



## ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, September 24, 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.**

- |                                 |                         |
|---------------------------------|-------------------------|
| <b>A. Roll Call</b>             | <b>Mayor Troy Stout</b> |
| <b>B. Prayer:</b>               | <b>Kimberly Bryant</b>  |
| <b>C. Pledge of Allegiance:</b> | <b>By invitation</b>    |

**II. CONSENT CALENDAR**

- A. Approve City Council Minutes of September 10, 2019**
- B. Approve Bid for Restroom Relocation to Healey Park**

**III. PUBLIC COMMENT**

**IV. REPORTS AND PRESENTATIONS**

- A. Mountainland Association of Governments (MAG) Presentation**

**V. ACTION/DISCUSSION ITEMS**

- A. Site Plan – AT&T Antenna Upgrade:** The City Council will consider approving upgrades to the existing AT&T wireless facility on Shepherd's Hill.
- B. Voter Participation Areas:** The City Council will consider approving the new voter participation area boundaries (precinct map) for Alpine City as required by HB 119.
- C. Moderate Income Housing:** The City Council considering approving methods of compliance with the Moderate Income Housing requirement as mandated by the state for Alpine City.

**VI. STAFF REPORTS**

**VII. COUNCIL COMMUNICATION**

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

**ADJOURN**

Mayor Troy Stout  
September 20, 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](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html)

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

## **Public Hearing vs. Public Meeting**

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

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

**ALPINE CITY COUNCIL MEETING**  
**Alpine City Hall, 20 N. Main, Alpine, UT**  
**September 10, 2019**

**I. CALL MEETING TO ORDER.** The meeting was called to order at 7:00 pm by Mayor pro tem Lon Lott. Mayor Troy Stout was excused.

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

- Mayor pro tem Lon Lott
- Councilmembers: Ramon Beck, Carla Merrill, Kimberly Bryant
- Councilmembers not present: Jason Thelin
- Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy
- Others: Kent Millington, Loraine Lott, Sylvia Christiansen, Terry Moore, Brent Bingham, Hayden Carver, Mike Carver

- B. Prayer:** Lon Lott
- C. Pledge of Allegiance:** Hayden Carver

**II. CONSENT CALENDAR**

- A. Approve City Council minutes of August 20, 2019 and August 27, 2019**
- B. Bond Release #4 – The Ridge at Alpine, Phase I 0 \$172,387.35**
- C. Payment: Holbrook Asphalt - \$53,806.20**

**MOTION:** Ramon moved to approve the Consent Calendar. Carla Merrill seconded. Ayes: 3 Nays: 0. Kimberly Bryant was not present at the time of the motion but arrived later in the meeting.

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

**III. PUBLIC COMMENT:**

Hayden Carver said he'd begun planning an Eagle project in Alpine back in 2017, then moved out of town. He'd recently moved back to Alpine and was proposing to clean out the weeds along the trail behind Twin River Loop. Once the weeds were out, he would put down a weed barrier and rocks. He said the City had previously agreed to provide the weed barrier and he would supply the rocks. Shane Sorensen said the City would still provide the weed barrier and asked him to work with Councilman Lott and Cal Christensen in public works before he started.

Mike Carver – Sycamore Lane. He said his road intersected with Westfield and Long Drive which had a lot of traffic because of Timberline Middle School and the sporting events, etc. There was a lot of speeding and a lot of children on the road. He asked about the possibility of putting in some speed bumps that would not interfere with the snowplows. Also, he asked about the possibility of painting the curb red and putting up signs that said no parking during sporting events.

Kimberly Bryant arrived at 7:10 pm.

**IV. REPORTS AND PRESENTATIONS**

**A. Financial Report**

Shane Sorensen said the financial report was in the packet. Due to the lawsuit, the City had postponed some capital projects, but they still met the required minimum balance that needed to be held by the City. The independent auditor was working on the audit, which would be presented in a couple of weeks.

1  
2 **B. Utah Transit Authority (UTA) Presentation**  
3

4 Kent Millington said there were three members on the Utah Board of Trustees for the Utah Transit Authority.  
5 Carlton Christensen was the chair and represented Salt Lake County. Beth Holbrook represented Davis, Weber, and  
6 Box Elder Counties. Kent Millington was the representative for Utah and Tooele Counties. He said he lived in  
7 Highland and had served for 13 years on the State Transportation Committee.  
8

9 Mr. Millington said that last year they had started the UVX or Utah Valley Express line which had carried over 2.5  
10 million passengers since it opened. When BYU and UVU were in session they averaged 10,000 riders a day. During  
11 off-school time, it dropped to 7,000 a day. Both schools had reported that the sales of parking passes were down so  
12 now people could find a place to park. The schools were sending a message to parents of incoming students that the  
13 students would be able to get around town within cars because of the bus service. He said BYU and UVU were  
14 paying UTA a million dollars a year for bus service, so students and their parents rode free. It was also free for the  
15 next two years for members of the community because of extra funds they had received.  
16

17 UTA was currently looking at a new circulation through Thanksgiving Point which would enable people who  
18 worked at businesses in the area to ride the bus to the restaurants in the area. It would start at the Frontrunner station  
19 and circulate every 30 minutes. Since Alpine, Highland, and Cedar Hills were growing, they were looking at the  
20 need for transit services in this area. In South Salt Lake, they had a pilot program for a micro transit service which  
21 would be on-call, similar to Uber and Lyft. He said that if the Council had ideas or concerns, to contact him with  
22 their questions.  
23

24 **V. ACTION/DISCUSSION ITEMS**  
25

26 **A. Alpine Ridge Estates Subdivision- Request for a PRD**  
27

28 Austin Roy said the proposed development consisted of 9 lots on 9.775 acres in the CR-20,000 zone at  
29 approximately 430 North 400 West. The plan anticipated acquiring a piece of the adjoining Whitby Woodlands  
30 development. He said the developers were not ready to present a formal concept but would like approval for PRD  
31 status. There would be a large open space section, which would be 59% of the total area. The ordinance required at  
32 least 25%. They planned to leave the open space in its natural condition which was largely scrub oak.  
33

34 To qualify as a PRD, a project had to 1) recognize and incorporate natural conditions of the site; 2) efficiently utilize  
35 land resources and benefit the public in delivery of utilities and services; 3) provide increased variety and quality to  
36 style of dwellings available; 4) preserve open space for recreational, scenic, or public service needs; 5) be consistent  
37 with the objectives of underlying zones.  
38

39 Austin Roy said the staff felt that the proposed development met that criteria. The Planning Commission had  
40 reviewed it and recommended approval of a PRD status with a couple of conditions. First, that the open space  
41 be private and maintained by the HOA. Second, they rename the subdivision to avoid confusion, especially as  
42 related to emergency response calls.  
43

44 Brent Bingham said he lived on Hillside Circle and was a member of the HOA of the adjoining Mountainville  
45 Heights subdivision. The proposed open space in this subdivision would flow into the private open space in the  
46 Mountainville Heights subdivision. He said he appreciated the proposed open space and the respect the developers  
47 demonstrated for density. He said his HOA would like to make sure there was proper access to the open space for  
48 fire and other emergencies.  
49

50 Carla Merrill asked if there were plans for trails. Mr. Bingham said they currently had trails in their open space.  
51

52 Austin Roy pointed out the Whitby Woodlands also had private open space.  
53

54 **MOTION:** Ramon Beck moved to approve PRD status for the proposed Alpine Ridge Estates Subdivision with the  
55 condition that it be private open space and the developer choose a different name for the development. Kimberly  
56 Bryant seconded. Ayes: 4 Nays: 0. Motion passed.

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<u>Ayes</u>	<u>Nays</u>
Ramon Beck	none
Carla Merrill	
Kimberly Bryant	
Lon Lott	

#### B. Land Swap and Parking Exception, 235 S. Main – Paul Anderson

Austin Roy said Mr. Anderson had previously asked for front and side-yard setback exceptions at the meeting of August 13, 2019, which were approved. He was now coming to the City with a proposed land swap. Alpine City owned a small triangular piece of ground along Main Street which was left over when the bridge was built. Mr. Anderson would give the City a strip of land along Main Street which would enable the City to access their property without crossing private property. The two pieces of ground were each 234.23 square feet.

Mr. Anderson's second request was to allow parking in the setback. He'd already been granted a front setback exception of 15 feet for his building. He requested the same 15-foot exception to the setback for the parking, which would bring the parking in line with the building.

Carla Merrill said she didn't like always approving exceptions to the setback requirements. A committee had sat down and devised the setback requirements and they had a reason for them. She said she was okay with the land swap but not the parking exception.

After more discussion, a motion was made.

**MOTION:** Ramon Beck moved to approve the land swap with Paul Anderson at 234 S. Main, and clarify that the setback exception approved for the building also approved a setback of 15 feet for the parking. Lon Lott seconded. Ayes: 3 Nays: 1. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Ramon Beck	Carla Merrill
Kimberly Bryant	
Lon Lott	

#### C. Appointment of Administrative Law Judge

Shane Sorensen said that several months ago the City had changed some ordinances that provided for code violations to be handled by a City appointed administrative law judge rather than going through the court system. Angela Adams was an attorney who lived in Alpine and said she would be willing to serve as the administrative law judge on a volunteer basis or ad hoc public service.

David Church said this method of handling code violations was friendlier and more effective than hiring attorneys and going to court. In the past, a code violation was deemed a criminal offense and was sent to the court which, became an expensive, drawn-out way of trying to solve the problem. Many cities were going to this system which still gave the offender due process but in friendlier climate. He said there could be more than one judge. Phil Barker had handled appeals for the City in the past.

**MOTION:** Kimberly Bryant moved to appoint Angela Adams as the Alpine City Administrative Law Judge. Ramon Beck seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Ramon Beck	None
Carla Merrill	
Kimberly Bryant	
Lon Lott	

1  
2 Alan Gilman asked how often the judge would be used. David Church said dozens of time. There were code  
3 violations happening every day.

#### 4 5 **D. Moderate Income Housing Discussion**

6  
7 Austin Roy said the state required cities to have a plan to address moderate income housing needs in their  
8 communities in place by the end of the year or there would be fines. He said there would be no action taken by the  
9 Council that evening. It would be a discussion to consider the different options to meet the moderate income housing  
10 requirement, then it would go to the Planning Commission.

11  
12 Shane Sorensen said they wanted to get input from the Council first, so the Planning Commission didn't end up  
13 working on something that the Council rejected. He said the City had until the end of the year to adopt a plan that  
14 utilized at least three of the options designated in the state code.

15  
16 Austin Roy said he had emailed the section of the code which identified the various options to the Councilmembers  
17 earlier in the week. He said Alpine currently met one of the options by allowing accessory apartments in homes. He  
18 said one of the options on the list was preserving current moderate income housing elements in the community.

19  
20 Carla Merrill asked if the new Montdella would qualify since it was high density senior housing.

21  
22 David Church said the intent was to make the housing available to people who made 80% of the median income in  
23 Utah County, which translated to a dwelling with an approximate mortgage of \$300,000 mortgage or rental that fell  
24 in the same monthly price range. The developers of Montdella were planning to sell the units for a minimum of  
25 \$400,000, so they would not qualify.

26  
27 Carla Merrill said that there was no guarantee that if the City downzoned to smaller lots that the developers would  
28 sell them at a moderate income housing price.

29  
30 David Church said that was right. There were some communities that were allowing developers to increase density  
31 provided they set aside a number of lots that had to be sold at moderate income housing prices and be deed restricted  
32 on the selling price should the property be resold at a later date.

33  
34 David Church said there was an option for communities that had high land values to allocate funds to other  
35 communities that could provide moderate income housing. Cities could also pass an ordinance that discouraged  
36 people for tearing down older homes or duplexes that might be affordable.

37  
38 Lon Lott said one of the options was to allow an accessory dwelling unit to be built on a larger lot. It could be  
39 restricted in size and become an affordable rental.

40  
41 David Church said another option was for the city to waive impact fees to make new construction more affordable.  
42 He noted that the cities did not have to begin implementing the plan by the end of the year; they just had to have an  
43 adopted plan. The cities had to then send in an annual report every year on what they were doing to provide  
44 moderate income housing.

45  
46 Shane Sorensen said item W stated that cities could set aside money to subsidize rent and utility bills so people  
47 could live in the community who might not otherwise be able to do that.

48  
49 Sylvia Christiansen said that as a realtor, the problem she'd seen was that when affordable houses under \$300,000  
50 would come on the market, investors would come in with cash and scoop them up before families even had a chance  
51 to buy them. Something needed to be done about.

52  
53 Terry Morris – Alpine Highway said he would like to see accessory dwelling units as an option. He had a friend on  
54 800 South who was a single lady and was just barely holding onto her home. Being able to rent a small house on her  
55 property would help make ends meet. It would also help people who were going on missions.

56

1 David Church said that the moderate income housing plan would be adopted as part of the General Plan, which the  
 2 Planning Commission would work on and then send to the Council for approval.

### 3 4 **E. Short Term Rentals**

5  
6 Austin Roy said this would apply to rentals for less than 30 days. According to the Airbnb and Vrvo websites, there  
 7 were already 30 to 35 in Alpine. The City had received complaints about one on River Meadow Drive. There had  
 8 not been any complaints about the other rentals in Alpine. Short-term rentals were technically not allowed by Alpine  
 9 City's ordinance, but state law said cities could not prohibit property owners from advertising their property as a  
 10 short-term rental. He said short-term rentals already existed in Alpine. Did they want to just ignore them or allow  
 11 them and regulate them?

12 Kimberly Bryant said that if people were going to do it anyway, they needed to regulate them.

13  
14 Ramon Beck asked if they would be required to get a license. Austin Roy said they would need to have pay for a  
 15 business license and other possible fees.

16  
17 Carla Merrill said she had a neighbor with a short-term rental and it hadn't been a problem.

18  
19 David Church said the benefit of regulating the business was that you had something to revoke if they didn't comply  
 20 with the regulations such as parking, noise, etc. The city could charge a transient room tax similar to what was paid  
 21 in a hotel.

22  
23 Kimberly Bryant said that she felt the City should regulate them and receive some kind of revenue.

24  
25 Lon Lott said he liked the idea of posting the regulations so the renter would know what they had to comply with.  
 26 Both the homeowner and the renter would know the rules.

27  
28 Alan Gilman said it sounded like regulating them was just creating more government.

29  
30 Shane Sorensen said Ted Stillman had drafted a proposed ordinance to govern short-term rentals. If the Council  
 31 wanted to pursue it, they would send it on to the Planning Commission to review.

### 32 33 **VI. STAFF REPORTS**

34  
35 David Church said the League of Cities and Towns would be holding their convention at the Sheridan in Salt Lake  
 36 City starting the tomorrow. The Governor would speak at 9 am. Scott Card would be the luncheon speaker.

37  
38 Shane Sorensen reported on the following:

- 39  
40
- 41 • The Healey Park restrooms would be relocated in about two weeks. They were requesting bids for the  
 42 relocation.
  - 43 • Lambert Park fence. They'd had trouble finding contractors willing to build the fence. Will Jones needed  
 44 the same type of fence in Three Falls and he had found a supplier. The City would work with him on  
 45 getting the fence up.
  - 46 • Lambert Park parking lot. A lot of gravel was being tracked out onto the city streets from the parking lot. If  
 47 they paved the road to the parking lot, it would help. The Council indicated they would be okay with  
 48 paving the road to the parking lot.
  - 49 • The overlay project was completed with the exception of some manholes.
  - 50 • School crosswalks. He had met with the school district and parents and discussed what could and could not  
 51 be done to put in some additional crosswalks. There had to be some studies to see if they were justified. He  
 52 said it was a productive meeting.
  - 53 • Pickleball lines would be painted on the courts in the next week or two to provide additional playing space.
  - 54 • The old playground in Burgess Park would be sold as surplus for \$500, and the new one installed.

- Alpine Days. They would be presenting the report on Alpine Days shortly. The events coordinator was no longer with the City so they would have to decide what to do with that position.
- The pretrial on the Quail Fire lawsuit would be on September 23<sup>rd</sup>. The trial would start in October.

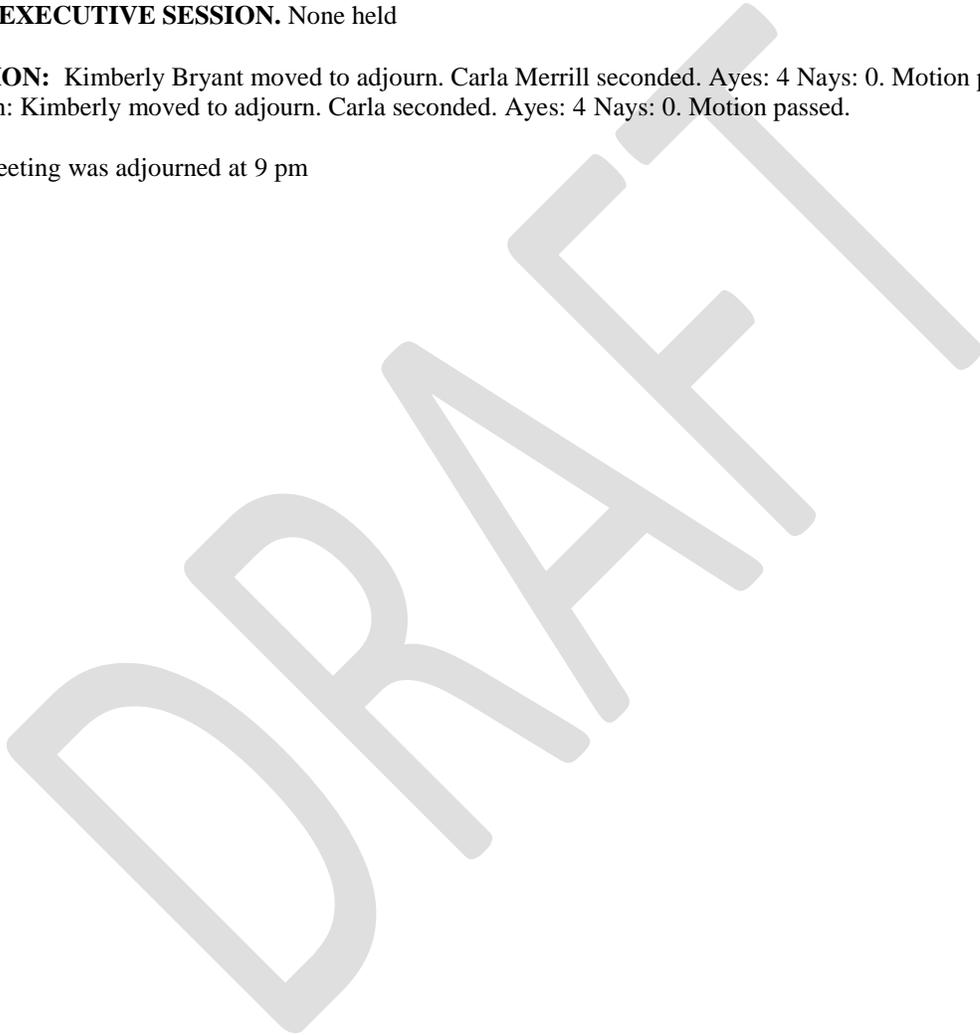
**VII. COUNCIL COMMUNICATION**

Lon Lott reported that the Alpine City sign that had been posted years ago on Alpine Highway was back up. Steve McArthur, the developer of Diane Teichert’s property, had worked with the City to find a location for the sign on a corner of their subdivision after the water district made the City take it down. They needed an artist to paint the black lettering on the sign and come up with some landscaping.

