 Woods Cross, UT 84087 USA

Customer P.O. **Ship Via** **F.O.B** **Terms**

WdsX-Frt Non Ta

Net Due the 15th of the month

Item **Description** **Qty Shipped** **Price** **Amount**

LMCRS-2 39.5400 450.000 17,793.00

ENTERED
 AUG 21 2019
 BY: *AP*

Freight/Ton 30.00

Subtotal 17,793.00
 Freight 0.00
 Sales Tax 0.00
 Trade Discount 0.00
 Payment/Credit Amount 0.00
Balance **17,793.00**

Contract: 0000045298
 Contact: Shane

ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 3

Thru Period Ending: Aug. 1, 2019

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

BOND HOLDER

--

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Construction Entrance	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Silt Fence	2925	LF @	\$ 2.00	\$ 5,850.00	0.0%	95.0%	\$ -
Inlet Protection	9	EACH @	\$ 150.00	\$ 1,350.00	0.0%	95.0%	\$ -
Toilet Rental	60	EACH @	\$ 100.00	\$ 6,000.00	50.0%	50.0%	\$ 3,000.00
Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	50.0%	50.0%	\$ 125.00
Street Sweeping	1	LS @	\$ 5,000.00	\$ 5,000.00	50.0%	50.0%	\$ 2,500.00
Slope Stabilization (Reseeding disturbed areas)	10	AC @	\$ 200.00	\$ 2,000.00	0.0%	0.0%	\$ -
Concrete Washout	1	LS @	\$ 2,500.00	\$ 2,500.00	0.0%	0.0%	\$ -
MOBILIZATION & EARTH WORK							
Mobilization	1	LS @	\$ 7,500.00	\$ 7,500.00	0.0%	95.0%	\$ -
Clearing and Grubbing	13	ACRE @	\$ 1,300.00	\$ 16,900.00	0.0%	95.0%	\$ -
Site Cut/Fill	44500	CY @	\$ 3.50	\$ 155,750.00	0.0%	95.0%	\$ -
\$0.00							
SANITARY SEWER							
Connect to Existing Sewer Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
8" SDR 35 Sewer Main	1220	LF @	\$ 35.00	\$ 42,700.00	0.0%	95.0%	\$ -
60" Sanitary Sewer Manhole	2	EACH @	\$ 3,250.00	\$ 6,500.00	0.0%	95.0%	\$ -
48" Sanitary Sewer Manhole	5	EACH @	\$ 2,950.00	\$ 14,750.00	0.0%	95.0%	\$ -
4" Sewer Lateral	11	EACH @	\$ 980.00	\$ 10,780.00	0.0%	95.0%	\$ -
STORM DRAIN							
Connect to Existing Storm Drain Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
15" ADS Storm Drain Pipe	820	LF @	\$ 38.00	\$ 31,160.00	0.0%	95.0%	\$ -
18" ADS Storm Drain Pipe	62	LF @	\$ 48.00	\$ 2,976.00	0.0%	95.0%	\$ -
60" Storm Drain Manhole	6	EACH @	\$ 3,800.00	\$ 22,800.00	0.0%	95.0%	\$ -
Curb inlet Box	7	EACH @	\$ 2,850.00	\$ 19,950.00	0.0%	95.0%	\$ -
4' x 4' Cleanout Box	4	EACH @	\$ 3,500.00	\$ 14,000.00	0.0%	95.0%	\$ -
60" Storm Drain Sump	1	EACH @	\$ 3,850.00	\$ 3,850.00	0.0%	95.0%	\$ -
Debris Flow Nets	1	LS @	\$ 271,692.00	\$ 271,692.00	0.0%	0.0%	\$ -
Temporary Storm Drain Pond	8650	CY @	\$ 3.50	\$ 30,275.00	0.0%	0.0%	\$ -
Storm Drain Pond B	8453	CY @	\$ 3.50	\$ 29,585.50	95.0%	95.0%	\$ 28,106.23
Storm Drain Pond A - Stormtech	1	LS @	\$ 65,000.00	\$ 65,000.00	45.0%	95.0%	\$ 29,250.00
CULINARY WATER							
Connect to Existing Culinary Waterline	1	EACH @	\$ 5,600.00	\$ 5,600.00	0.0%	95.0%	\$ -
8" PVC C900 Water Main	995	LF @	\$ 28.00	\$ 27,860.00	0.0%	95.0%	\$ -
12" PVC C900 Water Main	425	LF @	\$ 39.50	\$ 16,787.50	0.0%	95.0%	\$ -
8" CW Tee	1	EACH @	\$ 800.00	\$ 800.00	0.0%	95.0%	\$ -
8" CW Bend	4	EACH @	\$ 800.00	\$ 3,200.00	0.0%	95.0%	\$ -
12" CW Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	0.0%	95.0%	\$ -
12" CW Bend	4	EACH @	\$ 1,200.00	\$ 4,800.00	0.0%	95.0%	\$ -
12" CW Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Temp Blowoff	4	EACH @	\$ 1,550.00	\$ 6,200.00	0.0%	95.0%	\$ -
8" Gate Valve	7	EACH @	\$ 1,950.00	\$ 13,650.00	0.0%	95.0%	\$ -
12" Gate Valve	1	EACH @	\$ 3,265.00	\$ 3,265.00	0.0%	95.0%	\$ -
1" Water Services	11	EACH @	\$ 1,250.00	\$ 13,750.00	0.0%	95.0%	\$ -
Fire Hydrant Assembly with Valve	3	EACH @	\$ 5,500.00	\$ 16,500.00	0.0%	95.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
Remove Existing 8" Pressurized Irrigation Line	200	LF @	\$ 12.00	\$ 2,400.00	0.0%	95.0%	\$ -
Connect to Existing Irrigation Waterline	1	EACH @	\$ 4,850.00	\$ 4,850.00	0.0%	95.0%	\$ -
4" PVC C900 Irrigation Main	650	LF @	\$ 24.00	\$ 15,600.00	0.0%	95.0%	\$ -
6" PVC C900 Irrigation Main	65	LF @	\$ 26.00	\$ 1,690.00	0.0%	95.0%	\$ -
12" PVC C900 Irrigation Main	885	LF @	\$ 38.00	\$ 33,630.00	0.0%	95.0%	\$ -
4" PI Bend	6	EACH @	\$ 725.00	\$ 4,350.00	0.0%	95.0%	\$ -
12" PI Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	0.0%	95.0%	\$ -
12" PI Bend	3	EACH @	\$ 1,200.00	\$ 3,600.00	0.0%	95.0%	\$ -
12" PI Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Temp Blowoff	3	EACH @	\$ 1,550.00	\$ 4,650.00	0.0%	95.0%	\$ -
4" Gate Valve	2	EACH @	\$ 1,750.00	\$ 3,500.00	0.0%	95.0%	\$ -
6" Gate Valve	1	EACH @	\$ 1,850.00	\$ 1,850.00	0.0%	95.0%	\$ -
12" Gate Valve	5	EACH @	\$ 3,265.00	\$ 16,325.00	0.0%	95.0%	\$ -
1" Pressurized Irrigation Services	11	EACH @	\$ 1,300.00	\$ 14,300.00	0.0%	95.0%	\$ -
1" PI Service - Trailhead Landscaping	1	EACH @	\$ 1,300.00	\$ 1,300.00	0.0%	95.0%	\$ -
Air Vac Assemblies	2	EACH @	\$ 5,600.00	\$ 11,200.00	0.0%	95.0%	\$ -
ROADWAY IMPROVEMENTS							
Sawcut And Remove Asphalt	6000	SF @	\$ 0.85	\$ 5,100.00	0.0%	95.0%	\$ -
Asphalt Trench Patching (4" HMA AC20)	6000	SF @	\$ 4.60	\$ 27,600.00	0.0%	0.0%	\$ -
Rough Grade and Proof Roll Native Subgrade	89200	SF @	\$ 0.10	\$ 8,920.00	0.0%	95.0%	\$ -
24" Curb Prep (6" Road Base)	2640	LF @	\$ 4.00	\$ 10,560.00	95.0%	95.0%	\$ 10,032.00
24" Curb & Gutter	2640	LF @	\$ 14.00	\$ 36,960.00	95.0%	95.0%	\$ 35,112.00
9" Untreated Base Course	49600	SF @	\$ 0.95	\$ 47,120.00	95.0%	95.0%	\$ 44,764.00
3" Hot Mix Asphalt (PG58-28, 1/2", 15% RAP)	49600	SF @	\$ 1.30	\$ 64,480.00	0.0%	0.0%	\$ -
Sidewalk Prep (6" Road Base)	12630	SF @	\$ 0.80	\$ 10,104.00	0.0%	0.0%	\$ -
Concrete Sidewalk (4' Wide x 6" Thick)	12630	SF @	\$ 3.50	\$ 44,205.00	0.0%	0.0%	\$ -
ADA Ramp	6	EACH @	\$ 1,250.00	\$ 7,500.00	0.0%	0.0%	\$ -

Trailhead Drive Approach w/ 6" UTBC	180	SF	@	\$	4.30	\$774.00	0.0%	0.0%	\$	-
Trailhead Parking Lot Asphalt Millings (4" Thick)	4000	SF	@	\$	0.95	\$3,800.00	0.0%	0.0%	\$	-
Concrete Valve Collars	22	EACH	@	\$	350.00	\$7,700.00	0.0%	0.0%	\$	-
Concrete Manhole Collars	13	EACH	@	\$	450.00	\$5,850.00	0.0%	0.0%	\$	-
Parking Lot Landscaping & Screening	1	LS	@	\$	2,500.00	\$2,500.00	0.0%	0.0%	\$	-
OTHER										
Street Lights	3	EACH	@	\$	2,750.00	\$8,250.00	0.0%	0.0%	\$	-
Mail Box and Pad	1	EACH	@	\$	2,500.00	\$2,500.00	0.0%	0.0%	\$	-
Compaction Testing	1	LS	@	\$	7,000.00	\$7,000.00	0.0%	50.0%	\$	-
Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	5,000.00	\$5,000.00	0.0%	0.0%	\$	-
Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	3,500.00	\$3,500.00	0.0%	0.0%	\$	-
Street Signs	3	EACH	@	\$	1,500.00	\$4,500.00	0.0%	0.0%	\$	-
Trails	1	LS	@	\$	47,147.50	\$47,147.50	0.0%	72.7%	\$	-
Survey	1	LS	@	\$	25,000.00	\$25,000.00	40.0%	90.0%	\$	10,000.00
Fort Creek Variable Speed Pump Project	1	LS	@	\$	342,205.50	\$342,205.50	0.0%	0.0%	\$	-
BASE BID TOTAL				\$		1,743,952.00			Previously Released:	\$ 669,301.33
<i>10% Warranty Amount</i>				\$		174,395.20				
TOTAL BOND AMOUNT				\$		1,918,347.20			This Release:	\$ 162,889.23
<i>Total Released to Date</i>				\$		832,190.55				
TOTAL BOND REMAINING				\$		1,086,156.65				

At the discretion of the city, up to 95% of the Base Bid Total may be released as

Paul Kroff
Developer

Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

8/23/2019

Date

City Council
(by Charmayne Warnock - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM
Bond Release 2

BOND HOLDER

Thru Period Ending: Aug. 1, 2019

Conrads Landing Plat C

Location: 800 S Blue Moon Lane

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Toilet	1	LS @	\$800.00	\$800.00	0.0%	95.0%	\$ -
Trackout Pad	1	LS @	\$3,500.00	\$3,500.00	0.0%	95.0%	\$ -
Concrete Washout	1	LS @	\$500.00	\$500.00	0.0%	95.0%	\$ -
Silt Fence	240	LF @	\$3.00	\$720.00	0.0%	95.0%	\$ -
Curb Inlet Protection	2	EACH @	\$300.00	\$600.00	0.0%	95.0%	\$ -
DIRT WORK							
Clear and Grub	40,960	SF @	\$0.18	\$7,372.80	0.0%	95.0%	\$ -
Import Fill to raise road	2,080	TONS @	\$12.00	\$24,960.00	0.0%	95.0%	\$ -
Fill Roadway	2,200	CY @	\$4.50	\$9,900.00	0.0%	95.0%	\$ -
Cleanup	1	LS @	\$5,000.00	\$5,000.00	0.0%	50.0%	\$ -
GPS Model	1	LS @	\$1,000.00	\$1,000.00	0.0%	95.0%	\$ -
SEWER							
8" PVC Sewer Main Deep	223	LF @	\$36.00	\$8,028.00	0.0%	95.0%	\$ -
8" PVC Sewer Main	314	LF @	\$28.00	\$8,792.00	0.0%	95.0%	\$ -
4" Sewer Lateral	6	EACH @	\$1,100.00	\$6,600.00	0.0%	95.0%	\$ -
48" Dia. Manhole	3	EACH @	\$3,100.00	\$9,300.00	0.0%	95.0%	\$ -
Bedding Material	510	TONS @	\$16.00	\$8,160.00	0.0%	95.0%	\$ -
Testing	3	LS @	\$300.00	\$900.00	0.0%	95.0%	\$ -
Clean & Video	537	LS @	\$3.50	\$1,879.50	0.0%	95.0%	\$ -
Tie In to Existing	1	EACH @	\$6,250.00	\$6,250.00	0.0%	95.0%	\$ -
CULINARY WATER							
8" C900 Main	420	LF @	\$25.74	\$10,810.80	0.0%	95.0%	\$ -
8" MJ Bends	2	EACH @	\$329.40	\$658.80	0.0%	95.0%	\$ -
6" Fire Hydrant	1	EACH @	\$4,481.00	\$4,481.00	0.0%	95.0%	\$ -
1" Water Services	6	EACH @	\$1,582.26	\$9,493.56	0.0%	95.0%	\$ -
Thrust Blocks	3	EACH @	\$200.00	\$600.00	0.0%	95.0%	\$ -
Locate Wire	720	LF @	\$0.50	\$360.00	0.0%	95.0%	\$ -
Bedding Material	320	TONS @	\$16.00	\$5,120.00	0.0%	95.0%	\$ -
Connect to Existing	1	EACH @	\$600.00	\$600.00	0.0%	95.0%	\$ -
8"x6" Reducer	1	EACH @	\$394.95	\$394.95	0.0%	95.0%	\$ -
6" C900 Pipe	20	LF @	\$20.00	\$400.00	0.0%	95.0%	\$ -
8" Mega Lugs	8	EACH @	\$76.70	\$613.60	0.0%	95.0%	\$ -
6" Mega Lugs	4	EACH @	\$60.00	\$240.00	0.0%	95.0%	\$ -
8" Gate Valve	1	EACH @	\$1,400.00	\$1,400.00	0.0%	95.0%	\$ -
Testing	1	LS @	\$1,500.00	\$1,500.00	0.0%	95.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
6" C900 Pipe	420	LF @	\$20.59	\$8,647.80	0.0%	95.0%	\$ -
6" MJ Bend	2	EACH @	\$273.05	\$546.10	0.0%	95.0%	\$ -
1" PI Service	6	EACH @	\$900.00	\$5,400.00	0.0%	95.0%	\$ -
Thrust Blocks	3	EACH @	\$200.00	\$600.00	0.0%	95.0%	\$ -
6x2" Blow Off	1	EACH @	\$800.00	\$800.00	0.0%	95.0%	\$ -
Bedding Material	280	TONS @	\$16.00	\$4,480.00	0.0%	95.0%	\$ -
Locate Wire	650	LF @	\$1.00	\$650.00	0.0%	95.0%	\$ -
Testing	1	LS @	\$1,500.00	\$1,500.00	0.0%	95.0%	\$ -
6" MJ Gate Valve	1	LS @	\$960.00	\$960.00	0.0%	95.0%	\$ -
2" PI Drain	1	LS @	\$2,000.00	\$2,000.00	0.0%	95.0%	\$ -
Connect to Existing	1	LS @	\$400.00	\$400.00	0.0%	95.0%	\$ -
STORM DRAIN							
Double Curb Inlet (2x6x4)	1	EACH @	\$4,500.00	\$4,500.00	0.0%	95.0%	\$ -
Double Curb Inlet (3x6x6)	1	EACH @	\$6,750.00	\$6,750.00	0.0%	95.0%	\$ -
Snout	1	EACH @	\$800.00	\$800.00	0.0%	95.0%	\$ -
15" ADS	240	LF @	\$25.40	\$6,096.00	0.0%	95.0%	\$ -
Sumps 60"	1	EACH @	\$6,500.00	\$6,500.00	0.0%	95.0%	\$ -
Bedding Material	100	TONS @	\$16.00	\$1,600.00	0.0%	95.0%	\$ -
Pipe Collars	4	EACH @	\$100.00	\$400.00	0.0%	95.0%	\$ -
Detention Basin	1	LS @	\$10,750.00	\$10,750.00	0.0%	95.0%	\$ -
CONCRETE							
2' Curb and Gutter	920	LF @	\$17.00	\$15,640.00	0.0%	95.0%	\$ -
Sidewalk	4,600	SF @	\$4.50	\$20,700.00	0.0%	95.0%	\$ -
Sidewalk on Sunset Drive	740	SF @	\$4.25	\$3,145.00	95.0%	95.0%	\$ 2,987.75
ASPHALT							
3" Asphalt & 8" Base	16,000	SF @	\$2.20	\$35,200.00	95.0%	95.0%	\$ 33,440.00
10" Subbase	20,000	SF @	\$0.90	\$18,000.00	95.0%	95.0%	\$ 17,100.00
Manhole Collars	3	EACH @	\$650.00	\$1,950.00	95.0%	95.0%	\$ 1,852.50
Water Valve Collars	1	EACH @	\$450.00	\$450.00	95.0%	95.0%	\$ 427.50
OTHER							
Street Lights	1	EACH @	\$2,700.00	\$2,700.00	95.0%	95.0%	\$ 2,565.00
Mail Box and Pad	1	EACH @	\$2,500.00	\$2,500.00	95.0%	95.0%	\$ 2,375.00
Traffic Control	1	LS @	\$2,000.00	\$2,000.00	20.0%	95.0%	\$ 400.00
Compaction & Asphalt Testing	1	LS @	\$3,500.00	\$3,500.00	95.0%	95.0%	\$ 3,325.00

