



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, January 9, 2018 at 6:00 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
- II. EXECUTIVE SESSION**
- III. RETURN TO OPEN SESSION**
- B. Prayer:** Lon Lott
- C. Pledge of Allegiance:** By invitation
- IV. PUBLIC COMMENT**
- V. CONSENT CALENDAR**
- A. Minutes of City Council Meetings of November 14, 2017, November 21, 2017, December 8, 2017.**
- B. Bond Release #9 - Three Falls Phase 2 -\$124,769.60**
- C. Bond Release #1 – Three Falls Phase 3 - \$247,851.76**
- VI. REPORTS and PRESENTATIONS**
- A. City Council Assignments**
- VII. ACTION/DISCUSSION ITEMS**
- A. Swearing in of new Mayor and City Council members.**
- B. Appointment of new Planning Commission members.**
- C. Resolution No. R2018-02, Appointments to the Lone Peak PSD (public safety district) Board.**
- D. Resolution No. R2018-03, Appointment to the Utah Lake Commission.**
- E. Resolution No. R2018-01, Amending the Consolidated Fee Schedule:** The City Council will consider amending the fees for Home Occupations to be consistent with recent state legislation, and increasing the fees for Annexation Applications.
- F. Commercial Site Plan Proposal – Alpine Olde Towne Centre Lot E – 395 S. Main Street:** The City Council will consider approving the site plan for a new commercial building located north of the roundabout.
- G. Lambert Park Motorized Vehicles:** The City Council will discuss the status of the restrictions on motorized vehicles in Lambert Park.
- H. Open Meeting Training – David Church**
- VIII. STAFF REPORTS**
- IX. COUNCIL COMMUNICATION**
- X. EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.
- ADJOURN**

Mayor Troy Stout
January 5, 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.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing vs. Public Meeting

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

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

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
November 14, 2017

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4
5 **I. CALL MEETING TO ORDER:** The meeting was called to order at 7:00 pm by Mayor Sheldon Wimmer.

6
7 **A. Roll Call:** The following were present and constituted a quorum

8
9 Mayor Sheldon Wimmer

10 Council Members: Troy Stout, Ramon Beck, Roger Bennett, Kimberly Bryant, Lon Lott

11 Staff: Shane Sorensen, Charmayne Warnock, Austin Roy

12 Others: Nathan Meek, Loraine Lott, Julie Yarbrough, Chuck Yarbrough, Paul Fjeldsted, Rose Fjeldsted, Daryl
13 Stallings, Tom Watkins, John Johnson, Jonathan Johnson, Dan Hogan, Samuel Lyon, Mary Wimmer, Angela
14 Hammond, Austin Hammond, Carla Merrill, Jon Nelson, Wyatt Croft, Blake Palmer, Debra Hart, Mike Davis,
15 Sylvia Christiansen, Rebecca Higgins, Wyck Parker, Ryan Parker, Will Jones, Rachel Johnson, Ed Bush, Kathleen
16 Rasmussen, Ronald Rasmussen, Regan Pack, Marvin Pack

17
18 **B. Prayer:** Roger Bennett

19 **C. Pledge of Allegiance:** Sheldon Wimmer

20
21 **II. PUBLIC COMMENT**

22
23 Nathan Meeks - Draper, UT said he owned ten acres just west of the Three Falls development. He said he
24 understood there was a meeting where the Three Falls development was going to leave an access for a neighboring
25 property owner, but since that time the property had been sold. He wanted to know if that access was still available.

26
27 Shane Sorensen said that when Three Falls was approved, there was no proposal for a connecting street to the west.
28 Creating such a street would take a plat amendment. Some of the old dirt roads on the property had been included in
29 the layout of the lots but until the lots were staked, they didn't know for sure where the boundaries were.

30
31 Mayor Wimmer recommended Mr. Meeks contact the developer of Three Falls. At the time there were no plans for
32 an access to the west.