**VIII. EXECUTIVE SESSION.** None held

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

The meeting was adjourned at 9 pm



# Memo



**To:** Alpine City Council  
**From:** Jed Muhlestein, P.E.  
City Engineer  
**Date:** September 20, 2019  
**Subject:** Healey Parking Lot Project Award Recommendation

City Council:

Attached is the bid tabulation for the Healey Parking Project. The low bidder was Sterling Don Excavation with a Total Base Bid of \$156,289.09 which was 6 percent below the engineer's estimate.

I recommend the project be awarded to Sterling Don Excavation for a total of \$156,289.09. I have checked the license, bonding, and references and have found everything in order.

Attached is a copy of the Notice of Award if the City Council so chooses to award this project to Sterling Don Excavation.

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



**BID TABULATION RESULTS**

Healey Parking Project  
 20 North Main Street  
 Alpine, UT 84004  
 Bid Opening: 9/20/2019  
 Time: 11:00 AM

<b>Base Bid Contractors</b>			
Sterling Dawn Excavation	\$	156,289.09	
Kilgore Construction	\$	208,565.76	
<b>Average</b>		\$	176,752.25
Engineer's Estimate	\$	165,401.90	
Percent Difference			6%

Base Bid ITEM NO.	DESCRIPTION	QUANTITY	UNITS	ENGINEERS ESTIMATE		Bidder 1 Sterling Dawn Excavation		Bidder 2 Kilgore Construction		AVERAGE	
				UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization (not to exceed 5%)	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 7,704.00	\$ 7,704.00	\$ 9,600.00	\$ 9,600.00	\$ 7,768.00	\$ 7,768.00
<b>SITE WORK</b>											
2	Site Grading, Cut (Haul material to rodeo grounds)	993	CY	\$ 20.00	\$ 19,860.00	\$ 22.21	\$ 22,054.53	\$ 18.80	\$ 18,668.40	\$ 20.34	\$ 20,194.31
3	Remove existing 4' sidewalk	60	LF	\$ 10.00	\$ 600.00	\$ 17.83	\$ 1,069.80	\$ 9.40	\$ 564.00	\$ 12.41	\$ 744.60
4	Install 4' sidewalk, 4" thick (High Bench Rd)	40	LF	\$ 30.00	\$ 1,200.00	\$ 12.85	\$ 514.00	\$ 18.00	\$ 720.00	\$ 20.28	\$ 811.33
5	Remove 24" Curb and Gutter	70	LF	\$ 10.00	\$ 700.00	\$ 17.83	\$ 1,248.10	\$ 8.80	\$ 616.00	\$ 12.21	\$ 854.70
6	24" Curb and Gutter	844	LF	\$ 22.00	\$ 18,568.00	\$ 22.50	\$ 18,990.00	\$ 18.65	\$ 15,740.60	\$ 21.05	\$ 17,766.20
7	ADA Truncated Dome (2'x4') concrete in sidewalk item	5	Each	\$ 450.00	\$ 2,250.00	\$ 245.00	\$ 1,225.00	\$ 1,200.00	\$ 6,000.00	\$ 631.67	\$ 3,158.33
8	8" Roadbase under all roadway, curb	18640	SF	\$ 1.30	\$ 24,232.00	\$ 1.15	\$ 21,436.00	\$ 1.15	\$ 21,436.00	\$ 1.20	\$ 22,368.00
9	6" Roadbase under sidewalk	3000	SF	\$ 1.50	\$ 4,500.00	\$ 1.90	\$ 5,700.00	\$ 2.60	\$ 7,800.00	\$ 2.00	\$ 6,000.00
10	Remove existing 8" asphalt trail	120	SF	\$ 4.00	\$ 480.00	\$ 5.58	\$ 669.60	\$ 3.35	\$ 402.00	\$ 4.31	\$ 517.20
11	Concrete flatwork, 4" thick	2785	SF	\$ 5.00	\$ 13,925.00	\$ 2.85	\$ 7,937.25	\$ 4.50	\$ 12,532.50	\$ 4.12	\$ 11,464.92
12	Concrete flatwork, 5" thick	730	SF	\$ 6.25	\$ 4,562.50	\$ 3.45	\$ 2,518.50	\$ 5.35	\$ 3,905.50	\$ 5.02	\$ 3,662.17
13	Sawcut and removal of asphalt (parking tie-in to High Bench Rd & trail)	60	SF	\$ 5.00	\$ 300.00	\$ 13.67	\$ 820.20	\$ 3.40	\$ 204.00	\$ 7.36	\$ 441.40
14	3" Hot Mix Asphalt (PG58-28, 1/2", 15% RAP)	15708	SF	\$ 1.80	\$ 28,274.40	\$ 1.45	\$ 22,776.60	\$ 1.57	\$ 24,661.56	\$ 1.61	\$ 25,237.52
15	Sewer & Water Trench Patch	160	SF	\$ 15.00	\$ 2,400.00	\$ 6.38	\$ 1,020.80	\$ 8.42	\$ 1,347.20	\$ 9.93	\$ 1,589.33
<b>UTILITIES</b>											
16	4" Sewer Lateral (w/ cleanouts)	336	LF	\$ 25.00	\$ 8,400.00	\$ 35.00	\$ 11,760.00	\$ 111.00	\$ 37,296.00	\$ 57.00	\$ 19,152.00
17	Install 1" Culinary Service and Meter Can	1	Each	\$ 3,000.00	\$ 3,000.00	\$ 5,710.00	\$ 5,710.00	\$ 19,800.00	\$ 19,800.00	\$ 9,503.33	\$ 9,503.33
18	Install Stop and Waste	2	Each	\$ 500.00	\$ 1,000.00	\$ 567.00	\$ 1,134.00	\$ 510.00	\$ 1,020.00	\$ 525.67	\$ 1,051.33
19	15" ADS Storm Drain Pipe	6	LF	\$ 40.00	\$ 240.00	\$ 166.66	\$ 999.96	\$ 127.50	\$ 765.00	\$ 111.39	\$ 668.32
20	Curb inlet box w/ snout	1	Each	\$ 3,000.00	\$ 3,000.00	\$ 4,245.00	\$ 4,245.00	\$ 4,000.00	\$ 4,000.00	\$ 3,748.33	\$ 3,748.33
21	4' Sump (4' perforated manhole, 12' deep, 6'x20' graveled area w/ fabric)	1	LS	\$ 8,000.00	\$ 8,000.00	\$ 5,430.00	\$ 5,430.00	\$ 7,350.00	\$ 7,350.00	\$ 6,926.67	\$ 6,926.67
22	2" Landscaping Conduit	2	Each	\$ 250.00	\$ 500.00	\$ 817.00	\$ 1,634.00	\$ 835.00	\$ 1,670.00	\$ 634.00	\$ 1,268.00
<b>SWPPP</b>											
23	Silt Fence	335	LF	\$ 3.50	\$ 1,172.50	\$ 4.25	\$ 1,423.75	\$ 1.70	\$ 569.50	\$ 3.15	\$ 1,055.25
24	Inlet Protection	1	Each	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 170.00	\$ 170.00	\$ 223.33	\$ 223.33
25	Toilet Rental & Pad	1	LS	\$ 750.00	\$ 750.00	\$ 300.00	\$ 300.00	\$ 2,400.00	\$ 2,400.00	\$ 1,150.00	\$ 1,150.00
26	Street Sweeping	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,300.00	\$ 2,300.00	\$ 1,766.67	\$ 1,766.67
27	Concrete Washout	1	Each	\$ 2,000.00	\$ 2,000.00	\$ 1,200.00	\$ 1,200.00	\$ 360.00	\$ 360.00	\$ 1,186.67	\$ 1,186.67
<b>MISC</b>											
28	Stop Sign	1	Each	\$ 1,500.00	\$ 1,500.00	\$ 350.00	\$ 350.00	\$ 675.00	\$ 675.00	\$ 841.67	\$ 841.67
29	4-inch Power Conduit	425	LF	\$ 13.50	\$ 5,737.50	\$ 12.16	\$ 5,168.00	\$ 14.10	\$ 5,992.50	\$ 13.25	\$ 5,632.67
<b>BY OTHERS</b>											
	LANE STRIPING	n/a									
	CONSTRUCTION SURVEY - PROVIDED BY ENGINEER	n/a									
	FENCING OF TRASH ENCLOSURE	n/a									
	ENTRANCE LANDSCAPING (TREES AND PAVERS)	n/a									
	BATHROOM INSTALL	n/a									
<b>TOTAL BASE BID</b>					\$ 165,401.90	\$ 156,289.09	\$ 208,565.76	\$ 176,752.25			

I hereby certify that this is a true and correct Bid Tabulation for the Alpine City Healey Park Parking Lot



DOCUMENT 00360

NOTICE OF AWARD

To: STERLING DON ESCAVATION  
6387 W 9600 N  
HIGHLAND, UT 84003

PROJECT Description: **Healey Parking Project.**

The OWNER has considered the BID submitted by you for the above described WORK in response to its Invitation to Bid dated September 9, 2019, and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of \$156,289.09.

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance Bond, Payment Bond, and Certificates of Insurance within ten (10) calendar days from the date of this notice to you.

If you fail to execute said Agreement and to furnish said Bonds within ten (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your Bid Bond. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this Notice of Award to the OWNER.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Owner

ACCEPTANCE OF NOTICE

By Troy Stout

Receipt of the above NOTICE OF  
AWARD is hereby acknowledged

Title Mayor

By \_\_\_\_\_

this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_

Title \_\_\_\_\_

## ALPINE CITY COUNCIL AGENDA

**SUBJECT: Site Plan – AT&T Antenna Upgrade**

**FOR CONSIDERATION ON: 24 September 2019**

**PETITIONER: AT&T**

**ACTION REQUESTED BY PETITIONER: Review and approve the proposed antenna upgrade.**

### **BACKGROUND INFORMATION:**

AT&T is seeking to replace six antennas and related equipment at the tower site located at 10 East 600 South. The proposed replacement does not substantially change the physical dimensions of the tower or base station (height and width to remain the same), and thus, should be approved per the Wireless Telecommunications Ordinance of the Development Code.

Article 3.27.030 states:

*State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. For purposes of this Part, the term “eligible facilities request” means any request for modification of an existing wireless tower or base station that involves:*

- *collocation of new transmission equipment;*
- *removal of transmission equipment; or*
- *replacement of transmission equipment.*

The Planning Commission held a public hearing on September 17, 2019 and made the following recommendation:

***MOTION:*** *Sylvia Christiansen moved to recommend approval of the AT&T Antenna Upgrade.*

*Jessica Smuin seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.*

### **Ayes:**

*Jane Griener  
John MacKay  
David Fotheringham  
Jessica Smuin  
Sylvia Christiansen*

### **Nays:**

*None*

**STAFF RECOMMENDATION:**

Approve the proposed site plan.

**SAMPLE MOTION TO APPROVE:**

I motion to approve the site plan as proposed.

**SAMPLE MOTION TO DENY:**

I motion that the proposed site plan be denied based on the following:

- **\*\*\*Insert Finding\*\*\***



116 Inverness Dr E Ste. 300  
Englewood, CO 80112

Phone: (801) 979-9077  
Fax:  
www.crowncastle.com

August 28, 2019

CITY OF ALPINE, UT  
20 N Main Street, Alpine, UT 84004

RE: Eligible Facilities Request to modify equipment on a communications tower located at:  
10 EAST 600 SOUTH, ALPINE, UT, 84004  
Crown Site Number: 845652 / Crown Site Name: ALPINE  
Customer Site Number: UTLO4002 / Application Number: 473475

Crown Castle USA Inc. ("Crown Castle") on behalf of New Cingular Wireless PCS, LLC ("AT&T Mobility") is submitting the attached Eligible Facilities Request application to modify transmission equipment on a telecommunications tower located at 10 EAST 600 SOUTH, ALPINE, UT 84004 in CITY OF ALPINE, UT (the "ALPINE Tower").

Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, commonly known as the "Spectrum Act" (Pub. Law No. 112-96, 126 Stat 156), mandates that state and local governments "may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." Additionally, if "the reviewing State or local government determines that the application is incomplete" [they] "must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information." Under federal law, an Eligible Facilities Request is deemed granted with written notification in sixty (60) days after an application is filed with a local jurisdiction, excluding tolling. Based on the submittal date of August 30, 2019, 30 days will expire on September 29, 2019; 60 days will expire on October 29, 2019.

AT&T Mobility proposes to modify the "ALPINE Tower" as follows:

#### Tower Scope of Work

- Remove (6) Antennas; Install (6) Antennas
- Remove (6) RRHs; Install (9) RRHS
- Remove (6) TMAs

#### Ground Scope of Work

- Install Processor Cards in Existing Cabinet
- Install (1) New 48VDC Power Plant; Install (10) 48VDC Rectifiers; Install (3) Converter Modules



116 Inverness Dr E Ste. 300  
Englewood, CO 80112

Phone: (801) 979-9077  
Fax:  
[www.crowncastle.com](http://www.crowncastle.com)

Itemized list of submittal documents:

- Eligible Facility Request Letter
- Site Plan Application
- Site Plan; Construction Drawings; Elevations; Equipment Detail
- Application Fee

AT&T Mobility is committed to working cooperatively with all jurisdictions around the country to secure expeditious approval of requests to modify existing personal wireless service facilities. If you should require more information regarding the Spectrum Act, please do not hesitate to contact me with your questions.

Sincerely,

*Craig Chagnon*

Craig Chagnon  
[Craig.Chagnon@crowncastle.com](mailto:Craig.Chagnon@crowncastle.com)  
(801) 979-9077



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# Site Plan Checklist

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

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Article 4.14 of the Alpine Development Code outlines the requirements necessary for Site Plan compliance for single-family residential dwellings and commercial structures **not** located in an approved subdivision. Commercial Site Plans also need to be in accordance with any additional requirements of the Business Commercial zone that are applicable. Applicants must follow the City's planning process including making and attending appointments with the Development Review Committee (DRC) and the Planning Commission.

Please follow this checklist to ensure a complete and proper Site Plan submittal.

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## Submission Requirements

Applicant Use	Office Use	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The applicant shall meet with the DRC to discuss the proposed site plan before submitting an application or any plans.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All required documentation shall be submitted to the City Planner fourteen (14) days prior to a scheduled Planning Commission meeting or ten (10) days for a resubmission, including: <ul style="list-style-type: none"><li>• The Site Plan Checklist, Site Plan Application and required fees.</li><li>• an electronic copy of the site plan in a compatible format (AutoCAD);</li><li>• Three (3) D size (22" x 34") copies of the site plan drawn to scale; and</li><li>• ten (10) 11"x17" copies of the site plan drawn to scale.</li></ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site plan conforms to Article 4.7 (Design Standards), Article 4.8 (Construction Standards), and Article 4.10 (Financial Responsibility) of the Alpine City Subdivision Ordinance. If it is a commercial site plan, it also conforms to any additional requirements that are applicable to the site plan in Article 3.7 (Business/Commercial District) of the Alpine City Development Code.

A Developer's Agreement shall be executed between the City and the Developer outlining the conditions of approval of the site plan. The Development Agreement may include but is not limited to the following examples: any special conditions, trails, landscape issues, or off-site improvements. Rights-of-ways must be dedicated to Alpine City.



# Site Plan Application

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

## Contact Information

**Applicant** AT&T Mobility - Craig Chagnon/Crown Castle/Agent

Address 2055 S. Stearman Dr. City Chandler State AZ Zip 85286

Phone 801-979-9077 Fax \_\_\_\_\_ Email craig.chagnon@crowncastle.com

**Engineer** WYCO Field Services

Address 2227 W. Pecos Rd. Suite 4 City Chandler State AZ Zip 85227

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email cwolfe@wycofs.com

**Representative** Craig Chagnon / Crown Castle

(Person who will be at City meetings to represent the proposed plan. If it is someone other than the applicant/engineer, please indicate his/her relationship to the project.)