BASE BID TOTAL	\$	310,099.91	Previously Released:	\$	227,872.16
10% Warranty Amount	\$	31,009.99			
TOTAL BOND AMOUNT	\$	341,109.90	This Release:	\$	64,472.75

Total Released to Date
TOTAL BOND REMAINING

\$ 292,344.91
\$ 48,764.99

At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

Steve McArthur
Developer

Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

8/23/2019

Date

City Council
(by Charmayne Warnock - City Recorder)

Date

**PARTIAL PAYMENT ESTIMATE
NO. 4**

Name of Contractor: BMEI		
Name of Owner: Alpine City		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 15-Sep-19	Original: \$671,595.00	From: 1-Jul-19
Revised:	Revised: \$671,595.00	To: 14-Aug-19
Description of Job: Alpine Pressurized Irrigation Installation Phase III		
Amount	This Period	Total To Date
Amount Earned	\$101,117.50	\$620,200.00
Retainage Being Held	\$5,055.88	\$31,010.00
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$493,128.37
Amount Due	\$96,061.63	\$96,061.63

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: 8/23/2019


Kasey Chesnut
Project Manager

Accepted by: **BMEI**

Date: 8-23-19


Chad Walters
Project Manager

Approved By: **Alpine City**

Date: _____

Troy Stout
Mayor

Budget Code _____ Staff Initial _____

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
1	Mobilization	1	LS	\$26,990.00	\$26,990.00	0.25	1.00	\$6,747.50	\$26,990.00
2	Category 1 Install	1232	EA	\$330.00	\$406,560.00	88.00	1215.00	\$29,040.00	\$400,950.00
3	Category 2 Install	136	EA	\$370.00	\$50,320.00	22.00	80.00	\$8,140.00	\$29,600.00
4	Category 3 Install	20	EA	\$390.00	\$7,800.00	1.00	20.00	\$390.00	\$7,800.00
5	Category 4 Install	20	EA	\$495.00	\$9,900.00	5.00	6.00	\$2,475.00	\$2,970.00
6	Install 1.5-inch	19	EA	\$860.00	\$16,340.00	18.00	18.00	\$15,480.00	\$15,480.00
7	Install 2-inch	24	EA	\$925.00	\$22,200.00	19.00	19.00	\$17,575.00	\$17,575.00
8	Surface Restoration Lawns	1180	EA	\$85.00	\$100,300.00	108.00	1037.00	\$9,180.00	\$88,145.00
9	Surface Restoration Landscaped	155	EA	\$105.00	\$16,275.00	89.00	244.00	\$9,345.00	\$25,620.00
10	Surface Restoration Concrete / Paved	6	EA	\$1,110.00	\$6,660.00	2.00	2.00	\$2,220.00	\$2,220.00
11	Surface Restoration Unimproved	110	EA	\$75.00	\$8,250.00	7.00	38.00	\$525.00	\$2,850.00
12			LS	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
13			LS	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
14			LS	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
15			LS	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
16			LS	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
17			LS	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
20			LS	\$0.00	\$0.00	0.00	0.00	\$0.00	\$0.00
Subtotal					\$671,595.00			\$101,117.50	\$620,200.00

Total

\$671,595.00

	TOTAL		
AMOUNT RETAINED	\$101,117.50	\$620,200.00	
RETAINAGE RELEASED	\$5,055.88	\$31,010.00	
PREVIOUS RETAINAGE		\$25,954.13	
PREVIOUS PAYMENTS		\$493,128.37	
AMOUNT DUE	\$96,061.63	\$96,061.63	

Remit To:

KK&L ADMINISTRATION LLC
1106 S LEGACY VIEW STREET
SALT LAKE CITY UT 84104
Telephone: 801 679-6840

INVOICE**Invoice To:**

Alpine City
 20 NORTH MAIN
 ALPINE UT 84004

For Work At:

ALPINE UT 84004

Invoice No. 79-1019297**Invoice Date Aug 14 / 19****Our Division 7901 - Construction****Our Job No. 79010093****Our Customer No. 1122142****Your Ref. No.****Project: ALPINE CITY PRESS IRRIG MTR P3**

Progress Application No. 4

Original Contract Amount 671,595.00

Approved Changes To Date

Revised Contract Amount 671,595.00

Work Completed To Aug 14 / 19 620,200.00**Less: Previously Invoiced 528,427.50****Gross Invoice Amount 91,772.50****Less: Holdback (5.0 %) (4,588.62)****Subtotal 87,183.88****Please Pay This Amount: USD 87,183.88**

TERMS: 2% 10 Days, Net 30
Interest at 18% per
annum charged on
overdue accounts

Back-Up Detail

Invoice No.: 79-1019297

Our Job No.: 79010093

Invoice Date: Aug 14 / 19

Contractor: K&L ADMINISTRATION LLC Your Ref. No.:

Work Completed To: Aug 14 / 19

Progress Application No.: 4

Item No.	Description of Work	Unit	Contract Amount				Billing Summary				Payment		Remaining Balance			
			Original		Revised		Quantity				Previous	This Period	Previous	This Period	Qty	\$
			Qty	Unit Price	Total	Qty	Unit Price	Total	To Date	Previous	This Period	To Date	Previous	This Period	Qty	\$
1	Mobilization	LS	1.00	26,990.00	26,990.00	1.00	26,990.00	1.00	0.75	0.25	26,990.00	20,242.50	6,747.50	0.00	0.00	
2	Cat 1 - Insl New 1" Water Met	EA	1,232.00	330.00	406,560.00	1,232.00	330.00	406,560.00	1,127.00	88.00	400,950.00	371,910.00	29,040.00	17.00	5,610.00	
3	Cat 2 - Insl New 1" Water Met	LS	136.00	370.00	50,320.00	136.00	370.00	50,320.00	58.00	22.00	29,600.00	21,460.00	8,140.00	56.00	20,720.00	
4	Cat 3 - Insl New 1" Water Met	LS	20.00	390.00	7,800.00	20.00	390.00	7,800.00	19.00	1.00	7,800.00	7,410.00	390.00	0.00	0.00	
5	Cat 4 - Insl New 1" Water Met	EA	20.00	495.00	9,900.00	20.00	495.00	9,900.00	1.00	5.00	2,970.00	495.00	2,475.00	14.00	6,930.00	
6	Insl New 1.5" Water Meters	EA	19.00	860.00	16,340.00	19.00	860.00	16,340.00	0.00	18.00	15,480.00	0.00	15,480.00	1.00	860.00	
7	Insl New 2" Water Meters	EA	24.00	925.00	22,200.00	24.00	925.00	22,200.00	0.00	19.00	17,575.00	0.00	17,575.00	5.00	4,625.00	
8	Surface Reslo in Lawn Sod	EA	1,180.00	85.00	100,300.00	1,180.00	85.00	100,300.00	1,037.00	198.00	88,145.00	78,985.00	9,160.00	143.00	12,155.00	
9	Surface Reslo in Landscaped	EA	155.00	105.00	16,275.00	155.00	105.00	16,275.00	155.00	0.00	16,275.00	16,275.00	0.00	0.00	0.00	
10	Surface Reslo in Concrete Pave	EA	6.00	1,110.00	6,660.00	6.00	1,110.00	6,660.00	2.00	2.00	2,220.00	0.00	2,220.00	4.00	4,440.00	
11	Surface Reslo in Unimproved	EA	110.00	75.00	8,250.00	110.00	75.00	8,250.00	38.00	7.00	2,850.00	2,325.00	525.00	72.00	5,400.00	
	Subtotal				\$671,595.00			\$671,595.00			\$610,855.00	\$519,082.50	\$91,772.50		\$60,740.00	
	Original Contract Total				\$671,595.00			\$671,595.00			\$610,855.00	\$519,082.50	\$91,772.50		\$60,740.00	
Approved Changes																
12	Increase in Landscaped Reslo	EA	89.00	105.00	9,345.00	89.00	105.00	9,345.00	89.00	89.00	9,345.00	9,345.00	0.00	0.00	0.00	
13	Increase in Landscaped Reslo	EA	139.00	105.00	14,595.00	139.00	105.00	14,595.00	0.00	0.00	0.00	0.00	0.00	139.00	14,595.00	
14	Cat 5 - Meter Installation	EA	22.00	630.00	13,860.00	22.00	630.00	13,860.00	0.00	0.00	0.00	0.00	0.00	22.00	13,860.00	
15	Cat 3 - Insl New 1" Water Met	EA	5.00	390.00	1,950.00	5.00	390.00	1,950.00	0.00	0.00	0.00	0.00	0.00	5.00	1,950.00	
	Subtotal				\$39,750.00			\$39,750.00			\$9,345.00	\$9,345.00	\$0.00		\$30,405.00	
	Approved Changes Total				\$39,750.00			\$39,750.00			\$9,345.00	\$9,345.00	\$0.00		\$30,405.00	

Back-Up Detail

Invoice No.: 79-1019297

Our Job No.: 79010093

Invoice Date: Aug 14 / 19

Contractor: KK&L ADMINISTRATION LLC Your Ref. No.:

Work Completed To: Aug 14 / 19

Progress Application No.: 4

Item No.	Description of Work	Unit	Contract Amount				Billing Summary				Remaining Balance					
			Original		Revised		Quantity		Payment		Quantity		QTY	\$		
			QTY	Unit Price	Total	QTY	Unit Price	Total	To Date	Previous	This Period	To Date	Previous	This Period	QTY	\$
Total					\$711,345.00			\$711,345.00					\$620,200.00	\$528,427.50	\$91,772.50	\$91,145.00

Submitted By: _____

Date: _____

Approved By: _____

Date: _____

BMEI				
1254	Preston Dr	2	land	
1253	Preston Dr	1	sod	
1223	Preston Dr	1	land	
1224	Preston Dr	2	sod	
1196	Preston Dr	2	land	
1201	Preston Dr	1	sod	
144	S Country Manor Ln	2	land	
123	S Country Manor Ln	2	land	
12	S Country Manor Ln	2	land	
1221	Oakwood Cir	2	sod	
1204	Oakwood Cir	1	sod	
1234	Oakwood Cir	1	sod	
1251	Oakwood Cir	2	sod	
1271	Oakwood Cir	1	sod	
1264	Oakwood Cir	2	sod	
1288	Oakwood Cir	2	sod	
1296	Oakwood Cir	1	land	
1291	Oakwood Cir	2	land	
1197	Mountain Oaks	2	land	
1223	Lone Peak Dr	2	sod	
1279	Lone Peak Dr	1	land	
1305	Lone Peak Dr	1	sod	
1226	Lone Peak Dr	2	land	
1255	Lone Peak Dr	3	land	
31	S Wildflower Dr	1	sod	
51	S Wildflower Dr	1	sod	
71	S Wildflower Dr	1	sod	
91	S Wildflower Dr	2	sod	
111	S Wildflower Dr	2	sod	
910	High Bench Road	1.5 INCH	sod	Church
Park	Smooth Canyon Park	TWO INCH	sod	Park
S Dead End	High Bench Road	TWO INCH	un	Crop field S end of High Bench Road
South End	Healy Park	TWO INCH	sod	South Service
Northwest End	Healy Park	TWO INCH	sod	North Service
South Dead End	Country Manor Ln	TWO INCH	un	Service for Park just South of 956 S Country Manor Ln

Park	Ridge Dr	TWO INCH	sod	Service South West of 340 E Ridge Dr
346	Ridge Dr	2	sod	
525	Ridge Dr	2	sod	
Park	Red Pine Dr	TWO INCH	un	Service for Park North of 342 Red Pine Dr
345	Ponderosa	5	sod	
619	Pheasant Ridge Dr	5	land	
Park	Matisse	1	sod	Service for Park South of 301 Matissee Ln
123	E 200 N	1.5 INCH	sod	
736	N 610 E	5	sod	
350	Wood Dr	5	sod	
687	Hampton Ct	2	land	
663	Hampton Ct	1	land	
904	Quail Ridge	5	sod	
290	S 600 E	2	land	
1278	Cedar Mountain Cir	5	con	Box located in concrete. Took out and replaced.
1033	Lamar Cir	5	sod	
1075	Elk Ridge Ln	5	un	
1035	N Grove Dr	1.5 INCH	un	
1005	N Grove Dr	1.5 INCH	sod	
475	N Grove Dr	1	un	
631	Patterson Ln	1	land	
350	Wood	1	land	
S&E				
50	W 200 N	1	sod	
74	W 200 N	1	sod	
88	W 200 N	1	sod	
102	W 200 N	1	land	
126	W 200 N	1	land	
226	W 200 N	1	sod	

83	Bordeaux	1	land
126	Bordeaux	1	land
383	N Main St	1	land
358	E 100 S	1	sod
384	E 100 S	1	sod
320	E 300 N	1	sod
611	Canyon Crest	1	sod
775	Canyon Crest	1	sod
602	Grove Dr	1	land
668	Grove Dr	1	land
682	Grove Dr	1	land
723	Grove Dr	1	sod
788	Grove Dr	1	sod
803	Grove Dr	1	sod
880	Grove Dr	1	sod
999	Grove Dr	1	sod
1105	Grove Dr	1	sod
1081	Grove Dr	1	sod
1040	Grove Dr	1	sod
820	Grove Dr	1	sod
821	Grove Dr	1	sod
837	Grove Dr	1	sod
850	Grove Dr	1	sod
388	Grove Dr	1	sod
696	Grove Dr	1	sod
15	E Main St	1	sod
45	E Main St	1	sod
376	Deerfield	1	sod
410	Whitby Woodland	1	sod
50	Hunter's Ridge	1	land
520	E 770 N	1	sod
1135	Elk Ridge	1	sod
1100	Elk Ridge	1	sod
1126	Elk Ridge	1	sod
499	Peach Tree Cir	1	land

374	Maple	1	land	
256	E 350 N	1	sod	
288	E 350 N	1	sod	
618	Grove Cir	1	sod	
627	Grove Cir	1	sod	
36	Wildflower	1	sod	
56	Wildflower	1	sod	
76	Wildflower	1	sod	
96	Wildflower	2	sod	
114	Wildflower	1	sod	
553	N Main St	TWO INCH	sod	
296	N Main St	TWO INCH	sod	
333	Maple	1.5 INCH	sod	
196	N 300 E	1.5 INCH	sod	
196	N 300 E	1	sod	2nd Service
376	Dry Creek Ln	1.5 INCH	sod	
202	Pioneer Dr	TWO INCH	sod	
KOA				
503	Knight Cir	1	sod	
484	Knight Cir	1	sod	
463	Knight Cir	1	land	
502	Knight Cir	4	land	
854	Canterbury Ln	1	sod	
873	Canterbury Ln	1	sod	
882	Canterbury Ln	1	sod	
431	Quail Hollow Dr	1	sod	Service 1
431	Quail Hollow Dr	1	sod	Service 2
497	Quail Hollow Dr	2	land	
917	Quail Hollow Cir	1	land	
887	Quail Hollow Cir	1	sod	
875	Quail Hollow Cir	1	sod	
870	Quail Hollow Cir	1	sod	
615	E 300 N	3	land	
457	E 300 N	4	land	
475	E 300 N	4	sod	

1164	Bennet Farms Ct	1	land	
1154	Wintergreen Ct	1	land	
631	100 S	1	un	
582	100 S	1	sod	
725	100 N	3	land	
88	Picadilly Cir	1	sod	Field Next To 88 Picadilly
770	100 S	TWO INCH	sod	
767	100 S	TWO INCH	sod	
830	200 N	3	land	
771	200 N	3	land	
755	100 S	3	land	
672	Quail Hollow Dr	1.5 INCH	sod	
871	High Bench	1.5 INCH	sod	
824	High Bench	1.5 INCH	sod	
1201	1230 E	TWO INCH	land	
1141	Watkins Ln	TWO INCH	land	Service 1
1141	Watkins Ln	TWO INCH	land	Service 2
1163	Alpine BLVD	1.5 INCH	sod	
984	Sunburst Ln	1.5 INCH	land	
905	E 300 N	1	land	
891	E Quail Ridge	1.5 INCH	land	
334	100 S	1.5 INCH	sod	
310	100 S	1.5 INCH	sod	1.5 Service
310	100 S	4	sod	1 Service
422	100 S	TWO INCH	sod	
1001	E Village Dr	1.5 INCH	sod	
79	S Piccadilly Cir	TWO INCH	sod	
864	Main St	TWO INCH	sod	

872	Main St	1.5 INCH	sod				
227	Pioneer Dr	1.5 INCH	land				
615	Mountainville Cir	4	land				
760	Patricia Ln	TWO INCH	sod				
610	S Center St.	1	land				
795	E 200 N	1	sod				

ALPINE CITY COUNCIL AGENDA

SUBJECT: Parking Plan – Smooth Canyon Park

FOR CONSIDERATION ON: 27 August 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve the proposed parking plan for Smooth Canyon Park.