33
34 Julie Yarbrough – Lupine Drive in Alpine. She said she wanted to talk about the Summit Pointe subdivision but
35 apparently it had been pulled from the agenda. She said she thought the City had a Master Plan and ordinance that
36 they needed to follow. How did the developer change the plan or get a variance? Summit Point was supposed to be a
37 dead end.

38
39 Mayor Wimmer said the road shown through Summit Pointe was a private driveway that would serve four lots. The
40 development plan complied with the ordinance and was already recorded with the county. No variances had been
41 granted on the recorded, four-lot development.

42
43 Troy Stout asked why the development had been approved with a private driveway. Roger Bennett said the four lots
44 had their necessary frontage on a Hog Hollow Road which was a public road, but the lots were accessed by way of a
45 private driveway that extended from Lakeview Drive.

46
47 Tom Watkins said he thought Summit Pointe was going to be on the agenda. He'd been coming to the meetings for
48 over ten years. Two years ago, a notification was sent out about the development and a large group attended the
49 meeting. The plan included two roads. He said the neighborhood just found out that the development no longer had
50 two roads. The fire marshal had written a letter stating that he could not support just one access. He said all the
51 people at the meeting were there to make a statement about this. How was it that the development had been changed
52 from having two roads to only having one road and not a single person in the room was notified about it. He said he
53 had notes about the meeting held in 2015. He said the city attorney clearly stated on January 10th of 2017 that the
54 development could not put neighboring property owners in a worse position than they had been. He said his
55 neighborhood didn't have any water pressure, but the City was going to let this development use culinary water for

1 irrigation and give them a discount on it. Was the City going to give his neighborhood a discounted rate because
2 they didn't have enough pressure to water their yards?
3

4 Shane Sorensen said the upper portion of Summit Pointe was too high to serve with pressurized irrigation. Dry PI
5 lines would go in and when the master plan improvements were installed, the pressure would be much improved. It
6 was the same situation that they had in Box Elder subdivision and part of Willow Canyon subdivision. Three Falls
7 would be the same way. In order to provide PI water to those developments, the City would have to pump water to
8 them. Rather than building a duplicate system and pumping both culinary water and PI water to those developments,
9 the City decided to have them use culinary water for outdoor use. They calculated the cost of using culinary water in
10 those developments, and the preliminary numbers showed that the cost of watering a lot in high zone with culinary
11 water was about the same as the cost of watering the same size lot in the low zone with PI water.
12

13 Tom Watkins said the approval process for Summit Pointe had been going on for about ten years and he thought all
14 sides finally came to a consensus to have two roads.
15

16 Lon Lott and Mayor Wimmer explained that the plan agreed on in 2015 had 13 lots and needed a wider road plus a
17 secondary access and retaining walls. Earlier in 2017, the developer proposed a much simpler plan with only four
18 lots, a long private driveway, and no retaining walls. That plan was approved by the Council and was recorded with
19 the county.
20

21 Tom Watkins asked what the notification process was if there was a change.
22

23 Mayor Wimmer said this change was noticed in the newspaper, on the city website, on the state noticing website,
24 and posted at City Hall. In addition, notification letters were sent to residents within 500 feet of the subject property.
25

26 Tom Watkins asked if another development outside the city could use the road to potentially access the
27 development.
28

29 Mayor Wimmer said Blue Bison had purchased 110 acres in Draper that bordered Alpine City. The zoning in Draper
30 was 1 home per acre. At present, there was no connection between Alpine and the proposed subdivision. The owner
31 of Blue Bison wanted to come into Alpine through the Hartvigsen property so they could have a second access but
32 there was no road. Draper City required a second access and was holding them to that requirement.
33

34 Tom Watkins asked if Summit Pointe was set up so there couldn't be road access in the future.
35

36 Mayor Wimmer said the currently recorded plat showed no road access, only a long private driveway serving four
37 lots. However, it was illegal to landlock a neighboring property so Hartvigsens had been granted an easement
38 through the Summit Pointe development to his ground.
39

40 Troy Stout said Draper City had made several attempts to have Alpine annex the property because it was hard for
41 them to manage, but the City had declined.
42

