



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, July 10, 2018 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER *Council Members may participate electronically by phone.

- A. Roll Call:** Mayor Troy Stout
- B. Prayer:** Kimberly Bryant
- C. Pledge of Allegiance:** By invitation

II. CONSENT CALENDAR

- A. Minutes of the City Council Meeting of June 26, 2018**
- B. Award Bid for Pressurized Irrigation – Ultrasonic Water Meter Supply: Hydro Specialty Company, \$789,252**
- C. Award Bid for Pressurized Irrigation – Water Meter Boxes: Hydro Specialty Company, \$91,692.15**

III. PUBLIC COMMENT

IV. REPORTS and PRESENTATIONS

- A. Financial Report**

V. ACTION/DISCUSSION ITEMS

- A. The Ridge at Alpine Subdivision – Paul Kroff.** The proposed subdivision consists of 72 lots of 198.5 acres in the CR-40,000 zone located northeast of Alpine. The Council will review the Revised Concept and Preliminary Plat.
 - 1. Revised Concept/Preliminary**
 - 2. Trail alignment and parking**
 - 3. Soccer field/family park and parking**
 - 4. Lot 72 - PRD clustering and scenic intent**
- B. Drone Discussion**
- C. Resolution No. R2018-08, Consolidated Fee Schedule – Update for PI Connection Fee.** The proposed amendment to the Consolidated Fee Schedule adds another section in conjunction with metering the pressurized irrigation water.

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
July 6, 2018

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.alpynecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, 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
June 26, 2018

Mayor Troy Stout called the meeting to order at 6:10 pm. The following were present:

Mayor Troy Stout

Council Members: Ramon Beck, Carla Merrill, Kimberly Bryant, Lon Lott

Staff: Shane Sorensen, Charmayne Warnock, Austin Roy

Others: Barry Johnson and Jared Inouye from the law firm of Bennett, Tueller, Johnson & Deere (BTJD)

I. EXECUTIVE SESSION: Mayor Stout called for a motion to go into a closed meeting.

MOTION: Kimberly Bryant moved to go into Executive Session for the purpose of discussing litigation. Lon Lott seconded. Ayes: 4 Nays: 0. Ramon Beck, Carla Merrill, Kimberly Bryant, Lon Lott voted aye. Motion passed.

The Council went into Executive Session at 6:10 pm. They came back into open meeting at 7:00 pm.

II. REGULAR MEETING: The meeting was called to order at 7:00 pm by Mayor Troy Stout.

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

Mayor Troy Stout

Council Members: Ramon Beck, Carla Merrill, Kimberly Bryant, Lon Lott.

Council Members not present: Jason Thelin was excused.

Staff: Shane Sorensen, Charmayne Warnock, Austin Roy, Reed Thompson – Fire Chief

Others: Gayle Rudolph, Clark K. Parker, Britton Lund, Julie Beck, Kris Mansfield, Mike Mansfield, Sarah Simons, Delaney Maughan, Bridgette Server, Robert Stanger, James Oler, Patrice Oler, Diana Lacey, Judi Pickell, Lane Franks, Nancy Brown, Alex Johnson, Sheldon Wimmer, Mike Russon, Cori Russon, David Fotheringham, Jane Griener, Mike Lacey, Luke Lacey Jessica Smuin, Cathy Smith, Rick Smith

B. Prayer: Lon Lott

C. Pledge of Allegiance: Ramon Beck

III. CONSENT CALENDAR

A. Minutes of the City Council meeting of June 12, 2018

B. Alpine Waterline Replacement Payment #3 – Stapp Construction - \$97,776.90

C. Award Pressurized Irrigation Meter Project – Phase 1 to Craig F. Sorensen Construction - \$230,745.00

D. Award Pressurized Irrigation Meter Project – Phase 2 to Craig F. Sorensen Construction - \$296,115.00

E. Payment to Highland City for pro-rated share of Canyon Crest Road right turn-lane project - \$11,103.00

F. 100 South Road project – Final Pay Release – Red Pine Construction - \$14,854.47

MOTION: Lon Lott moved to approve Consent Calendar. Ramon Beck seconded. Ayes: 4 Nays: 0. Lon Lott, Kimberly Bryant, Carla Merrill, Ramon Beck voted aye. Motion passed.

IV. PUBLIC COMMENT: Mayor Stout opened the meeting to public comment and asked the people to limit their comments to two minutes and try not to be redundant or come up multiple times. Public comment was limited to items not on the agenda.

Mike Mansfield- Bald Mountain Drive. He said he was feeling a little paranoid about the hot dry weather and asked the Council to make sure there were enough restrictions on fireworks, shooting, and open fires as possible. In regard to the proposed parking area in Lambert Park, he said it would be better to keep it as far away from the shooting

1 range as possible. Regarding maintenance of common area, he said there was a great need to remove dead
2 vegetation.

3
4 Delaney Maughan – Provo UT. She said she represented Outrage, which was an organization of youth in Utah
5 County working to prevent substance abuse. Opioid overdose continued to be one of the most pressing issues they
6 faced across the nation. She said they were conducting a survey of elected officials in Utah County for research and
7 to assist in their efforts to control drug abuse. She passed out a survey to each of the City Council members and
8 asked them to fill it out and return it to Charmayne Warnock. They would pick them up from her. The survey was
9 anonymous.

10
11 Brit Server – Golden Eagle Drive. She said there was still a lot of shooting going on up on the east side and
12 wondered if anyone was talking to the federal government about controlling that area. She pointed out that no
13 shooting was allowed near Brighton and Solitude which was federal land. Mayor Stout said he'd had a productive
14 meeting the week before with a member of the federal legislature, and would be meeting with the forest service
15 representative on Thursday.

16
17 Chris Mansfield – Bald Mountain Drive. She asked if it would help if citizens call the forest service. Mayor Stout
18 said the best thing to do would be to call offices of Senator Mike Lee and Orrin Hatch. It is a federal issue and the
19 forest service is merely a steward of that federal branch.

20 21 **V. REPORTS AND PRESENTATIONS**

22
23 **A. Financial Report – May 2018.** Shane Sorensen said they made some minor adjustments in the budget
24 but the revenue was strong and the City was in good condition financially. There were some projects that were not
25 accomplished in this budget year and would be rolled over into the next budget year.

26
27 Mayor Stout said that under Action and Discussion Items, agenda item E, The Ridge at Alpine Subdivision, had
28 been removed from the agenda at the request of the developer.

29 30 **VI. ACTION AND DISCUSSION ITEMS**

31
32 **A. PUBLIC HEARING – Budget Opening – FY 2017-2018 Budget.** Shane Sorensen said there were
33 two adjustments to the 2017-18 Budget. This was the only budget opening they'd had this year. The cost for
34 municipal court which handled traffic fines, etc. had exceeded the budget expectation and would be adjusted by
35 \$11,000. Under parks and recreation, the costs for building and ground supplies had also exceeded the amount
36 budgeted. The amendment would increase the budget for parks by \$5,000. In both cases, the money would come
37 from the General Fund surplus.

38
39 Mayor Stout invited public comment on the budget opening. There were no comments and he closed the public
40 hearing.

41
42 **B. Ordinance No. 2018 -03, Amending the Budget for FY 2017-2018.** There was no discussion on this
43 item by the City Council.

44
45 **MOTION:** Ramon Beck moved to accept Ordinance No. 2018-03 amending the Budget for fiscal year 2017-18.
46 Kimberly Bryant seconded. Ayes: 4 Nays: 0. Ramon Beck, Carla Merrill, Kimberly Bryant, Lon Lott voted aye.
47 Motion passed.

48
49 **C. Bookmobile Agreement for 2018-19:** Mayor Stout said the bookmobile was used by a lot of people in
50 the community, particularly by residents at the senior living center. It was their connection to the world.

51
52 Shane Sorensen said the bookmobile cost \$13,200 a year, which was the same as in previous years. He said that at
53 the previous meeting, the Council had tabled the issue because they wanted to review the statistics on usage in
54 Alpine. A bookmobile representative was present to provide information.

1 Britton Lund was the Bookmobile Program Manager for the State of Utah and managed all the bookmobiles in Utah.
2 She said Alpine was consistently the highest user of the bookmobile in Utah County. Statistics of usage for the past
3 year had been provided in the packet. In July 2017 there were 930 print items checked out. In August there were
4 1,140 items checked out. She said the bookmobile was able to get any book a patron wanted, no matter how obscure.
5 They would borrow it from any location and it would be free. Utah County was second in interlibrary loans and that
6 included libraries anywhere across the country. In addition to print books, the bookmobile had an online service
7 where patrons could download eBooks and audio books for free. She passed out bookmobile cards to the each of the
8 Councilmembers and told them they could use that card to access online library services as well as the bookmobile.
9 Besides eBooks and audio books, patrons could also take practices tests such as the ACT, SAT, LSAT and MCAT
10 online at no cost. There were genealogy resources and auto repair instruction that was specific to their make and
11 model of car, as well as other services
12

13 Ms. Lund said the usage in Alpine was so high they had created a third stop. Most communities had only one or two
14 stops. Families with bookmobile cards could use the bookmobile in other communities if they were in the area.
15 Mapleton City was the headquarters for the bookmobile and books could be checked out there. Anyone who wanted
16 a bookmobile card could get one at the bookmobile.
17

18 **MOTION:** Ramon Beck moved to approve the Bookmobile Agreement for 2018-19, and thanked Ms. Lund for her
19 time. Carla Merrill seconded. Ayes: 4 Nays: 0. Ramon Beck, Carla Merrill, Kimberly Bryant, Lon Lott voted aye.
20 Motion passed.
21

22 **D. Commit to the Limit – Julie Beck:** Mrs. Beck said they were asking the Council to approve and
23 indemnify the Commit to the Limit Committee, approve the Charter, and allow the committee to utilize the Alpine
24 City log, communications platforms, and tax exempt status, plus any Alpine City data. They also asked the Council
25 to approve an initial budget of \$6,000 for signage, brochures, etc.
26

27 The members of the committee included: Julie B. Beck – chair, Judi Pickell – vice chair, Laura St. Onge –
28 secretary. The members were Nancy Brown, Diana Lacey, Cathy Smith, Mark Goodsell, Heather Johnson.
29 Additional volunteers were welcome.
30

31 Julie Beck said the speed calming initiative would include a citizen’s influence campaign where citizens committed
32 to observing the speed limit. She had talked to Chief Gwilliam and he said traffic stops had decreased by at least
33 50%. She thanked the Council and Mayor for their support. The Youth Council also had things planned for Alpine
34 Days related to the initiative.
35

36 Troy Stout said the Council had already budgeted money for more patrol. He liked having a wholistic approach to
37 the problem. He said that since the committee would be using city funds, it would need to be recognized as an
38 official committee. Shane Sorensen said that would involve posting agenda and taking minutes.
39

40 Mrs. Beck said they already had someone taking minutes, and they also had a Council representative, Ramon Beck,
41 attending their meetings. She would like that to continue.
42

43 There was a discussion about they would account for any donations that came in. Shane Sorensen said the donations
44 could be earmarked for a particular purpose.
45

46 Shane Sorensen said they would need to get input from David Church on formalizing the committee, and they would
47 need to discuss the indemnification request.
48

49 **MOTION:** Lon Lott moved to approve the proposals of the Commit to the Limit committee with input from David
50 Church on indemnification and other legal ramifications, recognizing Julie Beck as the chair, Judi Pickell as vice
51 chair, Laura St. Onge as secretary, and other members as they joined, and appoint a member of the City Council to
52 sit on the committee at the discretion of the mayor, and approve the use of the Alpine City logo and website. Staff
53 would need to approve the content and location of signage. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Lon Lott,
54 Kimberly Bryant, Carla Merrill, Ramon Beck voted aye. Motion passed.
55

1 **E. The Ridge at Alpine Subdivision – Paul Kroff:** This item was postponed at the request of the
2 developer.

3
4 **F. Fireworks/Open Fire Restrictions – Fire Chief Reed Thompson:** Mayor Stout said there was a fire
5 earlier in the area in the Willow Canyon area caused by someone with a string weed-eater. In consequence of the
6 extremely dry conditions, he asked the fire chief if there were any other areas that needed to be tightened up. He said
7 he would ban fireworks altogether if possible.

8
9 Chief Thompson said HB38 outlined restrictions that could be placed on fireworks and other ignition sources, but it
10 wasn't allow a complete ban. The map reflected those areas in Alpine where fireworks were prohibited which
11 included anything within 200 feet of a waterway and dry grass and brush areas. That could include vacant lots. He
12 recommended that the City be proactive and send out a message on social media. Troy Stout said he would also like
13 to send out a Parlant message.

14
15 Shane Sorensen said the public works department would be putting up signs. They were trying to get them made by
16 Monday.

17
18 Dave Fotheringham said the Christmas tree farm along 800 South should perhaps be included as a restricted area. It
19 consisted of about ten acres.

20
21 Troy Stout said he was meeting with the Forest Service to talk about restricting shooting on forest service ground
22 adjacent to Alpine and invited the Chief Thompson to attend.

23
24 **G. Open Space Maintenance:** Shane Sorensen said that after the fire last week, he had some residents
25 call asking why the City didn't maintain the open space. With the limited manpower the City had, it was impossible
26 to groom all the open space areas; they needed a policy on how to approach the situation. With the highly flammable
27 conditions, there needed to be a water source readily available when maintenance works was done.

28
29 Chief Reed Thompson said that Cedar Hills was looking at using community resources in maintaining the open
30 space. Volunteers from the community could help with the manpower shortage but they would need guidance. The
31 hours volunteers spent clearing fallen trees, cutting grass, etc. would count toward the hours for the Wildlife
32 Protection Plan they were supposed to have. He said it was a little late in the season to be doing a lot of work. It
33 might be better do the work as a fall project unless there was a water source nearby. He said there was some active
34 work going on by the rodeo grounds but they watered it before they cut the grass.

35
36 **H. Open Space Improvement – Parking expansion in Smooth Canyon and Lambert Park:** Shane
37 Sorensen said the City Council had previously reviewed some ideas to expand parking in Smooth Canyon Park and
38 to create some parking space in Lambert Park on the south end near the restrooms. In order to add parking areas to
39 open space, there was a process that needed to be followed. Alpine City Ordinance required a public hearing and a
40 recommendation from the Planning Commission, then the proposal had to be approved by a super majority vote of
41 the City Council.

42
43 At present, the overflow parking for soccer games in Smooth Canyon Park was going to the nearby LDS Church
44 parking lot. At the request of residents in the neighborhood, No Parking signs had been put up along the streets in
45 front of people's homes to discourage street parking. It was proposed they expand the parking lot in Smooth Canyon
46 Park from 21 stalls to 74 stalls to solve the problem.