BACKGROUND INFORMATION:

At the meeting of June 26, 2018, an expanded parking was been proposed for Smooth Canyon Park which included the following two options.

Option #1 shows 21 existing stalls and 74 proposed stalls.

Option #2 shows 21 existing stalls and 52 proposed stalls.

The following motion was made at the meeting of June 26, 2018.

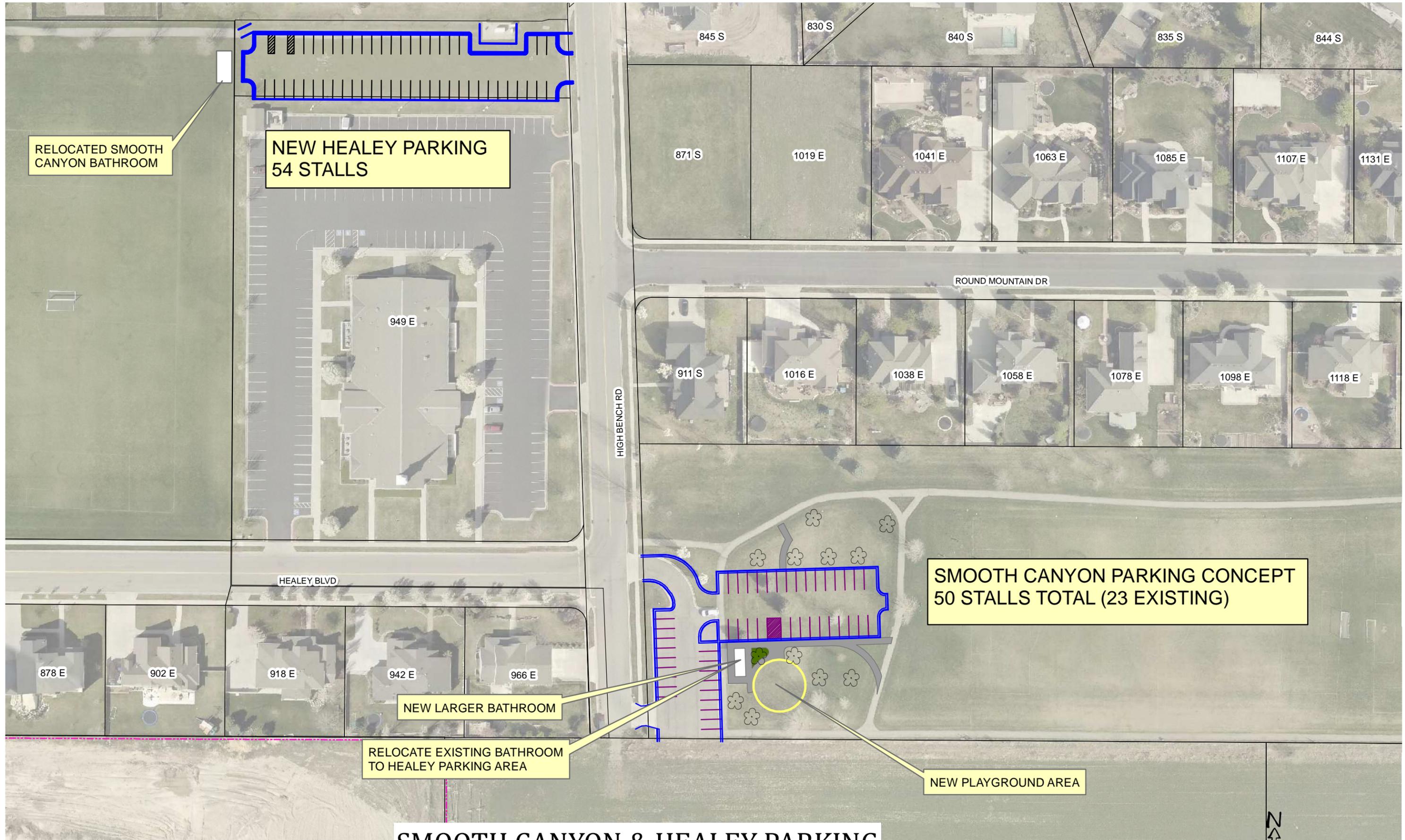
***MOTION:** Kimberly Bryant moved to table the issue of parking in Smooth Canyon Park for the next meeting and use the goal of 50 parking spaces as a guideline for a new design. Ramon Beck seconded. Ayes: 4 Nays: 0. Ramon Beck, Carla Merrill, Kimberly Bryant, Lon Lott voted aye. Motion passed.*

At the meeting of August 13, 2019, the City Council again addressed the issue of parking in Smooth Canyon Park. A new parking plat was provided which showed a total of 50 stalls replacing the existing stalls, and the construction of a new, larger restroom. Several motions were made but they all failed.

The City Council is again considering the proposal. Removal of the “No Parking” signs along the public streets will also be considered in order to offset the reduced number of parking spaces.

STAFF RECOMMENDATION:

Approve a proposed parking improvement plan.



**SMOOTH CANYON & HEALEY PARKING
OVERALL CONCEPT**

**SMOOTH CANYON PARKING CONCEPT
50 STALLS TOTAL (23 EXISTING)**

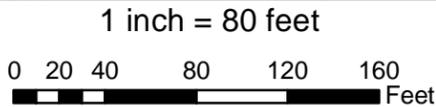
**NEW HEALEY PARKING
54 STALLS**

**RELOCATED SMOOTH
CANYON BATHROOM**

NEW LARGER BATHROOM

**RELOCATE EXISTING BATHROOM
TO HEALEY PARKING AREA**

NEW PLAYGROUND AREA



TRAIL RE-ALIGNMENT

OPTION DISCUSSED OCTOBER 9, 2018 CITY COUNCIL

- 74 PROPOSED PARKING STALLS
- 21 EXISTING STALLS



SCALE: 1" = 30'
 0 11" x 17" 1"

REMARKS

1. Revised (7-7-10) Profile Labels for SDMH-A2 & SDMH-B4

SMOOTH CANYON PARKING
May, 2018

Parking & Playground CONCEPT

Engineering File Number:

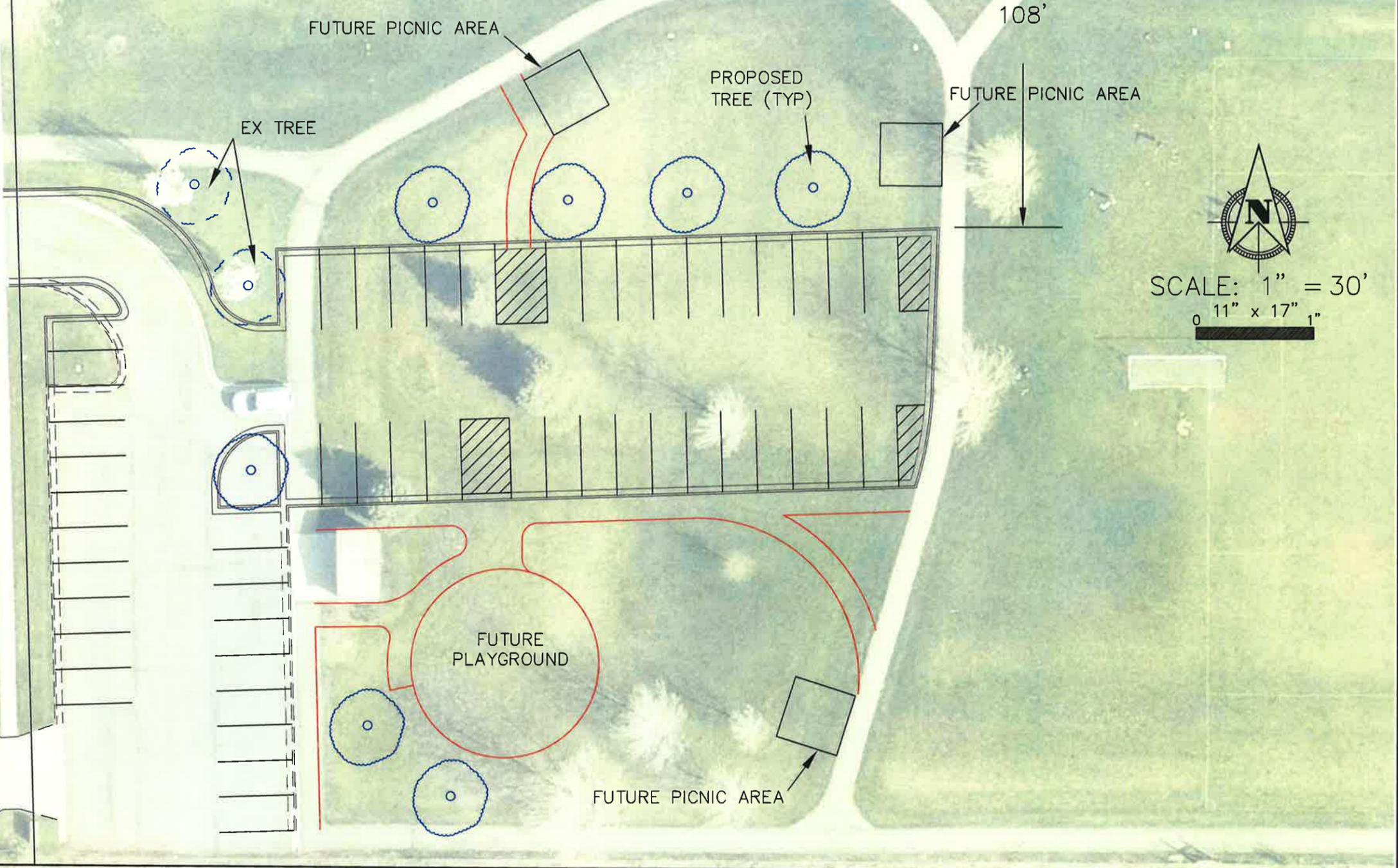
-

Drawing: -

Sheet: 1 of 1

OPTION PREFERRED AT CITY COUNCIL OCTOBER 9, 2018
WITH REVISIONS

- 52 PROPOSED TOTAL PARKING STALLS
- 21 EXISTING STALLS



REMARKS

1. Revised (7-7-10) Profile Labels for SDMH-A2 & SDMH-B4

SMOOTH CANYON PARKING
OCT, 2018

Parking & Playground CONCEPT

Engineering File Number: -

Drawing: -

Sheet: 1 of 1

50 TOTAL STALLS REPLACE 23 EXISTING
 13 NEW TREES TO REPLACE 4 REMOVED
 3 PROPOSED PAVILIONS
 1 NEW PLAYGROUND
 1 NEW BATHROOM (LARGER THAN EXISTING)

REVISED FOR REVIEW

109'

PAVILION (TYP)

EX TREE

EX TREE



SCALE: 1" = 30'
 0 11" x 17" 1"

NEW BATHROOM
 RELOCATE EXISTING
 TO NEW HEALEY
 PARKING AREA

PLAYGROUND

NEW TREE (TYP)

REMARKS

1. Concept Revised 8-2-19 per City Council Direction, 50 Stalls

SMOOTH CANYON PARKING

AUG. 2, 2019

Parking & Playground CONCEPT

Engineering File Number: -

Drawing: -

Sheet: 1 of 1

ALPINE CITY COUNCIL AGENDA

SUBJECT: Amendment to Development Code - Street Classifications

FOR CONSIDERATION ON: 27 August 2019

PETITIONER: Staff, at the request of City Council

ACTION REQUESTED BY PETITIONER: Approve the proposed changes to the Development Code.

BACKGROUND INFORMATION:

Staff has been tasked by the City Council to add a Secondary Access street classification to the Street Master Plan Map. In order to do so, three Alpine City documents need to be looked at, which are:

1) Development Code.

Section 4.7.4.15 mentions secondary access roads but sections 4.7.4.5 & 6 do not specify right-of-way, width, and surface specifications;

2) Street Master Plan.

The current Street Master Plan (aka – SMP) lists three road classifications (arterial, collector, and minor/local) but also mentions “miscellaneous roads.” Secondary access roads would fall under the “miscellaneous” category and therefore the main body of the SMP would not need updated, just the SMP Map which shows the road classifications and alignments;

3) Alpine City Standard Details.

There is currently no standard detail showing secondary access road cross-sections.

Each of the three sections mentioned above will require changes to add the requested roadway classification.

STAFF RECOMMENDATION:

Review staff report and consider approving the proposed changes to the sections 4.7.4.5 & 6 of the Development Code, Standard Details, and SMP map.



**ALPINE CITY
STAFF REPORT**
August 2, 2019

To: Alpine City Planning Commission and City Council

From: Staff

Prepared By: Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: STREET CLASSIFICATION ADDITIONS

Applicant: Staff, at the request of City Council
Applicable Sections of Code: Street Master Plan
Development Code Section 4.7.4.5-6
Alpine City Engineering Details
Request: Recommend Street Classification Changes to
City Council for approval

BACKGROUND

Staff has been tasked by the City Council to add a Secondary Access street classification to the Street Master Plan Map. In order to do so, three Alpine City documents need to be looked at, which are:

- 1) Development Code.
Section 4.7.4.15 mentions secondary access roads but sections 4.7.4.5 & 6 do not specify right-of-way, width, and surface specifications;
- 2) Street Master Plan.
The current Street Master Plan (aka – SMP) lists three road classifications (arterial, collector, and minor/local) but also mentions “miscellaneous roads.” Secondary access roads would fall under the “miscellaneous” category and therefore the main body of the SMP would not need updated, just the SMP Map which shows the road classifications and alignments;
- 3) Alpine City Standard Details.
There is currently no standard detail showing secondary access road cross-sections.

Each of the three sections mentioned above will require changes to add the requested roadway classification.

PROPOSED CHANGES

Development Code

Development Code Section 4.7.4.5 & 6. It is proposed to add the following verbiage to sections 4.7.4.5 & 6 to add a definition for secondary access roads, edits are shown in red below (also attached as Exhibit A – Ordinance 2019-17):

Development Code 4.7.4.5-6

- ***Right-of-Way Width.*** *Minimum right-of-way widths for local streets shall be the following:*

1. *Arterial major street: 66 feet*
2. *Collector street: 60 feet*
3. *Minor street, rural road, secondary access, or frontage road: 54 feet*

- ***Roadway Width.*** *Local streets shall have roadway widths and classifications as follows (add four feet [4"] for curb where required):*

1. *Arterial street: 42 feet, paved;*
2. *Collector street: 36 feet, paved;*
3. *Minor street or frontage road: 30 feet, paved;*
4. *~~(Rural roads: 26 feet, paved)~~ - Requires a recommendation by the Planning Commission and approval by the City Council through the Subdivision exception procedure;*
5. *Secondary Access: At least the minimum width and improvements required by the Utah State Fire Code, or its successor code, for emergency access along with such other improvements such as surface type, curb and gutter, and gating in the discretion of the City Council upon recommendation of the Planning Commission and City Engineer.*

Street Master Plan

The Street Master Plan was adopted in 2005, with map updates adopted in 2008. The proposed changes do not require any adjustments within the SMP document itself, only the SMP map needs adjusted and adopted. Exhibit B shows the most recently adopted map (2008) along with the newly proposed map. The new map is updated to show the proposed secondary access road classification as well as includes minor updates to reflect construction projects that have completed parts of the SMP over the past 11 years.

Standard City Details

A new detail, detail 1A, will be added to the Alpine City Standard Details to show secondary access road details. Because it is at the discretion of the City Council to choose whether these roads have asphalt or gravel, curb and gutter or a natural shoulder, or even gates, there are two options of roadway types shown. Exhibit C shows this new detail. Due to noticing requirements and many other proposed changes to the Standard Details, the Standard Details will come through for approval at a later date.

STAFF RECOMMENDATION

Review staff report and make a recommendation to the City Council to either approve or deny the proposed changes to the sections 4.7.4.5 & 6 of the Development Code and SMP map.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

I motion to recommend approval of the proposed Ordinance 2019-17 and Street Master Plan Map as shown in the Staff report.

SAMPLE MOTION TO DENY

I motion to recommend that the proposed Ordinance 2019-17 and Street Master Plan Map be denied based on the following:

- ***Insert Finding***

EXHIBIT A

Ordinance 2019-17 Updating the Development Code 4.7.4.5 & 6

**ALPINE CITY
ORDINANCE 2019-17**

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 4.07.040 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO CLASSIFICATION OF STREETS.

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to amend the Design Standards Ordinance to allow for additional clarity regarding the classification of streets; and

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

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

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 4.07.040 contained in the attached document will supersede Article 4.07.040 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “4.07.040 Streets And Street Requirements” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

4.07.040 Streets And Street Requirements

1. Subdivision plans shall be consistent with the Major Street Plan, which has been adopted as part of the Transportation and Circulation element of the General Plan of the City.
 - a. Collector Streets (feeder). Where the area of a proposed subdivision includes any Collector class streets, as shown on the Major Street Plan, the subdivision plan shall incorporate such streets in the location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the right-of-way and its improvement in accordance with the applicable City standards.
 - b. Minor Streets (local service). Where the area of a proposed subdivision includes any Minor class streets, as shown on the Major Street Plan, the subdivision plan shall provide for such street in the approximate location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the right-of-way and its improvement in accordance with the applicable City standards.