43 Daryl Stalling – Lakeview Drive. He said he had been to a number of meetings. Before Summit Pointe was dropped
44 to four lots, there was a sign on Hog Hollow Road that showed a road coming off there. When he looked at the sign
45 again, there was no road shown off Hog Hollow. He asked if having only the one road was against the fire code.
46 Mayor Wimmer said it met the fire code because there were only four lots.
47

48 Mr. Stallings said he understood that the City wouldn't allow a culdesac that long. Mayor Wimmer said it was not a
49 culdesac. It was a private driveway.
50

51 Mr. Stallings said he had talked to the owners of Summit Pointe and was told they got calls everyday from another
52 developer who wanted to buy it and kept upping the price. The other developer wanted to build a road through his
53 property and come out onto Lakeview Drive. He was worried about Lakeview Drive connecting to Draper.
54

55 Mayor Wimmer reiterated that a four-lot development with a private driveway was what was recorded with Utah
56 County.

1
2 Kimberly Bryant said that someone couldn't just buy the property and do what he wanted. If it changed, he would
3 have to start the whole process again.

4
5 **III. CONSENT CALENDAR**

- 6
7 **A. Minutes of City Council meeting of October 24, 2017**
8 **B. Healey Well Pump Rebuild Proposal – Nickerson Co. - \$35,766.00**
9 **C. Final Bond Release – Alpine West Meadows - \$72,636.37**
10 **D. Final Bond Release – White Pine Estates - \$5,499.92**
11 **E. Resolution No. R2017-19 Approve Shane Sorensen to represent the City on the Alpine Irrigation**
12 **Co. Board**
13 **F. Municipal Code Online – fee to codify Development and Municipal Codes - \$1,700.00**
14 **G. Geneva Rock Products – Payment for 2017 Overlay Project - \$175,160.09**
15

16 Troy Stout asked if the City had insurance on the Healey well pump. Shane Sorensen said it was covered by
17 insurance for the first repair but it went out again. They sent a certified letter to the company that rebuilt the pump
18 and set the motor and that still had to play out. Because of the importance of the Healey well, they needed to move
19 forward on getting it up and working.

20
21 **MOTION:** Troy Stout moved to approve the Consent Calendar. Ramon Beck seconded. Ayes: 4 Nays: 0. Troy
22 Stout, Lon Lott, Ramon Beck, Kimberly Bryant voted aye. Roger Bennett abstained because he wasn't present at the
23 meeting of October 24, 2017.

24
25 **IV. REPORTS AND PRESENTATIONS**

26
27 **A. Unofficial Results of the General Municipal Election of November 7, 2017:** Charmayne Warnock
28 said the County was still counting ballots that had been postmarked by November 6th or were dropped off at the
29 voting stations on November 7th. Provisional ballots still needed to be processed and counted so this report was still
30 preliminary.
31

Alpine City Election- Unofficial Results 11/14/17			
MAYOR			Percent
Candidates			
Troy Stout	1,552		
Sheldon Wimmer	1,403		
CITY COUNCIL	2 seats		
Candidates			
Judi Pickell	1,519		
Steve Cospers	1,732		
Carla Merrill	1,602		
Ballots Cast		2,991	50.92%
Ballots sent to active registered voters		5,874	
Provisional Ballots		97	

32
33 **B. Financial Report:** Shane Sorensen said he had emailed the financial report to the City Council and
34 asked if they had any questions.

35
36 **V. ACTION/DISCUSSION ITEMS**
37

1 **Items A & B, a Public Hearing and Action Item on Summit Pointe Subdivision for an open space**
 2 **exchange and plat amendment had been withdrawn from the agenda at the request of the developers.**
 3

4 **C. Annexation petition – KM8 – Will Jones:** Austin Roy said the City had received a petition to annex
 5 the Melby property adjacent to Alpine Cove. It consisted of 69 acres. He explained that accepting the petition did
 6 not mean the City would annex the property. It merely began to the process to study the annexation request.
 7

8 Shane Sorensen said the developers had emailed him a potential concept earlier that day. The concept plan showed
 9 34 lots with a couple of parcels of open space and a trail connection to the Three Falls development. The areas of
 10 open space had slope issues and were not suitable for building.