Address 2055 S. Stearman Drive City Chandler State AZ Zip 85286

Phone 801-979-9077 Fax \_\_\_\_\_ Email craig.chagnon@crowncastle.com

Send City Engineer's review comments to:  Applicant  Engineer  Representative

## Project Information

Name of Project AT&T LTE 6C/5C/4C Serial Number: 11:023:0096

Project Address 10 East 600 South Current Use Wireless Telecom Facility

Project Size (in acres) 0.01 Current Zoning CR-20,000

**Source of Water Rights** N/A

Alpine Irrigation Shares: # of Primary Shares \_\_\_\_\_ # of Secondary Shares \_\_\_\_\_

Other Water Rights: Source \_\_\_\_\_ # of Acreage Feet \_\_\_\_\_

Requesting Cash in lieu of Water Rights Option

**Site Plan Fee** \$250.00 Amount Paid \$250.00 Date Paid \_\_\_\_\_

(Actual cost of City Engineer's review + \$150.00 [\$250.00 for commercial site plans])

**Applicant Signature** Craig Chagnon Date 08.28.2019



# CONSTRUCTION DRAWINGS

AT&T SITE NUMBER:  
**UTL04002**

PROJECT ID AND PACE NUMBER:  
**LTE 6C: MRUTH030303**  
**LTE 5C: MRUTH030034**  
**LTE 4C: MRUTH030065**

CROWN CASTLE SITE NAME:  
**ALPINE**

CROWN CASTLE SITE NUMBER: **845652** CROWN CASTLE APPLICATION: **PENDING**

SITE ADDRESS:  
**10 EAST 600 SOUTH**  
**ALPINE, UT 84004**  
**(CITY OF ALPINE)**

**SCOPE OF WORK**

THE PURPOSE OF THIS PROJECT IS AS FOLLOWS:

**TOWER SCOPE OF WORK:**

- REMOVE (6) RRHs
- INSTALL (9) RRHs
- REMOVE (6) ANTENNAS
- INSTALL (6) ANTENNAS
- REMOVE (6) TMAS

**GROUND SCOPE OF WORK:**

- INSTALL (1) PROPOSED FSM4 BBU (1)AMIA, (1)ABIL, & (1)ASIK
- INSTALL (1) ABIA CARD IN EXISTING FSM4

**DC POWER PLAN REVIEW:**

- FAILS RECTIFIER AND CONVERTER; REPLACE EXISTING INDOOR POWER PLANT WITH NEW VERTIV NETSURE -48VDC POWER SYSTEM;
- INSTALL (1) NEW VERTIV NETSURE 7100 [NEQ.19735] -48VDC POWER PLANT OUTFITTED WITH (10) EA. HE 2KW -48VDC RECTIFIERS [NEQ.15930] & (3) EA. HE 1.5KW -48VDC/+24VDC CONVERTER MODULES [NEQ.15929].

**BATTERY CHECK:**

- BATTERY RESERVE CAPACITY; REUTILIZE AND RECONFIGURE (24) EXISTING GNB 1000AH BATTERIES I.E. (1) STRINGS CONFIGURED @ -48VDC NOMINAL TO ACHIEVE 5.12 HRS OF BATTERY RESERVE.

**HVAC UNITS:**

- PASSES HVAC TONNAGE CAPACITY: THERE IS (1) EXISTING 4-TON AND (1) 3-TON HVAC UNIT.

REDS INFO:  
ID: 2478050 VER: 1  
DATE 08/31/2018

**PROJECT DIRECTORY**

**TOWER OWNER:** CROWN CASTLE  
2055 S. STEARMAN DRIVE  
CHANDLER, AZ 85286  
CONTACT: NICOLE RUSSELL  
PHONE: (602) 845-1766

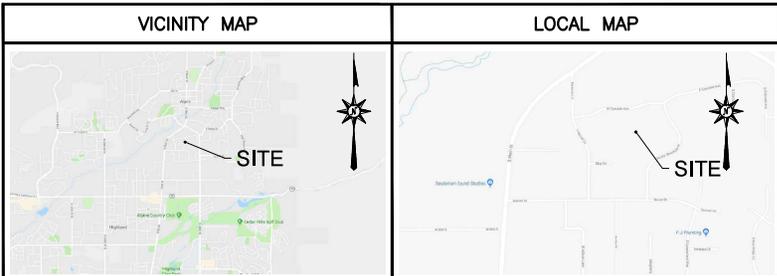
**APPLICANT:** AT&T MOBILITY CORP.  
161 INVERNESS DRIVE WEST, 2ND FLOOR  
ENGLEWOOD, CO 80112  
CONTACT: CONNOR RICHARDS  
PHONE: (303) 828-7114

**A&E FIRM:** WYCO FIELD SERVICES  
2227 W PECOS RD, SUITE 4  
CHANDLER, AZ 85227  
CWOLF@WYCOFS.COM

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

CALL UTAH ONE CALL  
(800) 662-4111  
CALL 3 WORKING DAYS  
BEFORE YOU DIG!



**DIRECTIONS TO THE SITE FROM SALK LAKE CITY INTERNATIONAL AIRPORT:**  
TAKE CROSSBAR RD AND TERMINAL DR TO UT-154/4000 W 2.1 MI, FOLLOW UT-154 AND I-15 S TO UT-92 E IN LEHI, TAKE EXIT 284 FROM I-15 S 36 MI (28.9 MI, CONTINUE ON UT-92 E. DRIVE TO ROCKY MOUNTAIN DR IN ALPINE 6.7 MI, MERGE ONTO UT-92 E 0.3 MI SLIGHT RIGHT ONTO UT-92/TIMPANOGOS HWY COMMUTER LN CONTINUE TO FOLLOW UT-92 5.3 MI TURN LEFT ONTO 5300 W 0.4 MI CONTINUE ONTO UT-74 N/S MAIN ST 0.3 MI TURN RIGHT ONTO SUNSET DR 0.3 MI TURN LEFT ONTO ROCKY MOUNTAIN DR DESTINATION WILL BE ON THE LEFT

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL EXISTING BUILDINGS CODE
- 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
- ANSI/TIA/EIA-222-G
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES
- FAA COMPLIANCE
- FCC COMPLIANCE

PERMITTING/ZONING APPROVAL:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD APPROVAL:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

AT&T PROJECT MANAGER APPROVAL:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SITE SUMMARY**

SITE TYPE: UPGRADE

TYPE OF OCCUPANCY: TELECOMMUNICATIONS

TOWER TYPE: MONOPOLE

TOWER LATITUDE: 40.4439200'

TOWER LONGITUDE: -111.7787600'

AMSL: 5,000 FT±

ZONING JURISDICTION: CITY OF ALPINE

COUNTY: UTAH

PARCEL NUMBER: 11-023-0096

POWER COMPANY: PROVO CITY POWER  
801-852-6000

TELEPHONE COMPANY: CENTURY LINK

PROPERTY OWNER: PENDING  
PARK AT SOUTH POINTE CELL TOWER LLC

24 HOUR NOC CONTACT: (800) 783-7011

GATE COMBINATION: 7011

**SHEET INDEX**

SHEET NO.	DESCRIPTION	REV. NO.	REVISION DATE
T-1	TITLE SHEET	0	02/08/19
GN-1	GENERAL NOTES	0	02/08/19
GN-2	GENERAL NOTES	0	02/08/19
S-1	SITE PLAN	0	02/08/19
C-1	COMPOUND PLANS	0	02/08/19
C-2	EQUIPMENT PLANS	0	02/08/19
C-3	TOWER ELEVATIONS	0	02/08/19
C-4	ANTENNA LAYOUTS	0	02/08/19
C-5	FINAL RF EQUIPMENT SCHEDULE	0	02/08/19
C-6	ANTENNA DETAILS	0	02/08/19
G-1	GROUNDING NOTES & DETAILS	0	02/08/19
G-2	GROUNDING DETAILS	0	02/08/19

PREPARED FOR:

PREPARED BY:

PREPARED BY:

2227 W. PECOS ROAD, SUITE 4,  
CHANDLER AZ 85224

**PRELIMINARY DRAWINGS FOR SCOPING ONLY**

DRAWN BY: \_\_\_\_\_ MK

CHECKED BY: \_\_\_\_\_ CW

APP'D: \_\_\_\_\_ CM

**SUBMITTALS**

DATE	DESCRIPTION	REV	ISSUED BY
02/08/19	CDs	0	MK

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF WYCO FIELD SERVICES IS PROHIBITED.

AT&T SITE NUMBER:  
UTL04002

CROWN SITE NAME:  
ALPINE

CROWN SITE NUMBER:  
845652

SITE ADDRESS:  
10 EAST 600 SOUTH  
ALPINE, UT 84004

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
T-1



**SITE NOTES:**

- WHEN SITE WORK IS INCLUDED IN SCOPE:
  - CLEAR AND GRUB SITE OF ALL VEGETATION, PAVING, GRAVEL BASE AND OTHER DEBRIS NOT TO REMAIN. SUBGRADES ARE TO BE SET PRIOR TO LANDSCAPE INSTALLATION.
  - PROVIDE ELEVATION OF SUBGRADE WITHIN 0.10 FOOT OF ELEVATIONS SHOWN ON PLAN MINUS DEPTH OF TOPSOIL, FILL, AND MULCH.
  - ROUGH GRADE ALL AREAS WITHIN 1 FOOT OF ELEVATIONS INDICATED BEFORE PLANTING. PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT SLABS, BUILDINGS AND THROUGH ALL PLANTER AREAS TO AVOID LOW SPOTS AND STANDING WATER.
  - BLEND NEW GRADES NATURALLY INTO EXISTING GRADES.
  - MAINTAIN POSITIVE DRAINAGE ON THE SITE AT ALL TIMES.
  - IF REQUIRED, MAINTAIN CONTINUOUS EROSION CONTROL ON THE DOWNSTREAM SIDE OF THE SITE.
  - IN LANDSCAPE AREAS, FINISH GRADES ARE TO FOLLOW THE GRADES AND EDGE DETAILS INDICATED AND BE MOUNDED 6 INCHES IN THE CENTER OF THE BED ABOVE THE EDGE OF THE LANDSCAPE AREA.
  - DO NOT PLACE FILL OR EMBANKMENT MATERIAL ON FROZEN GROUND. DO NOT PLACE FROZEN MATERIALS, SNOW OR ICE IN ANY FILL OR EMBANKMENT.
  - NOTIFY OWNER IF MODIFICATIONS TO THE PROPOSED GRADING SEEM NECESSARY AND OBTAIN APPROVAL PRIOR TO START OF WORK.
- FOOTINGS SHALL BEAR ON FIRM, NATURAL, UNDISTURBED SOIL, OR ON ENGINEERED FILL (COMPACTED TO 95% ASTM D1557). ENSURE THAT EXCAVATIONS ARE FREE OF ORGANIC MATERIAL, DEBRIS, OR OTHER FOREIGN MATERIAL. NOTIFY OWNER IF ANY UNUSUAL CONDITIONS ARE ENCOUNTERED.
- FILL AND SLAB BASE MATERIAL SHALL BE 3/4" MINUS CRUSHED ROCK PLACED IN 8" (MAXIMUM) LOOSE LIFTS AND COMPACTED TO 98% ASTM D1557.

**CONCRETE NOTES:**

- CONCRETE AND REINFORCING SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

CONCRETE CONSTRUCTION	ACI 318, f'c=4 KSI, UNO
CEMENT	ASTM C150, PORTLAND CEMENT TYPE II, UNO
REINFORCING STEEL	ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy=60 KSI, UNO
WELDED WIRE FABRIC	ASTM A185
SPIRAL REINFORCEMENT	ASTM A615, GRADE 60, fy=60 KSI
ANCHOR BOLTS	ASTM A307
GRADE 60 REBAR WELDING	ASTM A706

NOTES: ANY BARS SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy=40 KSI. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.

- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE	3"
FORMED SURFACES EXPOSED (≥ #6 BARS)	2"
TO EARTH OR WEATHER (≤ #5 BARS)	1 1/2"
SLABS AND WALLS (INTERIOR FACE)	3/4"

- AIR ENTRAIN ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, C618, C989 AND C1017. AIR ENTRAIN CONCRETE EXPOSED TO FREEZING AND THAWING WHILE MOIST IN ACCORDANCE WITH ACI 318, SECTION 4.4.1.
- DETAIL REINFORCING STEEL (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
- PERFORM WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) USING LOW HYDROGEN ELECTRODES. PERFORM WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) USING E70 XX ELECTRODES. DO NOT WELD WITHIN 4" OF COLD BENDS IN REINFORCING STEEL.
- DO NOT FIELD BEND REINFORCING PARTIALLY EMBEDDED IN CONCRETE UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE ENGINEER.
- SUPPORT BARS ON CHAIRS OR DOBIE BRICKS.
- FURNISH NON-SHRINK GROUT BY AN APPROVED MANUFACTURER. MIX AND PLACE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (4 KSI, MINIMUM).
- ALL EXPANSION ANCHORS TO BE HILTI BRAND, UNO. TEST ADHESIVE ANCHORS TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER AND LOCAL JURISDICTION.

**STRUCTURAL STEEL NOTES:**

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

WIDE FLANGE SHAPES	ASTM A992, GRADE 50
SHAPES, PLATES, ANGLES, & RODS	ASTM A36, Fy 36 KSI
SPECIAL SHAPES AND PLATES	ASTM A572, Fy 50 KSI
PIPE COLUMNS	ASTM A53, GR B, Fy 35 KSI
STRUCTURAL TUBING	ASTM A500, GR B, Fy 46KSI
ANCHOR BOLTS	ASTM A307
CONNECTION BOLTS	ASTM A325 TWIST-OFF

- BASE STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) ON THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION.
- HOT DIP GALVANIZE AFTER FABRICATION PER A123/A123M-00 ALL STEEL EXPOSED TO WEATHER AND WHERE NOTED.
- CONFORM TO ALL AISC AND AWS STANDARDS FOR WELDING. PERFORM WELDING BY ANSI/AWS D1.1 CERTIFIED WELDERS USING E70 XX ELECTRODES. USE ONLY PRE-QUALIFIED WELDS AS DEFINED BY AWS.
- PROVIDE COLD-FORMED STEEL FRAMING MEMBERS OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
- FOR BOLTED CONNECTIONS, USE 3/4" DIA., BEARING-TYPE, A325 BOLTS WITH A MINIMUM OF TWO BOLTS, UNO.
- FOR NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING, USE 5/8" DIA. A307 BOLTS, UNO.
- PREPARE AND PAINT IN ACCORDANCE WITH THE PAINT MANUFACTURERS WRITTEN INSTRUCTIONS, UNO.
- TOUCH UP ALL FIELD DRILLING, WELDING AND CUT SURFACES WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

**SPECIAL INSPECTIONS:**

- WHEN REQUIRED, PROVIDE SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY OWNER'S REPRESENTATIVE AND THE LOCAL JURISDICTION.
- THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER'S REPRESENTATIVE, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.



**PRELIMINARY DRAWINGS FOR SCOPING ONLY**

DRAWN BY: MK  
 CHECKED BY: CW  
 APP'VD: CM

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
02/08/19	CDs	0	MK

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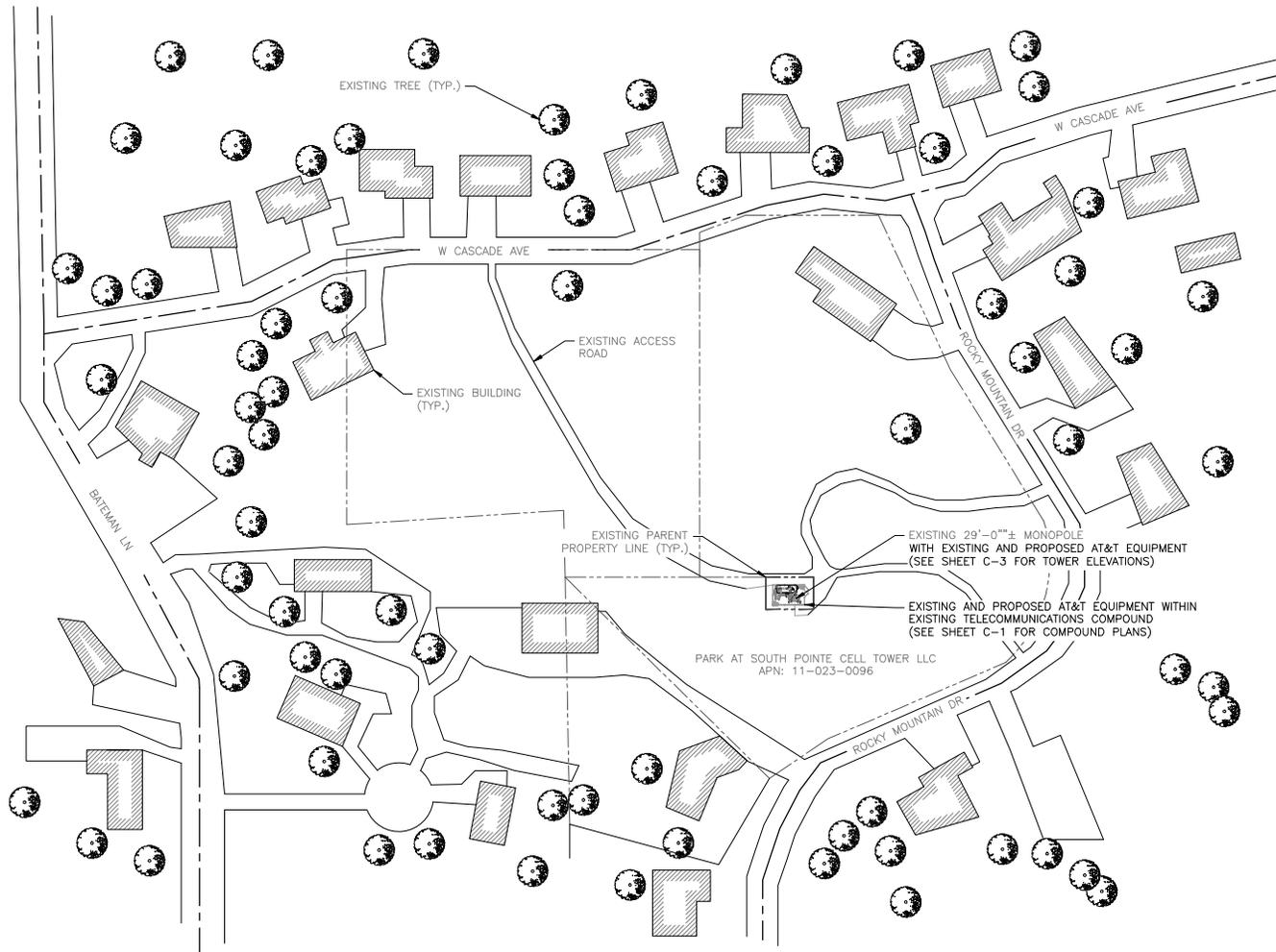
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ALPINE

CROWN SITE NUMBER:  
845652

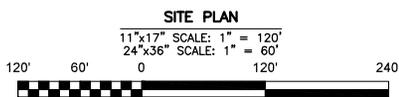
SITE ADDRESS:  
10 EAST 600 SOUTH  
ALPINE, UT 84004

SHEET TITLE  
GENERAL NOTES

SHEET NUMBER  
GN-2



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PREPARED BY:  
  