- c. Arterial Streets. Where the area of a proposed subdivision includes any arterial class streets, as shown on the Major Street Plan, the subdivision plan shall incorporate such streets in the location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the right-of-way and its improvement in accordance with the applicable City standards.
2. **Through Traffic.** Minor streets shall be laid out to encourage circulation but discourage through traffic. Subdivisions with 20 or more lots shall provide two working accesses to the development.
3. **Stub Streets** (Amended by Ord. 96-08, 5/28/96; Amended by Ord. 2013-01, 1/15/13). Shall be required to provide adequate circulation – Temporary turnaround required in certain instances--Subsequent development of adjacent property to incorporate.
 - a. In order to facilitate the development of an adequate and convenient circulation system within the City, and to provide access for the logical development of adjacent vacant properties, the City shall, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the parcel, and dedicate the right-of-way to the property line to the City to insure that adjacent properties are not landlocked.
 - b. All such stub streets shall be fully developed with full City street and utility improvements to the boundary of the subdivision unless it can be shown by the applicant for the subdivision that the need for a fully improved street does not have an essential link to a legitimate government interest or that the requirement to fully improve the stub street is not roughly proportionate, both in nature and extent to the impact of the proposed subdivision on the City.
 - c. Factors to be considered in determining whether or not the requirement to install a fully improved street is considered proportionate may include but not be limited to:
 - i. The estimated cost to improve the stub street;
 - ii. Whether or not the stub street will be essential to provide reasonable access to the undeveloped parcel;
 - iii. The number of lots in the proposed subdivision that will be accessed from the improved stub street;
 - iv. The estimated number of lots that can be developed in the future on the adjacent undeveloped parcel through use of the stub street.

After receiving a recommendation by the Planning Commission, if the City Council determines that the stub street need not be fully developed either because it does not further a legitimate government interest or that the requirement is disproportionate to the impact of the proposed subdivision on the City, then only the right-of-way for the stub street shall be dedicated to the City and the requirement to improve the stub street shall be placed on the undeveloped adjacent parcel as a condition of the development if the adjacent property is ever developed.

- d. Any such stub street having a length of more than 150 feet or providing primary vehicular access to one or more lots shall be terminated by an improved temporary turn-around designed and constructed in accordance with the City Standards. Where any portion of the temporary turn-around is to be located on private property, use of the portion located on private property by the public shall be secured through the conveyance of an easement for that purpose.
 - e. Any plan for the subsequent development of the adjacent property shall provide for the continuation of any such stub street and shall bear the burden of designing such stub street or streets in accordance with City standards.
4. **Intersections.** Intersections of minor streets with major streets shall be kept to the minimum.
5. **Right-of-Way Width.** Minimum right-of-way widths for local streets shall be the following:
- a. Arterial major street: 66 feet
 - b. Collector street: 60 feet
 - c. Minor street, rural road or frontage road: 54 feet
6. **Roadway Width.** Local streets shall have roadway widths and classifications as follows (add four feet [4'] for curb):
- a. Arterial street: 42 feet
 - b. Collector street: 36 feet
 - c. Minor street or frontage road: 30 feet
 - d. (Rural roads: 26 feet) - Requires a recommendation by the Planning Commission and approval by the City Council through the Subdivision exception procedure.
7. **Road Shoulders.** Where curbs are not required to be installed, a minimum of ten foot shoulders shall be provided on each side of the street unless parking is prohibited.
8. **Partial-Width Streets.** All streets within and adjacent to a subdivision shall either have been previously conveyed to the City by deed or dedication or shall be shown on the final plat for dedication to the City for street purposes.

All streets shown on the final plat for dedication to the City shall conform to the minimum standards for street width and improvements for the entire width of the street, except that the City Council may accept the dedication and improvement of partial width streets provided:

- a. That the proposed partial width street is located at the border of the subdivision and the land abutting the proposed uncompleted side of the street is not owned by the subdivider.
- b. The width of the right-of-way of the partial width street shall be not less than thirty- nine (39) feet in the instance of a minor class street and forty-two (42) feet in the instance of a collector class street.

- c. Upon approval of the City Council the improvements constructed on the partial width street may include: (a) the curb, gutter and sidewalk improvements adjacent to all abutting lots in the subdivision, (b) the water and sewer line, (c) a hard surfaced travelway portion having a width not less than one-half that required for the specified street class plus an additional twelve (12) feet of width, (d) all utility systems in the partial width street shall be located and constructed as set forth in City standards, and (e) storm drains.
- d. That there are no existing conditions which would have the effect of preventing the subsequent development of the remaining portion of the street.
- e. That construction of the partial width street at the proposed location will not create an unsafe or hazardous condition.

No final plat shall be approved where access to a proposed or existing street from adjacent property is proposed to be prohibited or is impaired by an access retainer strip ("nuisance" or "protective" strip).

- 9. **Cul-de-sac Streets.**(Ord 96-08 amended 5/28/96) Cul-de-sacs (dead end streets) shall be used only where unusual conditions exist which make other designs undesirable. Each cul-de-sac street shall have a minimum right-of-way width of fifty-four (54) feet and must be terminated by a turn-around having a radius of not less than sixty (60) feet to the property line. The maximum length of a cul-de-sac shall be four hundred and fifty (450) feet as measured from the center of the turn-around to the point of connection to the next intersecting street. Surface water must drain away from the turn-around, except where surface water cannot be drained away from the turn-around along the street, due to grade, necessary catch basins and drainage easements shall be provided.
- 10. **Number of Streets at Intersection.** No more than four streets shall enter an intersection.
- 11. **Angle of Street Intersections.** Streets shall intersect at ninety degrees, except where otherwise recommended as necessary by the Planning Commission and approved by the City Council. The minimum radius of property lines and back of curb at intersections shall be fifteen (15) feet and twenty-five (25) feet respectively
- 12. **Centerline of Intersecting Streets.** The centerline of two subordinate streets meeting a through street from opposite sides shall extend as a continuous line, or the centerline shall be offset at least one hundred fifty (150') feet. An exception may be given to the off-set requirement of up to 15 feet as recommended by the City Engineer and Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04)
- 13. **Curved Streets Preferred.** In the design of subdivisions, curving streets shall be preferred to straight streets or rigid ninety degree grid systems.
- 14. **Frontage on Arterial Streets.** Driveways or other vehicular accesses to an individual lot that open onto any public street designated by the official City Street Plan as an arterial street may be used as an access if it is recommended by the City Engineer and Planning Commission and approved by the City Council. Turn-arounds, hammerhead or side-entry driveways must be incorporated to ensure that vehicles will not back out on arterial streets. (Amended by Ord. 2004-13, 9/28/04)
- 15. **Wildland Urban Interface.**

- a. Access. All developments in the Wildland Urban Interface area shall have more than one access route which provides simultaneous access for emergency equipment and civilian evacuation. The design of access routes shall take into consideration traffic circulation and provide for looping of roads as required to ensure at least two access points. Looped roads with a single access are not allowed.
- b. Exceptions. Where terrain features or other physical obstacles make provision of a second access impractical, a single access may be approved by the City Council after obtaining the recommendation of the Fire Chief and the Planning Commission.
- c. Specifications. All secondary access roads shall have a minimum all weather surface width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches to permit two-way traffic. These provisions will apply in lieu of those provided in Section 503 of the International Fire Code.

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

(Amended by Ord. 2014-12, 7/08/14; Ord. 2016-03, 02/23/16)

AFTER AMENDMENT

4.07.040 Streets And Street Requirements

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- 2. **Through Traffic.** Minor streets shall be laid out to encourage circulation but discourage through traffic. Subdivisions with 20 or more lots shall provide two working accesses to the development.

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- d. Any such stub street having a length of more than 150 feet or providing primary vehicular access to one or more lots shall be terminated by an improved temporary turn-around designed and constructed in accordance with the City Standards. Where any portion of the temporary turn-around is to be located on private property, use of the portion located on private property by the public shall be secured through the conveyance of an easement for that purpose.
- e. Any plan for the subsequent development of the adjacent property shall provide for the continuation of any such stub street and shall bear the burden of designing such stub street or streets in accordance with City standards.

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 - c. Minor street or frontage road: 30 feet, paved
 - d. (Rural roads: 26 feet, paved) - Requires a recommendation by the Planning Commission and approval by the City Council through the Subdivision exception procedure.
 - e. Secondary Access: At least the minimum width and improvements required by the Utah State Fire Code, or its successor code, for emergency access along with such other improvements such as surface type, curb and gutter, and gating at the discretion of the City Council and upon recommendation of the Planning Commission and City Engineer.
7. **Road Shoulders.** Where curbs are not required to be installed, a minimum of ten foot shoulders shall be provided on each side of the street unless parking is prohibited.
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(Ord. 98-19 amending Ord. 78-03)
 (Amended by Ord. 2014-12, 7/08/14; Ord. 2016-03, 02/23/16)

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

EXHIBIT B

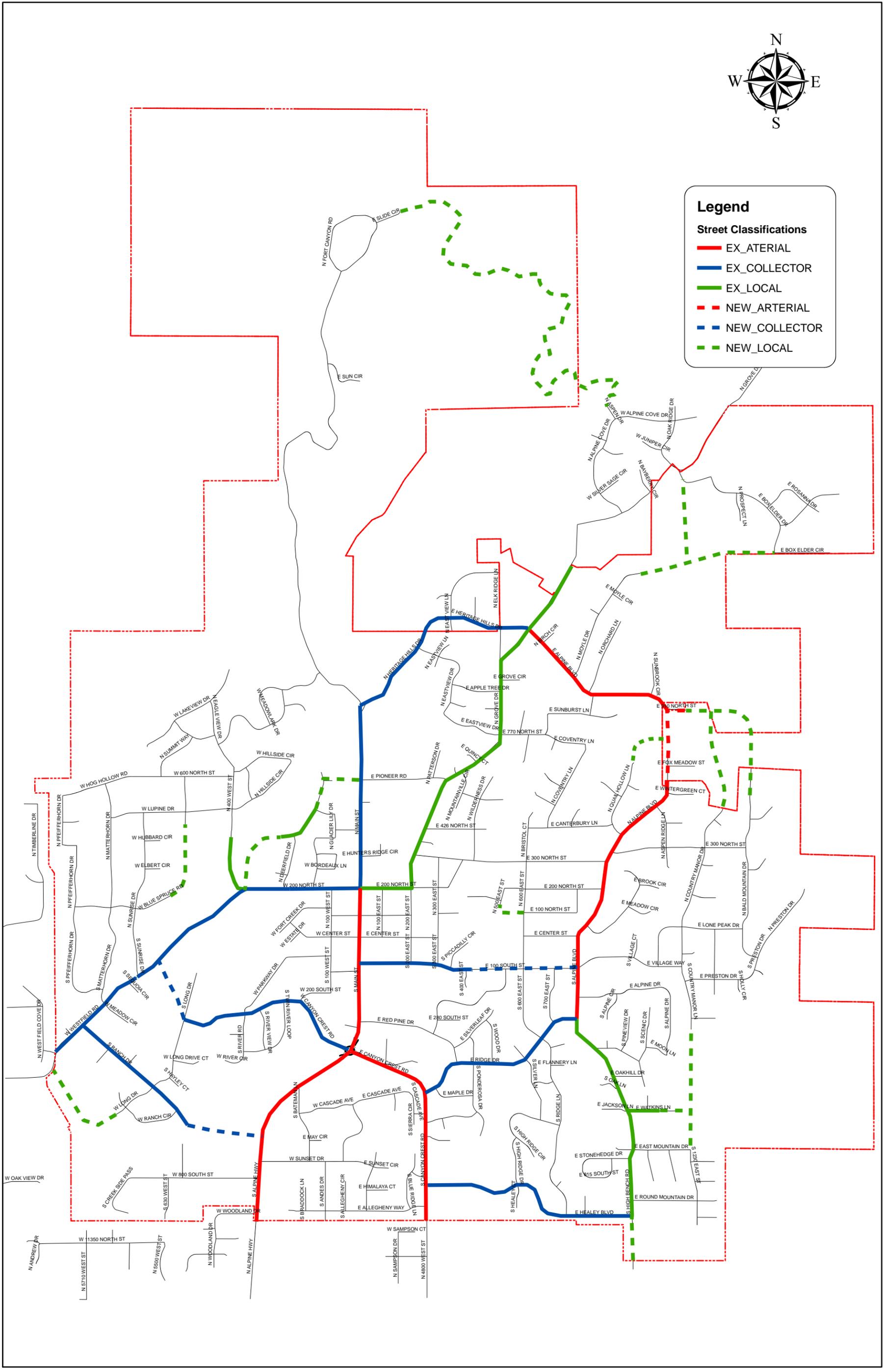
Currently adopted vs proposed Street Master Plan Map



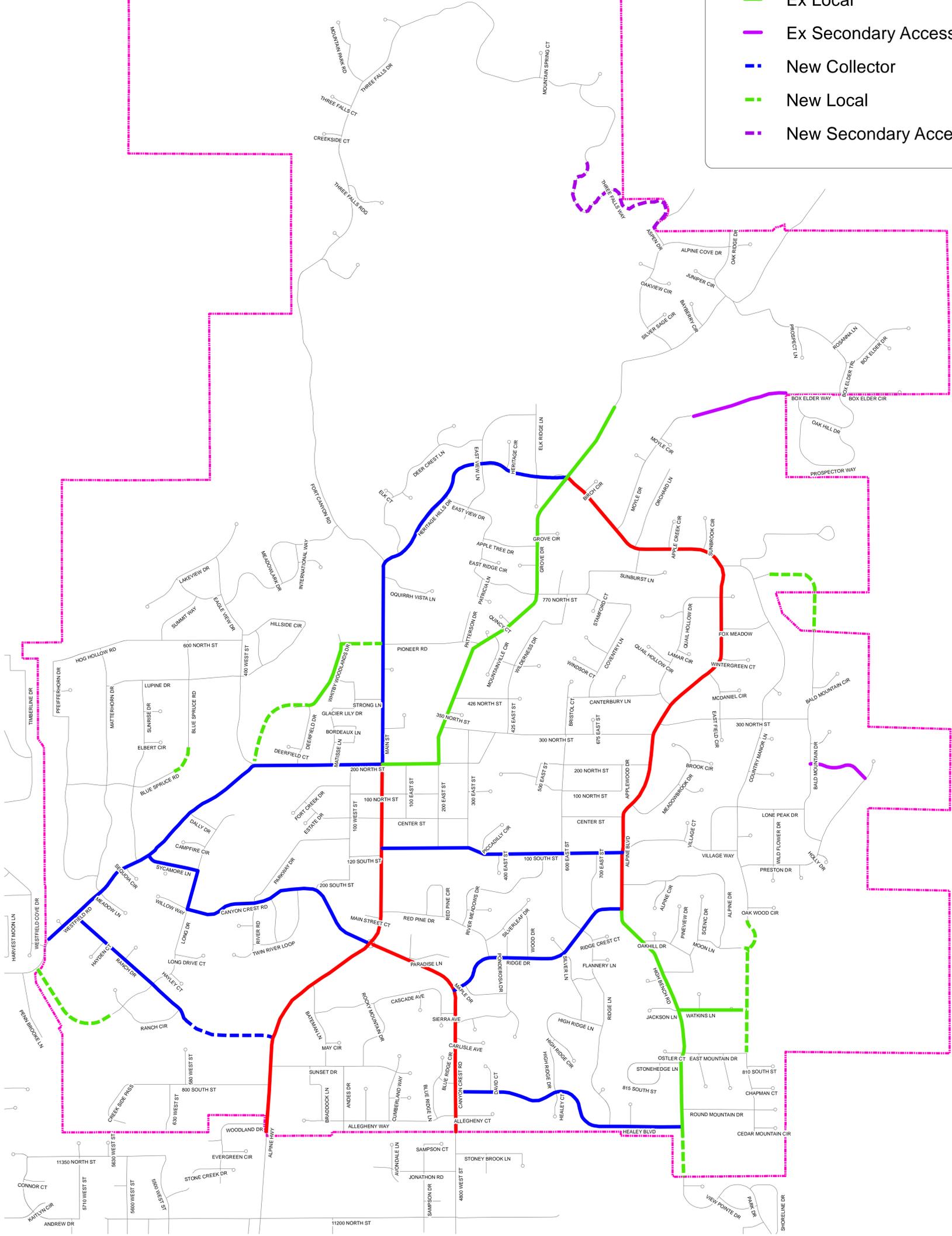
Legend

Street Classifications

- EX_ATERIAL (Solid red line)
- EX_COLLECTOR (Solid blue line)
- EX_LOCAL (Solid green line)
- NEW_ATERIAL (Dashed red line)
- NEW_COLLECTOR (Dashed blue line)
- NEW_LOCAL (Dashed green line)



--- City Boundary
Street Classifications
— Ex Arterial
— Ex Collector
— Ex Local
--- Ex Secondary Access
- - - New Collector
- - - New Local
- - - New Secondary Access