11 Will Jones said the plan would also show a trail connection to Lambert Park and a secondary access to Pine Grove.
 12 They would need to acquire water rights to submit to the City if annexed. It would be included in a development
 13 agreement. He said there were just over 23 acres of open space. It was not going to be a PRD but would be a straight
 14 subdivision with one-acre lots. They were not asking for a density bonus.
 15

16 **MOTION:** Roger Bennett moved to accept the annexation petition for the KMB development. Ramon Beck
 17 seconded. Ayes: 5 Nays 0. Roger Bennett, Ramon Beck, Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion
 18 passed unanimously.
 19

20 **D. Annexation Petition for Pine Grove – Ross Welch:** Austin Roy said the City received a petition to
 21 annex the Pine Grove property adjacent to Lambert Park. It consisted of 159.7 acres. He hadn't received a concept
 22 plan for the proposed development.
 23

24 Ross Welch said a portion of the land had been rezoned by the county to TR-5. There were fifty acres which were
 25 not included in the application to the county. They had carved off the area where Blaine Patterson's home was
 26 located and another area designated as CE-2. Each area would have only one home on it. He said the smallest lot
 27 size would be one acre.
 28

29 **MOTION:** Troy Stout moved to accept the annexation petition for Pine Grove to begin the process. Roger Bennett
 30 seconded. Ayes: 5 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Motion
 31 passed unanimously.
 32

33 Shane Sorensen said this would go to the Planning Commission. Troy Stout said he wanted to look at the water
 34 issues and feasibility.
 35

36 **E. Commercial Site Plan - Alpine Main Street Village, Lot 1 – John Johnson:** The proposed site plan
 37 was introduced by Jonathan Johnson who was architect for John Johnson's building. It would be a two-story
 38 building with a 14' x14' tower that would be 40 feet high. He said it was patterned after the old Alpine school
 39 house. The key feature was the corner tower. He said the Zoning Ordinance, Section 3.21.8 allowed a height of 34
 40 feet as measured from the average finished grade to the midpoint of the roof. The midpoint was defined as the
 41 midpoint between the eaves and the ridgeline. The ordinance also allowed the height to exceed 34 feet as a
 42 conditional use based on the finding that there would be no significant loss of light, air, and view of surrounding
 43 properties. The Planning Commission had recommended approval of the site plan and a conditional use permit to
 44 allow the corner tower to be 40 feet high.
 45

46 The Council had a lengthy discussion about the height of the building and the height of the tower, and how it should
 47 be measured.
 48

49 **MOTION:** Kimberly Bryant moved to approve the commercial site plan for the proposed building on lot 1 of
 50 Alpine Main Street Village with a conditional use permit for a 40-foot tower on the northeast corner of the building,
 51 as recommended by the Planning Commission. Ramon Beck seconded. Ayes: 4 Nays: 1. Kimberly Bryant, Ramon
 52 Beck, Troy Stout, Lon Lott voted aye. Roger Bennett voted nay because he didn't agree with the method of
 53 measurement. Motion passed.
 54
 55

1 **F. Commercial Site Plan - Olde Towne Centre, Lot E:** The applicant was not present. Austin Roy
 2 reviewed the application. Two story office building had 4,786 square feet on the main floor and 3,508 square feet on
 3 the second floor. There was also a basement with 3,303 square feet. The applicant was requesting a deed restriction
 4 on the basement so it would not be included in the calculation for the parking requirement. The basement had no
 5 windows and was to be used for storage only. Without the basement square footage, the building needed 33 parking
 6 stalls. If the basement was included in the calculation, they would need 46 spaces. In the past, the Council had
 7 approved deed restrictions for other commercial businesses that did not plan to use the basement for anything except
 8 storage.

9
 10 Will Jones said the challenge was the deck on the east side of the building. It looked out over the neighboring
 11 residences and they were concerned about that because people on the second floor would be looking into their
 12 homes.