47
48 Austin Roy said there was a large turnout at the Planning Commission's public hearing on the proposal for
49 additional parking in Smooth Canyon Park. Residents in the area were opposed to the expanded parking. They felt it
50 took away from the grassy area. The residents said soccer was not the only use in the park. Neighboring residents
51 used it to go for a walk or to go running. The residents suggested that the City instead develop a parking lot on city-
52 owned property located north of the Healey LDS Church. People could park there and walk to Smooth Canyon Park.
53 After much comment and discussion, the Planning Commission made a motion to deny the parking proposal for
54 Smooth Canyon. The vote was three ayes and two nays, and the motion did not pass. It was explained that since
55 there were seven members on the Planning Commission, at least four members had to be present to constitute a
56 quorum, and at least four members needed to vote in agreement to pass a motion. Austin Roy said the Planning

1 Commission also made a motion to approve the parking plan for Lambert Park. The vote was three ayes and two
2 nays so the motion failed.

3
4 The Council discussed the parking proposal for Smooth Canyon Park. Kimberly Bryant said the problem with soccer
5 teams parking at the church parking lot was that kids went into the church wearing their cleats, which left grass and
6 mud on the floors. It was very disruptive when a wedding or some event was going on. It was pointed out the some
7 of the stake presidents didn't allow the church parking lots to be used for non-church events so there was no
8 guarantee the community could use the parking lot in the future. Shane Sorensen said they knew from the experience
9 at Timberline Middle School that people did not use the parking lots if they had to walk. They preferred to park
10 along the streets.

11
12 Lon Lott said he had listened to the recording of the public hearing which was about an hour long. Some good
13 comments and suggestions were made. He said he thought they would still be faced with a parking problem when
14 the second half of the park opened up to the south. One thing that was mentioned in the hearing was that organized
15 sports needed to be more organized. He hoped that hiring a Parks and Rec person would alleviate some of the angst
16 about scheduling sports.

17
18 Patty Oler – Round Mountain Drive. She said they had 15 to 20 residents at the public hearing, many of whom
19 voiced their opinions. She said the motion from the Planning Commission was to deny the expanded parking in
20 Smooth Canyon Park and do a feasibility study on building a parking lot north of the church. Ms. Oler said she had
21 moved to Alpine two years earlier and one of the things that drew her to the area was the sense of community. They
22 would see their neighbors using the park. It was a multiuse park, not just a soccer park. She said they welcomed the
23 soccer teams but it made it very difficult for the neighbors to use the park when soccer teams were there all day.
24 They saw buses of soccer clubs showing up at 7 am and were there all day. The teams were not Alpine residents.
25 She said other cities had not made proper use of their own open space if they were coming to Alpine. She asked if
26 the Council wanted a soccer megaplex or a multiuse park. To put in 74 parking space would overwhelm the park.

27
28 Mayor Stout said it was a multiuse park. The City had allocated money to put in a playground. However, early on it
29 was designed to be a soccer field. That didn't remove the responsibility to manage it property. He said the reason the
30 teams had buses was to mitigate the parking problem. He said he favored additional parking but maybe not as much
31 as proposed.

32
33 Shane Sorensen said the City had approached the church a few years ago about improving the land north of the
34 church as a parking lot. The church could use it for overflow parking in exchange for city use of their parking lot.
35 They never got a response but the City could approach them again. In response to the comment that the soccer teams
36 were not from Alpine, he said the soccer teams assured them that a substantial percentage of the team came from
37 Alpine. The sports clubs also used soccer fields in other communities. He wasn't sure where the idea came from that
38 other communities did not have soccer fields. Spanish Fork had a huge recreation program and it cost a lot of money
39 to operate it. Alpine didn't have a perfect system, but they were able to participate in a sports program at a minimal
40 cost. Carla Merrill said that Orem had a soccer megaplex.

41
42 Rob Stanger said his home backed up to the park. He appreciated Councilman Lott's comments. He said the soccer
43 practice started at 6:30 am and the coach had a whistle. It was pretty loud. He appreciated that the City was looking
44 at hiring a sports coordinator. He said the bus may bring the kids, but the parents came in their own cars. There were
45 up to four games a day so that was a lot of cars. The problem was that the games were scheduled back to back. That
46 meant there were four teams parking there all day. He felt that adding additional parking would just encourage more
47 overscheduling of the park. He said that with all the traffic, they would need a stoplight at the intersection. He said
48 they should limit the number of games that can be scheduled per day.

49
50 Mayor Stout said soccer season was over so there shouldn't be any games scheduled. Mr. Stanger said the kids were
51 still practicing. He said he understood that the original residents paid a \$10,000 fee for the park when they bought
52 their home.

53
54 Shane Sorensen said the park was built with impact fees which were collected from every building permit issued in
55 Alpine. It was a public park. No special fees were collected from neighboring residents. Will Jones, who was a
56 realtor/developer said the building lots next to the park had been priced higher.

1
2 Mr. Stanger said the City would be accommodating more demand by expanding the parking lot. He wasn't asking
3 the City to eliminate the soccer teams, just limit them.
4

5 Shane Sorensen said they were trying to strike a balance between the kids in the community who wanted to play
6 soccer, and people who lived adjacent to the park. It was always planned as a soccer park. The roads had the
7 capacity for street parking, but parking on both sides of the street narrowed it. Their intent with expanding the
8 parking was to get the parking off the street. Regarding facilities for the park, he said they had plans for a
9 playground and pavilion but pulled back while they talked about parking.
10

11 Lon Lott suggested flipping the playground or coming up with some other configuration. He suggested controlling
12 the traffic by having one way in and one way out of the parking lot. He said they needed more parking and more
13 governance. If there was a playground there, his grandkids would want to come to the park and would need a place
14 to park. It has a great view of the mountains.
15

16 Dave Fotheringham said the Soccer Federation recommended 45 stalls per soccer field. There were currently 21
17 spaces for two soccer fields.
18

19 Rob Stranger said the ideal location for parking would be north of the church. He suggested they split the parking so
20 playground was closer to the houses and the parking was closer to the fields.
21

22 Clark Parker – Round Mountain Drive. He said he was representing neighbors who couldn't be there that evening.
23 He said he was very much opposed to having a parking lot back up to their houses. It would be better to put the
24 parking more to the south and the playground closer to the houses. There wasn't any parking for Healey Park. If
25 they built a parking lot there, it would provide parking for both parks. He said the park was way over-used. There
26 was no control over the soccer. They had soccer camps and practices in the park.
27

28 Lane Franks said he wanted to bring up some points relative to the parking in Lambert Park. He was concerned that
29 providing parking on the south end would provide easier access to the gun range and they would lose the momentum
30 they had gained keeping traffic out of the park. Most of the traffic went to the Bowery. One Saturday they took
31 pictures of the cars in the church parking lot. About 75% to 80% of the people who used Lambert Park were not
32 from Alpine. He said he had talked to a landowner about getting another entrance into Lambert Park. They should
33 have a conversation about that.
34

35 Mayor Stout said that whether they had another access or not, they needed parking for Lambert Park and it had to be
36 on city property.
37

38 Austin Roy said the reason they chose this location for the parking in Lambert Park was because it would have the
39 least impact on the trails and on the scrub oak.
40

41 Shane Sorensen said that if they moved forward on the parking in Lambert Park, he would like to have the road
42 paved up to a certain point so they weren't dragging gravel out onto the main road.
43

44 **MOTION:** Lon Lott moved to move forward with the proposed parking Lambert Park as outlined utilizing the
45 entrance the city owned, and pave the entrance to the 90-degree bend, and improve the roadway into the parking
46 area using magnesium to reduce the dust, and make it wide enough that two cars can pass. Carla Merrill seconded.
47 Ayes: 4 Lon Lott, Kimberly Bryant, Carla Merrill, Ramon Beck voted aye. Motion passed.
48

49 The Council moved back to the issue of increasing parking in Smooth Canyon Park. It was suggested that they
50 revisit the parking lot with 50 spaces. Carla Merrill said that if the residents didn't want a parking lot they would
51 need to open up the streets to parking. Clark Parker said the City should utilize the parking area north of the church
52 if they were going to take down the No Parking signs on the street.
53

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

1
2 **I. Fencing in Lambert Park:** Troy Stout said the Council had been discussing buck and pole fencing to
3 delineate the boundaries of Lambert Park for two years. On the map he identified the area to be fenced on the south
4 side of the park and south of the existing road.

5
6 Shane Sorensen said it would be important to keep the road open in the event of a fire. They had the funds for a
7 fence but were trying to get a bid. Everyone seemed really busy.

8
9 Will Jones said he was trying to get fining for Three Falls. Maybe they could work on that together.

10
11 The Council discussed fencing around the parking area. It was decided a simplified fence would be better. Using
12 rocks to create a barrier was discussed but the fire chief said they would need to be able to get through if there was a
13 fire and it was faster to cut a fence than move boulders.

14
15 Lon Lott suggested there be a turnaround for horse trailers.

16
17 **MOTION:** Carla Merrill moved to approve buck and pole fencing along the southern boundary of Lambert Park
18 and continue the buck and pole fencing along the east side of the park area up to the gate then along the north end
19 across to the scrub oak. The City would work with Will Jones on getting a bid. Lon Lott seconded. Ayes: 4 Nays: 0.
20 Carla Merrill, Ramon Beck, Lon Lott, Kimberly Bryant voted aye. Motion passed.

21
22 Shane Sorensen said they would need to grade the parking lot before putting in the fence. He would try to have an
23 estimate on the cost at the next meeting.

24
25 **J. Pratt Retaining Wall at 663 W. Ranch Circle:** Austin Roy said Mr. Pratt wanted to put in a 12-foot
26 retaining wall on his property, which would require an exception from the City Council. The ordinance allowed a
27 wall up to 9 feet but had a provision for approving a higher wall. The proposed retaining wall would not be seen
28 from any public right-of-way. It went back into the hill and the property owner was the only one that would see it.

29
30 **MOTION:** Ramon Beck moved to approve an exception for a 12-foot retaining wall at 663 Ranch Circle for
31 Michael Pratt. Lon Lott seconded. Ayes: 4 Nays: 0. Ramon Beck, Lon Lott, Carla Merrill, Kimberly Bryant voted
32 aye. Motion passed.

33
34 Lon Lott said the Planning Commission had recommended amending the ordinance on retaining walls and would be
35 holding a public hearing on the proposed language.

36
37 **K. Drone Discussion:** This item was postponed.

38 39 VII. STAFF REPORTS

40
41 Austin Roy reported on the following:

- 42
- 43 • The City had been approved for a Municipal Recreation Grant which could be put toward the Dry Creek
44 Corridor.
 - 45 • Blue Bison had submitted a plat amendment for the Summit Point subdivision located west of Lakeview
46 Drive, previously developed by Taylor Smith and Mark Wells. The plan showed roads with grades above
47 12 percent with a straight road connecting to Draper. The amended plan showed eight lots. The current
48 recorded plat for Summit Point had four lots with no connection to Draper.

49
50 Charmayne Warnock said the mayor would like a summer photo of the Council and asked the Council to let her
51 know what meetings they would be available. She said the mayor would also like to hold a summer social for the
52 Council and staff.

53
54 Shane Sorensen reported on the following:

- 1 • Draper City had approached Chief Thompson about a policy requiring a water truck or fire suppression
2 equipment on job sites in the wildland area, and wanted to know if Alpine would be interested in joining
3 the effort. It would save them a lot of grief to have something official.
- 4 • He asked the Council what their thoughts were on allowing fires at the Bowery since it was so dry. They
5 were considering prohibiting them until cooler weather. Mayor Stout suggested removing the firepit and
6 rebuilding it in the fall. Chief Thompson said that if a firepit was not provided, people were more inclined
7 to build their own. Troy Stout said he would personally move the firepit to the sand volleyball court.
- 8 • The City had received a Request for Reasonable Accommodation for a residential treatment center on
9 Westfield Road. He was working with David Church and Dan McDonald on a response, which they should
10 have by Friday. There was a significant cost involved for the review.
- 11 • An ordinance regulating small wireless facilities should be on the next agenda.
- 12 • The City had received a proposal from Steve Neeleman to purchase the open space at the corner of Ridge
13 Drive and Canyon Crest Road. He and Mayor Stout met with him and discussed opening the possible sale
14 up to adjacent property owners with a minimum bid. It would be coming back to the Council.
- 15 • At some point they would address the recent lawsuit in an executive session.

16 VIII. COUNCIL COMMUNICATION

17 Troy Stout reported on the following:

- 18 • He was informed by another developer that unengineered retaining walls were going up in the Oberee
19 Annexation. Shane Sorensen said it had been brought to the City's attention. The developer hadn't gotten a
20 permit for the walls. Mayor Stout said they had to comply or get rid of them. Austin Roy said Jed
21 Muhlestein had addressed the walls in his review letter on The Ridge at Alpine. They were very high.
22 Mayor Stout said the walls did not appear to comply with what was agreed to. He expected them to comply
23 with the agreement. Austin Roy said there were several issues with The Ridge at Alpine including the trails
24 and lot 72. Chief Reed Thompson said he had reviewed the roads for The Ridge at Alpine and the
25 developer had attempted to meet the slope issues. As currently designed, they would allow an exception for
26 the access road.
- 27 • He met with Senator Mike Lee's staff about the shooting range on forest service land. They were excited to
28 help the City out. Both Mike Lee and his Chief of Staff lived in Alpine and he was optimistic they could
29 get something done. He and Shane Sorensen were meeting with someone from the forest service on
30 Thursday.
- 31 • He said he'd notice a lot of people parking on the grass by the Bowery. On Saturday there were 30 or 40
32 cars on the grass. They needed to encourage people to park at the rodeo grounds and needed signage to
33 direct them.
- 34 • He and Shane Sorensen were meeting with a gentleman about using his goats to eat down the weeds in
35 Lambert Park and create a fire break.

36
37
38
39
40 Carla Merrill said she was in Lambert Park last week with a group of young women watering the seedlings and
41 someone called the cops on them even though they had permission to drive up there. Shane Sorensen said they could
42 put something in the Newsline informing the public that special permits for vehicles were given to people
43 performing service in Lambert Park.

44
45 Chief Reed Thompson said that in the wake of school shootings, the Fire Department was putting together trauma
46 kits to go in classrooms at all the school. Their goal was to raise \$65,000 for the project. They were working with
47 the police department for a proactive approach.

48
49 **MOTION:** Ramon Beck moved to adjourn. Carla Merrill seconded. Ayes: 4 Nays: 0. Ramon Beck, Carla Merrill,
50 Kimberly Bryant, Lon Lott voted aye. Motion passed.

51
52 The meeting was adjourned at 10:30 pm.

Jed Muhlestein, P.E.
20 North Main
Alpine, Utah 84004

July 3, 2018

Subject: Pressurized Irrigation – Water Meter Boxes

Dear Jed:

Attached is the bid tabulation for the Pressurized Irrigation – Water Meters Boxes. The only bid received was Hydro Specialties Company, LLC with a Total Base Bid price of \$91,692.15 which was 13 percent below the engineer's estimate.