Alpine City Transportation Master Plan

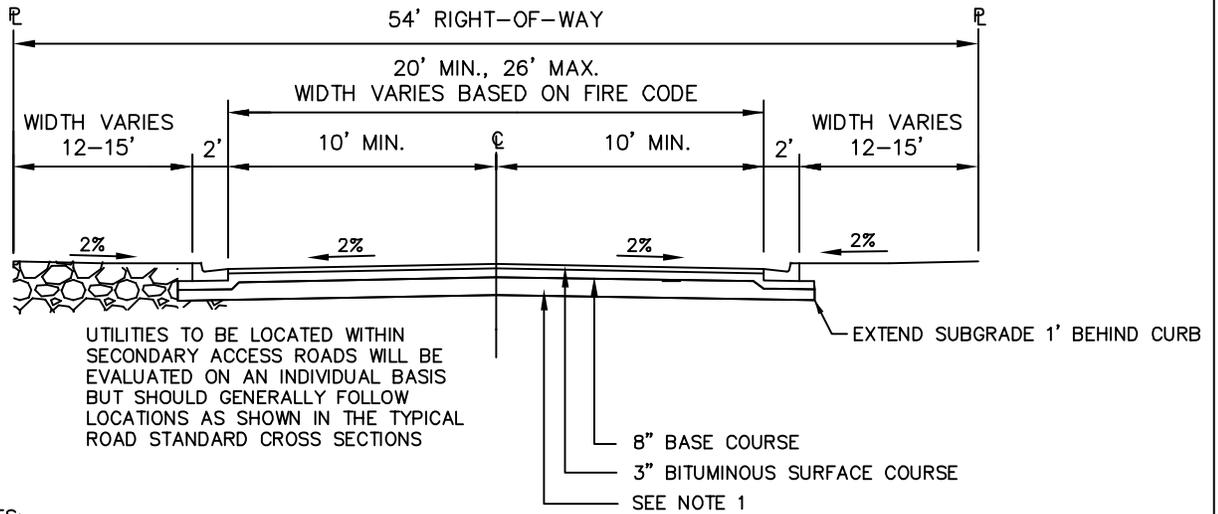


Proposed 2019

Path: Y:\GIS\Projects\95000\Master Plan (Proposed 2019).mxd

EXHIBIT C

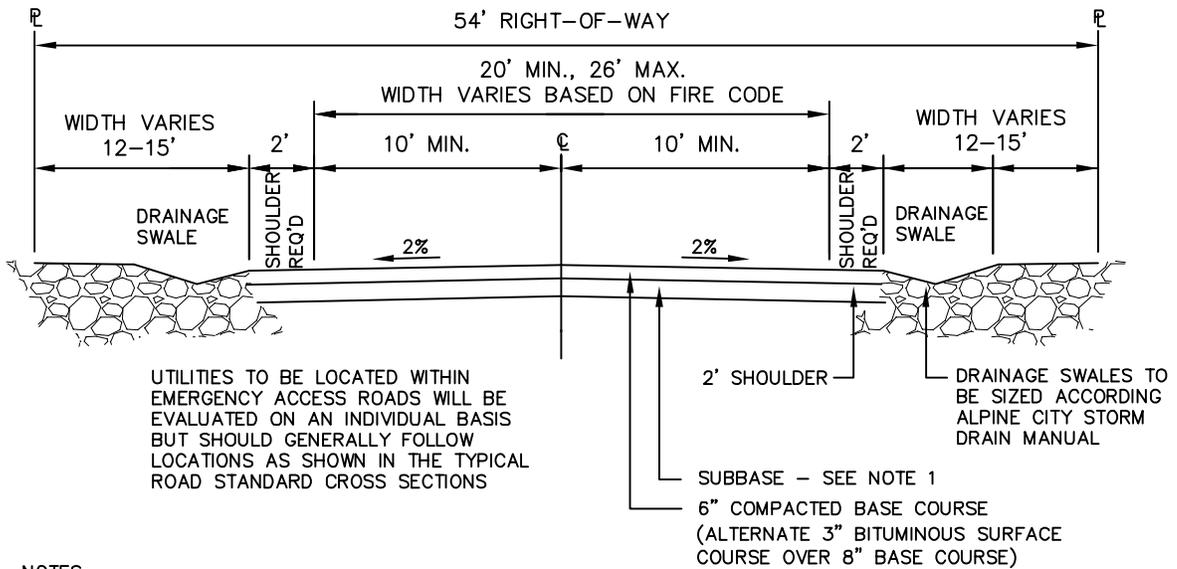
Proposed/Updated Alpine City Standard Details



NOTES:

1. IF SUBGRADE SOILS ARE AASHTO CLASS A-3, A-4, OR A-5, 10" OF IMPORTED A-1-a SUBBASE MATERIAL WILL BE REQUIRED. FOR A-6 OR A-7 SUBGRADE SOILS, 12" OF A-1-a SUBBASE MATERIAL WILL BE REQUIRED.
2. FIRE CODE REQUIRES AN "ALL WEATHER" SURFACE FOR SECONDARY ACCESS ROUTES. IT IS AT THE DISCRETION OF THE CITY COUNCIL WHETHER SECONDARY ACCESS ROADS WILL BE ASPHALT OR GRAVEL. SEE GRAVEL OPTION BELOW.

SECONDARY ACCESS



NOTES:

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2. EMERGENCY ACCESS ROADS REQUIRES CITY COUNCIL APPROVAL
3. CURB AND GUTTER MAY OR MAY NOT BE REQUIRED AT THE DISCRETION OF THE CITY COUNCIL

SECONDARY ACCESS OPTION

STREET CROSS-SECTIONS

N.T.S.

STATEMENT OF USE

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN ALPINE CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF ALPINE CITY. ALPINE CITY CORPORATION CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

NO.	BY	DATE



STREET CROSS-SECTIONS

ALPINE CITY
20 NORTH MAIN
ALPINE, UT 84004

STANDARD DRAWING NUMBER: **1A**

PLOT SCALE: N.T.S.

DRAWN BY: B.D.B.

DESIGN BY:

CHECKED BY:

ADOPTED DATE: 10/13/05

**ALPINE CITY
ORDINANCE 2019-17**

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 4.07.040 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO CLASSIFICATION OF STREETS.

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- e. That construction of the partial width street at the proposed location will not create an unsafe or hazardous condition.

No final plat shall be approved where access to a proposed or existing street from adjacent property is proposed to be prohibited or is impaired by an access retainer strip ("nuisance" or "protective" strip).

- 9. **Cul-de-sac Streets.**(Ord 96-08 amended 5/28/96) Cul-de-sacs (dead end streets) shall be used only where unusual conditions exist which make other designs undesirable. Each cul-de-sac street shall have a minimum right-of-way width of fifty-four (54) feet and must be terminated by a turn-around having a radius of not less than sixty (60) feet to the property line. The maximum length of a cul-de-sac shall be four hundred and fifty (450) feet as measured from the center of the turn-around to the point of connection to the next intersecting street. Surface water must drain away from the turn-around, except where surface water cannot be drained away from the turn-around along the street, due to grade, necessary catch basins and drainage easements shall be provided.
- 10. **Number of Streets at Intersection.** No more than four streets shall enter an intersection.
- 11. **Angle of Street Intersections.** Streets shall intersect at ninety degrees, except where otherwise recommended as necessary by the Planning Commission and approved by the City Council. The minimum radius of property lines and back of curb at intersections shall be fifteen (15) feet and twenty-five (25) feet respectively
- 12. **Centerline of Intersecting Streets.** The centerline of two subordinate streets meeting a through street from opposite sides shall extend as a continuous line, or the centerline shall be offset at least one hundred fifty (150') feet. An exception may be given to the off-set requirement of up to 15 feet as recommended by the City Engineer and Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04)
- 13. **Curved Streets Preferred.** In the design of subdivisions, curving streets shall be preferred to straight streets or rigid ninety degree grid systems.
- 14. **Frontage on Arterial Streets.** Driveways or other vehicular accesses to an individual lot that open onto any public street designated by the official City Street Plan as an arterial street may be used as an access if it is recommended by the City Engineer and Planning Commission and approved by the City Council. Turn-arounds, hammerhead or side-entry driveways must be incorporated to ensure that vehicles will not back out on arterial streets. (Amended by Ord. 2004-13, 9/28/04)
- 15. **Wildland Urban Interface.**

- a. Access. All developments in the Wildland Urban Interface area shall have more than one access route which provides simultaneous access for emergency equipment and civilian evacuation. The design of access routes shall take into consideration traffic circulation and provide for looping of roads as required to ensure at least two access points. Looped roads with a single access are not allowed.
- b. Exceptions. Where terrain features or other physical obstacles make provision of a second access impractical, a single access may be approved by the City Council after obtaining the recommendation of the Fire Chief and the Planning Commission.
- c. Specifications. All secondary access roads shall have a minimum all weather surface width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches to permit two-way traffic. These provisions will apply in lieu of those provided in Section 503 of the International Fire Code.

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

(Amended by Ord. 2014-12, 7/08/14; Ord. 2016-03, 02/23/16)

AFTER AMENDMENT

4.07.040 Streets And Street Requirements

1. Subdivision plans shall be consistent with the Major Street Plan, which has been adopted as part of the Transportation and Circulation element of the General Plan of the City.
 - a. Collector Streets (feeder). Where the area of a proposed subdivision includes any Collector class streets, as shown on the Major Street Plan, the subdivision plan shall incorporate such streets in the location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the right-of-way and its improvement in accordance with the applicable City standards.
 - b. Minor Streets (local service). Where the area of a proposed subdivision includes any Minor class streets, as shown on the Major Street Plan, the subdivision plan shall provide for such street in the approximate location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the right-of-way and its improvement in accordance with the applicable City standards.
 - c. Arterial Streets. Where the area of a proposed subdivision includes any arterial class streets, as shown on the Major Street Plan, the subdivision plan shall incorporate such streets in the location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the right-of-way and its improvement in accordance with the applicable City standards.
2. **Through Traffic.** Minor streets shall be laid out to encourage circulation but discourage through traffic. Subdivisions with 20 or more lots shall provide two working accesses to the development.

3. **Stub Streets** (Amended by Ord. 96-08, 5/28/96; Amended by Ord. 2013-01, 1/15/13).

Shall be required to provide adequate circulation – Temporary turnaround required in certain instances--Subsequent development of adjacent property to incorporate.

- a. In order to facilitate the development of an adequate and convenient circulation system within the City, and to provide access for the logical development of adjacent vacant properties, the City shall, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the parcel, and dedicate the right-of-way to the property line to the City to insure that adjacent properties are not landlocked.
- b. All such stub streets shall be fully developed with full City street and utility improvements to the boundary of the subdivision unless it can be shown by the applicant for the subdivision that the need for a fully improved street does not have an essential link to a legitimate government interest or that the requirement to fully improve the stub street is not roughly proportionate, both in nature and extent to the impact of the proposed subdivision on the City.
- c. Factors to be considered in determining whether or not the requirement to install a fully improved street is considered proportionate may include but not be limited to:
 - i. The estimated cost to improve the stub street;
 - ii. Whether or not the stub street will be essential to provide reasonable access to the undeveloped parcel;
 - iii. The number of lots in the proposed subdivision that will be accessed from the improved stub street;
 - iv. The estimated number of lots that can be developed in the future on the adjacent undeveloped parcel through use of the stub street.

After receiving a recommendation by the Planning Commission, if the City Council determines that the stub street need not be fully developed either because it does not further a legitimate government interest or that the requirement is disproportionate to the impact of the proposed subdivision on the City, then only the right-of-way for the stub street shall be dedicated to the City and the requirement to improve the stub street shall be placed on the undeveloped adjacent parcel as a condition of the development if the adjacent property is ever developed.

- d. Any such stub street having a length of more than 150 feet or providing primary vehicular access to one or more lots shall be terminated by an improved temporary turn-around designed and constructed in accordance with the City Standards. Where any portion of the temporary turn-around is to be located on private property, use of the portion located on private property by the public shall be secured through the conveyance of an easement for that purpose.
- e. Any plan for the subsequent development of the adjacent property shall provide for the continuation of any such stub street and shall bear the burden of designing such stub street or streets in accordance with City standards.

4. **Intersections.** Intersections of minor streets with major streets shall be kept to the minimum.
5. **Right-of-Way Width.** Minimum right-of-way widths for local streets shall be the following:
 - a. Arterial major street: 66 feet
 - b. Collector street: 60 feet
 - c. Minor street, rural road, secondary access, or frontage road: 54 feet
6. **Roadway Width.** Local streets shall have roadway widths and classifications as follows (add four feet [4'] for curb where required):
 - a. Arterial street: 42 feet, paved
 - b. Collector street: 36 feet, paved
 - c. Minor street or frontage road: 30 feet, paved
 - d. (Rural roads: 26 feet, paved) - Requires a recommendation by the Planning Commission and approval by the City Council through the Subdivision exception procedure.
 - e. Secondary Access: At least the minimum width and improvements required by the Utah State Fire Code, or its successor code, for emergency access along with such other improvements such as surface type, curb and gutter, and gating at the discretion of the City Council and upon recommendation of the Planning Commission and City Engineer.
7. **Road Shoulders.** Where curbs are not required to be installed, a minimum of ten foot shoulders shall be provided on each side of the street unless parking is prohibited.
8. **Partial-Width Streets.** All streets within and adjacent to a subdivision shall either have been previously conveyed to the City by deed or dedication or shall be shown on the final plat for dedication to the City for street purposes.

All streets shown on the final plat for dedication to the City shall conform to the minimum standards for street width and improvements for the entire width of the street, except that the City Council may accept the dedication and improvement of partial width streets provided:

- a. That the proposed partial width street is located at the border of the subdivision and the land abutting the proposed uncompleted side of the street is not owned by the subdivider.
- b. The width of the right-of-way of the partial width street shall be not less than thirty- nine (39) feet in the instance of a minor class street and forty-two (42) feet in the instance of a collector class street.
- c. Upon approval of the City Council the improvements constructed on the partial width street may include: (a) the curb, gutter and sidewalk improvements adjacent to all abutting lots in the subdivision, (b) the water and sewer line, (c) a hard surfaced travelway portion having a width not less than one/half that required for the specified street class plus an additional twelve (12) feet of width, (d) all utility systems in the partial width street shall be located and constructed as set forth in City standards, and (e) storm drains.

- d. That there are no existing conditions which would have the effect of preventing the subsequent development of the remaining portion of the street.
- e. That construction of the partial width street at the proposed location will not create an unsafe or hazardous condition.

No final plat shall be approved where access to a proposed or existing street from adjacent property is proposed to be prohibited or is impaired by an access retainer strip ("nuisance" or "protective" strip).

- 9. **Cul-de-sac Streets.**(Ord 96-08 amended 5/28/96) Cul-de-sacs (dead end streets) shall be used only where unusual conditions exist which make other designs undesirable. Each cul-de-sac street shall have a minimum right-of-way width of fifty-four (54) feet and must be terminated by a turn-around having a radius of not less than sixty (60) feet to the property line. The maximum length of a cul-de-sac shall be four hundred and fifty (450) feet as measured from the center of the turn-around to the point of connection to the next intersecting street. Surface water must drain away from the turn-around, except where surface water cannot be drained away from the turn-around along the street, due to grade, necessary catch basins and drainage easements shall be provided.
- 10. **Number of Streets at Intersection.** No more than four streets shall enter an intersection.
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- b. Exceptions. Where terrain features or other physical obstacles make provision of a second access impractical, a single access may be approved by the City Council after obtaining the recommendation of the Fire Chief and the Planning Commission.
- c. Specifications. All secondary access roads shall have a minimum all weather surface width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches to permit two-way traffic. These provisions will apply in lieu of those provided in Section 503 of the International Fire Code.