13
 14 The Council agreed to table approval of the site plan until they could resolve the issue of the deck.

15
 16 **MOTION:** Kimberly Bryant moved to table the Alpine Olde Towne Centre, Lot E, commercial site plan until they
 17 could work out something on the deck. Roger Bennett seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Lon Lott,
 18 Roger Bennett, Ramon Beck, Troy Stout voted aye. Motion passed.

19
 20 **G. Pack Zone Change Request – Marvin and Regan Pack:** Austin Roy said the Packs requested a
 21 rezoning of the property located at 651 East 770 North from CR-40,000 to CR-20,000 to match the adjacent
 22 properties to the south and east which were zoned CR-20,000. The properties to the west were zoned CR-40,000 but
 23 the lots were less than one acre in size. The Packs were proposing that the CR-20,000 zoning be extended to include
 24 the north side of 770 North. It would include about five lots which, with the exception of the Pack's lots, were
 25 already about half-acre lots. The Pack property had enough frontage for two lots. The Planning Commission had
 26 held a public hearing on the zone change. Notification letters had been sent, a sign posted, and the public hearing
 27 was noticed in the newspaper.

28
 29 Regan Pack said he had spoken with nineteen of the neighbors who supported the change. There were two home
 30 owners who didn't want to sign the petition but weren't opposed to the zone change.

31
 32 Lon Lott asked about the existing home on the lot. Regan Pack said they'd had a fire in it earlier that year and it
 33 didn't have much restorable value. They may incorporate part of it into another house.

34
 35 **MOTION:** Ramon Beck moved to approve the Pack zone change as requested. Roger Bennet seconded. Ayes: 5
 36 Nays: 0. Ramon Beck, Roger Bennett, Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion passed.

37
 38 **H. Gary Young Water Rights:** Shane Sorensen said Mr. Young had requested a reduction in water rights
 39 for his property at 1831 N. Fort Canyon Road. He had been using a spring but with the development of Three Falls,
 40 his source was cut off. Culinary water was available up Fort Canyon and he would like to connect to the City's
 41 water system. New water users were required to meet the water policy and submit water rights to Alpine City. He
 42 had 15.6 acres of land but a large portion of it was non-irrigated pasture and steep hillsides. He intended to irrigate
 43 only 3.25 acres. He would like to have the water requirement reduced and submit water rights for just the 3.25 acres.

44
 45 Mr. Sorensen said the City had approved reductions in water rights requirements in other instances. The property
 46 owner was required to enter into an agreement with the City that they would use the City water only on the specified
 47 number of acres.

48
 49 **MOTION:** Lon Lott moved to enter into an agreement with Gary Young for the reduction of the water requirement
 50 as requested for 3.25 acres as identified with the understanding that the water would be metered, and the City would
 51 periodically check the aerial map to make sure the property owner wasn't watering more land than specified in the
 52 agreement. Roger Bennett seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett, Ramon Beck,
 53 Troy Stout voted aye. Motion passed.

54
 55 David Church would draw up an agreement.

1 **VI. STAFF REPORTS.**

2
3 Shane Sorensen reported on the following:

- 4
- 5 • He had been approached by Highland City to apply for funding through MAG (Mountainland Association
6 of Governments) for a traffic study in Highland and parts of Alpine. He said the gravel pit on the southeast
7 side of town would close in a few years and there might be an opportunity to get a road through there.
8 Years ago, Alpine had a ROW but the City didn't have the funds to build the road and it expired. He said
9 there might be an option to make Canyon Crest a three-lane road, and there was a good chance it could be
10 funded. The cost to the cities would be minimal.
 - 11 • The Halloween trick or treating at local businesses was a success. They anticipated 1,500 to 2,000 and
12 more than that. They ran out of hot chocolate. Kimberly Bryant said Judi Pickell had done an outstanding
13 job in putting it together.
 - 14 • They were close to bidding for construction of the right-hand turn lane from Canyon Crest to SR-92. If it
15 came in higher than they anticipated, they would see additional funding from MAG.
 - 16 • The Bald Mountain road closure gate was in place.
 - 17 • There was a big problem with graffiti and vandalism in the park restrooms. They were going to put out a
18 reward for information.
- 19

20 **VII. COUNCIL COMMUNICATION**

21
22 Sheldon Wimmer said the Lone Peak PSD board had met and selected a new fire chief. Mr. Thompson had been
23 working in South Jordan and came highly recommended. Mark Thompson was his father, but he had resigned from
24 the board and was not involved in the process.