We recommend the project be awarded to Hydro Specialties Company, LLC for a total of \$91,692.15. We have checked Hydro Specialties Company's license, bonding, and references and have found everything in order.

Attached is a copy of the Notice of Award if the City so chooses to award this project to Hydro Specialties Company, LLC.

Sincerely,
HORROCKS ENGINEERS


Kasey B. Chesnut, P.E.
Principal Engineer

cc: File

**Engineer's Estimate
Horrocks Engineers**

**Base Bid
Contractors**
Hydro Specialties Company, LLC **Base Bid**
\$91,692.15

Project Manager: John E. Schiess, P.E.
Project Engineer: Kasey B. Chesnut, P.E.
Bid Opening: purchasing.utah.gov
Date: July 2, 2018
Time: 12:00 PM

Construction Cost Index: 11069

For: Pressurized Irrigation - Water Meter Boxes
Alpine City
20 North Main Street
Alpine, UT 84004

Average \$98,586.08
Engineer's Estimate \$105,480.00
Percent Difference 7%

Base Bid		Engineer's Estimate		Bidder 1 Hydro Specialties Company, LLC		Average			
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Carson 1220-12-2 Jumbo Box (or approved equal)*	2577	LS	\$40.00	\$103,080.00	\$32.95	\$84,912.15	\$36.48	\$93,996.08
2	Carson 1730-15-2 Jumbo Box (or approved equal)*	30	EA	\$80.00	\$2,400.00	\$226.00	\$6,780.00	\$153.00	\$4,590.00
TOTAL BASE BID					\$105,480.00		\$91,692.15		\$98,586.08

*Box shall be green color with a recessed locking lid, labeled with "Irrigation" and with Alpine City logo. Lid shall include one (1) 1-7/8" hole, drilled approximately 3" from corner edges, in a location to allow installation of the Orion Endoint with a "thru-the-lid" install kit. A submittal shall be required for the box, lid, and location of the drilled hole.

I hereby certify that this is a true and correct Bid Tabulation for the
Pressurized Irrigation - Water Meter Boxes

Kasey B. Chesnut, P.E.

Jed Muhlestein, P.E.
20 North Main
Alpine, Utah 84004

July 3, 2018

Subject: Pressurized Irrigation – Ultrasonic Water Meters Supply

Dear Jed:

Attached is the bid tabulation for the Pressurized Irrigation – Water Meters Supply. The low bidder was Hydro Specialties Company, LLC with a Total Base Bid price of \$789,252.00 which was 25 percent below the engineer's estimate.

We recommend the project be awarded to Hydro Specialties Company, LLC for a total of \$789,252.00. We have checked Hydro Specialties Company's license, bonding, and references and have found everything in order.

Attached is a copy of the Notice of Award if the City so chooses to award this project to Hydro Specialties Company, LLC.

Sincerely,
HORROCKS ENGINEERS



Kasey B. Chesnut, P.E.
Principal Engineer

cc: File

**Engineer's Estimate
Horrocks Engineers**

Project Manager: John E. Schiess, P.E.
Project Engineer: Kasey B. Chesnut, P.E.
Bid Opening: purchasing.utah.gov
Date: July 2, 2018
Time: 12:00 PM

Construction Cost Index: 11069
 For: Pressurized Irrigation - Ultrasonic Water Meters Supply
 Alpine City
 20 North Main Street
 Alpine, UT 84004

Base Bid Contractors
 Hydro Specialties Company, LLC
 Mountain States Pipe and Supply
Base Bid
 \$789,252.00
 \$1,429,490.76
 Average
 Engineer's Estimate
 Percent Difference
 \$1,109,371.38
 \$1,075,800.00
 -3%

Base Bid				Engineer's Estimate		Bidder 1 Hydro Specialties Company, LLC		Bidder 2 Mountain States Pipe and Supply		Average	
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	1 inch Badger E-Series Ultrasonic Meter and ORION Water Cellular LTE Endpoint*	2646	LS	\$400.00	\$1,058,400.00	\$289.00	\$764,694.00	\$529.27	\$1,400,448.42	\$409.14	\$1,082,571.21
2	1.5 inch Badger E-Series Ultrasonic Meter and ORION Water Cellular LTE Endpoint*	6	EA	\$500.00	\$3,000.00	\$669.00	\$4,014.00	\$724.39	\$4,346.34	\$696.70	\$4,180.17
3	2 inch Badger E-Series Ultrasonic Meter and ORION Water Cellular LTE Endpoint*	24	EA	\$600.00	\$14,400.00	\$856.00	\$20,544.00	\$1,029.00	\$24,696.00	\$942.50	\$22,620.00
TOTAL BASE BID					\$1,075,800.00		\$789,252.00		\$1,429,490.76		\$1,109,371.38

*Endpoint shall include a "thru-the-lid" install kit.

I hereby certify that this is a true and correct Bid Tabulation for the
 Pressurized Irrigation - Ultrasonic Water Meters Supply

 Kasey B. Chesnut, P.E.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Major Subdivision Revised Concept and Preliminary Plan – The Ridge at Alpine PRD

FOR CONSIDERATION ON: 10 July 2018

PETITIONER: Paul Kroff

ACTION REQUESTED BY PETITIONER: Review revised concept and preliminary plan and give direction as needed.

BACKGROUND INFORMATION:

The subdivision includes a total of 72 lots ranging in size from 0.46 acres to 3.08 acres on a site that is approximately 189.5 acres. It is proposed to include approximately 127.3 acres of private open space. Approximately 68.6 acres of that open space is already recorded as a conservation easement. It is also proposed to include approximately 2 acres of public open space that will be used as a soccer park. The site is located in the CR-40,000 zone.

The Planning Commission approved the revised concept and preliminary plans for The Ridge at Alpine subdivision through the following motions with conditions:

MOTION: Sylvia Christiansen moved to approve The Ridge at Alpine Concept Plan with the following conditions:

1. Applicant meet the engineering requirements stipulated
2. Change soccer park to a family park
3. Add required screening for park and trail parking
4. Add lighting in the parking lot
5. Add parking stalls at the park
6. Work with the Trail Committee on the routing of the 2 trails
7. Subject to the applicant satisfying City Council that the scenic and cluster requirements are met for lot 72.

John Gubler seconded the motion. The motion passed with 5 Ayes. 0 Nays. Bryce Higbee, Alan MacDonald, John Mackay, John Gubler and Sylvia Christiansen all voted Aye.

MOTION: Sylvia Christiansen moved to approve The Ridge at Alpine Preliminary Plan with the following conditions and subject to concept approval.

1. An exception be granted for a non-standard road cross section along Oak Drive.
2. The cross section would include 30 feet of pavement with 3 foot shoulders on each side.
3. The Developer address redline comments on the plans and drainage report.

4. The Developer work with Staff regarding the variable speed pumps required in the Annexation and Development Agreement, then report to the City Council prior to submitting for final Approval.
5. The Planning Commission approve or disapprove lot 72. If lot 72 is approved, the developer submit a retaining wall design that meets the ordinance for lot 72.

John Gubler seconded the motion. The motion passed with 5 Ayes. 0 Nays. Bryce Higbee, Alan MacDonald, John Mackay, John Gubler and Sylvia Christiansen all voted Aye.

STAFF RECOMMENDATION:

Review revised concept and preliminary plan and provide direction to the developer for The Ridge at Alpine PRD Subdivision.



Date: June 15, 2018

By: Austin Roy *AR*
City Planner

**Subject: Planning and Zoning Review
The Ridge at Alpine PRD Preliminary Plan
Approximately 1100 North Grove Drive – 72 lots on 189.5 acres**

Background

The proposed Alpine Ridge Planned Residential Development (PRD) consists of two parts; recently annexed property (Oberre Annexation) and property that was already located within Alpine City. This distinction needs to be made due to a development agreement between the City and the developer which will affect the lots that were part of the Oberre Annexation. Lots that were already located within Alpine City limits were accepted to be developed as a PRD by the City Council on September 13, 2016 provided that the open space was designated as a soccer field with the gradation and preparation of the park to be the responsibility of the developer in the first phase, and apply the wording of the Development Agreement for the Oberee annexation relating to lot size to this property.

The subdivision includes a total of 72 lots ranging in size from 0.46 acres to 3.08 acres on a site that is approximately 189.5 acres. It is proposed to include approximately 127.3 acres of private open space. Approximately 68.6 acres of that open space is already recorded as a conservation easement. It is also proposed to include 2 acres of public open space that will be used as a soccer park. The site is located in the CR-40,000 zone.

PART 1 – OBERRE ANNEXATION (60 LOTS)

Development Agreement

178.9 acres of the property was annexed into Alpine City and a development agreement (attached) was executed between the City and the Developer. The details of the agreement are unique to this development and may not be consistent with typical subdivision requirements.

Lot Area and Width Requirements

The Development Agreement (DA) limits the number of lots to be developed on the property. The Developer shall use the base density for the CR-40,000 zone with no bonus density awarded for any public or private open space. In addition, the existing conservation easement on the property will not be included in calculating the base density for the development (DA 3.2). The total number of lots allowed within the annexed area is 60 lots. The developer shows no more than 60 of the 72 lots within the annexed area. This is consistent with the terms of the agreement.

The DA also limits the size of the lots. No more than 20% of the lots to be developed shall be less than 30,000 square feet in area, with no lot being smaller than 20,000 square feet in area (DA 3.3). No lot is shown to be less than 20,000 square feet and 6 lots or 8% of the annexed area are less than 30,000 square feet. The size of the proposed lots is consistent with the terms of the development agreement.

Each lot shall abut upon and have direct access to an adjacent public street. The width of each lot shall be not less than 90 feet (as measured along a straight line connecting each side lot line at a point 30 feet back from the front lot line). The length of the front lot line abutting the City street shall be no less than 60 feet (Section 3.9.7.6). Each proposed lot appears to meet the requirements.

PART 2 – OTHER PROPERTY NOT OBERRE ANNEXATION (12 LOTS)

Planned Residential Development (PRD) Determination

The 10.6-acre area of the development that is not a part of the development agreement is proposed to be developed as a PRD. The Planning Commission made a recommendation to the City Council and the PRD proposal was accepted by the City Council on September 13, 2016 provided that open space be designated as a soccer field with the gradation and preparation of the park to be the responsibility of the developer in the first phase, and apply the wording of the Oberre Annexation Development Agreement relating to lot size to this property.

It is proposed that **2 acres be used as a public soccer park**. The proposed field is designed for youth groups ages 9 and under (U9), which is smaller an adult field. Open space has been proposed as an incentive for receiving approval for being developed as a PRD and having smaller lots in this area of the development.

Lot Area and Width Requirements

Since the City Council has required that the DA language apply to the area outside of the Oberre Annexation if it is developed as a PRD, the development as a whole will need to have no more than 20% of the lots less than 30,000 square feet and no lot less than 20,000 square feet. The plan shows 7 more lots outside of the Oberree Annexation that are less than 30,000 square feet making a total of 13 lots for the entire development. That is 18% of the development which is consistent with the language of the DA.

The width of each lot shall be not less than 90 feet (as measured along a straight line connecting each side lot line at a point 30 feet back from the front lot line). The length of the front lot line abutting the City street shall be no less than 60 feet (Section 3.9.7.6). Each proposed lot appears to meet the width requirements.

PART 3 – GENERAL REMARKS (ENTIRE SUBDIVISION)

Revised Concept

The concept plan for The Ridge at Alpine has been revised since it was approved with conditions by the Planning Commission on December 6, 2016. The revised concept plan requires Planning Commission approval. Changes to the concept plan include:

- 1) Lot 72 private lane has been altered.
- 2) Savannah Circle layout and design changed.
- 3) Catherine Way connection to Grove Drive changed.
- 4) Change to lot lines and lot size for lots 52 and 53 (old 54).
- 5) Lots 46 and 48 (old 60 and 69) divided to create lot 47.
- 6) Alignment of easterly hiking/mountain bike trail has been altered.
- 7) Layout of Zachary Way has been slightly altered.
- 8) Trailhead parking has been added to the bottom of lot 72.
- 9) Parking and restroom have been added to the proposed soccer park.

Public Trails

The proposed subdivision will include public trails. The **plans currently show two trails**: one located on the western property boundary, and the other located east of the ridge line in the conservation easement. The alignment of the first trail (westerly trail) has not been altered since the approved concept. The alignment of the second changed slightly from the original approved concept, most notably the southern end of the trail.

3.17.9.1

When a proposed development includes a trail, trailhead or any segment of a trail as shown on the Trail Master Plan...the building or subdivision plans and plats shall incorporate such trails or trailhead, and they shall be built by the developer.

The trail committee has recommended alternate alignments for the trails proposed by the developer. As of the time of writing this letter the developer is working with the trail committee to find an agreed upon trail alignment that will be updated prior to final plat submission. See attachments.

Road Locations

The Planning Commission had a concern with the location of the roads on the original concept plan, specifically the proximity of an exit to the Russon property. This road has not changed since.

Parking

At concept, it was discussed that the developer needed to add parking for both the proposed

trailhead and soccer field. The revised concept now shows 13 off-street parking stalls for the trailhead (located at the base of lot 72 in Savannah Circle) and 25 off-street parking stalls for the soccer field. The developer has proposed that the trailhead off-street parking be done in gravel, and the soccer field parking be paved asphalt. The preliminary plans show no light in the parking lot for the soccer field; a light is required per ordinance.

The US Soccer Foundation recommends a minimum of 45 parking per field (see attachment from the official Soccer Field Handbook). As for trailhead parking, the Trail Committee is advising at least 15 off-street parking stalls be added based on anticipated use of the proposed trailhead.

Preliminary plans do not show any screening for the trailhead or soccer field parking lots. The sides and rear of any parking lot that adjoins a resident shall be required to be screened by solid privacy fence or masonry wall.

Staff recommends that off-street parking be sufficient to meet the anticipated use of the soccer field and trailhead, that lighting be added to the soccer field parking, and that screening be added between the parking lots and adjoining residential properties.

Name of Subdivision

At concept there were concerns about the name of the subdivision (Alpine Ridge), but the name has since changed (The Ridge at Alpine) and this is no longer a concern.

Lot 72

There are several concerns with “lot 72” of the proposed plan, including preservation of open space, and development clusters. Engineering and Fire concerns are addressed in separate letters.

Section 3.9.1.D of the PRD ordinance states that the proposed project must demonstrate that it will “preserve open space to meet the recreational, scenic, and public service needs.” In addition, the dwelling cluster requirements (section 3.9.6.1) states that “**All lots shall be located within a designated development cluster.** Each cluster shall contain no less than three (3) separate lots.” And “Where a project contains land located within and outside the Sensitive Land Overlay Zone, development clusters will **be located outside the Sensitive Land Overlay Zone, to the maximum extent possible.**” The consensus staff interpretation of the ordinance is that “lot 72” would not be consistent with the scenic intent and dwelling cluster requirements of a Planned Residential Development. Due to the above concerns it is recommended that “lot 72” be eliminated or modified to meet the PRD ordinance.