 2227 W. PECOS ROAD, SUITE 4,  
 CHANDLER AZ 85224

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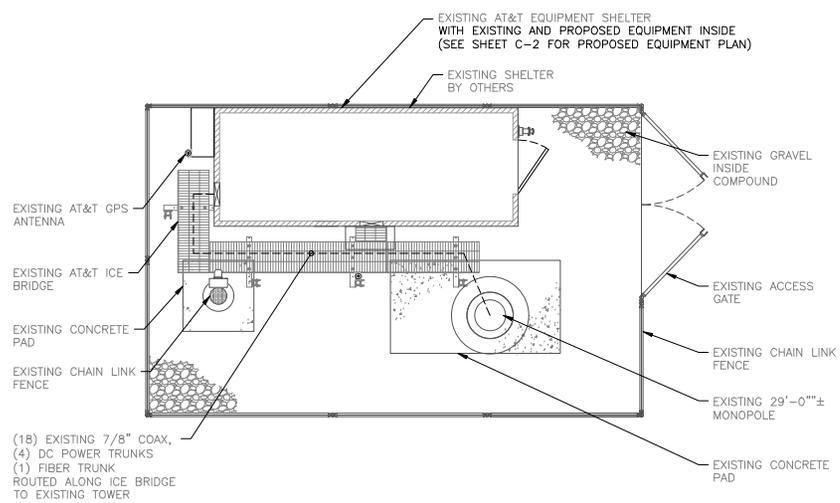
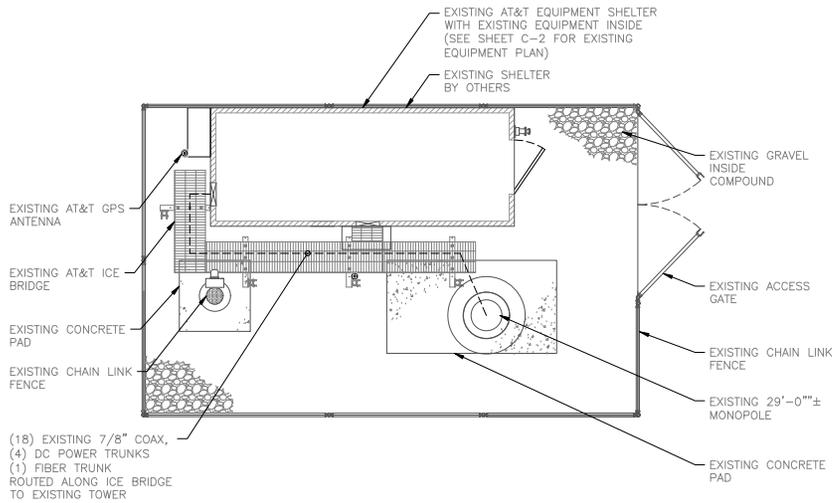
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CROWN SITE NUMBER:  
 845652

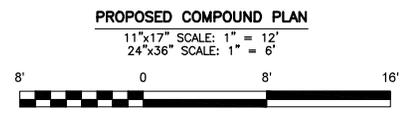
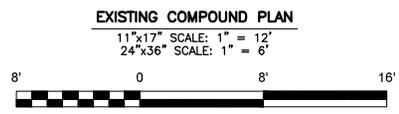
SITE ADDRESS:  
 10 EAST 600 SOUTH  
 ALPINE, UT 84004

SHEET TITLE  
 SITE PLAN

SHEET NUMBER  
**S-1**



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PREPARED FOR:

PREPARED BY:

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ALPINE

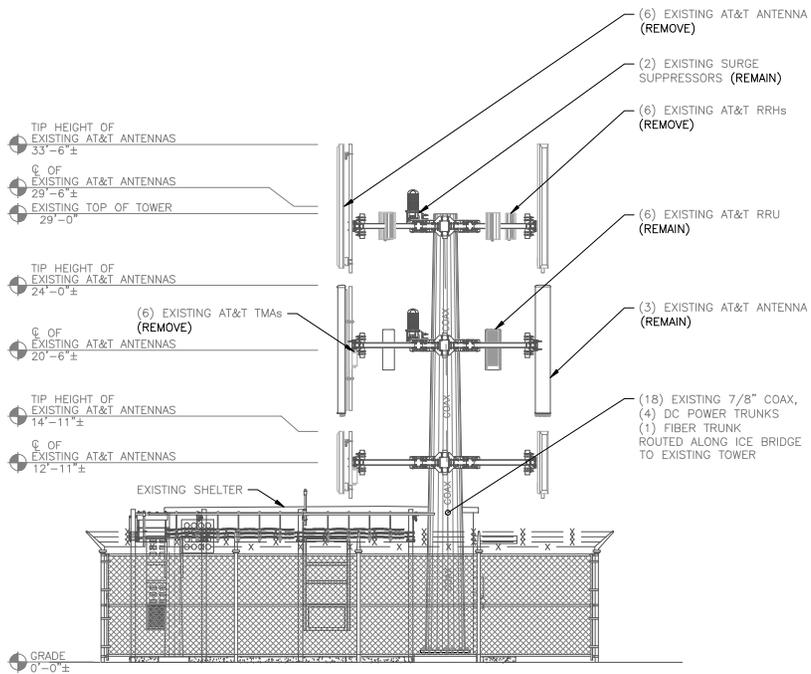
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845652

SITE ADDRESS:  
10 EAST 600 SOUTH  
ALPINE, UT 84004

SHEET TITLE  
COMPOUND PLANS

SHEET NUMBER  
**C-1**

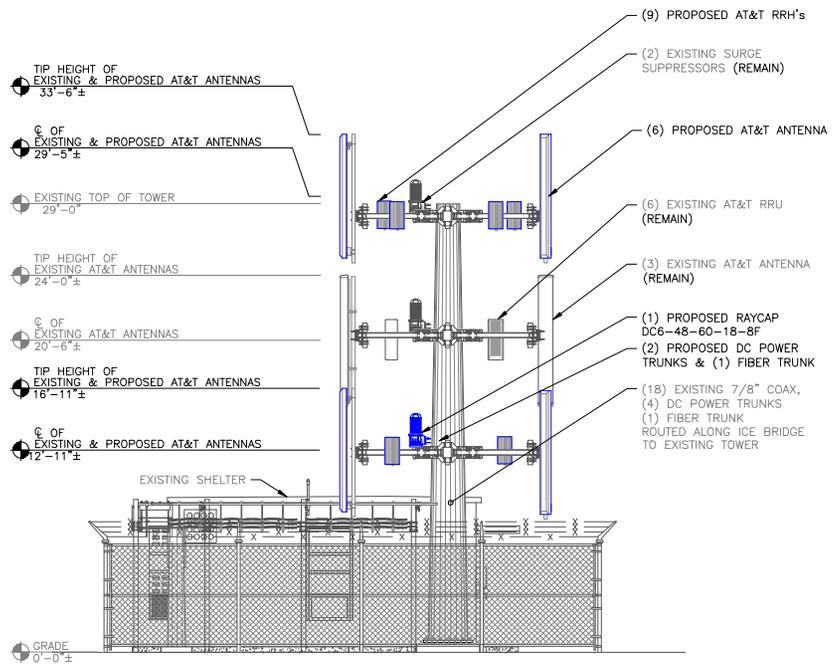




**EXISTING TOWER ELEVATION**

11"x17" SCALE: 1" = 8'  
24"x36" SCALE: 1" = 16'

THE TOWER DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. THE ACTUAL TOWER MAY VARY IN THE FIELD.



**PROPOSED TOWER ELEVATION**

11"x17" SCALE: 1" = 8'  
24"x36" SCALE: 1" = 16'

THE TOWER DRAWING IS ONLY A GRAPHIC REPRESENTATION OF THE STRUCTURE. THE ACTUAL TOWER MAY VARY IN THE FIELD.



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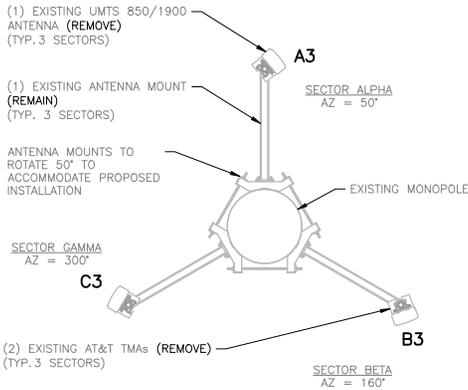
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ALPINE

CROWN SITE NUMBER:  
845652

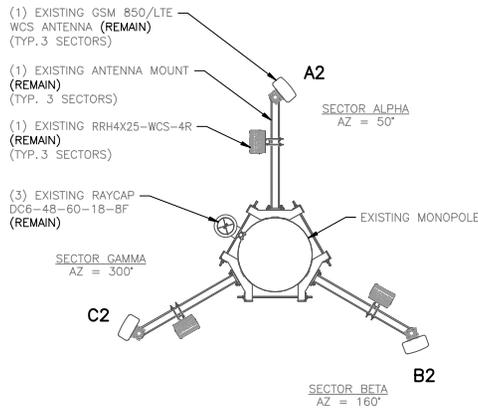
SITE ADDRESS:  
10 EAST 600 SOUTH  
ALPINE, UT 84004

SHEET TITLE  
TOWER ELEVATIONS

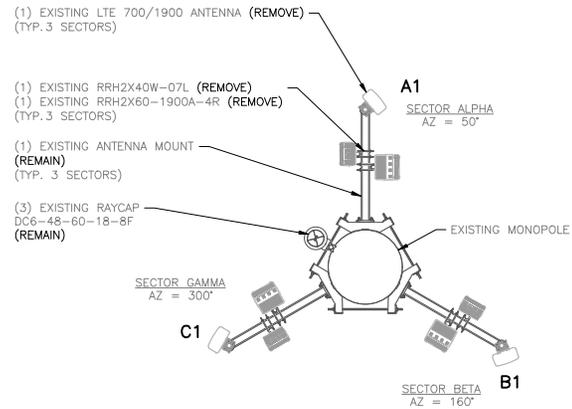
SHEET NUMBER



GAMMA ANTENNA ● 12'-11"



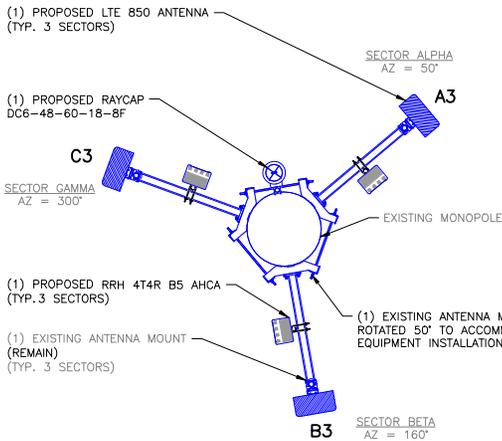
BETA ANTENNA ● 20'-6"



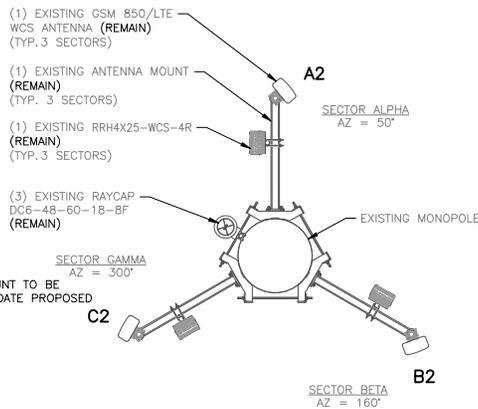
ALPHA ANTENNA ● 29'-6"

**EXISTING ANTENNA LAYOUT ● ELEVATION 58'-0" A.G.L.**

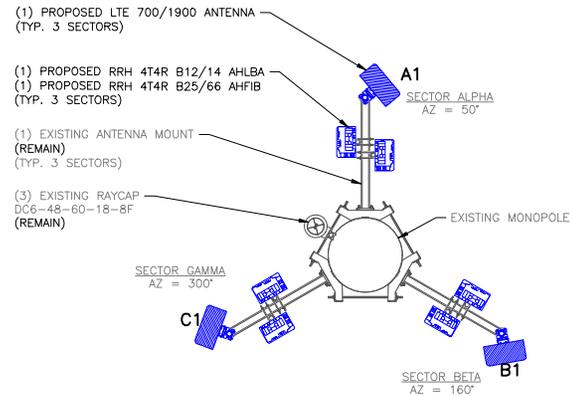
11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.



GAMMA ANTENNA ● 12'-11"



BETA ANTENNA ● 20'-6"



ALPHA ANTENNA ● 29'-6"

**PROPOSED ANTENNA LAYOUT ● ELEVATION 58'-0" A.G.L.**

11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.

INSTALL RRUs ON DUAL RRU MOUNTING BRACKETS SUPPLIED BY AT&T.

PREPARED FOR:

PREPARED FOR:

PREPARED BY:

**FIELD SERVICES**  
Here quality still counts.  
2227 W. PECOS ROAD, SUITE 4,  
CHANDLER AZ 85224

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CROWN SITE NAME:  
ALPINE

CROWN SITE NUMBER:  
845652

SITE ADDRESS:  
10 EAST 600 SOUTH  
ALPINE, UT 84004

SHEET TITLE  
ANTENNA LAYOUTS

SHEET NUMBER  
C-4



(P) = PROPOSED

**FINAL ANTENNA & CABLE SCHEDULE (ALL EQUIPMENT MOUNTED ON TOWER)**

SECTOR	MAR K	BAND	ANTENNA MAKE/MODEL	ANTENNA E HEIGHT	ANTENNA AZIMUTH	TMA QTY./TYPE	RADIO QTY./TYPE	SURGE PROTECTION QTY./TYPE	CABLE QTY./TYPE
ALPHA	A1	LTE 700/1900/AWS	(P) (1) ANDREW - NNH4-65C-R6	33'-6" 24'-0" 16'-11"	50°	-	(P) (1) NOKIA DUAL RRH 4T4R B12/14 AHLBA (P) (1) NOKIA DUAL RRH 4T4R B25/66 AHFIB	(1) DC6-48-60-18-8F	(1) FIBER TRUNK (2) DC TRUNK (6) 7/8" COAX
	A2	LTE 850/WCS	(1) ANDREW - SBJAH4-1D65C-DL			-	(1) RRH4X25-WCS-4R		
	A3	LTE 850	(P) (1) ANDREW - NNH4-65C-R6			-	(P) (1) NOKIA RRH 4T4R B5 AHCA		
BETA	B1	LTE 700/1900/AWS	(P) (1) ANDREW - NNH4-65C-R6	33'-6" 24'-0" 16'-11"	160°	-	(P) (1) NOKIA DUAL RRH 4T4R B12/14 AHLBA (P) (1) NOKIA DUAL RRH 4T4R B25/66 AHFIB	(1) DC6-48-60-18-8F	(1) FIBER TRUNK (2) DC TRUNK (6) 7/8" COAX
	B2	LTE 850/WCS	(1) ANDREW - SBJAH4-1D65C-DL			-	(1) RRH4X25-WCS-4R		
	B3	LTE 850	(P) (1) ANDREW - NNH4-65C-R6			-	(P) (1) NOKIA RRH 4T4R B5 AHCA		
GAMMA	C1	LTE 700/1900/AWS	(P) (1) ANDREW - NNH4-65C-R6	33'-6" 24'-0" 16'-11"	30°	-	(P) (1) NOKIA DUAL RRH 4T4R B12/14 AHLBA (P) (1) NOKIA DUAL RRH 4T4R B25/66 AHFIB	(P) (1) DC6-48-60-18-8F	(1) FIBER TRUNK (2) DC TRUNK (6) 7/8" COAX
	C2	LTE 850/WCS	(1) ANDREW - SBJAH4-1D65C-DL			-	(1) RRH4X25-WCS-4R		
	C3	LTE 850	(P) (1) ANDREW - NNH4-65C-R6			-	(P) (1) NOKIA RRH 4T4R B5 AHCA		

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 CHECKED BY: \_\_\_\_\_ CW  
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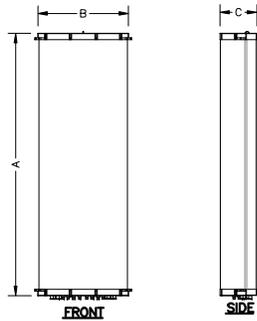
CROWN SITE NAME:  
ALPINE

CROWN SITE NUMBER:  
845652

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10 EAST 600 SOUTH  
ALPINE, UT 84004

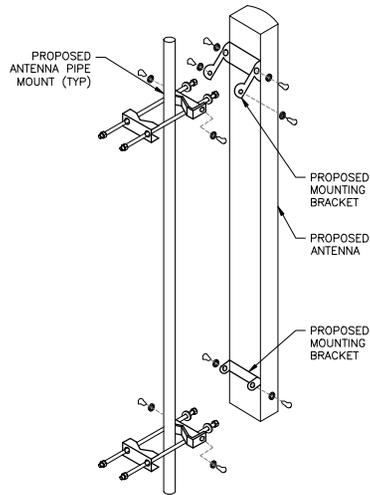
SHEET TITLE  
FINAL RF EQUIPMENT SCHEDULE

SHEET NUMBER  
C-5

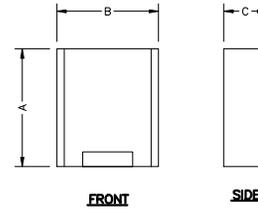


ANTENNA SPECIFICATIONS				
MODEL	LENGTH (A)	WIDTH (B)	DEPTH (C)	WEIGHT (lb)
COMMSCOPE NNH4-65C-R6	96.0"	19.6"	7.8"	99.2

**ANTENNA SPECIFICATIONS**  
 11"x17" SCALE: N.T.S.  
 24"x36" SCALE: N.T.S.

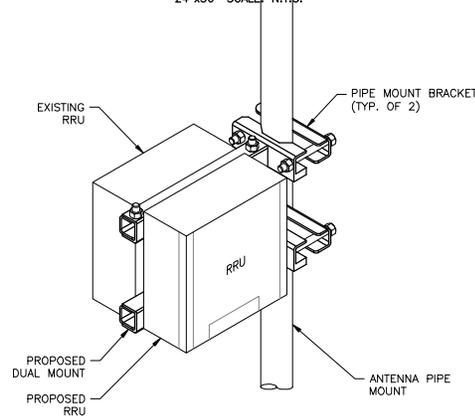


**ANTENNA MOUNTING**  
 11"x17" SCALE: N.T.S.  
 24"x36" SCALE: N.T.S.



RADIO SPECIFICATIONS				
MODEL	LENGTH (A)	WIDTH (B)	DEPTH (C)	WEIGHT (lb)
NOKIA - 4T4R B12/B14 AHLBA	28.70"	15.35"	9.45"	101.40
NOKIA - 4T4R B25/B66 AHFIB	28.74"	15.35"	9.45"	88.19
NOKIA - 4T4R B5 AHCA	13.30"	11.60"	6.50"	35.27