25
26 Lon Lott said there was a problem with parking by the junior high and wondered if anything had been done about it.
27 Shane Sorensen said it was on the list to write letters to the coaches so they could disperse information to the teams.

28
29 Ramon Beck said there was a problem with cars getting high centered on the driveways in Fort Canyon. Shane
30 Sorensen said the contractor was planning to knock on every door and see what concerns the residents had.

31
32 Troy Stout asked about the soccer teams and how the fields were being managed. He anticipated having someone
33 oversee parks and recreation in the future.

34
35 Kimberly Bryant said the Youth Council had arranged Santa would come to Alpine in the fire engine on November
36 27th for the tree lighting. The Youth Council had used most of their budget and would need money for hot cocoa.

37
38 **VIII. EXECUTIVE SESSION:** None held.

39
40 **MOTION:** Kimberly Bryant moved to adjourn. Troy Stout seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Lon Lott,
41 Ramon Beck, Roger Bennett, Troy Stout voted aye. Motion passed.

42
43 The meeting was adjourned at 9:45 pm.

SPECIAL ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
November 21, 2017

I. CALL MEETING TO ORDER: The meeting was called to order at 7:00 pm by Mayor Sheldon Wimmer

Roll Call: The following were present and constituted a quorum

Mayor Sheldon Wimmer

City Council members: Troy Stout, Ramon Beck, Roger Bennett, Lon Lott, Kimberly Bryant

Staff: Charmayne Warnock

Others: Jennifer Stout, Loraine Lott

II. ACTION/DISCUSSION ITEMS

A. Canvass the Election Results: City Recorder Charmayne Warnock presented the final results of the 2017 Municipal Election. Troy Stout was elected mayor. Steve Cosper and Carla Merrill were elected to the City Council.

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

MOTION: Lon Lott moved to accept the Election Canvass for 2017 Municipal Election. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett, Ramon Beck, Troy Stout voted aye. Motion passed.

B. Annual Meeting Schedule for 2018

MOTION: Kimberly Bryant moved to accept the annual meeting schedule for 2018. Troy Stout seconded. Ayes: 5 Nays: 0. Motion passed unanimously.

MOTION: Troy Stout moved to adjourn. Lon Lott seconded. Ayes: 5 Nays: 0. Motion passed unanimously.

The meeting was adjourned at 7:05 pm.

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
December 8, 2017

CALL MEETING TO ORDER: Mayor Sheldon Wimmer called the meeting to order at 7:05 am

Roll Call: The following were present:

Mayor Sheldon Wimmer

Council Members: Troy Stout, Ramon Beck, Roger Bennett, Lon Lott. Kimberly Bryant was not present.

Staff: Shane Sorensen, Charmayne Warnock, David Church

Others: Carla Merrill (city council member elect, Steve Cosper (city council elect) participated by phone.

EXECUTIVE SESSION 7:07 am.

MOTION: Troy Stout moved to adjourn to Executive Session to discuss litigation. Lon Lott seconded. Ayes: 4 Nays: 0. Troy Stout, Ramon Beck Roger Bennett, Lon Lott voted aye. Motion passed.

The Council returned to open meeting at 8:20 am.

MOTION: Ramon Beck moved to adjourn. Roger Bennett seconded. Ayes: 4 Nays: 0. Ramon Beck, Roger Bennett, Lon Lott, Troy Stout voted aye. Motion passed.

The meeting was adjourned at 8:20 am.

ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 9

BOND HOLDER

Thru Period Ending: January 1, 2018

Three Falls Phase 2

Location: Three Falls Drive

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total
PHASE 2 - EARTH WORK							
Clear and Grub	1	L.S. @	\$ 40,000.00	\$ 40,000.00	11.5%	97.4%	\$ 4,581.01
Cut	63173	CY @	\$ 3.50	\$ 221,105.50	11.5%	97.4%	\$ 25,322.19
Fill	29641	CY @	\$ 3.50	\$ 103,743.50	11.5%	97.4%	\$ 11,881.26
Roadway Fill Above Bridge	10840	TONS @	\$ 14.00	\$ 151,760.00	11.5%	97.4%	\$ 17,380.37
Roadway Fill Below Bridge	3450	TONS @	\$ 14.00	\$ 48,300.00	11.5%	97.4%	\$ 5,531.58
Roadway Fill Mtn Park Rd	13900	TONS @	\$ 12.00	\$ 166,800.00	11.5%	97.4%	\$ 19,102.83
Roadway Fill Place & Compact Above Bridge	5470	TONS @	\$ 6.00	\$ 32,820.00	11.5%	97.4%	\$ 3,758.72
Roadway Fill Place & Compact Below Bridge	2735	TONS @	\$ 4.00	\$ 10,940.00	11.5%	97.4%	\$ 1,252.91
Roadway Fill Place & Compact Mtn Pk Rd	7000	TONS @	\$ 3.00	\$ 21,000.00	11.5%	97.4%	\$ 2,405.03
Cobble in road to stabilize	2950	TONS @	\$ 26.00	\$ 76,700.00	11.5%	97.4%	\$ 8,784.10
PHASE 2 - SEWER							
8" PVC sewer (~9' deep)	2287	L.F. @	\$ 25.00	\$ 57,175.00	0.0%	82.7%	\$ -
8" PVC sewer (~9'-15' deep)	1026	L.F. @	\$ 35.00	\$ 35,910.00	0.0%	82.7%	\$ -
8" PVC sewer (~15'-25' deep)	480	L.F. @	\$ 45.00	\$ 21,600.00	0.0%	82.7%	\$ -
8" HDPE sewer (~9 deep)	400	L.F. @	\$ 30.00	\$ 12,000.00	0.0%	82.7%	\$ -
4' Dia. Manhole	19	EA @	\$ 2,800.00	\$ 53,200.00	0.0%	82.7%	\$ -
5' Dia. Manhole	10	EA @	\$ 4,519.80	\$ 45,198.00	0.0%	82.7%	\$ -
Trench bedding (3/4")	4343	TONS @	\$ 17.00	\$ 73,831.00	0.0%	82.7%	\$ -
4" Sewer lateral	5	EA @	\$ 1,328.00	\$ 6,640.00	0.0%	82.7%	\$ -
6" Sewer lateral	5	EA @	\$ 1,672.00	\$ 8,360.00	0.0%	82.7%	\$ -
Sewer Air & Deflect Testing per section	25	Each @	\$ 250.00	\$ 6,250.00	0.0%	82.7%	\$ -
Cleaning and Video	4100	L.F. @	\$ 3.00	\$ 12,300.00	0.0%	82.7%	\$ -
Insulation	60	L.F. @	\$ 100.00	\$ 6,000.00	0.0%	82.7%	\$ -
PHASE 2 - CULINARY WATER							
12" DIP Water Line	3200	LF @	\$ 39.52	\$ 126,464.00	0.0%	80.2%	\$ -
10" DIP Water Line	2660	LF @	\$ 38.50	\$ 102,410.00	0.0%	80.2%	\$ -
8" DIP Water Line	480	LF @	\$ 29.95	\$ 14,376.00	0.0%	80.2%	\$ -