RECOMMENDATION

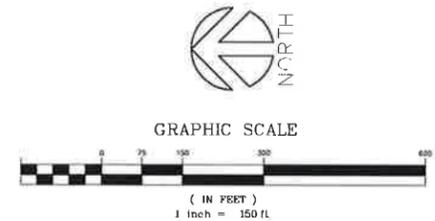
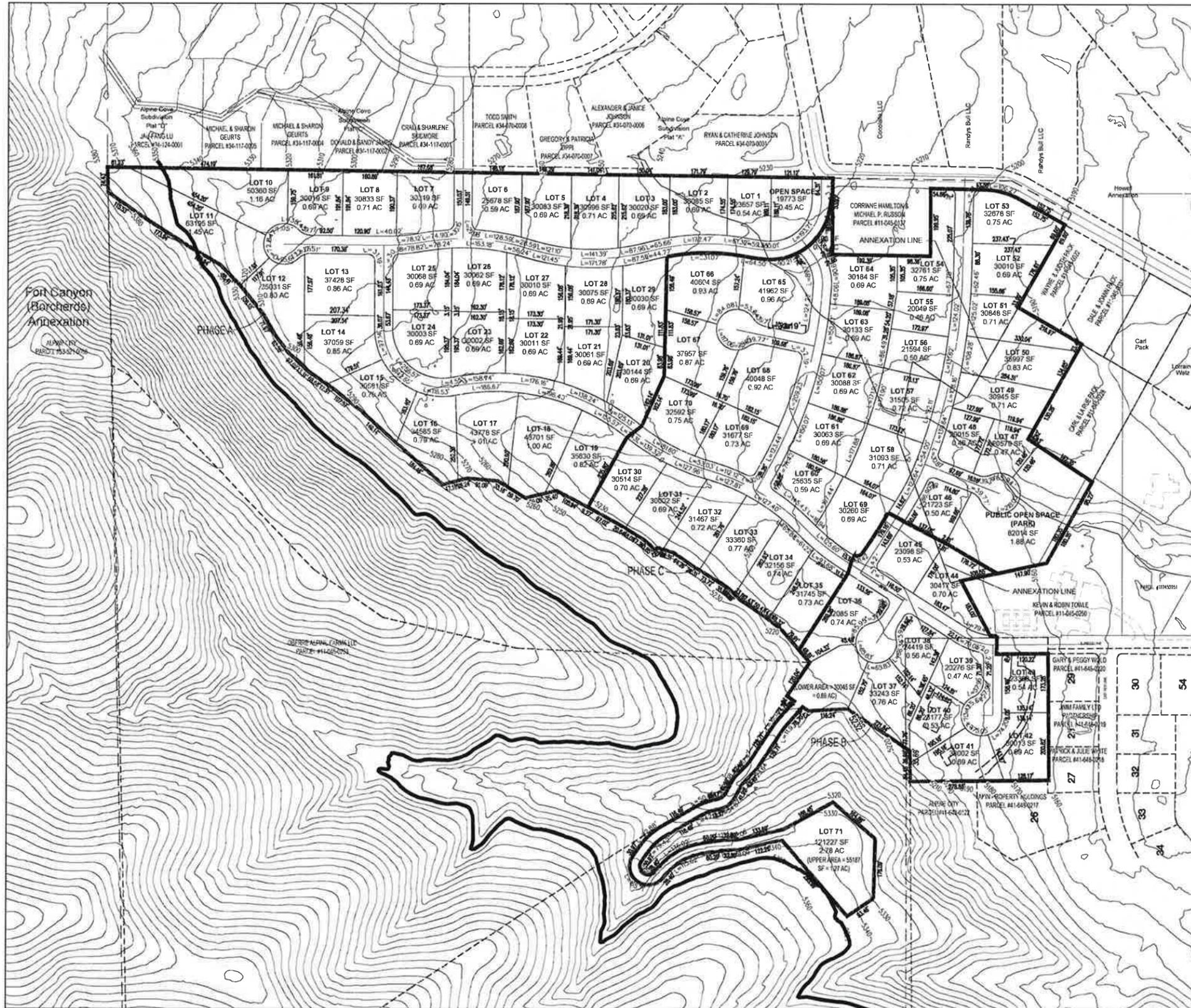
The Planning and Zoning Department recommends that the proposed subdivision concept plan be approved with the following conditions:

- The Developer eliminate or modify “Lot 72” to meet the scenic intent and dwelling cluster requirements of a PRD.
- Developer provide required lighting for soccer field parking.

- Developer provide required screening (solid privacy fence or masonry wall) between the
- The Developer address and resolve parking concerns for the trailhead and soccer field.
- The Developer implement the proposed trail alignment as recommended by the Trail Committee.

Attachments:

- Approved Concept – The Ridge at Alpine (Old)
- Revised Concept – The Ridge at Alpine (Proposed)
- Development Agreement
- Trail Master Plan
- USSF Soccer Field Handbook – Parking
- Trail Committee Alignment exhibits



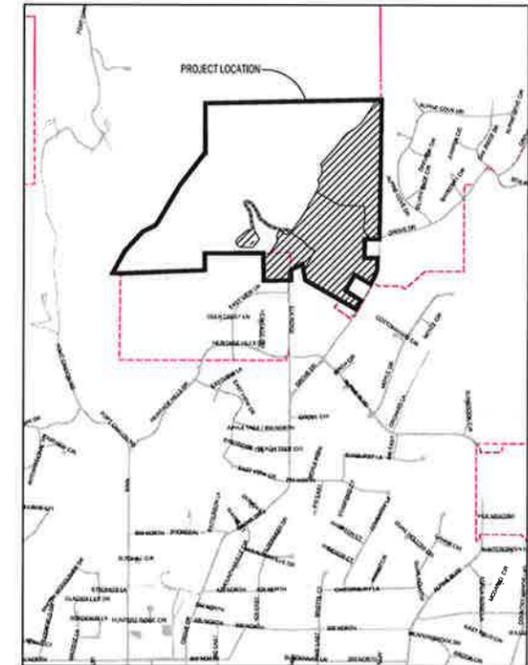
**ALPINE RIDGE
PLANNED RESIDENTIAL DEVELOPMENT**
1100 NORTH GROVE DRIVE
ZONING = CR-4000

TOTAL ACREAGE INCLUDED:
 PHASE A = 26.7 ACRES
 PHASE B = 10.6 ACRES
 PHASE C = 27.8 ACRES

TOTAL OF 71 LOTS

TOTAL NUMBER OF LOTS LESS THAN 30,000 SF = 13 LOTS (18.3%)
 (LOTS 1, 6, 38-40, 43, 45-48, 55-56, 60)

AVERAGE LOT SIZE (LOTS 1 THROUGH 70) = 31340 SF

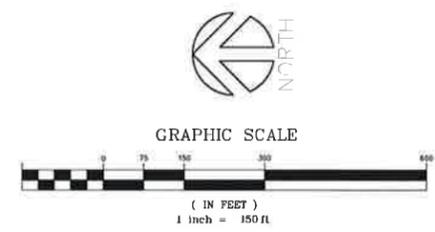
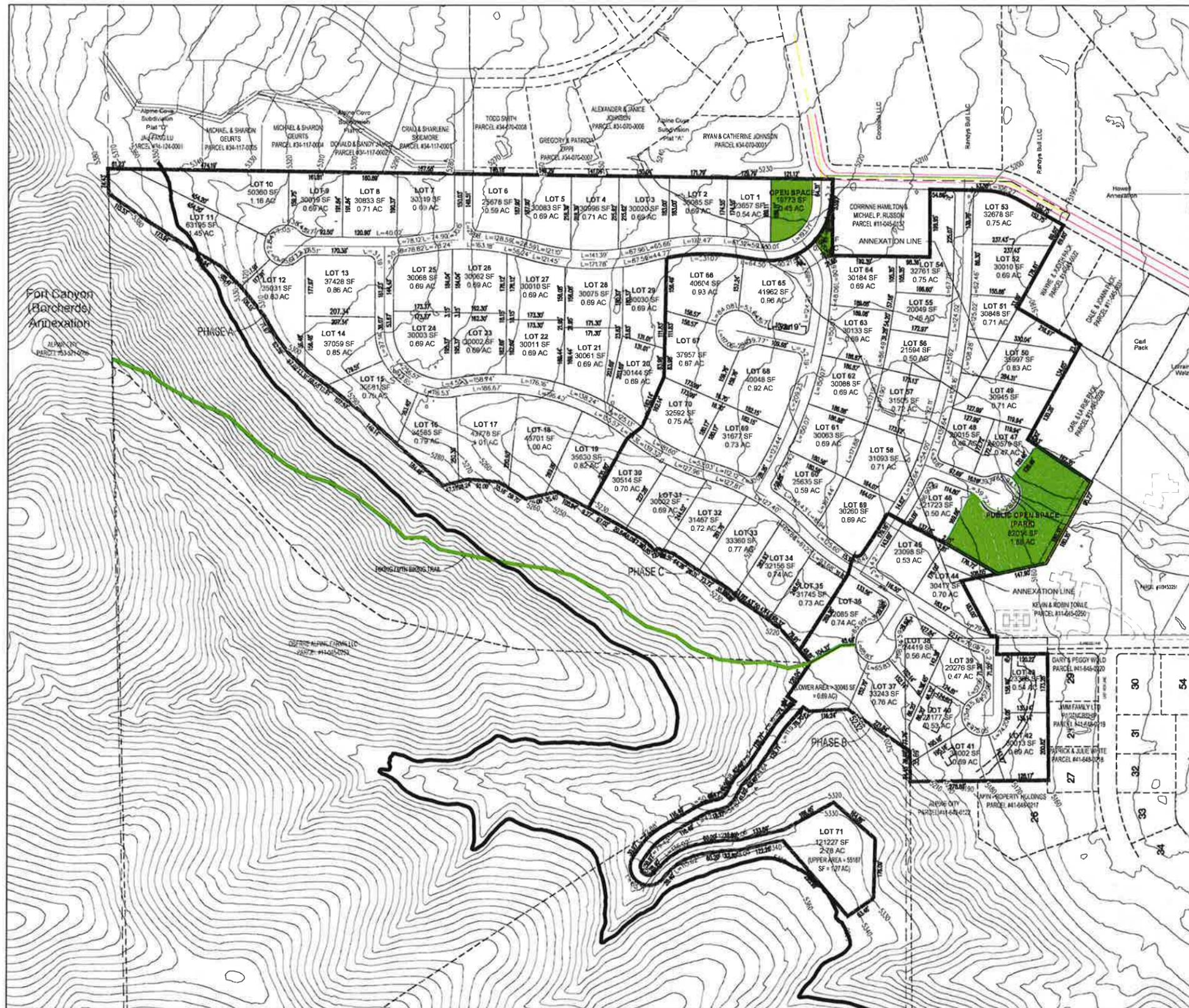


VICINITY MAP

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 655 East 4500 South, Suite 100
 Salt Lake City, Utah 84107
 Phone (801) 364-1212 / Fax (801) 364-1225
 www.bushandgudgell.com

DATE: JULY, 2016
 DRAWN: CWB
 APPROVED: CWB
 SCALE: 1" = 150'
 JOB NO. 162085

CONCEPTUAL PLAN
 ALPINE RIDGE
 PLANNED RESIDENTIAL DEVELOPMENT
 PREPARED FOR: PAUL KROFF



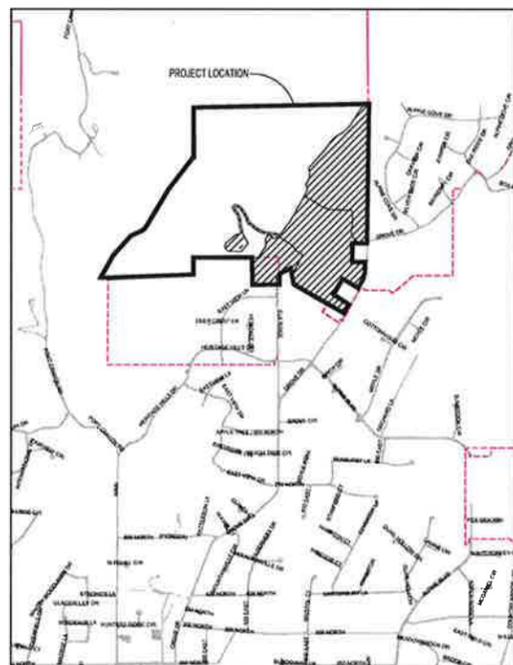
ALPINE RIDGE
 PLANNED RESIDENTIAL DEVELOPMENT
 1100 NORTH GROVE DRIVE
 ZONING = CR-40000

TOTAL ACREAGE INCLUDED:
 PHASE A = 26.7 ACRES
 PHASE B = 10.6 ACRES
 PHASE C = 27.8 ACRES

TOTAL OF 71 LOTS

TOTAL NUMBER OF LOTS LESS THAN 30,000 SF = 13 LOTS (18.3%)
 (LOTS 1, 6, 38-40, 43, 45-48, 55-56, 60)

AVERAGE LOT SIZE (LOTS 1 THROUGH 70) = 31340 SF



VICINITY MAP

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 655 East 4500 South, Suite 100
 Salt Lake City, Utah 84107
 Phone (801) 364-1212 / Fax (801) 364-1225
 www.bushandgudgell.com



DATE: JUL 2, 2008
 DRAWN: CHM
 APPROVED: CHM
 SCALE: 1" = 150'
 JOB NO. 163035

CONCEPTUAL PLAN
 ALPINE RIDGE
 PLANNED RESIDENTIAL DEVELOPMENT
 PREPARED FOR: PAUL KROFF



DATE	BY	REVISION

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 655 East 4500 South, Suite 100
 Salt Lake City, Utah 84107
 Phone (801) 364-7212 / Fax (801) 364-1225
 www.bushandgudgell.com