(Ord. 98-19 amending Ord. 78-03)
 (Amended by Ord. 2014-12, 7/08/14; Ord. 2016-03, 02/23/16)

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

ALPINE CITY COUNCIL AGENDA

SUBJECT: Moyle Drive access into Lambert Park

FOR CONSIDERATION ON: 27 August 2019

PETITIONER: Mayor Stout

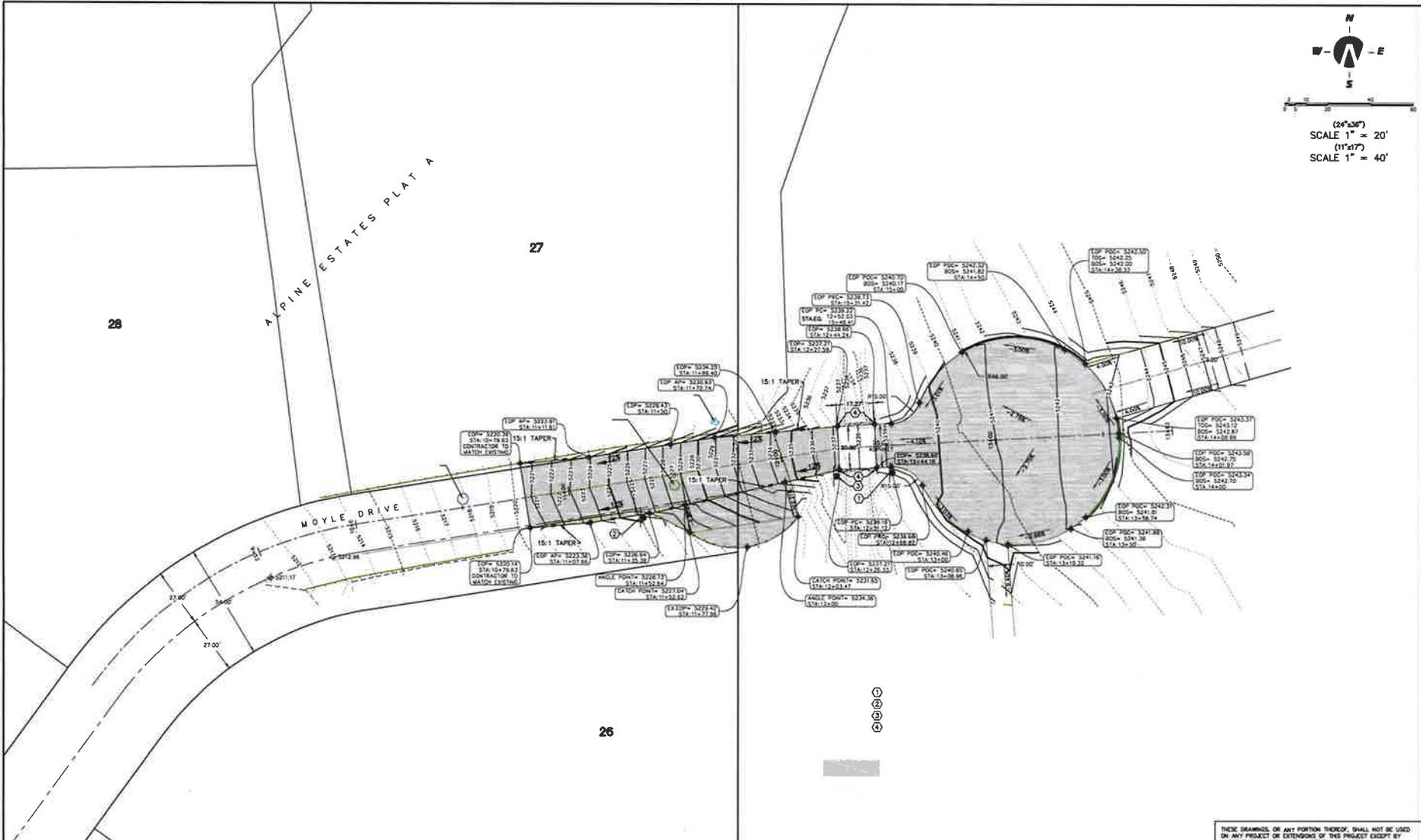
ACTION REQUESTED BY PETITIONER: Look at blocking access into Lambert Park by way of Moyle Drive.

STAFF RECOMMENDATION:

Discuss the request.



(24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'



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THESE DRAWINGS OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

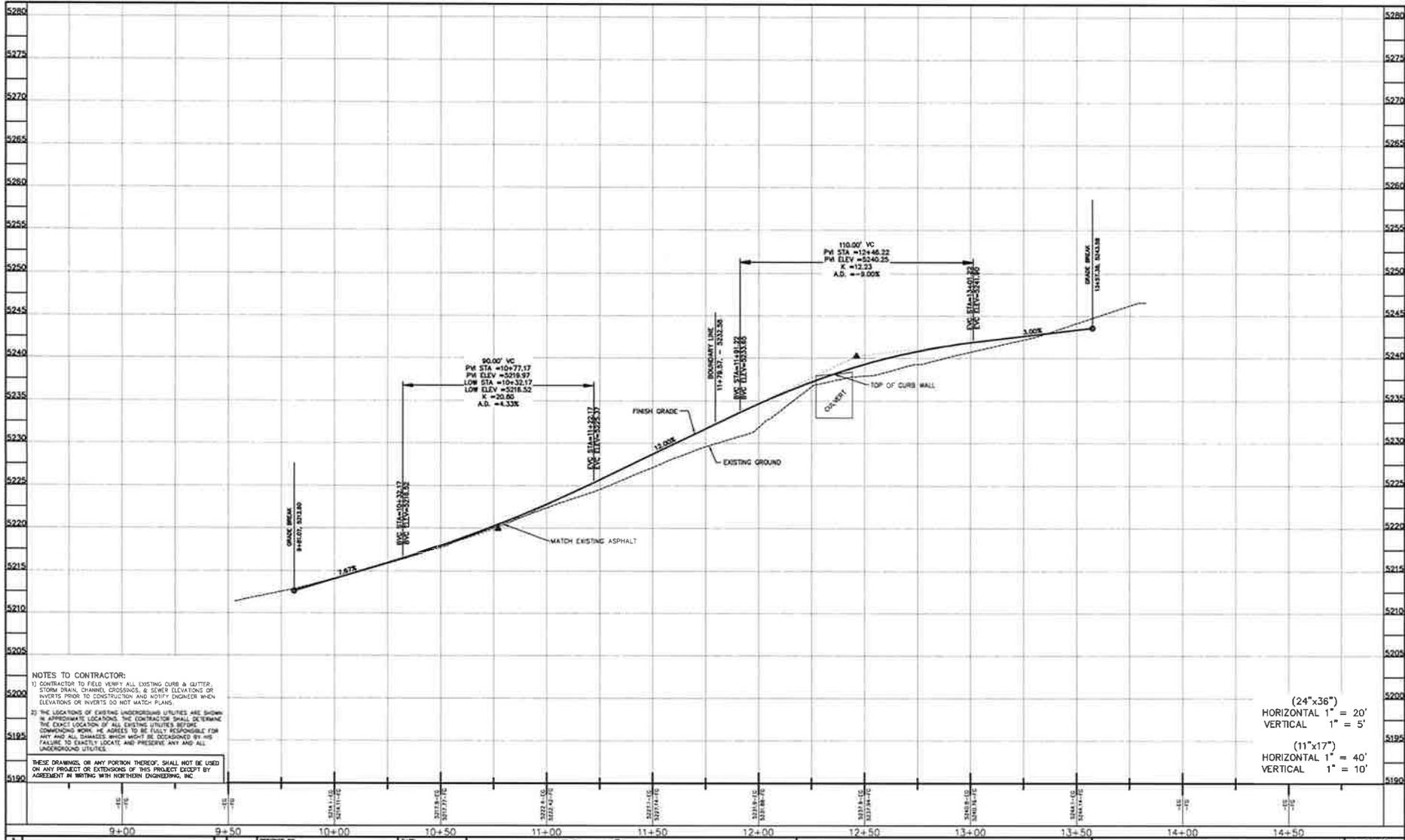
1	DESIGNED BY	DATE
2	CHECKED BY	DATE
3	APPROVED BY	DATE
4	CONTRACTOR	DATE
5	CONTRACT NO.	DATE
6	PROJECT NO.	DATE
7	BY	DATE
8	REV. 0000	DATE



Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT
 1040 E. 800 N.
 OREM, UTAH 84057
 (801) 802-8992

MOYLE DRIVE

MOYLE DRIVE PLAN	JOB NO. 3-19-033
ALPINE CITY, UTAH	SHEET NO. 1



NOTES TO CONTRACTOR:
 1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL, CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
 2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRECLUDE ANY AND ALL UNDERGROUND UTILITIES.
 THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

(24"x36")
 HORIZONTAL 1" = 20'
 VERTICAL 1" = 5'
 (11"x17")
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 10'

1	DESIGNED BY	DATE
2	CHECKED BY	DATE
3	APPROVED BY	DATE
4	SCALE	DATE
5	REV. 0000 P.M.	DATE

Northern ENGINEERING INC
 ENGINEERING - LAND PLANNING
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

MOYLE DRIVE

MOYLE DRIVE PROFILE	JOB NO. 3-19-033
ALPINE CITY, UTAH	SHEET NO. 2

3-19-033-00 Moyle Drive Profile - ALPINE CITY, UTAH - 3/19/03 - 10:28 AM



NOTES TO CONTRACTOR:

1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

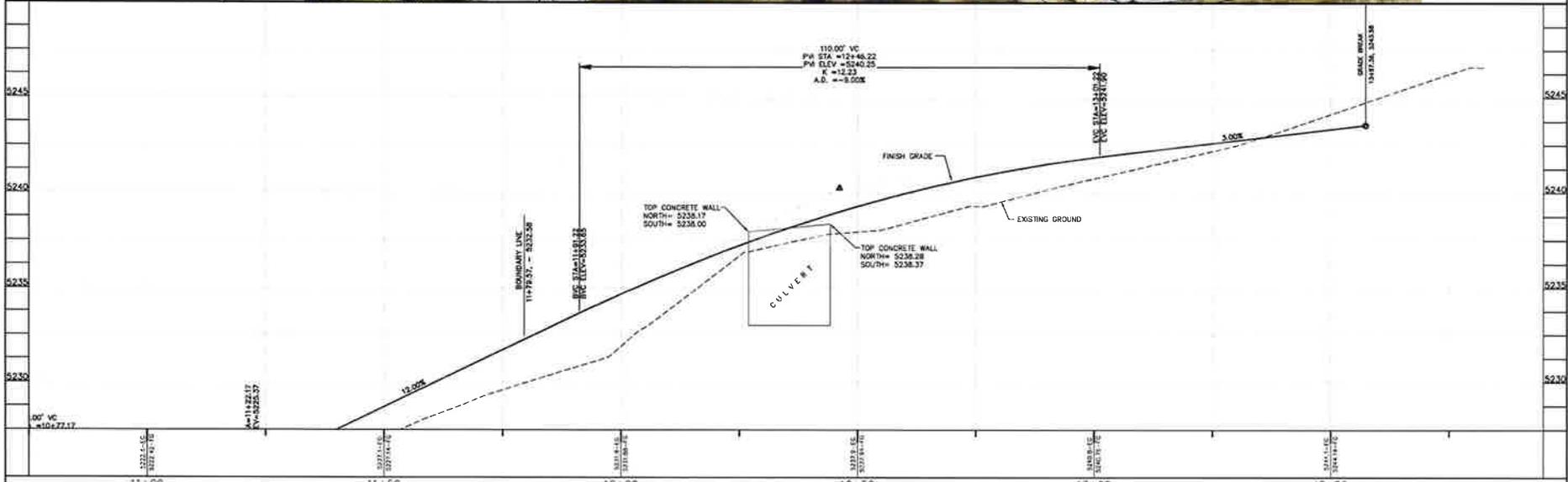
2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES (MATERIAL AND LABOR) OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THESE DRAWINGS OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

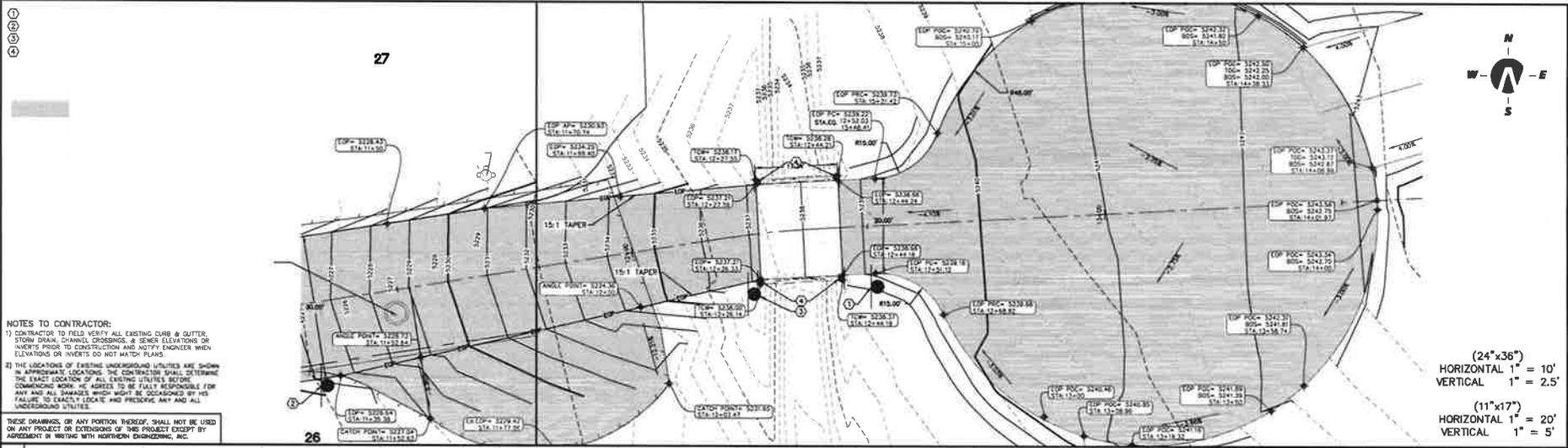


(24"x36")
 HORIZONTAL 1" = 10'
 VERTICAL 1" = 2.5'

(11"x17")
 HORIZONTAL 1" = 20'
 VERTICAL 1" = 5'

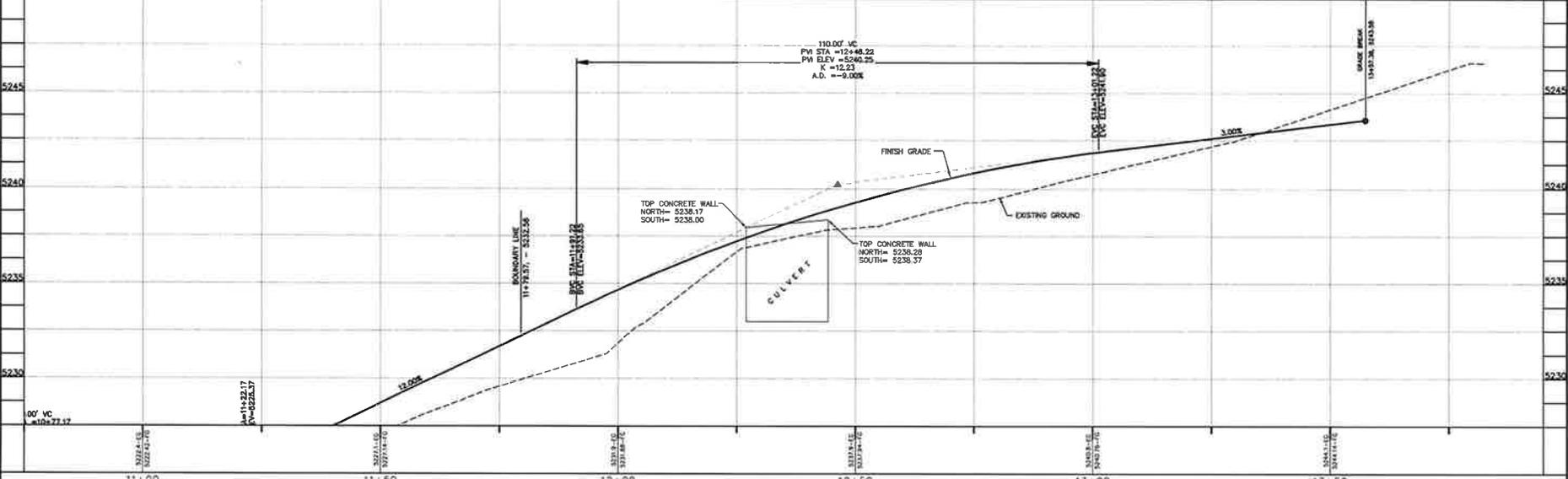


3	DESIGNED BY	DATE	Northern ENGINEERING INC 1040 E. 800 N. ORDM, UTAH 84097 (801) 802-8992	MOYLE DRIVE	MOYLE DRIVE PLAN ALPINE CITY, UTAH	JOB NO. 3-19-033 SHEET NO. 3
2	DRAWN BY	DATE				
1	CHECKED BY	DATE				
4	APPROVED	DATE				
5	CONTRACT NO.	DATE				
6	PROJECT NO.	DATE				



(24"x36")
 HORIZONTAL 1" = 10'
 VERTICAL 1" = 2.5'

(11"x17")
 HORIZONTAL 1" = 20'
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1	DESIGNED BY	DATE
2	DRAWN BY	DATE
3	CHECKED BY	DATE
4	APPROVED BY	DATE
5	DATE	DATE
6	PROJECT NO.	DATE
7	SCALE	DATE
8	BY	DATE
9	DATE	DATE



1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

MOYLE DRIVE

MOYLE DRIVE PLAN	JOB NO. 3-19-033
ALPINE CITY, UTAH	SHEET NO. 3

ALPINE CITY COUNCIL AGENDA

SUBJECT: Amendment to Development Code – Uses Within Buildings in Business Commercial Zone

FOR CONSIDERATION ON: 27 August 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve the proposed amendments.

BACKGROUND INFORMATION:

Staff have reviewed the Development Code and have recommended changes to Article 3.07.080.1. The proposed change seeks to simplify and clean up the language regarding uses permitted within buildings in the Business/Commercial Zone.

STAFF RECOMMENDATION:

Approve the amendments to Article 3.07.080.1 of the Development Code as proposed.

**ALPINE CITY
ORDINANCE 2019-14**

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.07.080 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO USES WITHIN BUILDINGS AS A SPECIAL PROVISION OF THE BUSINESS/COMMERCIAL ZONE.