**RADIO SPECIFICATIONS**  
 11"x17" SCALE: N.T.S.  
 24"x36" SCALE: N.T.S.



**NOTES:**

- RRU MANUFACTURER VIA AT&T SUPPLIES RRU, RRU PIPE-MOUNTING BRACKET. SUBCONTRACTOR SHALL SUPPLY PIPE AND INSTALL ALL MOUNTING HARDWARE INCLUDING RRU PIPE-MOUNTING BRACKET.
- FOR PIPE DIAMETERS FROM 6" TO 15", AT&T CAN SUPPLY A PAIR OF PIPE MOUNTING METAL BANDS WITH BOLTING WELDMENT.
- NO PAINTING OF THE RRU OR SOLAR SHIELD IS ALLOWED

**DUAL RRU MOUNTING BRACKET**  
 11"x17" SCALE: N.T.S.  
 24"x36" SCALE: N.T.S.



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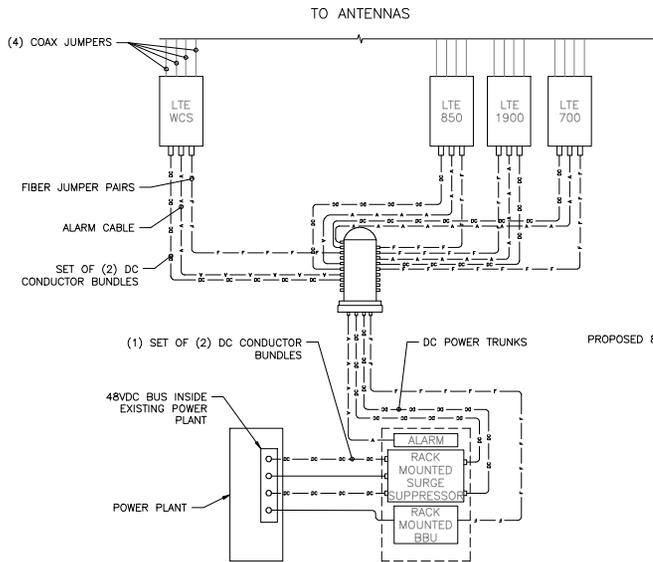
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 ALPINE

CROWN SITE NUMBER:  
 845652

SITE ADDRESS:  
 10 EAST 600 SOUTH  
 ALPINE, UT 84004

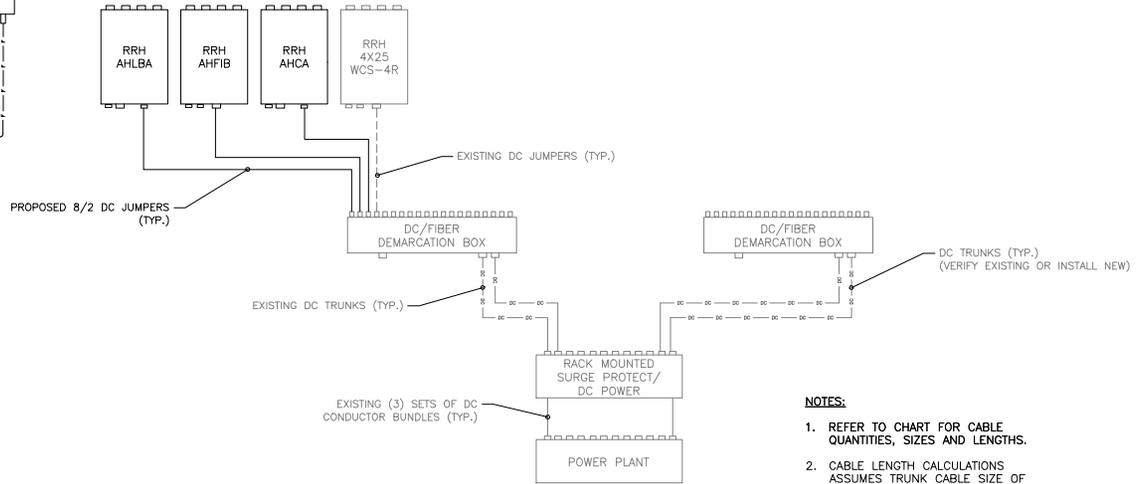
SHEET TITLE  
 ANTENNA DETAILS

SHEET NUMBER



**DC & FIBER SYSTEM SCHEMATIC**

11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.



**DC WIRING DIAGRAM**

11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.

- NOTES:**
- REFER TO CHART FOR CABLE QUANTITIES, SIZES AND LENGTHS.
  - CABLE LENGTH CALCULATIONS ASSUMES TRUNK CABLE SIZE OF 8-AWG.

CABLE LENGTH TABLE												
SECTOR		DISTANCE & CABLE TYPE			DISTANCE & CABLE TYPE			TOTAL CABLE LENGTH	FINAL VOLTAGE			
ALPHA	PDF	8'	#12 AWG	DC-6	71'	(2) #8 AWG	SQUID	4'	#12 AWG	RRH	83'	44,144,363
BETA		8'	#12 AWG		71'	(2) #8 AWG		4'	#12 AWG		83'	44,144,363
GAMMA		8'	#12 AWG		71'	(2) #8 AWG		4'	#12 AWG		83'	44,144,363

**LTE CONDUCTOR SIZES**

11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.

CABLE COUNT	
QTY.	CABLE TYPE
3	FIBER TRUNK
6	DC TRUNK



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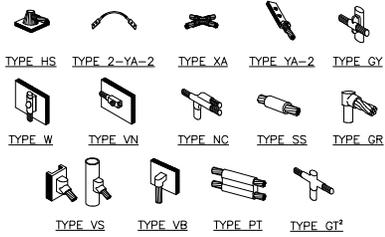
CROWN SITE NUMBER:  
845652

SITE ADDRESS:  
10 EAST 600 SOUTH  
ALPINE, UT 84004

SHEET TITLE  
GROUNDING NOTES  
& DETAILS

SHEET NUMBER

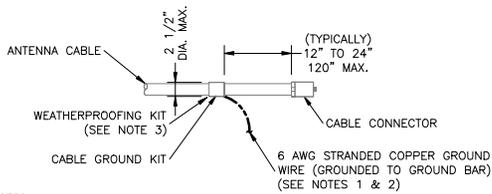
G-1



- NOTE:**
1. ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
  2. MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.

**CADWELD GROUNDING CONNECTIONS**

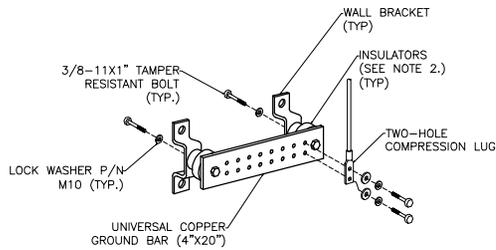
11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.



- NOTES:**
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
  2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
  3. WEATHERPROOFING SHALL BE TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.

**CABLE GROUND KIT CONNECTION**

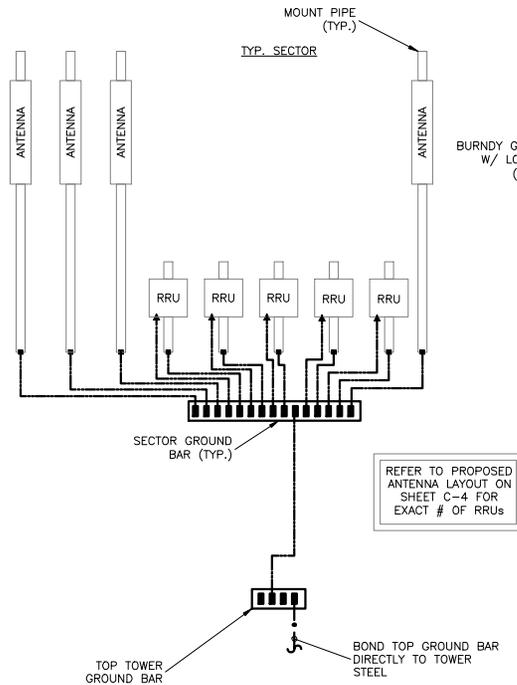
11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.



- NOTE:**
1. DOWN LEAD (HOME RUN) CONDUCTORS ARE NOT TO BE INSTALLED ON CROWN CASTLE TOWER, PER THE GROUNDING DOWN CONDUCTOR POLICY QAS-STD-10091. NO MODIFICATION OR DRILLING TO TOWER STEEL IS ALLOWED IN ANY FORM OR FASHION. CAD-WELDING ON THE TOWER AND/OR IN THE AIR ARE NOT PERMITTED.
  2. OMIT INSULATOR WHEN MOUNTING TO TOWER STEEL OR PLATFORM STEEL. USE INSULATORS WHEN ATTACHING TO BUILDING OR SHELTERS.

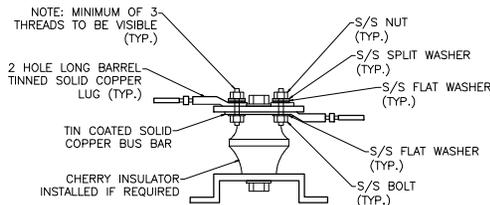
**GROUND BAR DETAIL**

11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.



**CABLE AND GROUNDING RISER DIAGRAM**

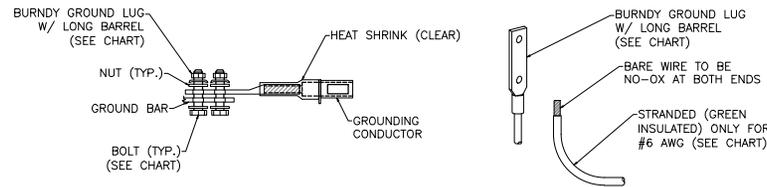
11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.



**LUG DETAIL**

11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.

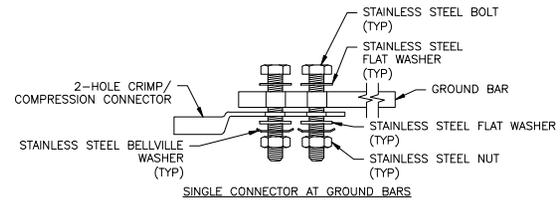
WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG SOLID TINNED	YA3C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8" - 16 NC S 2 BOLT
#2/0 AWG STRANDED	YA26-2TC38	3/8" - 16 NC S 2 BOLT
#4/0 AWG STRANDED	YA28-2N	1/2" - 16 NC S 2 BOLT



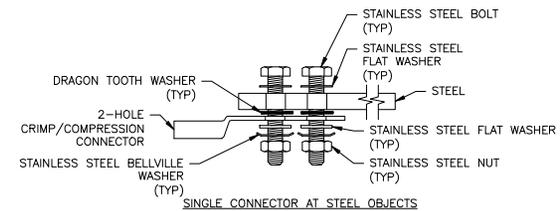
- NOTE:**
1. ALL GROUNDING LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.

**MECHANICAL LUG CONNECTION**

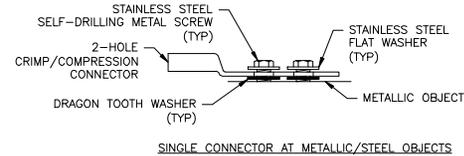
11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.



**SINGLE CONNECTOR AT GROUND BARS**



**SINGLE CONNECTOR AT STEEL OBJECTS**



**SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS**

**HARDWARE DETAIL FOR EXT. CONNECTIONS**

11"x17" SCALE: N.T.S.  
24"x36" SCALE: N.T.S.



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UTL04002

CROWN SITE NAME:  
ALPINE

CROWN SITE NUMBER:  
845652

SITE ADDRESS:  
10 EAST 600 SOUTH  
ALPINE, UT 84004

SHEET TITLE  
GROUNDING DETAILS

SHEET NUMBER  
G-2

**3.27 Wireless Telecommunications Ordinance****3.27.010 General Provisions****3.27.020 Location And Types Of Towers/Antennas****3.27.030 Procedure****3.27.040 Safety****3.27.050 Additional Requirements**

T-Mobile  
Antenna Upgrade

**3.27.010 General Provisions**

1. **Title.** This Ordinance shall be known as the Wireless Telecommunications Ordinance.
2. **Purpose & Intent.** The unique character, landscapes and scenic vistas of Alpine are among its most valuable assets. Preserving and promoting those assets are essential to the long- range social and economic wellbeing of the City and its inhabitants. Protecting these assets requires sensitive placement and design of wireless communication facilities so that these facilities remain in scale and harmony with the existing character of the community.
  - a. To amend Ordinance No. 2006-06 to accommodate new technology and develop regulations on the use and development of City property for new cell tower facilities.
  - b. To regulate personal wireless services antennas, with or without support structures, and related electronic equipment and equipment structures.
  - c. To provide for the orderly establishment of personal wireless services facilities in the City.
  - d. To minimize the number of antenna support structures by encouraging the co-location of multiple antennas on a single new or existing structure.
  - e. To establish siting, appearance and safety standards that will help mitigate the potential impacts related to the construction, use and maintenance of personal wireless communication facilities.
  - f. To comply with the Telecommunication Act of 1996 by establishing regulations that (1) do not prohibit or have the effect of prohibiting the provision of personal wireless services, (2) do not unreasonably discriminate among providers of functionally equivalent services, and (3) are not based on the environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communications Commission's regulations concerning such emissions.

**3. Findings**

- a. Personal wireless services facilities (PWSF) are an integral part of the rapidly growing and evolving telecommunications industry, and present unique zoning challenges and concerns by the City.
- b. The City needs to balance the interests and desires of the telecommunications industry and its customers to provide competitive and effective telecommunications systems in the City, against the sometimes differing interests and desires of others concerning health, safety, welfare, and aesthetics, and orderly planning of the community.
- c. The City has experienced an increased demand for personal wireless services facilities to be located in the City, and expects the increased demand to continue in the future.
- d. It is in the best interests of the City to have quality personal wireless services facilities available, which necessarily entails the erection of personal wireless services facilities in the City.
- e. The unnecessary proliferation of personal wireless services facilities through the City creates a negative visual impact on the community.
- f. The visual effects of personal wireless services facilities can be mitigated by fair standards regulating their siting, construction, maintenance and use.
- g. A private property owner who leases space for a personal wireless services facility is the only one who receives compensation for the facility, even though numerous other property owners in the area are adversely affected by the location of the facility.
- h. Chapter 69-3, Utah Code Annotated, grants cities the authority to create or acquire sites to accommodate the erection of telecommunications tower in order to promote the location of telecommunication towers in a manageable area and to protect the aesthetics and environment of the area. The law also allows the City to require the owner of any tower to accommodate the multiple use of the tower by other companies where feasible and to pay the City the fair market rental value for the use of any City-owned site.
- i. Telecommunications towers located on government property with the lease payments being paid to Alpine City instead of individual property owners evenly distributes the income from the lease payments to all citizens of Alpine through increased government services thus indirectly compensating all of the citizens of Alpine for the impact all citizens experience. The public policy objectives to reduce the proliferation of telecommunications towers and to mitigate their impact can be best facilitated by locating telecommunications and antenna support structures on property owned, leased or used by Alpine City as a highest priority whenever feasible.

4. **Definitions.** The following words shall have the described meaning when used in this ordinance, unless a contrary meaning is apparent from the context of the word.
- a. Antenna. A transmitting or receiving device used in telecommunications that radiates or captures radio signals.
  - b. Antenna Support Structure. Any structure that can be used for the purpose of supporting an antenna(s).
  - c. City. The City of Alpine, Utah.
  - d. City-owned property. Real property that is owned by the City.
  - e. Close to Tower Mount. Also known as slim mount, antennas on cell towers mounted very close to tower in order to appeal less noticeable.
  - f. Co-location. The location of an antenna on an existing structure, tower or building that is already being used for personal wireless services facilities.
  - g. Monopole. A single, self-supporting, cylindrical pole that acts as the support structure for one (1) or more antennas for a personal wireless services facility.
  - h. Personal Wireless Services. Commercial mobile telecommunications services, unlicensed wireless communications services, and common carrier wireless telecommunications exchange access services.
  - i. Personal Wireless Services Antenna. An antenna used in connection with the provision of personal wireless services.
  - j. Personal Wireless Services Facilities (PWSF). Facilities for the provision of personal wireless services. Personal wireless services facilities include transmitters, antennas, structures supporting antennas, and electronic equipment that is typically installed in close proximity to a transmitter.
  - k. Private Property. Any real property not owned by the City, even if the property is owned by another public or government entity.
  - l. Quasi public use. Uses such as a school or church or other uses defined as quasi public uses in DCA 3.01.110.
  - m. Tower. A freestanding structure that is used as a support structure for antenna.
  - n. Whip antenna. An antenna that is cylindrical in shape. Whip antennas can be directional or omnidirectional and vary in size depending on the frequency and gain for which they are designed.
5. **Applicability.** This ordinance (the Wireless Telecommunications Ordinance) applies to both commercial and private low power radio services and facilities, such as "cellular" or PCS (personal communications system) communications and paging systems. This ordinance shall not apply to the following types of communications devices, although they may be regulated by other City ordinances and policies.
- a. Amateur Radio. Any tower or antenna owned and operated by an amateur radio operator licensed by the Federal Communication Commission.
  - b. Amateur T.V. Any tower or antenna owned and operated by an amateur T.V. operator licensed by the Federal Communication Commission.
  - c. Satellite. Any device designed for over-the-air reception of television broadcast signals, multichannel multipoint distribution service or direct satellite service.
  - d. Cable. Any cable television head-end or hub towers and antennas used solely for cable television services.

(Ord. No. 2006-06, 4/25/06; Amended by Ord. No. 2012-05, 7/10/12; Ord. No. 2014-15, 09/23/14)

### **3.27.020 Location And Types Of Towers/Antennas**

1. **Personal Wireless Services Facilities Site Locations.** The following are currently approved locations:
- a. Co-location on an existing tower.
  - b. City owned property.
  - c. Property in conjunction with a quasi-public or public use.

d. Commercial property in the business commercial zone.

No new towers shall be located in Lambert Park.

New towers shall be located no closer than a one-quarter (1/4) mile radius from another tower and shall be no closer to a residence than two (2) times the height of the tower.