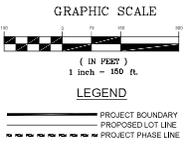
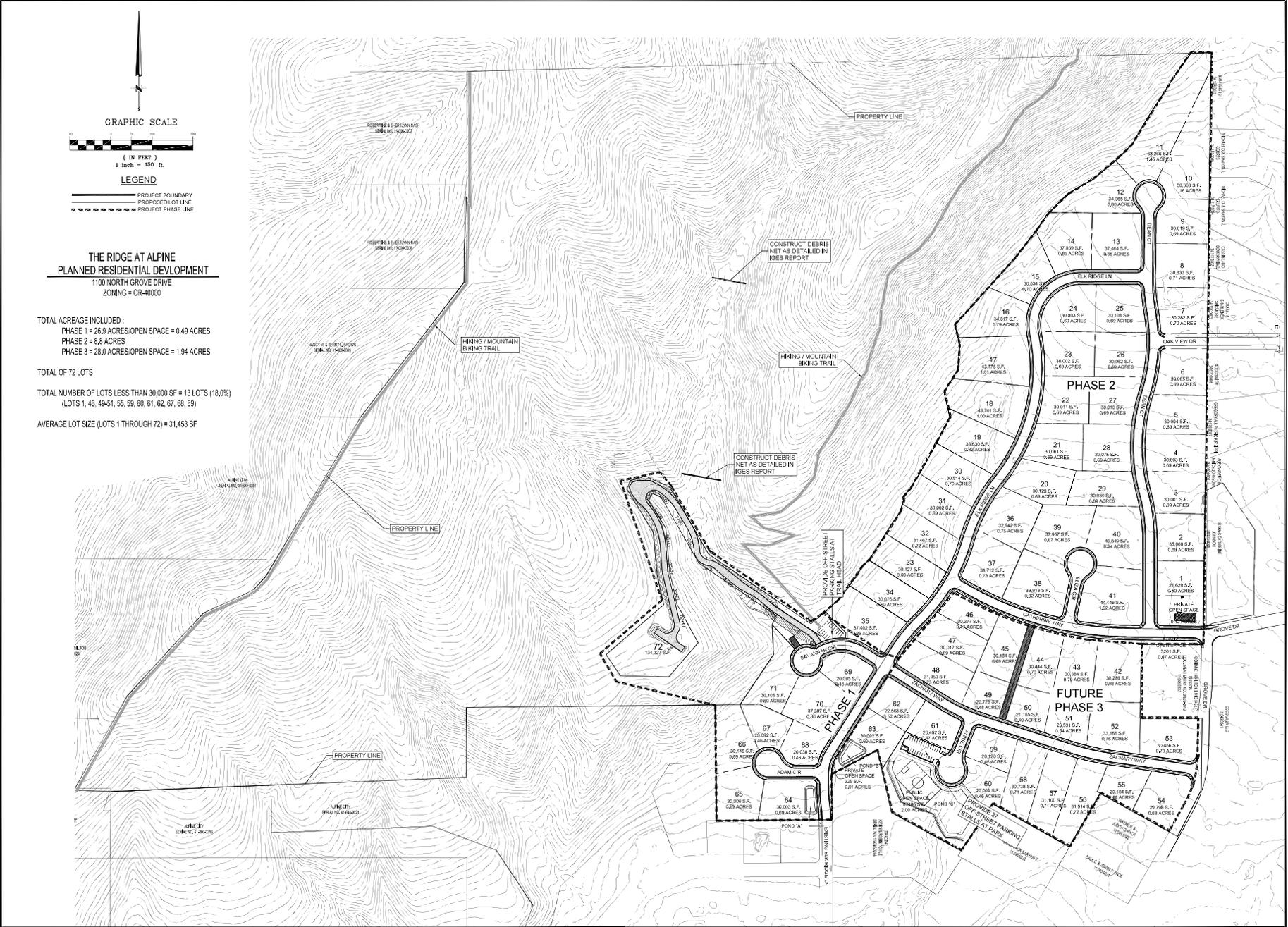


DATE: JUL 2018
 DRAWN: CSE
 APPROVED: PKM
 SCALE: AS SHOWN
 JOB NO.: 18008

CONCEPTUAL PLAN
 THE RIDGE AT ALPINE
 PLANNED RESIDENTIAL DEVELOPMENT
 PREPARED FOR: PAUL KROFF

SHEET
C3.1

FILE: 18206 BASE.dwg



THE RIDGE AT ALPINE
PLANNED RESIDENTIAL DEVELOPMENT
 1100 NORTH GROVE DRIVE
 ZONING = CR-4000

TOTAL ACREAGE INCLUDED:
 PHASE 1 = 28.9 ACRES/OPEN SPACE = 0.49 ACRES
 PHASE 2 = 8.8 ACRES
 PHASE 3 = 28.0 ACRES/OPEN SPACE = 1.94 ACRES

TOTAL OF 72 LOTS

TOTAL NUMBER OF LOTS LESS THAN 30,000 SF = 13 LOTS (18.0%)
 (LOTS 1, 46, 49-51, 55, 59, 60, 61, 62, 67, 68, 69)

AVERAGE LOT SIZE (LOTS 1 THROUGH 72) = 31,453 SF

CONSTRUCT DEBRIS NET AS DETAILED IN IGES REPORT

CONSTRUCT DEBRIS NET AS DETAILED IN IGES REPORT

CONSTRUCT DEBRIS NET AS DETAILED IN IGES REPORT

PHASE 2

PHASE 1

PHASE 3

PARKING STALLS AT TRAIL HEAD

ADAM CIR



Date: June 14, 2018

By: Jed Muhlestein, P.E. 
City Engineer

**Subject: The Ridge at Alpine – ENGINEER’S PRELIMINARY REVIEW
72 Lots on 189.5 Acres, CR 40,000 Zone**

This is the engineering review for The Ridge at Alpine preliminary subdivision plans. A separate Planning Review will also be completed. The proposed development consists of 72 lots on 189.5 acres. The development is located in the CR 40,000 zone, west of the Cove subdivision and north east of Heritage Hills Plat A. A map was prepared showing the preliminary plan overlaid on existing city infrastructure, it is attached for reference.

Street System

Alpine Cove Road Connection

At concept it was mentioned that a connection to Alpine Cove Drive would be made. The plans show this connection but with no curb and gutter, which match the current conditions in the Cove. The City does not have a typical cross section without curb and gutter but in this situation, Staff would be in favor of an exception. Due to the “built-out” nature of the Cove, where landscaping exists and encroaches in the right of way throughout the development, Staff does not think upgrading the roads to the City standard with curb, gutter, sidewalk, and park strips will be feasible in the foreseeable future. Because of this, **Staff would recommend an exception to the City’s road standards on Oak Drive as proposed.** The developer would be responsible for construction of Oak Drive on their property, the City would be responsible for the offsite costs to make the connection.

Design Standards

The street system appears to be in compliance with the street master plan, which does not show collector or arterial roads on/through the property. The typical residential street, having 30 feet of pavement and a 54-foot right of way, is shown throughout the development.

The cul-de-sacs appear to be dimensioned per code and overall road design appears to meet ordinance. The standard road cross section is shown everywhere besides the Oak Drive stub road as mentioned earlier.

Frontage improvements along Grove Drive are discussed in the development agreement (attached). The road design includes the design and improvement of the intersection by the

Russon's residence. Grove Drive improvements are discussed in section 5.4 of the development agreement. The intersection of Catherine Way and Grove is intended to be a 3-way stop. The plans show curb, gutter, and sidewalk and have been redlined to show street striping and signage to reflect a 3-way stop.

Utilities

Sewer System

The upper portion of the property can gravity flow to an 8-inch sewer main located in Grove Drive. Parts of the south westerly side of the development can gravity flow to an existing 8-inch main in Elk Ridge Drive. The lower middle section of the development (lots 49-51, 56-61, soccer bathroom) is shown to use a low pressurized sewer system. The sewage for these lots will be required to be pumped to the nearest gravity sewer main, which is located in Zachary Way. The sewer master plan showed these lots being served via a gravity sewer main that ran southward, offsite through private property, and connected back to Elk Ridge Lane. Negotiations with the private property owner for a sewer alignment failed and the City Council voted for the use of a pumped system for these lots. New laterals are shown for each lot. There are existing buildings that have sewer systems which must be removed or capped in place. This would be a condition of final approval for the appropriate phase of the development.

Pressurized Irrigation System

Horrocks Engineers has modeled the site and recommends a 12-inch irrigation main to be installed from Grove Drive to the intersection of Elk Ridge and East View Lane. This is a master planned improvement and is larger than needed for the subdivision but benefits the city as a whole. The minimum required mainline size in residential roads is a 6-inch line. The city would be responsible for and use impact fees to pay the cost of upsizing this mainline to 12-inch. The 12-inch line would need extended to East View Lane as shown on the plans. The remainder of the subdivision would use 6-inch lines for main roads including the northern most cul-de-sac and 4-inch lines for the minor cul-de-sacs. Connection to the lines in Grove Drive and Elk Ridge is shown on the plans.

Source of water is an ongoing problem in the high zone, where the development is proposed. The development agreement discusses the responsibility of the developer to install a variable speed pump at the Fort Creek booster station which could be dedicated to pumping water to this zone from the low zone. It was mentioned at Concept that the design of this system improvement should be submitted with the Preliminary Application and the pumps should be installed along with the first phase of development. Since Concept there have been projects discussed that may or may not affect the need for these pumps; namely a new well in the high zone and pressurized irrigation meters for the entire city. **Prior to Final Approval, the Developer needs to work with Staff regarding the specifics of what would be required for this development agreement item. The City Council would need to approve the result of those discussions.**

New 1-inch laterals are shown to be installed for each new lot except Lot 72. The building pad for Lot 72 sits above the maximum elevation to which the system can serve and

would therefore be watered with culinary water only.

There are two existing pressurized irrigation laterals that currently serve the property. Neither would be useful for the proposed design and are therefore required to be cut and capped at the main as shown on the plans.

Culinary Water System

The subdivision is very close to the 5,350-foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by ordinance. The culinary water master plan calls for a new 10-inch main to be installed from the Grove tank to the 90-degree bend in Grove Drive that would provide minimum fire flows to the area. The development agreement specifies it is the responsibility of the developer to bring offsite utilities to the development (section 4.2.1). Discussions have indicated that the size of homes desired in the upper portion of the development may require a larger line to meet the fire protection demands. The developer has elected to install a 16-inch line instead of the 10-inch, which increases fire flows to 2,750 gpm. With 2,750 gpm available fire flow, the maximum sized home to be built without the need for fire sprinklers or alternate construction materials would be 11,300 square feet based on the International Fire Code.

The fire flow for this development was dependent upon the completion of the water system improvements in Three Falls and Fort Canyon Road. These improvements are complete and in operation.

1-inch laterals with ¾-inch meters are required, and shown, for each new lot.

The Fire Chief has reviewed and approved all but the access to Lot 72 on the plans (discussed below).

Storm Water Drainage System

The storm water system design and drainage report has been submitted, reviewed, and approved with some redline comments. It is attached. There are four main topics to cover concerning storm water.

1. School House Springs Drainage and Existing Irrigation Ditches.

The school house springs drainage enters Alpine City on the top west side of Alpine Cove. From there it travels southward until it enters the Zolman property. Section 4.7.19 of the development code requires existing ditches to be piped. A 30-inch pipe is proposed to capture this drainage and route it through the property.

The Northfield Ditch also runs through the property. This ditch has been abandoned and therefore will not be required to be piped through the property. **The Developer will be required to weld a metal plate at the upstream head gates to ensure water will not enter the abandoned ditch.**

2. Onsite Drainage.

Onsite drainage consists of a piped system to capture and route water to three different detention basins. Each basin is designed for the 100-yr storm event which releases water to the existing drainages in the area. On Catherine Way there is a low point in the road which would cause flooding problems for events greater than a 10-

- year storm. Because of this a drainage swale is proposed between lots 44, 45 and 49, 50. The swale would adequately route larger storm event flows to the pond south of Annie Circle without causing a flooding risk for the nearby homes. This swale should remain open, no fences allowed. Notes to be placed on Final Plat.
3. Hillside/Offsite Drainage.

The geotechnical report highlighted the issue of debris flows that would enter the development from the west side in the event of post fire flows or heavy rainfall events. The Developer contracted with IGES to design debris flow nets to capture these flows and mitigate the potential problem. The nets are designed to capture the debris, water would be allowed to pass through the nets and continue down the drainage. The water that passes the nets would follow Savannah Cir, Elk Ridge Lane, Zachary Way, and Annie Circle to make its way to the detention pond. Calculations have been done to show that the homes along this route would not be flooded in the event of a post fire situation if they were required to build at least 1.75 feet above the curb. A note will be placed on the final plat for the appropriate phases and checked prior to Final Approval for this requirement. The Drainage Reports and IGES design for debris flow nets are attached.
 4. Low Impact Development.

March 1, 2016, the State of Utah implemented into the General MS4 Permit (Small Municipal Separate Storm Sewer Systems) the requirement of all developments to evaluate Low Impact Development (aka - LID) for their site. LID is a measure of handling storm water and improving water quality. LID emphasizes conservation and the use of on-site natural features to protect water quality. There are many ways to meet the LID requirement. LID can be met by the use of drainage swales, rainwater harvesting, curb cuts to direct water to smaller local basins, and so on. The developer shows in the storm water calculations that LID will be implemented at the building permit level with each new lot retaining the 90th percentile storm, which equates to about a 2-year, 1-hr rainfall event for Alpine City. This is something Alpine is doing for all new homes within the city as required by the State. This is not done just as a measure of protecting water quality, but also protecting against runoff from one property to another.

Geotechnical / Hazard Reports

Geotechnical Report

The proposed development falls within the Geologic Hazards Overlay Zone as well as the Urban/Wildland Interface. As with any development, the developer would be required to obtain and submit a Geologic Hazards Report for the property. The developer has had such a report prepared and it is included herewith. Several reports have been done on the property. Of particular note is an area of mass grading and fill of an existing ravine that ran through the property. The City has no records of compaction or what type of material was used to fill the ravine. The report did pay specific attention to this area and has provided recommendations for

building there. The report also mentioned the need to look further into Geologic Hazards such as debris flow and rock fall (see next paragraph). The report should be made available to all future home buyers.

Hazard Report

The Developer contracted with IGES to provide further information regarding certain hazards. The report covers rock fall and debris flow in more depth. It was determined that there is a low to moderate rock fall hazard for most the lots along the westerly side of the development. The lots in the north westerly corner were considered to have a moderate rockfall hazard and IGES recommended more studies be done in the area prior to development to determine if larger setbacks or other mitigation efforts would be required. **Staff would recommend that report be a condition of final approval for the appropriate phase of development.** The report recommended disclosure to future buyers of lots along the westerly side of the potential rock-fall hazard. A note should be placed on the plat for any phase of development that contains these lots. This will be checked at final approval.

The report also looked further into debris flow from Big Hollow canyon. This canyon exits near lot 72 and onto Savannah Circle. The worst-case scenario would be a post-fire situation. IGES provided a design for debris flow nets that would capture the potential debris from such an event but would allow the water to pass through. This design is similar in nature to what the city built in Box Elder where water is allowed to pass but the debris is captured. The location of two debris flow nets are shown in the report.