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to amend the Business/Commercial Zone Special Provisions Ordinance to clarify the language regarding uses within buildings ; and

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

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

NOW THEREFORE, be it ordained by the Alpine City Council, in the State of Utah, as follows: The amendments to Article 3.07.080 contained in the attached document will supersede Article 3.07.080 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.07.080 Special Provisions” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.07.080 Special Provisions

1. **Uses Within Buildings.** All commercial activities and storage shall be conducted entirely within a fully enclosed building, except those uses deemed by the City to be customarily and appropriately conducted in the open, including, but not limited to, gasoline dispensing, plant nursery displays, temporarily parked automobiles in need of repair, temporary sale of Christmas trees, etc.
2. **Site Plan to Be Approved For All New Commercial Uses.** Prior to the establishment of a new commercial use or the construction of a new building, a site plan shall be submitted, reviewed and recommended by the Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04).

3. **Off-street Parking.** Off-street parking area which requires backing from the off-street parking space onto the street right-of-way in order to exit shall not be permitted. All ingress and egress shall be by forward motion only.

All points of ingress and egress to a commercial use or off-street parking areas shall be as shown on the site plan and shall be located not less than forty (40) feet from any intersection of public streets.

All off-street parking areas shall be hard-surfaced and shall be bordered by a curb or other barrier.

The number of required parking spaces and other particulars about the design and construction of off-street parking shall conform to the provisions of DCA 3.24.

4. **Trash Storage.** Adequate facilities for the disposal of solid waste shall be provided. All containers for the temporary storage and disposal solid waste material shall be of a size, type and quantity approved by the City shall be maintained in a location as shown on the Site Plan.
5. **Storage Containers.** The use of any portable unit, pod, or similar type of storage container is prohibited in this zone unless approved by the city.
6. **Surface Water Drainage to be Retained On-site.** All additional surface drainage generated as a result of development activity shall be disposed of on-site, as determined by the City Engineer.
7. **Height of Buildings.** The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of DCA 3.21.080. (Ord. 96-15, 12/18/96).
8. **Landscaping Required.** As a means of mitigating safety hazards or adverse visual impacts all areas of the site not devoted to buildings or off street parking shall be landscaped. The landscaped area shall be not less than twenty (20) percent of the total area of the site. In addition to all other plan elements, the site plan shall contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.
9. **Design of Commercial Structures.** Commercial buildings shall comply with the following architectural design criteria. (Preliminary architectural design drawings of all building elevations shall be presented to the Planning Commission for review).
 - a. The exterior of all commercial buildings shall be finished predominantly with wood and/or brick, stucco, stone or similar materials in accordance with guidelines in the Historical/Commercial/Residential Ordinance. Pitched roofs are preferred.
 - b. The architectural styles of the business district should be consistent and harmonious. The style of building design and trim should be compatible with the relatively uncomplicated rural, small town character of Alpine. Extremely irrelevant, contrived or inconsistent styles will be discouraged.

10. **Water Rights Conveyance Requirements.** Water rights shall be conveyed to the City in accordance with the provisions of DCA 3.21.070.
11. **Nuisances Prohibited.** No land or building shall be used in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazard, noise, or vibration, smoke, dust, odor, or other form of air pollution; liquid or solid refuse or wastes; or other substance, condition or element in such a manner or in such an amount as to adversely affect the surrounding area or adjoining premises.
12. **Accessory Buildings.** All accessory buildings shall be located in accordance with the following (Ordinance 2002-13) (Amended by Ord. 2006-14, 9/12/06; Ord. 2010-03, 8/24/10):
 - a. **Setback from main building.** Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 - b. **Side Setback - Corner Lot, Side Abutting a Street.** Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 - c. **Front Setback.** Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 - d. **Side and Rear Setback - Interior Lot Line.** Accessory buildings shall be set back no less than ten (10) feet from the rear lot line and five (5) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.
 - e. **Accessory Building Height.** The maximum height of any accessory building shall be twenty (20) feet as measured from the average finished grade of the ground surface adjacent to the foundation of the structure to the top of the ridge line.
 - i. **Exceptions to the Height Requirement.** Chimneys, flag poles, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height, provided that no such ancillary structure shall extend to a height in excess of fifteen (15) feet above the building.

- ii. **Additional Accessory Building Height.** For every one (1) foot of additional height above twenty (20) feet, an additional two (2) feet of side yard and rear yard setback will be required. The maximum height of the accessory building as measured to the ridgeline shall be thirty (30) feet.

- 13. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

AFTER AMENDMENT

3.07.080 Special Provisions

- 1. **Uses Within Buildings.** All commercial activities and storage shall be conducted entirely within a fully enclosed building, except those uses deemed by the City to be customarily and appropriately conducted in the open, including, ~~but not limited to,~~ gasoline dispensing, plant nursery displays, temporarily parked automobiles in need of repair, ~~and~~ temporary sale of Christmas trees, ~~etc.~~
- 2. **Site Plan to Be Approved For All New Commercial Uses.** Prior to the establishment of a new commercial use or the construction of a new building, a site plan shall be submitted, reviewed and recommended by the Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04).
- 3. **Off-street Parking.** Off-street parking area which requires backing from the off-street parking space onto the street right-of-way in order to exit shall not be permitted. All ingress and egress shall be by forward motion only.

All points of ingress and egress to a commercial use or off-street parking areas shall be as shown on the site plan and shall be located not less than forty (40) feet from any intersection of public streets.

All off-street parking areas shall be hard-surfaced and shall be bordered by a curb or other barrier.

The number of required parking spaces and other particulars about the design and construction of off-street parking shall conform to the provisions of DCA 3.24.

- 4. **Trash Storage.** Adequate facilities for the disposal of solid waste shall be provided. All containers for the temporary storage and disposal solid waste material shall be of a size, type and quantity approved by the City shall be maintained in a location as shown on the Site Plan.
- 5. **Storage Containers.** The use of any portable unit, pod, or similar type of storage container is prohibited in this zone unless approved by the city.

6. **Surface Water Drainage to be Retained On-site.** All additional surface drainage generated as a result of development activity shall be disposed of on-site, as determined by the City Engineer.
7. **Height of Buildings.** The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of DCA 3.21.080. (Ord. 96-15, 12/18/96).
8. **Landscaping Required.** As a means of mitigating safety hazards or adverse visual impacts all areas of the site not devoted to buildings or off street parking shall be landscaped. The landscaped area shall be not less than twenty (20) percent of the total area of the site. In addition to all other plan elements, the site plan shall contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.
9. **Design of Commercial Structures.** Commercial buildings shall comply with the following architectural design criteria. (Preliminary architectural design drawings of all building elevations shall be presented to the Planning Commission for review).
 - a. The exterior of all commercial buildings shall be finished predominantly with wood and/or brick, stucco, stone or similar materials in accordance with guidelines in the Historical/Commercial/Residential Ordinance. Pitched roofs are preferred.
 - b. The architectural styles of the business district should be consistent and harmonious. The style of building design and trim should be compatible with the relatively uncomplicated rural, small town character of Alpine. Extremely irrelevant, contrived or inconsistent styles will be discouraged.
10. **Water Rights Conveyance Requirements.** Water rights shall be conveyed to the City in accordance with the provisions of DCA 3.21.070.
11. **Nuisances Prohibited.** No land or building shall be used in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazard, noise, or vibration, smoke, dust, odor, or other form of air pollution; liquid or solid refuse or wastes; or other substance, condition or element in such a manner or in such an amount as to adversely affect the surrounding area or adjoining premises.
12. **Accessory Buildings.** All accessory buildings shall be located in accordance with the following (Ordinance 2002-13) (Amended by Ord. 2006-14, 9/12/06; Ord. 2010-03, 8/24/10):
 - a. Setback from main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 - b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 - c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 - d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than ten (10) feet from the rear lot line and five (5) feet from the side lot

line, except that no minimum rear or side setback shall be required when all the following conditions are met:

- i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.
- e. Accessory Building Height. The maximum height of any accessory building shall be twenty (20) feet as measured from the average finished grade of the ground surface adjacent to the foundation of the structure to the top of the ridge line.
- i. Exceptions to the Height Requirement. Chimneys, flag poles, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height, provided that no such ancillary structure shall extend to a height in excess of fifteen (15) feet above the building.
 - ii. Additional Accessory Building Height. For every one (1) foot of additional height above twenty (20) feet, an additional two (2) feet of side yard and rear yard setback will be required. The maximum height of the accessory building as measured to the ridgeline shall be thirty (30) feet.

13. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

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

ALPINE CITY COUNCIL AGENDA

SUBJECT: Review of Moyle Park Rental Agreement

FOR CONSIDERATION ON: 13 August 2019

PETITIONER: Mayor Stout

ACTION REQUESTED BY PETITIONER: Review the Current Moyle Park Rental Agreement.

BACKGROUND INFORMATION:

The current rental agreement for the Moyle Park caretakers has expired. The rental agreement needs to be reviewed to see if it is adequate or if it needs to be updated. We have also included an update for 2019 from the Hart's on what has been happening at Moyle Park.

STAFF RECOMMENDATION:

Review the Moyle Park rental agreement.

Shane Sorensen

From: Jeana Hart <jeana.hart@chghhealthcare.com>
Sent: Wednesday, August 07, 2019 8:26 AM
To: Shane Sorensen
Subject: FW: Moyle Park
Attachments: IMG_3765.jpg; ATT00001.txt; IMG_3764.jpg; ATT00002.txt; IMG_3763.jpg; ATT00003.txt; IMG_3762.jpg; ATT00004.txt; IMG_3760.jpg; ATT00005.txt; IMG_3757.jpg; ATT00006.txt; IMG_3756.jpg; ATT00007.txt; IMG_3755.jpg; ATT00008.txt

Hi Shane
Thank you for your email.

Its been a good season at the park, we got off to a late start with the inclement weather - but have bookings scheduled through October at the moment.

We started off late spring with Alpine Elementary 4th graders visiting the park. We will host Mountainville and Alpine Elementary again in October (they are going to try fall visits to prevent bad weather in the spring) these are 4-5 hours sessions.

One of our major projects this year was rebuilding the rock wall around the fort. With the heavy snow, the wall had collapsed in several areas. We had 3 loads of dirt brought in, and rebuilt it up. That was a big, heavy project! But it looks good and solid now.

We've also done work on the volleyball court, clearing the weeds and grass, The court doesn't get used, but we think it looks better cleared out 😊
Along with substantial work on the trails this year.

We have planted pioneer era plants in the flower beds, and work hard to keep the weeds down behind the log cabins. Last weekend we stained the handcart.

We have 4 eagle scout projects in the works. We have met with over 15 this summer to speak about projects. The 4 projects will be completed by fall. We are having them pull out the remaining rail road ties and replacing them. Making the area by the fort with the remaining antique farm equipment look a little nicer. Some painting and some rock work on the trails.

We have another scout replacing the pioneer toys, making several pairs of stilts (big hit with the kids that visit the park) We have another scout making us some park benches.

We coordinated a stake young women's group that helped us deep clean the museum earlier this summer.

We have contacted a potential contractor that would patch some chipped drywall in the museum.

We've spent a lot of time clearing branches that have fallen with the wind/rain storms this summer.

We do at least 1 tour a day of the museum , and book as many as 4 (depending on the day)

Peter and I calculate a minimum of 30 hours (between us) spent working on Moyle Park each week.

** a couple of things that we need to look at this year. We need to have a tree trimmer come back out this winter and take some serious volume off the trees. We lost

A 30 foot branch on the 4th of July weekend (fell where people park the cars)

** looking to see if it could be in the budget to re-black top the road. I don't think that has been done in 15 or so years.

** need to hire a dry wall contractor to come in and patch some water leakage spots in the museum.

Thank you again for this opportunity, we truly love living here and enjoy the interactions we have with people who visit the park

Sincerely,

Peter & Jeana Hart

RESIDENTIAL RENTAL AGREEMENT

Agreement made this 21st day of May 2013 by and between the Alpine City, 20 North Main, Alpine, Utah 84004, hereinafter referred to as Lessor, and Peter and Jeana Hart, hereinafter referred to as Lessee.

In consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, the Parties hereby covenant and agree as follows:

1. Lessor hereby leases and rents the Caretaker's house to Lessee situated, living and being in the City of Alpine, State of Utah, commonly known as 606 East 770 North and also referred to as the Moyle Park and Caretaker's home, hereinafter referred to as the premises, to have and to hold said premises together with the appurtenances. This lease shall be for the period of one year or may be terminated upon 60 days notice given by either party.
2. Lessee covenants and agrees in lieu of rent for said premises to repair, restore and maintain the premises and the adjacent grounds in a workmanlike and professional manner. Lessee shall work a minimum of 55 hours per month to maintain the surrounding grounds and to restore and repair the premises. The reasonable rental value of the home is agreed upon by the parties to be \$500.00 per month. The reasonable value of Lessee's labor shall be \$15.00 per hour. Lessee shall not be entitled to claim reimbursement for or credit towards future rent for any labor performed in excess of 55 hours per calendar month unless approved by Lessor. Lessee shall maintain records by date and hours spent and labor performed for all grounds maintenance, repair and restoration work performed by Lessee on the premises and shall deliver the same to the City on or before 5 days after the last day of the month in which the labor was performed. Lessee shall not receive credit towards the 55 hours per month obligation for cleaning and routine house work performed on the residence.
3. All aspects of the plans and work to be undertaken in the repair and restoration of the premises by Lessee shall be approved by the Lessor prior to commencement of the repair and restoration work by Lessee. Lessor shall provide all materials and supplies necessary to the approved repair, restoration and maintenance of the premises and of the surrounding grounds.
4. Lessee shall not cause or permit any lien to be placed against the premises for material, labor or supplies for any improvements to the premises or for any other reason. Lessee shall indemnify and hold the City harmless from any such lien placed on the premises as a result of Lessee's failure to comply with its obligations under this lease including costs of court and attorneys fees expended by Lessor in removing any such lien or encumbrance or defending any suit brought to enforce said lien or encumbrance.

5. Upon the termination of the lease, however terminated, all repairs, restoration, improvements and maintenance to the premises and surrounding grounds shall revert to the Lessor and Lessee shall make no claim against Lessor for offset or reimbursement for the repairs, restoration, maintenance and improvements to the premises make during or prior to the occupation of the premises by Lessee.

6. Lessee shall take possession of the premises on June 1, 2013.

7. Lessee shall comply with all applicable laws of Alpine City, the State of Utah and Utah County in the restoration, repair and improvements of the premises.

8. Lessor shall have the right to inspect the premises on 24 hours advance notice.

9. If at any time Lessor in its sole discretion determines that the repair, restoration, improvement and maintenance of the premises has not been performed in a satisfactory manner or if Lessee has defaulted on any of the covenants to be kept by Lessee under the terms of this agreement, and the repair, restoration, improvement and maintenance of the premises or the default on any of the covenants to be kept by Lessee under this agreement are not cured within 30 days of Lessee's receipt of a written notice of said failure, or if Lessee shall vacate the premises, then Lessor may without notice or legal process terminate the lease and enter into immediate possession of the premises and relet the same. The remedies provided for by this paragraph shall not limit any other remedy available to Lessor under this lease, the laws of the State of Utah, or the City or Alpine.

10. Lessee agrees to maintain the premises in a clean and satisfactory condition and upon termination of the lease, Lessee shall leave the premises in as good as a condition as to which the premises have been repaired, restored and improved during the lease term, reasonable wear and tear excepted.

11. In the event of the destruction of the premises whether caused by act of God or otherwise, this lease shall terminate immediately and Lessor shall have no obligation to repair or restore or improve the premises.

12. Nothing contained herein shall prevent Lessor from pursuing damages caused by Lessee to the lease hold premises.

13. Lessee shall use the premises as his residence and shall not permit the premises to be used for any business purpose or as a boarding of lodging house for rooming or school purposes, nor for any purpose which will increase the insurance rate, nor shall Lessee permit to be kept or used on the premises flammable fluids and explosives or fireworks without the prior written consent of Lessor, nor permit them to be used for any purpose which will injure the reputation of the building or which will disturb the inhabitants of the surrounding neighborhood.

14. Lessor shall at its own expense keep and maintain the property which is the subject of this lease agreement including any altered, rebuilt, additional or subsequent improvements which become subject to this lease agreement in a state of good repair, condition and appearance including all structural and nonstructural, interior and exterior, foreseen and unforeseen, ordinary and extraordinary changes and repairs of every kind and nature which may be required to be made in connection with the property in order to keep and replacements, and renewals shall be performed by Lessee in a professional and workmanlike manner. Without limiting the generality of the foregoing, Lessees' responsibility for maintenance shall include but not be limited to responsibility for the roof, exterior walls, interior walls, structural repair, interior decorating and painting, exterior painting, all yard area, weeding, trimming, mowing and watering, plumbing equipment, heating equipment, electrical equipment, light globes, glass breakage, trash removal, snow removal, and janitorial. All modification, alteration, improvement and additions to the property shall be made by Lessee only with the prior written approval of the Lessor.
15. Lessee agrees that there shall be no tobacco, alcohol, or illegal drugs possessed or used within the lease hold premises.
16. Lessor shall during the term of this lease be responsible for all utilities, including but not limited to electricity, gas, water, sewer, and garbage.
17. Lessor shall during the term of this lease be responsible for all real property taxes and fire insurance on the premises. Lessee will be responsible for personal property.
18. Each party shall be responsible for any losses resulting from his or her negligence or misconduct or the negligence or misconduct of his or her employees or invitees.
19. Lessee shall not have or maintain any pets, except for cats, or animals of any nature on the lease hold premises nor shall any waste or nuisance to exist upon said lease hold premises during the term of this lease.
20. In case of failure to faithfully perform the terms and covenants set forth herein, the defaulting party shall pay the non defaulting party all costs, expenses, and reasonable attorney's fees resulting from, the enforcement of this agreement or of any right arising out of a breach of this agreement.
21. Lessor agrees to reimburse Lessee for the use of Lessees' private vehicle while in the performance of the duties of this contract at \$.485 (or the current IRS rate) per mile. All mileage to be pre-approved by Lessor and reimbursed monthly.