If the applicant desires to locate on a site other than the approved sites listed above, the applicant shall have the burden of demonstrating to the City why it cannot locate on an approved site. To do so, the applicant shall provide the following information to the City:

- i. The identity and location of any approved sites located within the desired service area.
- ii. The reason(s) why the approved sites are not technologically, legally, or economically feasible. The applicant must make a good faith effort to locate towers and antennas on an approved site. The City may request information from outside sources to justify or rebut the applicant's reason(s) for rejecting an approved site.
- iii. Why the proposed site is essential to meet the service demands of the geographic service area and the citywide network. If the applicant desires to construct a monopole, the applicant shall also submit a detailed written description of why the applicant cannot obtain coverage using existing towers.

## 2. Permitted and Non-Permitted Towers and Antennas

a. Permitted. The following are permitted:

- i. Co-location on existing towers.
- ii. Existing towers may be maintained, used, and upgraded or replaced. A replacement tower shall not exceed the height of the tower being replaced.
- iii. Monopoles are permitted subject to the following:
  - (1) A monopole shall not exceed eighty feet (80').
- iv. Roof-mounted Antennas are permitted subject to the following:
  - (1) A roof-mounted antenna shall be screened, constructed, and/or colored to match the structure to which it is attached.
  - (2) A roof-mounted antenna shall be set back from the building edge one (1) foot for every one (1) foot of antenna height and shall not exceed fifteen (15) feet in height.
- v. All new antennas shall be slim-mounted or mounted to an existing array.

b. Not Permitted. The following are not permitted:

- i. Lattice Towers. Lattice appearance is not permitted.
- ii. Guyed Towers.

3. **Co-location Requirement.** Unless otherwise authorized by the approving authority for good cause shown, every new tower shall be designed and constructed to be of sufficient size and capacity to accommodate at least two (2) additional wireless telecommunications providers on the structure in the future.

4. **Lease Agreement.** The City has no implied obligation to lease any particular parcel of City-owned property to an applicant. The City shall enter into a standard lease agreement with the applicant for any facility built on City property. The Mayor or designee is hereby authorized to execute the standard lease agreement on behalf of the City. The lease shall contain the condition that the approving authority must first approve the site plan before the lease can take effect, and that failure to obtain such approval renders the lease null and void.

(Ord. No. 2006-06, 4/25/06; Amended by Ord. No. 2012-05, 7/10/12; Ord. No. 2014-15, 09/23/14)

### 3.27.030 Procedure

State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. For purposes of this Part, the term "eligible facilities request" means any request for modification of an existing wireless tower or base station that involves:

- collocation of new transmission equipment;

- removal of transmission equipment; or
- replacement of transmission equipment.

1. **Application Requirements.** Any person desiring to develop, construct or establish a personal wireless services facility in the City shall submit an application for site plan approval to the City. A site plan shall be required for all new towers and antennas and any modification or replacement of a tower or antenna. The City shall not consider the application until all required information has been included. The application shall be submitted to the City Planner at least fourteen (14) days prior to the public meeting at which it will be presented to the Planning Commission. The applicant shall include the following:
- a. **Fee.** The applicable fee shall be paid to the City Recorder, payable to Alpine City, as set forth in the Alpine City Consolidated Fee Schedule.
  - b. **Site Plan.** A site plan meeting the City's standard requirements for site plans.
  - c. **Notification Letter.** The applicant shall submit a list of all property owners within five hundred (500) feet of the boundaries of the property where the proposed tower or antenna is to be located. The applicant shall also submit envelopes that have been stamped and addressed to all property owners on the list. The City may require a greater distance if deemed necessary or appropriate. The City shall prepare a notification letter to be sent to the property owners on the list submitted by the applicant to be mailed out at least seven (7) days prior to the public meeting at which the application will be presented to Planning Commission. The letter shall contain the following information:
    - i. Address or location of the proposed tower, co-location, tower modification, etc.
    - ii. Name of the applicant.
    - iii. Type of tower/antenna (e.g. monopole, roof antenna, etc.)
    - iv. Date, time, and place of the public meeting at which the application will be presented to the Planning Commission.
  - d. **Sign.** The applicant shall erect a sign of sufficient durability, and print and size quality that is reasonably calculated to give notice to passers-by. The sign shall be posted at least fourteen (14) days prior to the public meeting at which the application will be presented to the Planning Commission. The sign:
    - i. Shall be 4 ft. (H) x 8 ft. (W)
    - ii. Shall not be more than six (6) feet in height from the ground to the highest point of the sign; and
    - iii. Shall be posted five (5) feet inside the property line in a visible location on the property where the tower/antenna is to be located. If the property is located in such a spot that the sign would not be visible from the street, the sign shall be erected in another location close by that will give notice to passers-by, or at Alpine City Hall. The applicant shall be responsible to obtain permission of the property owner to erect the sign. The sign shall include the following information:
      - (1) Address of location of the proposed tower, co-location, tower modification, etc.
      - (2) Type of tower/antenna (e.g. monopole, roof antenna, etc.)
      - (3) Date, time, and place of the public meeting at which the application will be presented to the Planning Commission.
  - e. **Written Information.** The following written information shall be submitted:
    - i. **Maintenance.** A description of the anticipated maintenance needs for the facility, including frequency of service, personnel needs, equipment needs, and traffic noise or safety impacts of such maintenance.
    - ii. **Service Area.** A description of the service area for the antenna or tower and a statement as to whether the antenna or tower is needed for coverage or capacity.
    - iii. **Licenses and Permits.** Copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of the antenna.
    - iv. **Radio Frequency Emissions.** A written commitment to comply with applicable Federal Communications Commission radio frequency emission regulations.
    - v. **Liaison.** The name of a contact person who can respond to questions concerning the application and the proposed facility. Include name, address, telephone number, facsimile number and electronic mail address, if applicable.

2. **Approval Process.** The application and site plan shall be reviewed by the City pursuant to its standard site plan approval process. The City shall process all applications within a reasonable time and shall not unreasonably discriminate among providers of functionally equivalent services. Any decision to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record. The application and site plan will be reviewed by Planning Commission for a recommendation to City Council. The City Council shall review the application and site plan and shall act as the land use authority in approving or denying the application and site plan.

The Planning Commission may, if it deems necessary, require each application to be reviewed independently by a certified radio frequency engineer, licensed to do such work in the State of Utah. The purpose of the review is to determine if other locations are available to achieve an equivalent signal distribution and not significantly affect the operation of the telecommunications facility. Such a review may be required when an applicant indicates that no other acceptable location exists. The costs of an independent review shall be borne by the applicant.

### 3. Building Permits

- a. **General Requirements.** No tower or antenna support structure shall be constructed until the applicant obtains a building permit from the City. No building permit shall be issued for any project for which a site plan or amended site plan is required, until the site plan or amended site plan has been approved by the appropriate authority. If the design or engineering of the antenna support structure is beyond the expertise of the Building Official, the City may require third party review by an engineer selected by the City prior to the issuance of a building permit. The applicant shall pay an additional fee to cover the cost of the third party review.
- b. **Additional Requirements for New Towers.** If the applicant is constructing a new tower, the applicant shall, if requested by the City, submit a written report from a qualified structural engineer licensed in the State of Utah, documenting the following:
- i. Height and design of the new tower, including technical, engineering, economic, and other pertinent factors governing selection of the proposed design.
  - ii. Seismic load design and wind load design for the new tower.
  - iii. Total anticipated capacity of the new tower, including number and types of antennas which can be accommodated.
  - iv. Structural failure characteristics of the new tower and a demonstration that the site and setbacks are adequate size to contain debris.
  - v. Soil investigation report, including structural calculations.

(Ord. No. 2006-06, 4/25/06; Amended by Ord. No. 2012-05, 7/10/12; Ord. No. 2014-15, 09/23/14)

### **3.27.040 Safety**

#### 1. Regulation Compliance

- a. **Compliance with FCC and FAA Regulations.** All operators of personal wireless services facilities shall demonstrate compliance with applicable Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) regulations, including FCC radio frequency regulations, at the time of application and periodically thereafter as requested by the City. Failure to comply with the applicable regulations shall be grounds for revoking a site plan.
- b. **Other Licenses and Permits.** The operator of every personal wireless services facility shall submit copies of all licenses and permits required by other agencies and governments with the jurisdiction over the design, construction, location and operation of the facility to the City, shall maintain such licenses and permits in good standing, and shall provide evidence of renewal or extension thereof upon request by the City.

2. **Protection Against Climbing.** Towers shall be protected against unauthorized climbing by removing the climbing pegs from the lower 20 feet of the towers.
3. **Fencing.** Towers shall be fully enclosed by a minimum 6-foot tall fence or wall, as directed by the City, unless the City determines that a wall or fence is not needed or appropriate for a particular site due to conditions specific to the site.
4. **Security Lighting Requirement.** Towers shall comply with the FAA requirements for lighting. The City may also require security lighting for the site. If security lighting is used, the lighting impact on surrounding residential areas shall be minimized by using indirect lighting, where appropriate.
5. **Emergency.** The City shall have the authority to move or alter a personal wireless services facility in case of emergency. Before taking any such action, the City shall first notify the owner of the facility, if feasible.

(Ord. No. 2006-06, 4/25/06; Amended by Ord. No. 2012-05, 7/10/12; Ord. No. 2014-15, 09/23/14)

### **3.27.050 Additional Requirements**

## 1. Regulations for Accessory Structures

- a. **Storage Areas and Solid Waste Receptacles.** No outside storage or solid waste receptacles shall be permitted on site.
  - b. **Equipment Enclosures.** All electronic and other related equipment and appurtenances necessary for the operation of any personal wireless services facility shall, whenever possible, be located within a lawfully pre-existing structure or completely below grade. When a new structure is required to house such equipment, the structure shall be harmonious with, and blend with, the natural features, buildings and structures surrounding such structure.
  - c. **Accessory Buildings.** Freestanding accessory buildings used with a personal wireless services facility shall not exceed 450 square feet and shall comply with the setback requirements for structures in the zone in which the facility is located.
2. **Parking.** The City may require a minimum of one (1) parking stall for sites containing a personal wireless services facility and/or accessory buildings, if there is insufficient parking available on the site.
  3. **Maintenance Requirements.** All personal wireless services facilities shall be maintained in a safe, neat, and attractive manner.
  4. **Landscaping.** A landscaping plan shall be submitted to the Planning Commission who will make a recommendation to the City Council who will approve the landscape plan.
  5. **Site Restoration Upon Abandonment.** All sites shall be restored to the original configuration upon abandonment.
  6. **Fencing.** The City will determine the type of fencing used on wireless telecommunications sites on a case by case basis. In the case of the Rodeo Grounds, the fencing shall match the existing fencing. Fencing will recommend by the Planning Commission and approved by the City Council.
  7. **Color and material standards.** The City shall make an administrative decision as to the color. To the extent the personal wireless services facilities extend above the height of the vegetation immediately surround it, they shall be painted in a nonreflective light gray, light blue or other hue, which blends with the skyline and horizon or a brown to blend in with the surrounding hillside.
  8. **Facility Lighting and Signage Standards.** Facility lighting shall be designed so as to meet but not exceed minimum requirements for security, safety and/or FAA regulations. Lighting of antennas or support structures shall be prohibited unless required by the FAA and no other alternatives are available. In all instances, the lighting shall be designed so as to avoid glare and minimize illumination on adjacent properties. Lighting shall also comply with any applicable City lighting standards.
  9. **Facility Signs.** Signs shall be limited to those needed to identify the numbers to contact in an emergency, public safety warnings, certifications or other required seals. These signs shall also comply with the requirements of the City's sign regulations.
  10. **Utility Lines.** All utility lines serving new cell towers shall be located underground.
  11. **Business License.** Each facility shall be considered as a separate use; and an annual business license shall be required for each facility.

(Ord. No. 2006-06, 4/25/06; Amended by Ord. No. 2012-05, 7/10/12; Ord. No. 2014-15, 09/23/14)

# ALPINE CITY COUNCIL AGENDA

**SUBJECT: HB 119: Voter Participation Areas**

**FOR CONSIDERATION ON: 24 September 2019**

**PETITIONER: Staff**

**ACTION REQUESTED BY PETITIONER: Review and approve the proposed voter participation areas.**

## **BACKGROUND INFORMATION:**

House Bill 119 has set forth the following requirement that must be met by January 1, 2020:

*(ii) a metro township with a population of 10,000 or more, a city of the third or fourth class, or a county of the third or fourth class shall, no later than January 1, 2020, again on January 1, 2022, and January 1 each 10 years after 2022, divide the metro township, city, or county into four contiguous and compact voter participation areas of substantially equal population.*

Ideally voter participation areas would be based on population data from the latest census. However, the most recent census was almost 10 years ago and Alpine City has experienced significant growth since then (several new subdivisions and the annexation of the Cove). Because of this, staff have felt the need explore other options to calculate and divide the current estimated population into even areas.

Ultimately, staff used the building permit records to create an estimate of the current population since these records are updated on a continual basis. Staff used the total number of buildings in each sector of the City to create a population estimate. With an estimated average household size of 4.0 this method matched the U.S. Census Bureau's 2018 population estimate number of approximately 10,504.

See attached map for the proposed 2020 voter participation area boundaries.

The Planning Commission held a public hearing and discussed the menu items at the September 17, 2019 meeting, and the following recommendation was made:

**MOTION:** *John MacKay moved to recommend approval of the Voter Participation Areas as outlined.*

*Sylvia Christiansen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.*

Ayes:  
Jane Griener

Nays:  
None

*John MacKay*  
*Alan MacDonald*  
*David Fotheringham*  
*Jessica Smuin*  
*Sylvia Christiansen*

**STAFF RECOMMENDATION:**

Approve the proposed voter participation areas.

**SAMPLE MOTION TO APPROVE:**

I motion to approve the voter participation areas as proposed.

**SAMPLE MOTION TO DENY:**

I motion that the proposed voter participation areas be denied based on the following:

- \*\*\*Insert Finding\*\*\*

- Legend**
-  Voting Boundary Concept
  -  City Boundary
  -  Private Open Space
  -  Open Space - Public

**AREA 1**  
**25%**

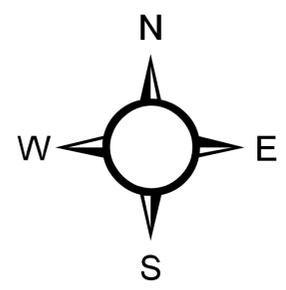
**AREA 4**  
**26%**

**AREA 2**  
**24%**

**AREA 3**  
**25%**



# Voting Area Concept





DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.

**Geography: Alpine city, Utah**

Subject	Number	Percent
<b>SEX AND AGE</b>		
Total population	9,555	100.0
Under 5 years	661	6.9
5 to 9 years	973	10.2
10 to 14 years	1,266	13.2
15 to 19 years	1,217	12.7
20 to 24 years	550	5.8
25 to 29 years	396	4.1
30 to 34 years	338	3.5
35 to 39 years	458	4.8
40 to 44 years	686	7.2
45 to 49 years	727	7.6
50 to 54 years	655	6.9
55 to 59 years	468	4.9
60 to 64 years	346	3.6
65 to 69 years	265	2.8
70 to 74 years	185	1.9
75 to 79 years	168	1.8
80 to 84 years	101	1.1
85 years and over	95	1.0
Median age (years)	26.0	( X )
16 years and over	6,369	66.7
18 years and over	5,820	60.9
21 years and over	5,325	55.7
62 years and over	998	10.4
65 years and over	814	8.5
<b>Male population</b>		
Under 5 years	324	3.4
5 to 9 years	498	5.2
10 to 14 years	635	6.6
15 to 19 years	624	6.5
20 to 24 years	299	3.1
25 to 29 years	216	2.3
30 to 34 years	152	1.6
35 to 39 years	204	2.1
40 to 44 years	327	3.4
45 to 49 years	357	3.7
50 to 54 years	341	3.6
55 to 59 years	233	2.4
60 to 64 years	180	1.9

Subject	Number	Percent
65 to 69 years	128	1.3
70 to 74 years	98	1.0
75 to 79 years	76	0.8
80 to 84 years	50	0.5
85 years and over	41	0.4
Median age (years)	25.2	( X )
16 years and over	3,173	33.2
18 years and over	2,907	30.4
21 years and over	2,655	27.8
62 years and over	487	5.1
65 years and over	393	4.1
Female population	4,772	49.9
Under 5 years	337	3.5
5 to 9 years	475	5.0
10 to 14 years	631	6.6
15 to 19 years	593	6.2
20 to 24 years	251	2.6
25 to 29 years	180	1.9
30 to 34 years	186	1.9
35 to 39 years	254	2.7
40 to 44 years	359	3.8
45 to 49 years	370	3.9
50 to 54 years	314	3.3
55 to 59 years	235	2.5
60 to 64 years	166	1.7
65 to 69 years	137	1.4
70 to 74 years	87	0.9
75 to 79 years	92	1.0
80 to 84 years	51	0.5
85 years and over	54	0.6
Median age (years)	27.5	( X )
16 years and over	3,196	33.4
18 years and over	2,913	30.5
21 years and over	2,670	27.9
62 years and over	511	5.3
65 years and over	421	4.4
<b>RACE</b>		
Total population	9,555	100.0
One Race	9,382	98.2
White	9,144	95.7
Black or African American	57	0.6
American Indian and Alaska Native	22	0.2
Asian	87	0.9
Asian Indian	17	0.2
Chinese	23	0.2
Filipino	9	0.1
Japanese	11	0.1
Korean	19	0.2
Vietnamese	0	0.0
Other Asian [1]	8	0.1
Native Hawaiian and Other Pacific Islander	13	0.1
Native Hawaiian	2	0.0
Guamanian or Chamorro	1	0.0
Samoan	6	0.1