Lot 72

Lot 72 (previously Lot 69) has been discussed at the concept level. A design has been provided which meets fire flow and pressure standards per to Horrocks' review. Pressurized irrigation will not be served on this lot due to its elevation. The driveway design follows an existing dirt road with retaining walls that were recently constructed without a building permit. The walls currently would not meet city ordinance and would need to be rebuilt per city ordinances. Pictures attached. The design does not currently meet fire access requirements. **The Developer needs to work with the Fire Department for access design approval.** From an engineering standpoint the lot is buildable assuming retaining walls can be built to city code. **If the lot is approved, Engineering recommends retaining wall compliance be part of the approval.** A separate review from the Planner will discuss other ordinances that apply to the lot.

Existing buildings

The property has several existing buildings onsite. Prior to the recordation of any phase of development that contains existing buildings, the existing building(s) must be removed, existing services either re-used or cut and capped, or a bond provided to the city to ensure those things will happen prior to a building permit being issued on the affected lot(s). These would all be conditions of Final Approval.

Conservation Easement

It should be noted that a conservation easement exists on a large portion of the north westerly area of the property. The language for the easement expressly prohibits any kind of building or development. Trails are allowed and discussed in the Planner's Review Letter. The recorded conservation easement is attached.

ENGINEERING RECOMENDATION

Engineering recommends that Preliminary Approval of the proposed development be approved with the following conditions:

- **An exception be granted for a non-standard road cross section along Oak Drive. The cross section would include 30 feet of pavement with 3-foot shoulders on each side;**
 - **The Developer address redline comments on the plans and drainage report;**
 - **The Developer work with Staff regarding the variable speed pumps required in the Annexation and Development Agreement, then report to the City Council prior to submitting for Final Approval;**
 - **The Developer weld metal plates at the upstream head gates of North Field Ditch;**
 - **The Planning Commission approve/disapprove Lot 72**
- If Lot 72 is approved as proposed:**
- o **The Developer obtain approval from the Fire Department regarding Lot 72 access;**
 - o **The Developer submit a retaining wall design that meets city ordinance for Lot 72.**

Attachments

- **Preliminary Map Overlay**
- **Annexation Development Agreement**
- **Horrocks Engineer's Review Letter**
- **Fire Chief Letters**
- **Preliminary Plans**
- **Drainage Report**
- **Geotechnical Studies**
- **IGES Debris Flow Net Design**
- **Conservation Easement**
- **Lot 72 Existing Retaining Walls**



LONE PEAK FIRE DISTRICT
5582 PARKWAY WEST DRIVE
HIGHLAND, UTAH 84003
(801) 763-5365
WWW.LONEPEAKFIRE.COM

REED M. THOMPSON, FIRE CHIEF

MEMORANDUM

DATE: 18 June 2018

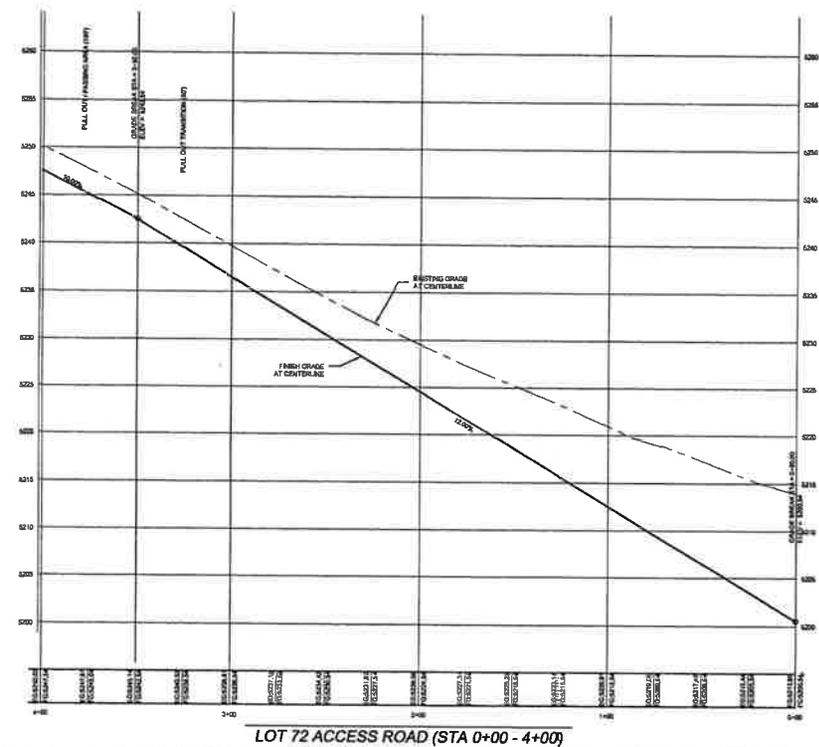
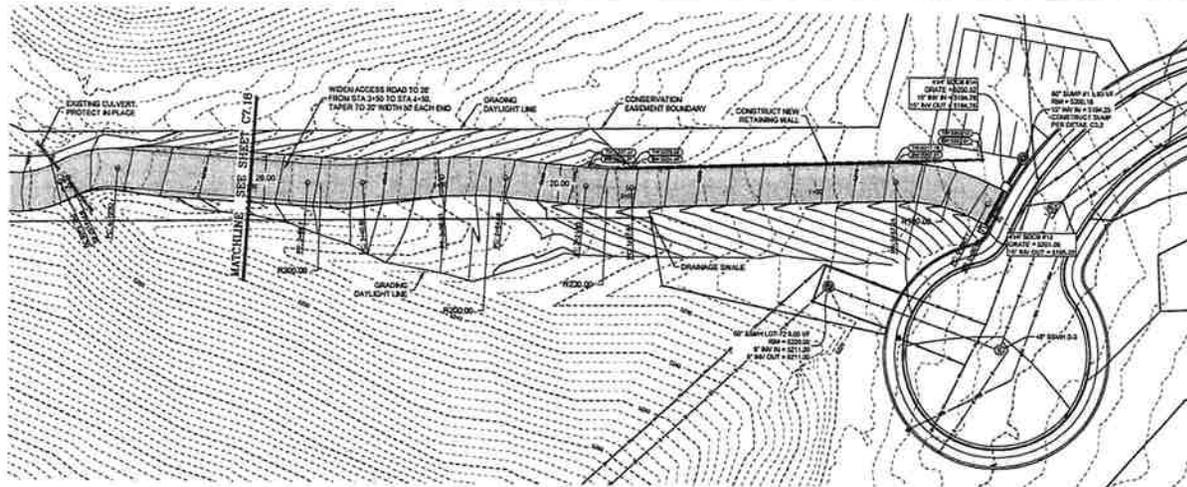
TO: Jed Muhlestein, City Engineer, Alpine City
CC: Austin Roy, City Planner, Alpine City
FROM: Reed M. Thompson, Fire Chief *Reed M. Thompson*
SUBJECT: THE RIDGE AT ALPINE SUBDIVISION—LOT 72 ACCESS ROAD

In review of the proposed site development construction drawings, labeled “The Ridge at Alpine Subdivision Planned Residential Development”, specifically [(Plan and Profile 17, 18, 19, 20; C7.17-C7.20), (Lot 72 Access Overview C7.21) attached, dated 15 June 2018—5 sheets]. Please note:

The access road due to the length (greater than 750’) and slope (in excess of 10%) requires special approval. Special access road approval will be granted if the following conditions are met:

- Access road is comprised of an all-weather access material and maintained 24/7/365
- Supports minimum traffic weights of 75,000 pounds
- Turnaround at end of road measures a minimum of 96’ in diameter or approved hammer head
- A fire hydrant with adequate fire flows located within 150’ of the structure(s)
- Any other requirement as outlined in the 2015 International Fire Code
- Bump outs to 26’ for 100’ sections for distances greater than 500’
 - Bump outs require a grade change in slope to lesser than 10%

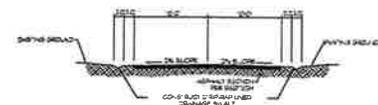
Based on the new drawings submitted, the slopes as outlined above have been addressed along with the bump outs required. Please note while the proposed access road is not optimal due to length and slope, the requirements established through the plan review process have been met by the developer.



- LEGEND**
- EXISTING GROUND CONTOUR
 - FINISH GROUND CONTOUR (PROPOSED)
 - METAL 1/2" PRESSURIZED IRRIGATION LATERAL AND METER
 - METAL 1/2" CLAY WATER LINE
 - METAL 3/4" CLAY SERVICE LATERAL COMPLETE WITH METER AND MANHOLE
 - METAL 1" FIRE HYDRANT COMPLETE WITH VALVE
 - METAL 1" SANITARY SEWER LINE
 - METAL SANITARY SEWER MANHOLE
 - METAL 1" SEWER LATERAL AT 2% MINIMUM SLOPE
 - SPOT ELEVATION
 - STORM DRAIN (PER PLAN)
 - PROPOSED LOT LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER

NOTE:
1. ALL CONSTRUCTION TO BE COMPLETED PER ALPINE CITY STANDARDS AND SPECIFICATIONS

ACCESS ROAD TO LOT 72 CROSS SECTION
30'-0" x 30'-0"



PLAN & PROFILE LOT 72 ACCESS ROAD (1)
THE RIDGE AT ALPINE
SUBDIVISION



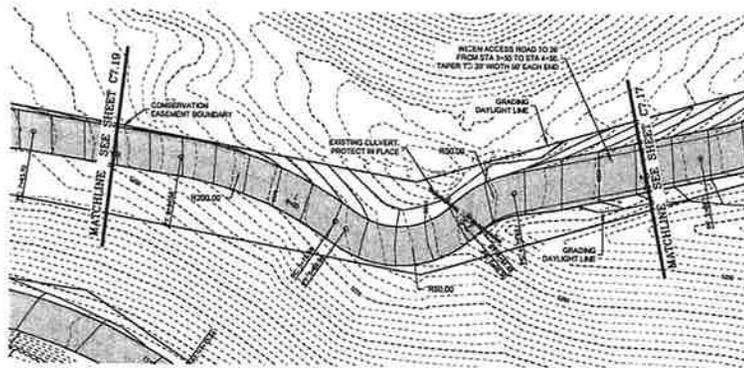
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
855 East 6000 South, Suite 100
Salt Lake City, Utah 84107
Phone (801) 364-1226
www.bushandgudgell.com



DATE: 11/15/2011
DRAWN BY: [Name]
APPROVED BY: [Name]
SCALE: AS SHOWN
SHEET NO.: 10320

PLAN & PROFILE 17
THE RIDGE AT ALPINE
PLANNED RESIDENTIAL DEVELOPMENT
PREPARED FOR: PAUL KROFF

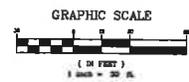
SHEET
C7.17
FILE: 10320.dwg



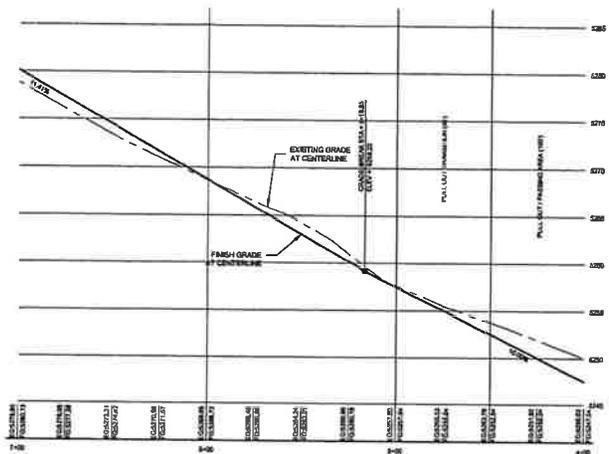
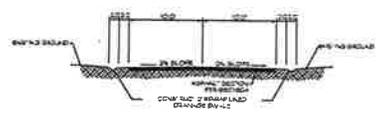
LEGEND

- - - - - EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR (REGULATION)
- 6" PIPES 4' PRESSURIZED BRIGATION WATER LINE
- 6" PIPES 4' PRESSURIZED BRIGATION LATERAL AND METER
- 6" PIPES 4' C-800 CULINARY WATER LINE
- 6" PIPES 4' C-800 CULINARY SERVICE LATERAL, COMPLETE WITH METER AND MANGRO
- 6" PIPES 4' FIRE HYDRANT, COMPLETE WITH VALVE
- 6" PIPES 4' 800-35 SANITARY SEWER LINE
- 6" PIPES 4' 800-35 SANITARY SEWER MANHOLE
- 6" PIPES 4' 800-35 SANITARY LATERAL AT 2% MINIMUM SLOPE
- SPOT ELEVATION
- STORM DRAIN (PER PLAN)
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER

NOTES:
1. ALL CONSTRUCTION TO BE COMPLETED PER ALPINE CITY STANDARDS AND SPECIFICATIONS



ACCESS ROAD TO LOT 72 CROSS SECTION
STATION 4+00 - 6+00



LOT 72 ACCESS ROAD (STA 4+00 - 7+00)