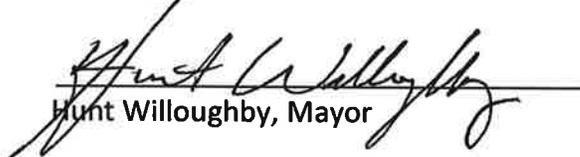
22. Lessee shall not assign his rights in this lease or sublet the leasehold premises, or any portion thereof, without the prior written consent of Lessors.

23. Should Lessor and Lessee reach an agreement prior to the expiration of this agreement, this agreement may be extended by the mutual agreement of the parties on such terms and conditions as are mutually agreed by the Lessor and Lessee. Any extension or modification to this lease agreement must be reflected by a written instrument executed by said parties.

24. Where applicable, any references to the singular refer to the plural and the masculine refer to the feminine.

IN WITNESS WHEREOF, the parties have executed this lease in the City of Alpine, County of Utah, State of Utah, the day and year first above written.

ALPINE CITY


Hunt Willoughby, Mayor

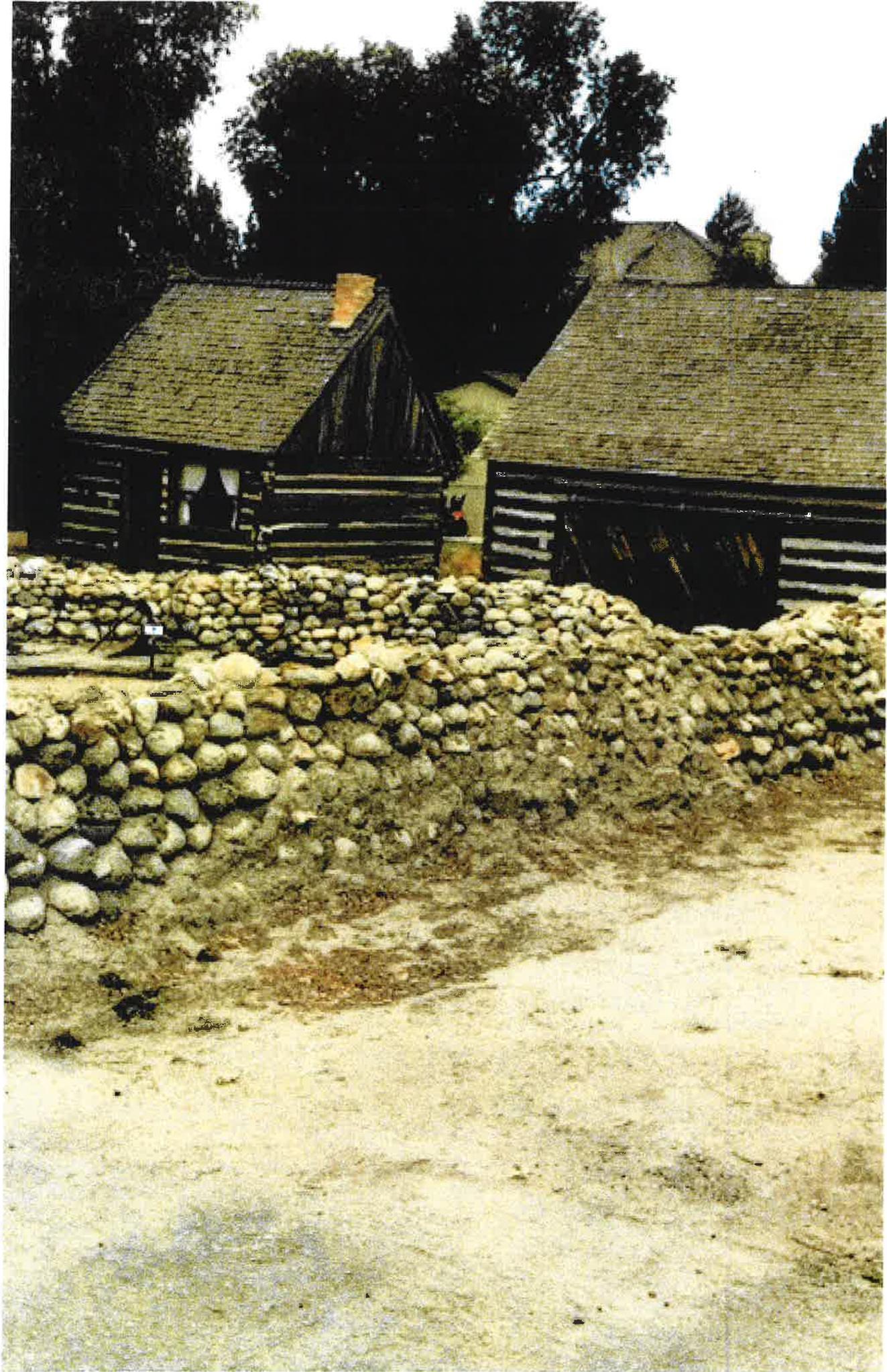
ATTEST:


~~Charmayne Warnock, Recorder~~
Annalisa Beck, Finance Officer

LESSOR


Peter Hart
Lessee

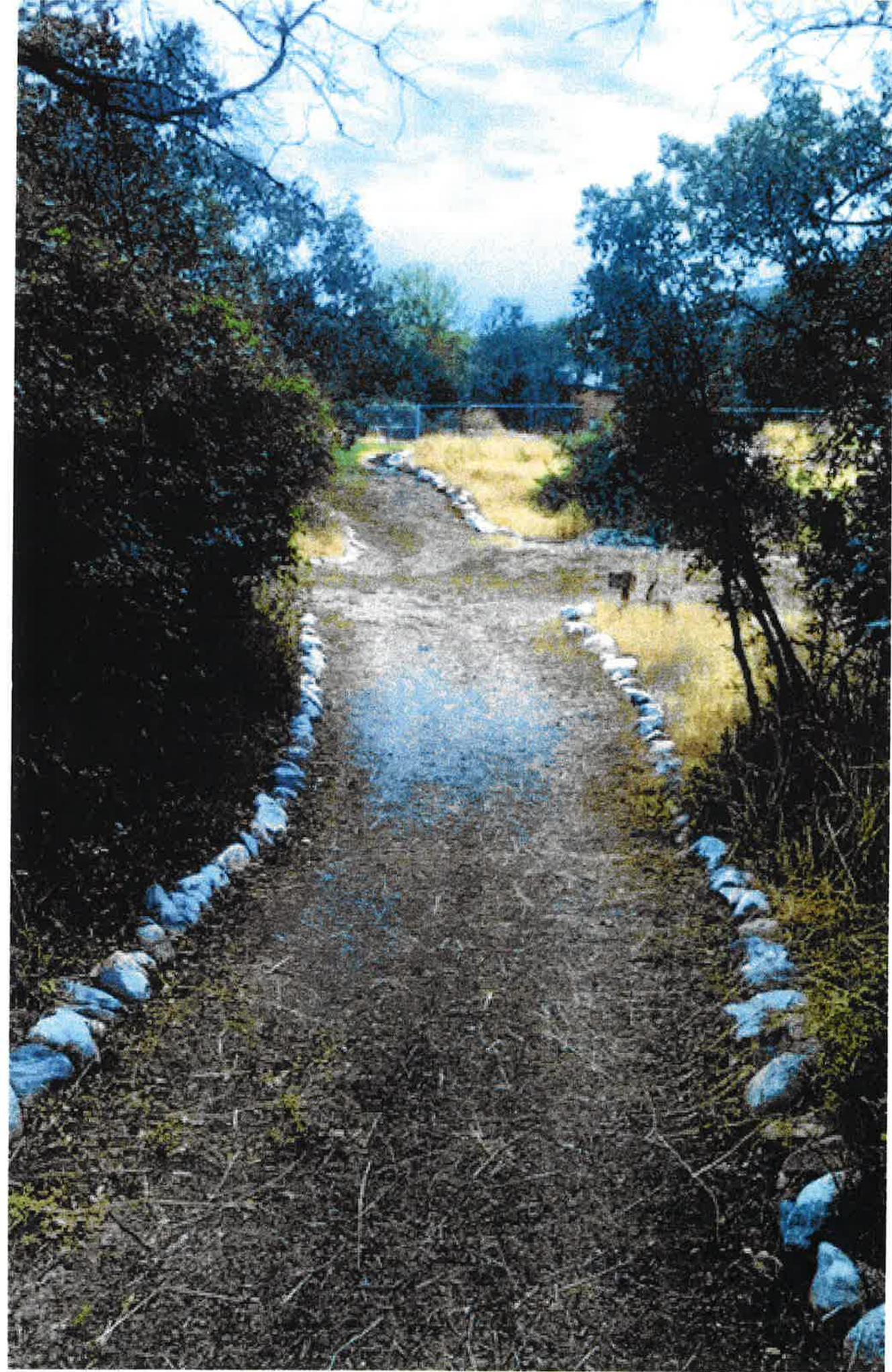

Jeana Hart
Lessee











ALPINE CITY COUNCIL AGENDA

SUBJECT: Trail Maintenance, Clean-up, and Safety

FOR CONSIDERATION ON: 27 August 2019

PETITIONER: Mayor Stout

ACTION REQUESTED BY PETITIONER: Review the email regarding trails and discuss trail maintenance, clean-up and safety.

STAFF RECOMMENDATION:

Discuss the request.

Shane Sorensen

From: Troy Stout
Sent: Thursday, July 18, 2019 11:28 AM
To: Shane Sorensen; Charmayne Warnock
Subject: Fwd: Willow Canyon Common Areas

Shane and Charmayne,

Could we please put this topic on next week's agenda for discussion? I'd like to use it as an example for a general discussion of trail and open space management.

It would be great to have Eva in the meeting as well, or at least in a future meeting for the same discussion.

Thank you,
Troy

Begin forwarded message:

From: "Michael Mansfield" <mikemansfield2002@yahoo.com>
To: "Church David" <dchurch@bcjlaw.net>, "Shane Sorensen" <ssorensen@alpinecity.org>, "Troy Stout" <tstout@alpinecity.org>, "alpinecity252@gmail.com" <alpinecity252@gmail.com>, "Lon Lott" <llott@alpinecity.org>, "Carla Merrill" <cmerrill@alpinecity.org>, "Jason Thelin" <jthelin@alpinecity.org>, "Ramon Beck" <rbeck@alpinecity.org>
Cc: "Kristine Mansfield" <kriskmansfield@yahoo.com>
Subject: Willow Canyon Common Areas

Dear Friends,

We are aware that you have been in discussion with some of our neighbors regarding the conditions of our neighborhood involving fire safety and protection. We still experience challenges with the section of trail traffic behind our home but have an interest in maintaining the green space associated with the trail system.

It appears that the irrigation company has no desire or need to continue to run water down the ditch. Unfortunately, the lack of water has apparently contributed to the demise of much of the plant life in this particular corridor.

In discussion with the Highland-Alpine Fire Chief, he expressed serious concerns over the overgrown canopy of scrub oak trees known as "The Tunnel" between the backs of houses on North Bald Mountain Circle and North Bald Mountain Drive. He explained that when they're not watered and stressed with heat, they excrete a resin which is highly flammable when exposed to fire. As homeowners, we can trim and water our personal properties but no one is addressing the dangerous fire hazard the trail area poses to our properties and families.

We've been evacuated twice since 2012 and as you know we experienced another fire last summer in the same scrub oak just to the south of our homes when a good neighbor tried to clear out some of the overgrown weeds there.

A problem that makes it more complicated is the presence of poison ivy in these areas. The poison ivy creates some difficulty in working and maintaining the green areas.

The attached images show some of the dead or dying - certainly stressed - trees and up to 4-foot tall dried-out grasses all along the High Bench Trail proximate to our houses.

Our own property is approximately two-thirds surrounded by these tinder-box conditions along the trail. Concerning to us is that in the past we have had cigarette butts thrown onto our yard from the trail and even four-wheelers are still being driven back there at times. As we've seen, one spark is all it takes.

This particular area in which the trail has been developed was designated "open space" area for the Willow Canyon Subdivision when we purchased our lot here. Since that time, Alpine City has claimed easement rights to this area and designated it as a highly-trafficked city trail. Is there a plan for consistent maintenance for common area public spaces such as this?

These common areas and the lack of maintenance also leads to growth over sidewalks and the blocking of views at traffic intersections (i.e. 300 North and Bald Mountain). This has an adverse effect upon use and safety in the area.

In view of this, we ask that Alpine City take proper stewardship of the trail which runs directly behind or close to houses in this area and provide both the following necessary long-term maintenance--and immediate fire protection needed in this very hot and dry weather

1. trimming of dying, dead and fallen trees
2. clearing out of tall, dry grasses, underbrush and dried, fallen leaves
3. watering of the trail area to keep trees and foliage more fire-safe

We will really appreciate your prompt attention and help. We appreciate your service and look forward to working with Alpine City to increase safety and enjoyment for the entire community.

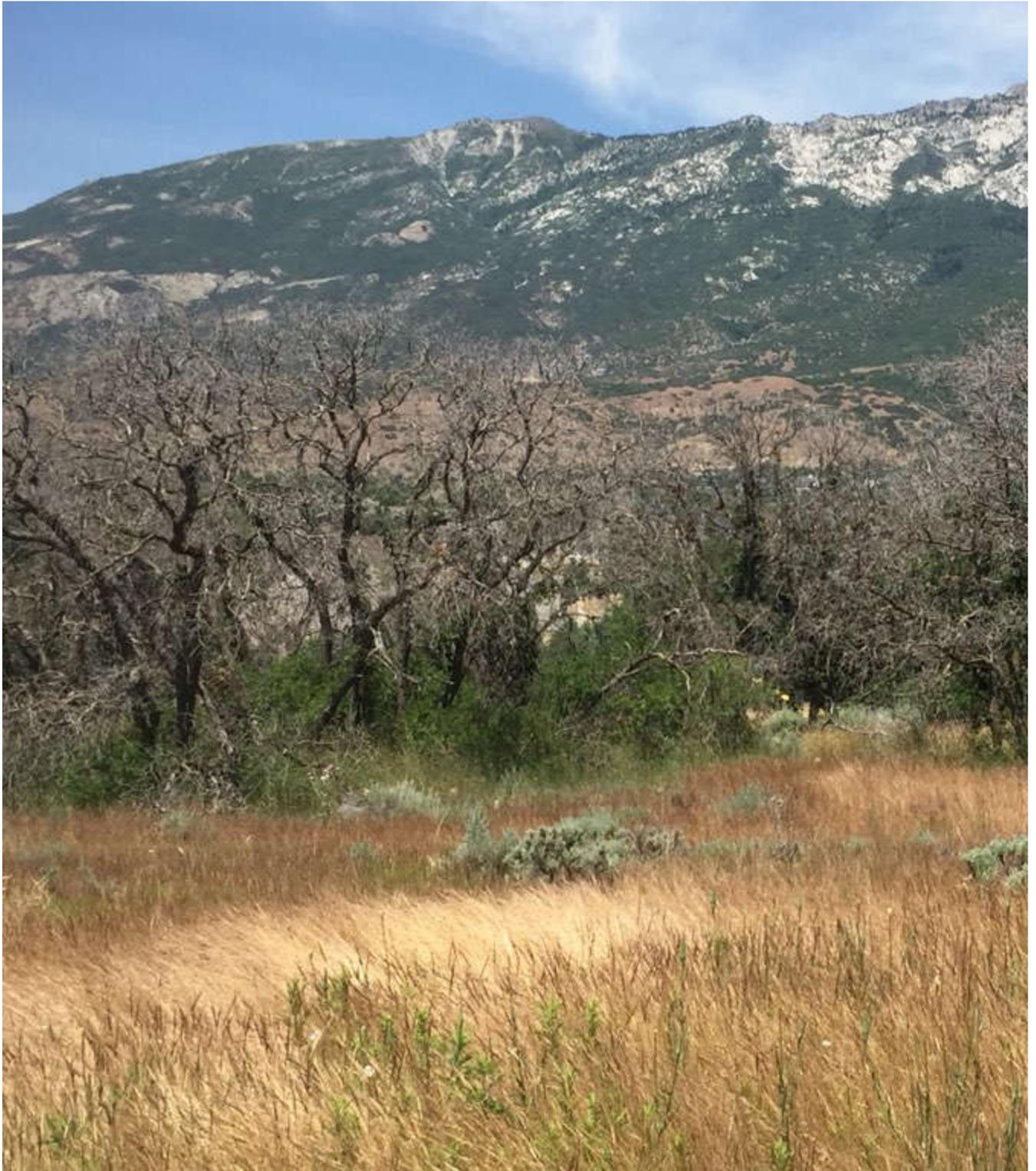
Thank you,

Mike & Kris Mansfield
580 N. Bald Mountain Drive
Alpine, UT 84004



































[Sent from Yahoo Mail on Android](#)



