Subject	Number	Percent
Other Pacific Islander [2]	4	0.0
Some Other Race	59	0.6
Two or More Races	173	1.8
White; American Indian and Alaska Native [3]	32	0.3
White; Asian [3]	45	0.5
White; Black or African American [3]	27	0.3
White; Some Other Race [3]	22	0.2
Race alone or in combination with one or more other races: [4]		
White	9,307	97.4
Black or African American	89	0.9
American Indian and Alaska Native	57	0.6
Asian	150	1.6
Native Hawaiian and Other Pacific Islander	55	0.6
Some Other Race	85	0.9
HISPANIC OR LATINO		
Total population	9,555	100.0
Hispanic or Latino (of any race)	232	2.4
Mexican	135	1.4
Puerto Rican	8	0.1
Cuban	2	0.0
Other Hispanic or Latino [5]	87	0.9
Not Hispanic or Latino	9,323	97.6
HISPANIC OR LATINO AND RACE		
Total population	9,555	100.0
Hispanic or Latino	232	2.4
White alone	149	1.6
Black or African American alone	1	0.0
American Indian and Alaska Native alone	2	0.0
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	48	0.5
Two or More Races	32	0.3
Not Hispanic or Latino	9,323	97.6
White alone	8,995	94.1
Black or African American alone	56	0.6
American Indian and Alaska Native alone	20	0.2
Asian alone	87	0.9
Native Hawaiian and Other Pacific Islander alone	13	0.1
Some Other Race alone	11	0.1
Two or More Races	141	1.5
RELATIONSHIP		
Total population	9,555	100.0
In households	9,555	100.0
Householder	2,389	25.0
Spouse [6]	1,997	20.9
Child	4,547	47.6
Own child under 18 years	3,496	36.6
Other relatives	485	5.1
Under 18 years	206	2.2
65 years and over	63	0.7
Nonrelatives	137	1.4
Under 18 years	33	0.3
65 years and over	4	0.0
Unmarried partner	19	0.2
In group quarters	0	0.0

Subject	Number	Percent
Institutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
Noninstitutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
<b>HOUSEHOLDS BY TYPE</b>		
Total households	2,389	100.0
Family households (families) [7]	2,171	90.9
With own children under 18 years	1,256	52.6
Husband-wife family	1,997	83.6
With own children under 18 years	1,161	48.6
Male householder, no wife present	44	1.8
With own children under 18 years	18	0.8
Female householder, no husband present	130	5.4
With own children under 18 years	77	3.2
Nonfamily households [7]	218	9.1
Householder living alone	197	8.2
Male	69	2.9
65 years and over	29	1.2
Female	128	5.4
65 years and over	86	3.6
Households with individuals under 18 years	1,351	56.6
Households with individuals 65 years and over	536	22.4
Average household size	4.00	( X )
Average family size [7]	4.24	( X )
<b>HOUSING OCCUPANCY</b>		
Total housing units	2,529	100.0
Occupied housing units	2,389	94.5
Vacant housing units	140	5.5
For rent	13	0.5
Rented, not occupied	4	0.2
For sale only	27	1.1
Sold, not occupied	8	0.3
For seasonal, recreational, or occasional use	39	1.5
All other vacants	49	1.9
Homeowner vacancy rate (percent) [8]	1.3	( X )
Rental vacancy rate (percent) [9]	3.2	( X )
<b>HOUSING TENURE</b>		
Occupied housing units	2,389	100.0
Owner-occupied housing units	1,997	83.6
Population in owner-occupied housing units	8,329	( X )
Average household size of owner-occupied units	4.17	( X )
Renter-occupied housing units	392	16.4
Population in renter-occupied housing units	1,226	( X )
Average household size of renter-occupied units	3.13	( X )

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six

percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.



QT-P11

Households and Families: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

**Geography: Alpine city, Utah**

Subject	Number	Percent
<b>HOUSEHOLD TYPE</b>		
Total households	2,389	100.0
Family households [1]	2,171	90.9
Male householder	1,902	79.6
Female householder	269	11.3
Nonfamily households [2]	218	9.1
Male householder	78	3.3
Living alone	69	2.9
Female householder	140	5.9
Living alone	128	5.4
<b>HOUSEHOLD SIZE</b>		
Total households	2,389	100.0
1-person household	197	8.2
2-person household	577	24.2
3-person household	314	13.1
4-person household	334	14.0
5-person household	364	15.2
6-person household	322	13.5
7-or-more-person household	281	11.8
Average household size	4.00	( X )
Average family size	4.24	( X )
<b>FAMILY TYPE AND PRESENCE OF RELATED AND OWN CHILDREN</b>		
Families [3]	2,171	100.0
With related children under 18 years	1,340	61.7
With own children under 18 years	1,256	57.9
Under 6 years only	92	4.2
Under 6 and 6 to 17 years	345	15.9
6 to 17 years only	819	37.7
Husband-wife families	1,997	100.0
With related children under 18 years	1,219	61.0
With own children under 18 years	1,161	58.1
Under 6 years only	85	4.3
Under 6 and 6 to 17 years	326	16.3
6 to 17 years only	750	37.6
Female householder, no husband present families	130	100.0
With related children under 18 years	97	74.6
With own children under 18 years	77	59.2

Subject	Number	Percent
Under 6 years only	5	3.8
Under 6 and 6 to 17 years	13	10.0
6 to 17 years only	59	45.4

X Not applicable.

[1] A household that has at least one member of the household related to the householder by birth, marriage, or adoption is a "Family household." Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[2] "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[3] "Families" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couples are included in the families category if there is at least one additional person related to the householder by birth or adoption. Responses of "same-sex spouse" were edited during processing to "unmarried partner." Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables P17, P18, P28, P29, P37, P38, and P39.



PEPANNRES

Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2018

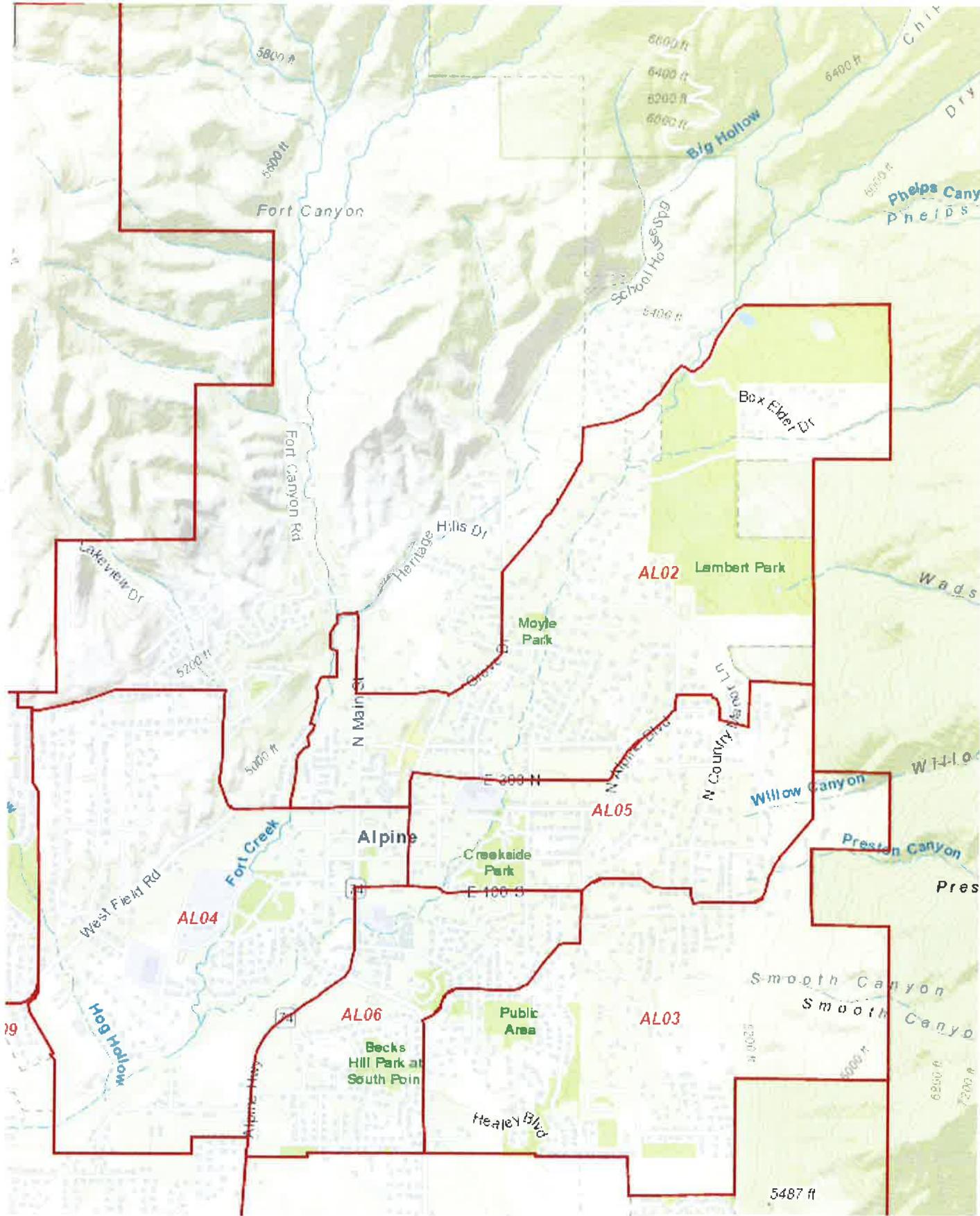
2018 Population Estimates

Geography	April 1, 2010		Population Estimate (as of July 1)			
	Census	Estimates Base	2010	2011	2012	2013
Alpine city, Utah	9,555	9,768	9,811	9,938	10,042	10,183

Geography	Population Estimate (as of July 1)				
	2014	2015	2016	2017	2018
Alpine city, Utah	10,286	10,360	10,489	10,539	10,504

Note:  
The estimates are based on the 2010 Census and reflect changes to the April 1, 2010 population due to the Count Question Resolution program and geographic program revisions. See Geographic Terms and Definitions at <http://www.census.gov/programs-surveys/popest/guidance-geographies/terms-and-definitions.html> for a list of the states that are included in each region and division. All geographic boundaries for the 2018 population estimates series except statistical area delineations are as of January 1, 2018. The Office of Management and Budget's statistical area delineations for metropolitan, micropolitan, and combined statistical areas, as well as metropolitan divisions, are those issued by that agency in August 2017. An "(X)" in the 2010 Census field indicates a locality that was formed or incorporated after the 2010 Census. Additional information on these localities can be found in the Geographic Boundary Change Notes (see <https://www.census.gov/programs-surveys/geography/technical-documentation/boundary-change-notes.html>). For population estimates methodology statements, see <http://www.census.gov/programs-surveys/popest/technical-documentation/methodology.html>.  
The 6,222 people in Bedford city, Virginia, which was an independent city as of the 2010 Census, are not included in the April 1, 2010 Census enumerated population presented in the county estimates. In July 2013, the legal status of Bedford changed from a city to a town and it became dependent within (or part of) Bedford County, Virginia. This population of Bedford town is now included in the April 1, 2010 estimates base and all July 1 estimates for Bedford County. Because it is no longer an independent city, Bedford town is not listed in this table. As a result, the sum of the April 1, 2010 census values for Virginia counties and independent cities does not equal the 2010 Census count for Virginia, and the sum of April 1, 2010 census values for all counties and independent cities in the United States does not equal the 2010 Census count for the United States. Substantial geographic changes to counties can be found on the Census Bureau website at <https://www.census.gov/programs-surveys/geography/technical-documentation/county-changes.html>.

Suggested Citation:  
Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2018  
Source: U.S. Census Bureau, Population Division  
Release Dates: For the United States, regions, divisions, states, and Puerto Rico Commonwealth, December 2018. For counties, municipios, metropolitan statistical areas, micropolitan statistical areas, metropolitan divisions, and combined statistical areas, April 2019. For cities and towns (incorporated places and minor civil divisions), May 2019.



## 2018 Election

11/27/2018 12:50:48 PM

Precinct	Registered Voters	Cards Cast	Voters Cast	% Turnout
AF13:UN	48	29	29	60.42%
AF14	33	24	24	72.73%
AF14:UN	18	10	10	55.56%
AL01	985	693	693	70.36%
AL01:UN	3	2	2	66.67%
AL02	1,002	735	735	73.35%
AL02:UN	0	3	3	N/A
AL03	1,145	834	834	72.84%
AL04	1,221	839	839	68.71%
AL05	866	616	616	71.13%
AL06	950	697	697	73.37%
CF01	239	154	154	64.44%
CH01	788	553	553	70.18%
CH02	1,031	728	728	70.61%
CH02:UN	0	0	0	N/A
CH03	1,151	802	802	69.68%
CH04	1,200	862	862	71.83%
CH05	1,021	752	752	73.65%
DR01	1,359	968	968	71.23%
EM01	1,416	920	920	64.97%
EM02	1,635	1,076	1,076	65.81%
EM03	1,670	1,084	1,084	64.91%
EM04	1,539	1,038	1,038	67.45%
EM05	1,571	1,022	1,022	65.05%
EM06	1,687	1,107	1,107	65.62%
EM07	1,190	778	778	65.38%
EM08	1,620	1,024	1,024	63.21%
EM09	196	120	120	61.22%
ER01	1,292	984	984	76.16%
ER01S	7	5	5	71.43%
ER02	704	533	533	75.71%
ER02:UN	0	0	0	N/A
FF01	80	58	58	72.50%
GE01	677	508	508	75.04%
GO01	194	134	134	69.07%
GO02	201	142	142	70.65%

The following information is taken from the returns of the General Election held November 7, 2017 at Alpine City, Utah	Alpine City Election Returns 2017 Official Canvass for the General Municipal Election								
	Precinct AL01	Precinct AL02	Precinct AL03	Precinct AL04	Precinct AL05	Precinct AL06	Total	Votes Cast	Percent Ballots cast
Total # of Registered Voters	927	967	1,094	1,150	813	923	5,874		
# of Ballots Cast	521	541	595	531	453	449	3,090	3,090	52.60%
<b>Mayoral Candidates</b>									
*Troy Stout	280	300	375	208	256	187	1,606		
Sheldon Wimmer	234	240	213	316	189	253	1,445		
<b>City Council Candidates (2 seats)</b>									
Judi Pickell	311	270	278	279	159	269	1,566		
*Steve Cospser	231	298	373	281	329	264	1,776		
*Carla Merrill	299	311	305	299	249	199	1,662		
Total votes from each precinct	841	879	956	859	737	732	5,004		
Percentage turnout by precinct	56.20%	55.95%	54.39%	46.17%	55.72%	48.65%			
Provisional ballots	97 Provisional ballots were cast. 94 were counted. 3 voters were not registered.								
*Candidates that were elected									
VOTER TURNOUT	52.60 %								

Signed \_\_\_\_\_  
Charmayne G. Warnock, Election Official

## ALPINE CITY COUNCIL AGENDA

**SUBJECT: Moderate Income Housing Element of General Plan**

**FOR CONSIDERATION ON: 24 September 2019**

**PETITIONER: Staff**

**ACTION REQUESTED BY PETITIONER: Review and approve the proposed menu items for the Moderate Income Housing Element of the General Plan.**

### **BACKGROUND INFORMATION:**

Per Senate Bill 34, Alpine City is tasked with implementing 3 or more items from the menu below as part of the Moderate Income Housing Element of the General Plan by the end of 2019.

*Menu : Shall include a recommendation to implement 3 or more of the following strategies, aka the 'menu'*

*(518; 1205):*

- A. rezone for densities necessary to assure the production of MIH*
- B. facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH*
- C. facilitate the rehabilitation of existing uninhabitable housing stock into MIH*
- D. consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city*
- E. create or allow for, and reduce regulations related to, accessory dwelling units in residential zones*
- F. allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers*
- G. encourage higher density or moderate income residential development near major transit investment corridors*
- H. eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities*
- I. allow for single room occupancy developments*
- J. implement zoning incentives for low to moderate income units in new developments*
- K. utilize strategies that preserve subsidized low to moderate income units on a long-term basis*
- L. preserve existing MIH*
- M. reduce impact fees, as defined in Section 11-36a-102, related to low and MIH*
- N. participate in a community land trust program for low or MIH*
- O. implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality*
- P. apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH*

- Q. apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity*
- R. apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services*
- S. apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]*
- T. apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH*
- U. apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance*
- V. utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency*
- W. any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income*

After a discussion between staff and the City Council at the September 10, 2019 City Council Meeting it was proposed that the following menu items be under consideration to be added to the Moderate Income Housing Element of the General Plan, and that these items be sent to Planning Commission for a public hearing and recommendation.

- Item E: Alpine City already meets this requirement based on the current ordinance that allows for Accessory Apartments on any lot in any zone of the City.
- Item J: Developers could be given incentives such as, higher density, smaller setbacks, etc. to help incentivize moderate income units in new developments. Moderate income units would be deed restricted.
- Item L: Alpine City has duplexes, fourplexes, and smaller homes that could be preserved and protected as moderate income housing through new ordinances.
- Item M: Impact fees could be reduced or even waived for developers who would participate in creating new deed restricted moderate income housing.
- Item N: Alpine City could set aside a money each year that would be given to the Provo Housing Authority, Olene Walker Housing Loan Fund or similar trust.
- Item O: In order to encourage Police, Fire, and other City employees to live in town a mortgage assistance program could be implemented for qualifying employees.
- Item W: City could set aside money to subsidize rent and wave utility bills for certain qualifying candidates (i.e. fixed income households, etc.).

The Planning Commission held a public hearing and discussed the menu items at the September 17, 2019 meeting, and the following recommendation was made:

**MOTION:** Alan Macdonald moved to recommend menu items A, E, J, L, and O, be added to the Moderate Income Housing Element of the General Plan.

John MacKay seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

**Ayes:**

Jane Griener  
John MacKay  
David Fotheringham  
Alan Macdonald  
Jessica Smuin  
Sylvia Christiansen

**Nays:**

None

**STAFF RECOMMENDATION:**

Review and approve at least three menu items for the Moderate Income Housing Element of the General Plan.

**SAMPLE MOTION TO APPROVE:**

I motion that the following menu items be added to the Moderate Income Housing Element of the General Plan.

- \*\*\*Insert Item\*\*\*
- \*\*\*Insert Item\*\*\*
- \*\*\*Insert Item\*\*\*

**SAMPLE MOTION TO DENY:**

I motion that the proposal to add menu items to the Moderate Income Housing Element of the General Plan be denied based on the following:

- \*\*\*Insert Finding\*\*\*

# MODERATE INCOME HOUSING



## GOAL #1

Promote moderate income housing that meets the needs of those desiring to live in Alpine.



## POLICIES

- 1.1 Allow accessory apartments within owner-occupied dwellings throughout the City
- 1.2 Allow senior housing units to be built in more dense clusters to reduce costs of living.
- 1.3 Allow detached accessory dwelling units (ADU) and regulate them in order to maintain the character of Alpine City.
- 1.4 Provide zoning incentives to encourage the creation of new moderate income housing.
- 1.5 Preserve existing moderate income housing.
- 1.6 Allow impact fees to be waived for new moderate income housing units.
- 1.7 Actively participate in a community land trust program on a continual ongoing basis.
- 1.8 Provide mortgage assistance for employees of the municipality who qualify and live within City boundaries.
- 1.9 Subsidize rent and waive utility bills for qualifying fixed income households.