PLAN & PROFILE LOT 72 ACCESS ROAD (2)
THE RIDGE AT ALPINE
SUBDIVISION

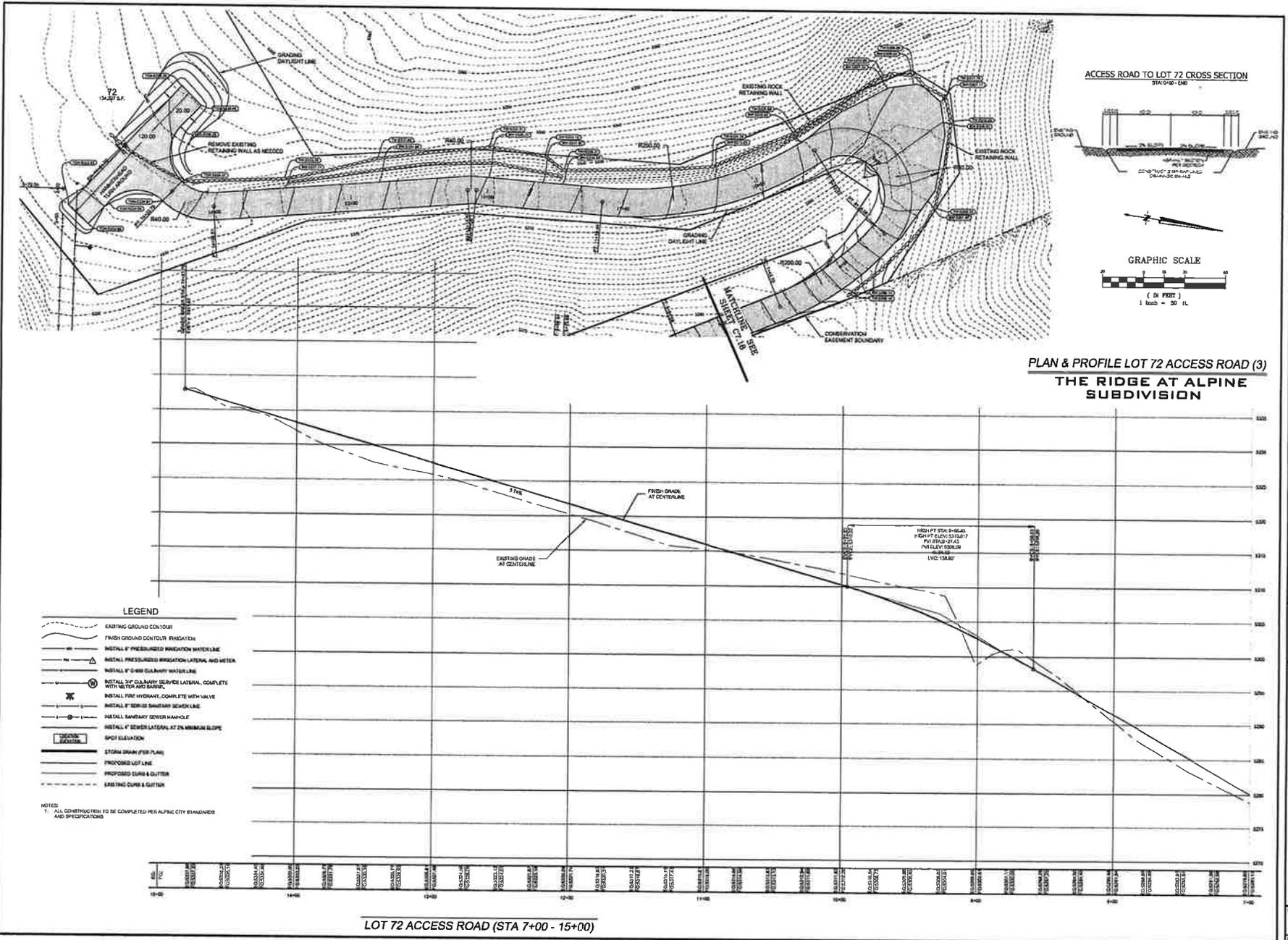
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
855 East 4800 South, Suite 100
Boulder, Colorado 80514
Phone: (800) 368-4422
www.bushandgudgell.com

PG

DATE: _____	SCALE: _____
DRAWN BY: _____	APPROVED BY: _____
CHECKED BY: _____	SCALE: _____
PROJECT: _____	JOB NO.: _____

PLAN & PROFILE 18
THE RIDGE AT ALPINE
PLANNED RESIDENTIAL DEVELOPMENT
PREPARED FOR: PAUL KROFF

SHEET: **C7.18**





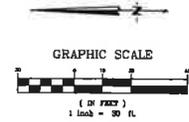
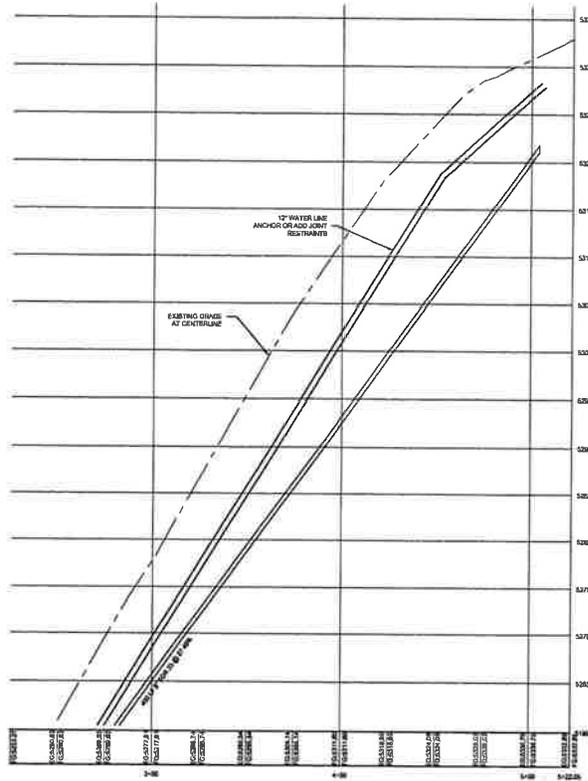
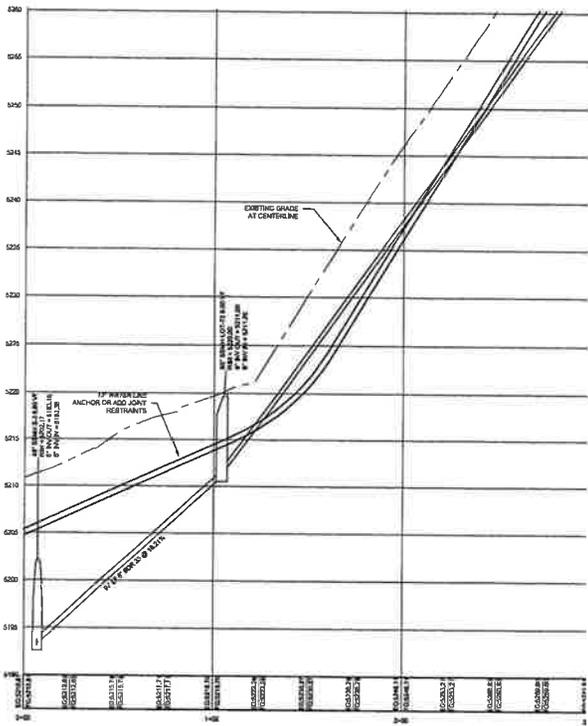
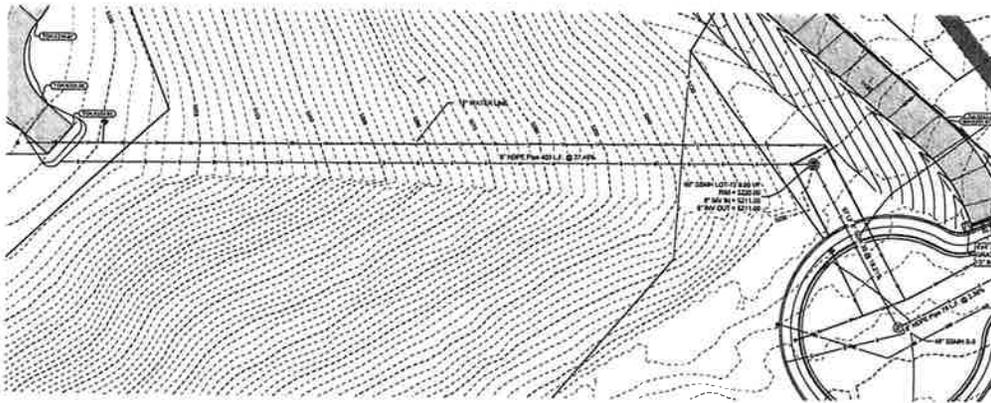
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
655 East 4500 South, Suite 100
Salt Lake City, Utah 84107
Phone (801) 364-1212 / Fax (801) 364-1225
www.bushandgudgell.com



PLAN & PROFILE 19
THE RIDGE AT ALPINE
PLANNED RESIDENTIAL DEVELOPMENT
PREPARED FOR: PAUL KROFF

SHEET **C7.19**

FILE NUMBER: **19-0000**



LOT 72 SEWER PROFILE
THE RIDGE AT ALPINE
SUBDIVISION

LOT 72 SEWER PROFILE



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
800 East 4000 South, Suite 100
Salt Lake City, Utah 84107
Phone (801) 364-1212 / Fax (801) 364-1225
www.bushandgudgel.com



DATE: 04/2018
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT: ALPINE
JOB NO.: 18008

PLAN & PROFILE 20
THE RIDGE AT ALPINE
PLANNED RESIDENTIAL DEVELOPMENT
PREPARED FOR: PAUL KROFF

SHEET
C7.20

To: Shane Sorensen, P.E.
Jed Muhlestein, P.E.
Alpine City

From: John E. Schiess, P.E.

Date: April 24, 2018

Memorandum

Subject: Updated The Ridge at Alpine Hydraulic Modeling Results and Recommendations

The proposed The Ridge at Alpine development is the same as the Oberee annexation that we have modeled and discussed several times over the past couple of years. The development consists of 72 lots in the area between Elk Ridge Lane and Grove Drive west of Alpine Cove. I have used the current design version dated 3-30-18 for road and building pad elevations.

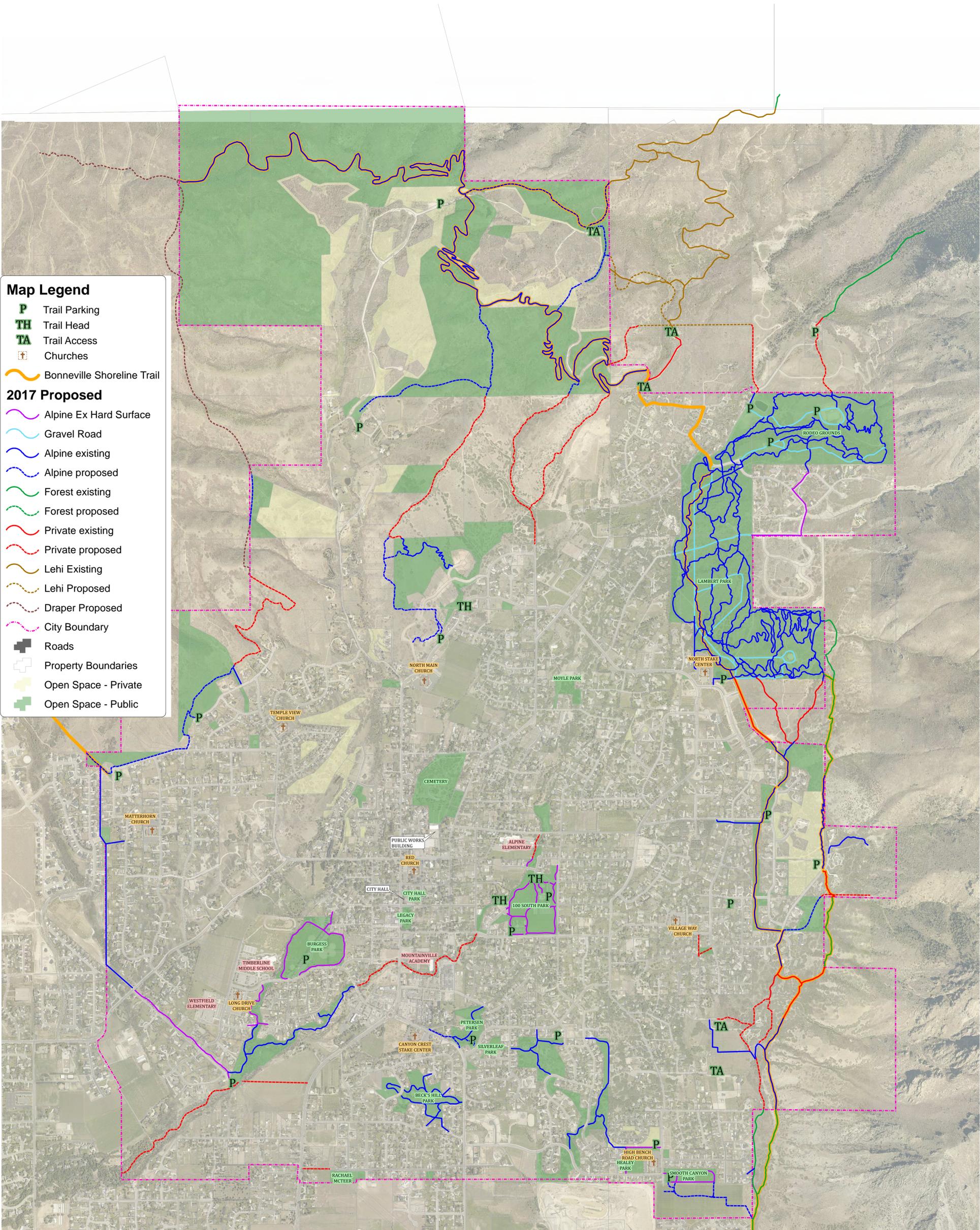
I have reviewed the proposed expansion plans with respect to the culinary water system and found the proposed improvements will comply with State of Utah Division of Drinking Water rules and regulations with respect to the minimum sizing requirements of R309-510 and the minimum pressure requirements of R309-105-9. This is based on the following recommendations. Additional comments are included.

The proposed secondary irrigation improvements have been reviewed and recommendations are listed below. The master planned improvements should be adequate for the proposed subdivision.

The proposed sewer system has been reviewed and the proposed drainage locations fit within the current master plan with no off-site modifications recommended.

Recommendations:

1. Construct the master planned culinary water improvements both on-site and off-site which included 8 inch minimum pipes in the subdivision, 8 inch on Grove Drive from the tee intersection south the existing 8 inch (this is not necessary immediately but will be for buildout conditions), and 10 inch from the tee intersection east to the Grove Tank 12 inch outlet piping. These improvements will provide 1,750 gpm fire flow throughout the zone. A 10 inch pipe is necessary to serve lot 72 to obtain 1,750 gpm fire flow for this lot.
2. If higher fire flows are desired then pipe size increases are necessary both on-site and off-site. For example if 2,750 gpm is desired then a 16 inch is required to replace the 10 inch noted above with a 12 inch connecting to the 16 and extending up to the northern most cul-de-sac. A 12 inch pipe is necessary to serve lot 72 to obtain 2,750 gpm fire flow for this lot. I understood the developer wants to move in this direction especially since they have installed the off-site 16 inch waterline necessary.
3. Install a 12 inch pressure irrigation line from the Grove Drive tee intersection to the intersection of Elk Ridge Ln and Eastview Ln. Most of the rest of the piping can be 6 inch including the northern most cul-de-sac. The other cul-de-sacs can be 4 inch.



- Map Legend**
- P** Trail Parking
 - TH** Trail Head
 - TA** Trail Access
 - ☩ Churches
 - 📍 Bonneville Shoreline Trail
 - 2017 Proposed**
 - 🟡 Alpine Ex Hard Surface
 - 🟠 Gravel Road
 - 🟢 Alpine existing
 - 🟣 Alpine proposed
 - 🟤 Forest existing
 - 🟥 Forest proposed
 - 🟦 Private existing
 - 🟧 Private proposed
 - 🟨 Lehi Existing
 - 🟩 Lehi Proposed
 - 🟪 Draper Proposed
 - 🟫 City Boundary
 - 🛣️ Roads
 - 🏠 Property Boundaries
 - 🟫 Open Space - Private
 - 🟩 Open Space - Public



Trail Master Plan



Proposed Oct 2017

**TRAIL COMMITTEE PROPOSED ALIGNMENT
VIEW FROM THE NORTH**

**RED = The Ridge At Alpine Properties
BLUE = Three Falls Properties**



Soccer Field Design By The Numbers

■ Soccer Field/Softball Footprint	3 acres
■ Field Width Minimum	50 yards
■ Field Width Maximum	100 yards
■ Field Length Minimum	100 yards
■ Field Length Maximum	130 yards
<i>Source: FIFA Laws of the Game 2007</i>	
■ Recommended Field Footprint (minimum)	124 x 84 yards
■ For Adult and Older Youth (absolute minimum)	65 x 100 yards
Final Size of Footprint with Sidelines, Goals, etc.	74 x 107 yards
■ For Younger Youth (absolute minimum)	50 x 80 yards
Final Size of Footprint with Sidelines, Goals, etc.	59 x 87 yards
■ Distance Between Fields	10-20 yards

- Allow for two small-sided fields to be set up on a full-size field.
- Excellent “rotation” for natural grass fields: Older youth field for one season, two U-10 fields for the next season.
- Be sure to rotate natural grass fields often.
- Make your field footprint larger than a true field, so you can move your field around to reduce wear.
- If bleachers are added, measurements must be added to the width.

■ Service Roads — width	8-10 feet
■ Parking Spaces — per field (minimum)	45
■ Parking — each space	9 x 18 feet
■ Parking — single side with room to back out & turn	9 x 40 feet
■ Parking — on two sides with a single center lane	9 x 60 feet
■ Fence Height — behind goals	10-12 feet
■ Fence Height — along sidelines	6-10 feet
■ Bathroom Stalls — per field (minimum)	2

- Bring in port-a-johns for tournaments.

Footprint dimensions if you will be including baseball or softball in your complex:

- Little League baseball & girls softball: An infield dirt area of 120 feet and a home plate to outfield fence of 200 feet. With foul territory, backstops, etc., the actual minimum dimensions of the square are 225 x 225 feet.
- Adult and older teen baseball: A 190-foot infield and a home plate to center field of at least 340 feet. Actual minimum dimensions of the square are 360 x 360 feet.

Source: Association of Sports Field Users



● Parking is important. Plan access roads, lots, signage and traffic flow carefully.

● Have patience. Don't settle for something less than what you know you will need.

RESOLUTION NO. R2018-08

A RESOLUTION OF THE GOVERNING BODY OF ALPINE CITY ESTABLISHING A CONSOLIDATED FEE SCHEDULE

WHEREAS, the governing body of Alpine City pursuant to Utah Code Annotated, Section 10-3-717 is empowered by resolution to set fees; and

WHEREAS, the governing body of Alpine City wishes to establish an equitable system of fees to cover the cost of providing municipal services;

NOW, THEREFORE, BE IT RESOLVED by the governing body of Alpine City that:

I. The following fees are hereby imposed as set forth herein:

A. CITY RECORDER:

1. Compiling records in a form other than that maintained by the City. Actual cost and expense for employee time or time of any other person hired and supplies and equipment. Minimum charge of \$10 per request.
2. Copy of record \$0.50/printed page
3. Certification of record \$1.00/certification
4. Postage Actual cost to City
5. Other costs allowed by law Actual cost to City
6. Miscellaneous copying (per printed page):

	B/W	Color
8 ½ x 11	\$0.10	\$0.50
8 ½ x 14	\$0.15	\$0.70
11 x 17	\$0.20	\$0.90

7. Electronic copies of minutes of meetings Actual cost
8. Maps (color copies)

8 ½ x 11	\$2.50
11 x 17	\$5.00
24 x 36	\$18.00
34 x 44	\$30.00
9. Maps with aerial photos

8 ½ x 11	\$5.00
11 x 17	\$10.00
24 x 36	\$32.00

B. BUILDING PERMITS AND INSPECTIONS:

1. Applications:

New Homes/Commercial Buildings	\$1,000.00
Construction jobs exceeding a value of \$50,000	\$250.00
Fee for all other Building Permit Applications	\$25.00

2. Building Permit Fees will be based on the construction values in Exhibit A and in accordance with the Building Code formula in Exhibit B. Finished basements and decks shall fall under (U) Utility, miscellaneous in Exhibit A.

Refunds for permits issued will be limited to 80 percent of the permit costs, not later than 180 days after the date of fee payment. No refunds for plan review costs will be given if the plan review has been conducted.

A building permit extension fee shall be assessed when building permits for new homes have become null and void. A permit becomes null and void if work or construction is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. The cost of extending a permit after it has become null and void will be one-half the original building permit fee which consists of the construction fee, electrical fee, plumbing fee and heating fee. A current infrastructure protection bond will also be posted by the new owner/applicant. The original infrastructure bond will be applied to any damage that occurred after the original permit was issued.

3. Minimum fees for issuance of individual permits including, but not limited to, meter upgrades, A/C, furnace, water heaters, etc. Actual cost of inspection

4. One percent surcharge per building permit (Utah Code):
 - a. 80 percent submitted to Utah State Government,
 - b. 20 percent retained by City for administration of State collection.

5. Buildings of unusual design, excessive magnitude, or potentially hazardous exposures may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Chief Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in item #1 above.

6. Special Inspections Actual cost to City

7. Re-inspection Fee Actual cost to City

8. Retaining Wall Inspection Fee \$110/hr plus \$0.60/mile

C. BUSINESS LICENSES:

1. Home Occupations \$50 + \$25.00 for one non-family employee
2. Home Occupations (no impact) No fee
3. Commercial \$50.00 + \$25.00 for each employee
(Maximum - \$400.00)

4. Late Charge after 3/01 of each year Double the base fee

5. Canvasser, Solicitors, and Other Itinerant Merchants Application Fee \$15.00

6.	Accessory Apartment Permit	\$50.00 registration and annual fee
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D. ORDINANCE ENFORCEMENT:

1.	Abatement of injurious and noxious real property and unsightly or deleterious objects or structures.	Actual cost of abatement plus 20% of actual cost
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E. PLANNING AND ZONING:

1.	General Plan amendment	\$350.00
2.	Zone change	\$350.00
3.	Appeal Authority	Actual Cost of Service
4.	Conditional Use	\$250.00
5.	Subdivisions	
	a. Plat Amendment Fee	\$250.00
	b. Concept Plan Review Fee	\$100.00 + \$20.00 per lot + actual cost of City Engineer's review
	c. Preliminary Plan Fee	\$100.00 + \$90.00 per lot + actual cost of City Engineer's review
	d. Final Plat Fee	\$100.00 + \$90.00 per lot + actual cost of City Engineer's review
	e. Preliminary Plan Reinstatement/ Extension Fee	\$100.00
	f. Final Plat Reinstatement/Extension Fee	\$100.00
	g. Recording Fee	\$30.00 per sheet + \$1.00 per lot
	h. Inspection Fees	\$140.00 per lot + \$65.00 per visit for re-inspection
	i. Subdivision & Building Bonds	
	(1) Performance and Guarantee	120% escrow in bank
	(2) Infrastructure Protection Bond	\$2,500.00 cash bond
		\$5,000.00 cash bond for corner lots or regular lots with more than 150 feet of frontage
	(3) Open Space Bond	Determined by City Engineer
6.	Publications	Electronic Hard Copy
	a. General Plan	\$15.00 \$10.00
	b. Subdivision Ordinance	\$15.00 \$30.00
	c. Zoning Ordinance	\$15.00 \$30.00

- 7. Site Plan Review Fee
 - a. Residential (not in approved subdivision) \$150.00 + actual cost of engineering review
 - b. Commercial \$250.00 + actual cost of engineering review
- 8. Lot Line Adjustment \$75.00
- 9. Annexation
 - a. Application Fee \$800.00
 - b. Plat Review Fee \$200.00
 - c. Annexation Study Fee Actual Cost
- 10. Sign Permits
 - a. Application Fee \$25.00
 - b. Inspection Fee Actual cost
 Application fee shall not apply to temporary non-profit signs.
- 11. Utah County Surveyor Plat review fee \$125.00

F. PUBLIC WORKS:

- 1. Streets
 - a. Street Dedication or Vacation \$300.00
 - b. Street Name Change Application \$100.00
 - c. New Street Sign for Name Change Approval \$75.00 per sign
- 2. Concrete Inspection Permits:
 - a. Curb and Gutter \$35.00
 - b. Sidewalk \$35.00
- 3. Excavation Permits, Asphalt/Concrete Cuts/Unimproved Surface
 - a. Excavation bond \$4,000.00
 - b. Minimum fee for cuts in paved surfaces more than 3 years old \$300.00 + 1.50/sq. ft.
 - c. Minimum fee for cuts in paved surfaces 3 years old or less \$300.00 + 3.00/sq. ft.
 - d. Land Disturbance Permit \$300.00
- 4. Culinary Water Rates (Temporary disconnection is not permitted unless authorized by the Alpine City Administrator.):
 - a. Box Elder and those portions of Willow Canyon and any other areas of the City that cannot be served by pressurized irrigation:

Amount Used	Rate
0 to 8,000 gallons per month (base rate)	\$16.00
Each 1,000 gallons over 8,000 gallons to 60,000 gallons per month	\$0.90
Each 1,000 gallons over 60,000 gallons to 175,000 gallons per month	\$1.40
Each 1,000 gallons over 175,000 gallons per month	\$2.80

b. All other users:

Amount Used	Rate
0 to 8,000 gallons per month (base rate)	\$16.00
Each 1,000 gallons over 8,000 gallons to 10,000 gallons per month	\$2.00
Each 1,000 gallons over 10,000 gallons to 12,000 gallons per month	\$3.00
Each 1,000 gallons over 12,000 gallons per month	\$4.00

c. Other utility fees and rates

- (1) Deposit of \$100 refunded after one year of prompt payment
- (2) Transfer of service \$25.00
- (3) Utility service connection \$25.00
- (4) Delinquent & Disconnect/Reconnect
 - a. First time annually \$70.00 + 10% penalty (the \$70.00 + 10% penalty will be waived if the customer signs up for automatic bill pay by credit card through Xpress Bill Pay)
 - b. Subsequent times \$45.00 + 10% penalty
- (5) Utility tampering fee \$299.00

5. Culinary Water Meter Connection Fee (In Addition to Impact Fee)

Minimum Lot Size Requirements	Meter Size	Fee
N/A	¾"	\$350.00
One acre or larger or commercial use	1"	\$460.00
As justified by engineering requirements	1 ½"	\$800.00
As justified by engineering requirements	2"	\$1,000.00

6. Pressurized Irrigation Connection Fee (in addition to impact fee)

Description	Meter Size	Fee
For connections installed as part of the original Pressurized Irrigation System	1"	\$550.00
For connections installed as part of the original Pressurized Irrigation System	1 ½"	\$800.00
As justified by engineering requirements	2"	\$850.00

7. Pressurized Irrigation Meter Connection Fee (in addition to impact fee and pressurized irrigation connection fee, if applicable)

Description	Fee
1" Meter installation with no provisions for meter	\$585.00
1" Meter installation with provisions for meter	\$520.00
1.5" Meter installation	\$1,625.00
2" Meter installation	\$1,680.00

8. Pressurized Irrigation Rates (Temporary disconnection is not permitted unless authorized by the Alpine City Administrator.):

Users	Rate
Residential Users	
(1) Non-shareholders in Alpine Irrigation Co.	\$0.001112 per square foot per month
(2) Shareholders in Alpine Irrigation Co.	\$0.000618 per square foot per month
Agricultural User	\$1.15 per share per month

9. Sewer Connection Fee \$125.00
10. Sewer Usage Rate

Amount Used	Rate
0 to 2,000 gallons per month	\$14.40
Each 1,000 gallons over 2,000 gallons per month	\$3.94

Sewer rates are based on average monthly water use from October 1 – March 30.

11. Storm Drain Usage Rate

Parcels	Rate
Residential (1 ERU)	\$5.00 per month
Commercial	The charge shall be based on the total square feet of the measured impervious surface divided by 4,200 square feet (or 1 ERU), and rounded to the nearest whole number. The actual total monthly service charge shall be computed by multiplying the ERU's for a parcel by the rate of \$5.00 per month. See Municipal Code 14-403.6 for available credits.
Undeveloped	No charge

12.	Monthly Residential Waste	
	a. Collection Fee (1 st unit)	\$11.50
	b. Collection Fee each additional unit	\$6.20
	c. Recycling (1 st unit)	\$5.60
	d. Recycling each additional unit	\$5.35
13.	Transfer of Utility Service	\$25.00

G. PARKS

1.	Resident General City Park Reservation	\$25.00 use fee
2.	Non-resident General City Park Reservation (parks other than Creekside Park)	\$75.00 use fee
3.	Non-resident Creekside Park Reservation	\$100.00 use fee
4.	<u>Sports Use of City Parks</u> Rugby, Soccer, Football, Baseball, etc. Outside Leagues	\$2 per player \$10 per game
5.	Mass Gathering Event	\$150 use fee \$1,000 deposit
6.	<u>Lambert Park</u> Event - Resident Event - Non-resident Races in Lambert Park	\$25 + \$150 deposit \$75 + \$150 deposit \$500 + mass gathering fee and deposit
7.	<u>Rodeo Grounds</u> Event - Resident Event - Non-resident	\$25 + \$150 deposit \$75 + \$150 deposit
8.	Moyle Park Wedding - 100 people or fewer Moyle Park Wedding - 100+ people Non-resident Moyle Park wedding 100 people or fewer Non-resident Moyle Park wedding 100+ people	\$100.00 \$200.00 \$200.00 \$400.00

H. IMPACT FEES

1.	Storm Drain	\$800.00
2.	Street	\$1,183.32
3.	Park/Trail	\$2,688.00
4.	Sewer	\$492.66
5.	Timpanogos Special Service District (fee passed through)	\$1,708.00
6.	Culinary Water with Pressurized Irrigation	\$1,123.00

- 7. Culinary Water without Pressurized Irrigation \$6,738.00
- 8. Pressurized Irrigation \$0.095/square foot

I. CEMETERY

- 1. Above ground marker or monument (upright) \$75.00
- 2. Single Burial Lot or Space
 - a. Resident \$985.00
 - b. Non-Resident \$1,500.00

3. Opening & Closing Graves*

	Weekday	Saturday
Resident	\$600	\$850.00
Non-Resident	\$1,000	\$1,500.00
Resident Infant (under one year)	\$125.00	\$350.00
Non-Resident Infant (under one year)	\$175.00	\$400.00

- 4. Disinterment \$1,500.00
City will remove all earth and obstacles leaving vault exposed.
- 5. Cremation
 - a. Burial of ashes – Resident \$500.00
 - b. Burial of ashes – Non-Resident \$500.00
- 6. Deed Work \$50.00
- 7. *No Holiday Burials

II. Other Fees

It is not intended by this Resolution to repeal, abrogate, annul or in any way impair or interfere with the existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected above. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this Resolution shall control.

III. This Resolution shall take effect on the _____ day of _____, 2018.

PASSED this ____ day of _____, 2018.

Troy Stout, Alpine City Mayor

ATTEST:

Charmayne G. Warnock
Alpine City Recorder