# Moderate Income Housing Element

**[DISCLAIMER:** This moderate income housing plan is based on information that may now be inaccurate and/or out-of-date. It is Alpine City's understanding, as of February 12, 2007, that the State of Utah is updating the model used to develop a moderate income housing plan, and that this updated model should be available by the fall of 2007. When the updated model is available to Alpine City, this plan will be updated and readopted.]

Utah State Code requires cities to adopt a plan for moderate income housing. A plan for moderate income housing is a written document that includes: (1) an estimate of the existing supply of moderate income housing, (2) an estimate of the need for moderate income housing for the next five years as revised biennially, (3) a survey of total residential land use, (4) an evaluation of how existing land uses and zones affect opportunities for moderate income housing, and (5) a description of the city's program to encourage an adequate supply of moderate income housing.

## **BACKGROUND**

Moderate income housing means "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located" (Utah Code, Section 10-9a-103). In the following analysis, moderate income housing will be divided into three categories: 80%, 50%, and 30% of the median gross income.

According to the definition, the Utah County moderate income level is recommended to be used in assessing the affordability of housing in Alpine. The average household size for Utah County was 4.3 persons in 2000, rounding to 4.0 for statistical purposes. In 2000, the median gross income for a family of four in Utah County was \$56,125. Therefore, an average household earning less than 80% (\$44,900), 50% (\$28,063), and 30% (\$16,838) of the Utah County median income is considered to be the standard by which Alpine should assess the affordability of housing within the community.

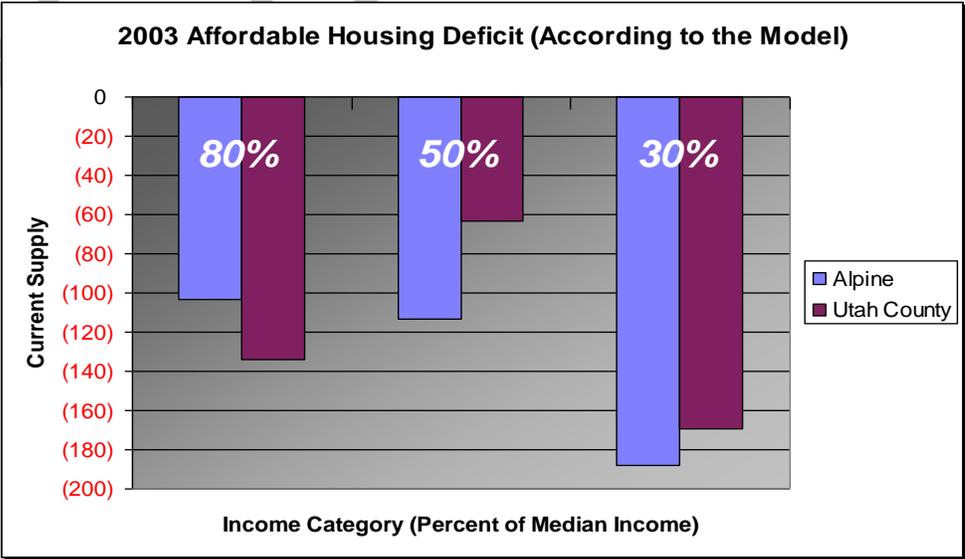
However, the use of the Utah County median income level does not adequately reflect current income levels in Alpine. Therefore, various demographic data must be taken into consideration. Based on 2000 census data, Alpine's median household income level was about 50% higher than the Utah County level. The following table illustrates this disparity.

Income, Purchase Price, and Rent Comparisons				
	Income Group	Utah Co.	Alpine	% Difference
Household Income	80%	\$ 44,900	\$ 70,256	56%
	50%	\$ 28,063	\$ 43,910	56%
	30%	\$ 16,838	\$ 26,346	56%
Maximum Purchase Price	80%	\$ 174,600	\$ 278,400	59%
	50%	\$ 105,700	\$ 170,600	61%
	30%	\$ 59,700	\$ 98,600	65%
Maximum Monthly Rent	80%	\$ 945	\$ 1,585	68%
	50%	\$ 525	\$ 925	76%
	30%	\$ 245	\$ 485	98%

They not only illustrate that Alpine residents typically have a higher income, but also that the housing market is substantially more expensive in Alpine. The outcomes determined by the spreadsheet model must be reviewed against Alpine’s high income levels. As the State model may inadequately address the needs of the unique housing situation in Alpine, a more practical approach that caters to moderate income housing implementation for Alpine’s specific housing needs must be considered.

**ESTIMATE OF EXISTING SUPPLY**

The chart below shows that in 2003, Alpine had a deficit of 104 units for households making 80% of the median annual income, a deficit of 113 units for those making 50% of the median income, and a deficit of 188 units for those making 30% of the median income. Utah County data also shows similar results: a deficit of 134 units for households making 80% of the median income, a deficit of 63 units available to those making 50% of the median income, and a deficit of 170 units for those making 30% of the median income.



## ESTIMATE OF NEED (for the Next Five Years)

The majority of the need for moderate income housing in Alpine will be to serve the City's own growth. According to the moderate income housing model, population growth in Alpine has created a demand for the following units from 2004 to 2008:

Estimate of the Need for Moderate Income Housing			
	Income Group	Utah County	Alpine
New Demand in Units (2004 to 2008)	80%	44	44
	50%	30	30
	30%	67	67
Net Need in Units (Current Supply Plus Future Demand)	80%	178	147
	50%	94	143
	30%	237	255
Units Needed Per Year to Comply with State Model	80%	36	29
	50%	19	29
	30%	47	51

The model projects a need for a total of 29-51 units in Alpine per year of affordable housing depending on income data used. From 2000-2002, 36 residential permits were issued and the median building permit valuation was \$229,914, with a high of \$693,713 and a low of \$99,446 (not including lot prices). Using local income data, 113 permits, or about 48% of the total building permits, were in the affordable range for moderate income families. This is an average of 37 a year, which is slightly above the needed number of units projected by the model.

From 2003 to 2005, the City issued 255 residential building permits and the median building permit valuation was \$251,000, with a high of \$1,800,000 and a low of \$135,000. About 42 permits, or 16% of the residential permits, were in the affordable range for moderate income families. This equates to an average of 14 a year, which is significantly below the needed number of units projected by the model. Thus, according to the model, Alpine had a sufficient supply of moderate income housing units from 2000-2002, but an insufficient supply of moderate income housing units from 2003-2005. This could be attributed, at least in part, to the rapid appreciation of land value in the area.

The median maximum purchase price of a home in Alpine is more than \$100,000 higher than that of Utah County. The cost of housing includes mortgage or rent payments, utilities, interest, homeowners' insurance, mortgage insurance, property taxes, and other applicable fees. The entire sum of these costs should not exceed 30% of a household's gross income in order for the housing to be considered affordable.

Revisiting the demographic profile of the City deserves consideration at this point. Approximately 8% of the population is age 60 and older, retired, and on a fixed income.

This may account for the slightly increasing percentage in the category for households making 30% of the median income. These people likely have their houses paid off even though the model predicts that their houses are not affordable to them, thus, potentially accounting for the higher deficit of housing affordable to those making 50% or less of the median income. Similarly, the model projects that the percentage of retired households classified as having low incomes will increase.

Also, in the 2005 community survey, 94% of respondents reported that they own their home. Of those who said they own the home they live in, 25% indicated that their home is paid off. In the same survey, residents were asked what percentage of their income is paid to housing costs. Almost 10% of respondents reported that they have no housing costs and 65% of respondents stated they pay 30% or less of their income towards housing costs. Thus, about three-quarters of residents live in affordable housing.

Additionally, Alpine allows for accessory apartments throughout the community. An accessory apartment is a subordinate, semi-independent living area created within a one-family home. In the 2005 community survey, about 10% of respondents indicated they have an accessory apartment, with only about half reporting that their accessory apartment is occupied. There are about 60 accessory apartments currently registered with the City, however, there is likely two or three times that many that are not registered. In the past, accessory apartments have enabled Alpine to meet the state moderate-income housing model and will continue to do so in the future.

## **SURVEY OF RESIDENTIAL ZONING**

The City has four residential use zones, including:

- Town Residential District – T-R 10,000 (about 7%): was created to allow for residential growth within the originally settled town center of Alpine; to maintain the village scale and character; to provide for appropriate community activities and civic buildings; and to allow a density of development that is compatible with the limitations of municipal resources.
- Country Residential - C-R 20,000 (about 19%): was created to provide a location within the City allowing residential development on the traditional agricultural lands and lower undeveloped areas within the City; to provide for the perpetuation of the rural and open space image while reducing the impact of development on lands that are highly visible and susceptible to erosion; and to allow a density of development that is compatible with the limitations of municipal resources.
- Country Residential District - 1 Acre - C-R 40,000 (about 49%): includes the territory generally located around the periphery of the City considered appropriate for low-density residential development. Also included in the zone are areas, which because of the presence of steep slope, adverse soil characteristics, flood hazard, mud-flow or earthquake potential, wildfire

hazard, or similar critical and sensitive natural conditions, are considered environmentally fragile.

- Critical Environment Zone District - CE-5 (about 23%): consists primarily of the more mountainous areas of the City, which, because of the presence of steep slopes, unique soil characteristics, wildfire hazard or similar natural conditions, are considered environmentally sensitive. It is anticipated that uses in this zone will be limited to one-family dwellings in naturalistic settings with associated personal uses and structures. Such uses will be permitted in those portions of the zone that are most suitable for development activity (development cluster areas) interspersed with large and undisturbed open space areas.

## **EVALUATION OF ZONING'S AFFECT ON HOUSING OPPORTUNITIES**

For most cities, zoning and reducing impact fees for moderate income housing developments can be important keys for the Planning Commission and City Council to provide housing opportunities to persons of moderate income. In Alpine, however, these keys have very little impact. A combined reduction in impact fees and increased density will cause only a minor reduction in total housing costs. The total cost of new housing for the median priced home in Alpine would need to be reduced by about 60% to equal the housing costs targeted by the model. A 60% reduction of total housing cost is not feasible through zoning or an impact fee reduction.

Alpine is located in a very desirable housing market. Market demands for housing have driven up the cost of housing in the City. Adjustments in density that would be compatible with the City's infrastructure and topography would have a limited effect in reducing total cost of housing. The sale price of the lot does not necessarily decrease in direct proportion to a reduction in lot size. For example, in the neighboring city of Lehi, where zoning is fairly similar to the structure of Alpine's, lot prices are \$150,000 cheaper than in Alpine. The apparent difference is not due to zoning, but to economics.

## **ALPINE'S PROGRAM TO ENCOURAGE MODERATE INCOME HOUSING**

This is the point in the analysis where the State model may be too broad to apply to the unique characteristics of Alpine. Impediments to moderate income housing in Alpine include a variety of factors. Alpine is a small bedroom community where residents highly value low-density residential housing. In the 2005 General Plan survey, over 90% of the respondents indicated that the minimum lot size should be 10,000 square feet or greater. In this same survey, a majority of respondents reported that they see no need for condominiums, twin homes, or apartments in the City. Higher density housing, including multi-family housing, would be very difficult to pursue in Alpine as there would be very little public support for such a project.

Additionally, there is a very limited amount of commercial business within the City. It is presumptuous to conclude that there is a high demand for moderate income housing in the community as very few moderate or low income jobs exist. The majority of jobs that

do exist in Alpine are either home occupations or could be categorized as small office business – such as mortgage companies, medical and dental offices, and realty. Essentially, if high-density moderate income housing is placed in Alpine, there would not be enough jobs to sustain it. Therefore, if Alpine did have moderate income housing, people would still have to commute to work in other cities. As Alpine does not currently receive public transportation services, other than paratransit services, any individual who did not have their own transportation would not have any public transportation options available in order to travel to and from their employment in other cities.

Also, Alpine is not currently located near any large retail areas that would create a significant amount of moderate income jobs. Nor are there any colleges or universities nearby that would generate a population that would create a demand for moderate income jobs and housing.

Since the demand for living in Alpine is high, but the supply of dense residential housing is lower than that of other communities, the temptation for developers to build dense residential projects is high because competition is virtually non-existent. The market conditions, including high land value, enable developers to charge a higher monthly rent or a higher sale price than they could in other cities, creating a substantial profit. Therefore, not only is the single-family identity of Alpine damaged, but also the moderate-income housing that may exist in the area is more expensive than it should be.

Nonetheless, to ensure that moderate income housing exists, Alpine should continue to allow accessory apartments. The City may consider an “amnesty” type of program to encourage more residents that have illegal accessory apartments in their homes to comply with current ordinances and register the apartment with the City. The City also has no minimum requirement on house size, which may provide another manner in which housing prices can be made more affordable. Landlords renting homes within the City also have the opportunity to work with the Utah County Housing Authority to provide housing more affordable to the moderate income population.

**Summary of SB 34 Affordable Housing Modifications (4th Substitute)**

**Sen. Jake Anderegg / Rep. Val Potter**

**Summary:** SB34 encourages local communities to plan for housing for residents of all income levels, and coordinate that housing with transportation. Communities are required to develop a moderate income housing (MIH) plan as part of their general plan. Communities that are required to annually report on their MIH plan implementation must satisfy these requirements to remain eligible for state transportation investments.

**Revisions to required elements of municipal and county general plans:**

Land Use element must now consider location of land for housing for residents of various income levels in addition to the other categories of public and private uses of land (line 481 for municipalities; 1172 for counties).

Transportation and Traffic Circulation element:

- “Provide the general location and extent” of active transportation facilities in addition to freeways, arterial and collector streets, public transit, and other modes of transportation (491; 1182).
- Plan residential and commercial development around “major transit investment corridors” to improve connections between housing, employment, education, recreation, and commerce (494; 1185).
  - Defines “major transit investment corridor” as public transit service that uses or occupies: (a) public transit rail right-of-way; (b) dedicated road right-of-way for the use of public transit, such as bus rapid transit; or (c) fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and (i) a public transit district as defined in Section 17B-2a-802, or (ii) an eligible political subdivision as defined in Section 59-12-2219 (246; 858).
  - Municipalities without a major transit investment corridor must plan for residential and commercial development in areas that maintain and improve these connections (498).
- Correlate the transportation plan with population and employment projections, and the proposed land use element (502, 1188).
- Consider the regional transportation plan developed by the region’s metropolitan planning organization (MPO); if outside an MPO, consider the long-range transportation plan developed by UDOT (575; 1258).

Moderate Income Housing (MIH) element:

- ***Municipalities/counties covered:*** Utah Code has long required municipalities and counties to plan for moderate income housing growth. SB34 requires, by December 1, 2019, the following municipalities and counties to update and adopt the moderate income housing element of their general plan (444; 1074), and annually report on implementation (614; 1296):
  - all municipalities of the 1st, 2nd, 3rd, and 4th class;
  - cities of the 5th class with a population of 5,000 or more that are located in counties of the 1st, 2nd, and 3rd class;
  - metro townships with a population of 5,000 or more; and
  - all counties must plan and adopt a MIH element including strategies from the ‘menu’ (see below) but only counties of the 1st, 2nd, and 3rd class with an unincorporated population of 5,000 or more must annually report on implementation.
- Facilitate a reasonable opportunity for a variety of housing including MIH and shall now 1) meet the needs of people of various income levels living, working, or desiring to live or work in the community (509; 1198); 2) “allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life” (511; 1200); 3) towns may and cities shall analyze how they will provide a realistic opportunity for the development of MIH within 5 years for cities (513) and within the planning horizon for counties (1203).

- **Menu:** Shall include a recommendation to implement 3 or more of the following strategies, aka the ‘menu’ (518; 1205):
  - (A) rezone for densities necessary to assure the production of MIH
  - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
  - (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
  - (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
  - (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
  - (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
  - (G) encourage higher density or moderate income residential development near major transit investment corridors
  - (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
  - (I) allow for single room occupancy developments
  - (J) implement zoning incentives for low to moderate income units in new developments
  - (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
  - (L) preserve existing MIH
  - (M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
  - (N) participate in a community land trust program for low or MIH
  - (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
  - (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
  - (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
  - (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
  - (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
  - (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
  - (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
  - (V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
  - (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
- In addition to the recommendations required above, municipalities that have a “fixed guideway public transit station” shall include a recommendation to implement either “G” or “H” (568) [not required for counties].

- **Annual reporting and review of the moderate income housing plan:** The municipal/county legislative body shall annually review their MIH plan and implementation of that plan; prepare and post a report of their findings on their website; and send the report to Dept. of Workforce Services, AOG, and MPO if applicable (612; 1294).
  - The report shall include: a) revised estimate of the need for MIH in the next 5 years; b) description of progress made to provide MIH by analyzing and publishing data on the # of housing units that are at or below 80%, 50%, and 30% adjusted median family income; c) description of efforts to utilize a MIH set-aside from community reinvestment agency, redevelopment agency, or community development and renewal agency; d) description of the implementation of the MIH recommendations aka 'menu'.
  - Requires the DWS Division of Housing and Community Development to (i) assist in the creation of the MIH reports, and (ii) evaluate the reports for purposes of determining eligibility for state transportation funds. Gives DWS rulemaking authority to develop the evaluation process (1414).

**Revisions to Olene Walker Housing Loan Fund (1325):** SB34 did not provide any additional funding for housing. Revises Olene Walker Housing Loan Fund board to add 1 member w/expertise in transit-oriented development and 1 member who represents rural interests. The board must hold two public input meetings each year, once in a rural area. Allows fund money to be used to purchase land for low-income housing (1388).

**Revisions to state transportation funding:**

- Adds access to educational facilities and MIH to the prioritization process for new transportation capacity projects administered by the Utah Transportation Commission (1749).
- State Transportation Investment Fund (TIF) or Transit Transportation Investment Fund (TTIF) funds may not be used in a municipality or unincorporated county that has failed to adopt a MIH plan or has failed to report on implementation of their MIH plan as determined by DWS. TIF funds can still be used for a limited-access facility, but not for construction, reconstruction, or renovation of an interchange. TTIF funds can still be used for a multi-community fixed-guideway public transportation project, but not for the construction, reconstruction, or renovation of a station (1808).