6" DIP Water Line	300	LF @	\$ 25.60	\$ 7,680.00	0.0%	80.2%	\$ -
12" Flg x MJ Butterfly Valve	4	EACH @	\$ 1,636.44	\$ 6,545.76	0.0%	80.2%	\$ -
12" MJ Butterfly Valve	3	EACH @	\$ 1,668.00	\$ 5,004.00	0.0%	80.2%	\$ -
12"x8" Flg Tee	2	EACH @	\$ 1,221.10	\$ 2,442.20	0.0%	80.2%	\$ -
12"x6" MJxFlg Tee	5	EACH @	\$ 810.00	\$ 4,050.00	0.0%	80.2%	\$ -
12" MJ Bend	30	EACH @	\$ 461.75	\$ 13,852.50	0.0%	80.2%	\$ -
7' Bury Fire Hydrant Complete	5	EACH @	\$ 3,910.00	\$ 19,550.00	0.0%	80.2%	\$ -
8" Flg x MJ Gate Valve	3	EACH @	\$ 1,201.06	\$ 3,603.18	0.0%	80.2%	\$ -
6" Flg x MJ Gate Valve	9	EACH @	\$ 900.00	\$ 8,100.00	0.0%	80.2%	\$ -
12" 90 DIP Bend	1	EACH @	\$ 887.40	\$ 887.40	0.0%	80.2%	\$ -
10" Flg x MJ Gate Valve	2	EACH @	\$ 1,895.00	\$ 3,790.00	0.0%	80.2%	\$ -
8"x6" MJ x Flg Tee	1	EACH @	\$ 566.00	\$ 566.00	0.0%	80.2%	\$ -
24"x12" Spacers	46	EACH @	\$ 88.42	\$ 4,067.32	0.0%	80.2%	\$ -
10" Sure Loc Gaskets	148	EACH @	\$ 218.40	\$ 32,323.20	0.0%	80.2%	\$ -
12" Sure Loc Gaskets	124	EACH @	\$ 265.20	\$ 32,884.80	0.0%	80.2%	\$ -
8" Sure Loc Gaskets	24	EACH @	\$ 157.20	\$ 3,772.80	0.0%	80.2%	\$ -
8" MJ Gate Valve	1	EACH @	\$ 1,230.00	\$ 1,230.00	0.0%	80.2%	\$ -
8" MJ Bend	6	EACH @	\$ 294.56	\$ 1,767.36	0.0%	80.2%	\$ -
10" 90 DIP Bend	1	EACH @	\$ 768.00	\$ 768.00	0.0%	80.2%	\$ -
12" MJ Packs	88	EACH @	\$ 110.86	\$ 9,755.68	0.0%	80.2%	\$ -
10" MJ Packs	78	EACH @	\$ 105.00	\$ 8,190.00	0.0%	80.2%	\$ -
8" MJ Packs	18	EACH @	\$ 58.60	\$ 1,054.80	0.0%	80.2%	\$ -
6" MJ Packs	20	EACH @	\$ 55.00	\$ 1,100.00	0.0%	80.2%	\$ -
12" Flg Packs	6	EACH @	\$ 27.10	\$ 162.60	0.0%	80.2%	\$ -
10" Flg Packs	4	EACH @	\$ 25.00	\$ 100.00	0.0%	80.2%	\$ -
8" Flg Packs	4	EACH @	\$ 17.25	\$ 69.00	0.0%	80.2%	\$ -
6" Flg Packs	10	EACH @	\$ 15.00	\$ 150.00	0.0%	80.2%	\$ -
Valve Box	36	EACH @	\$ 90.00	\$ 3,240.00	0.0%	80.2%	\$ -
Locate Tape & Wire	7350	LF @	\$ 0.50	\$ 3,675.00	0.0%	80.2%	\$ -
6" Sure Loc Gaskets	10	EACH @	\$ 120.00	\$ 1,200.00	0.0%	80.2%	\$ -
Bedding Material	3500	TON @	\$ 18.60	\$ 65,100.00	0.0%	80.2%	\$ -
1" culinary water service	10	EACH @	\$ 1,581.16	\$ 15,811.60	0.0%	80.2%	\$ -
Water Line Flushing & Testing	1	LS @	\$ 8,000.00	\$ 8,000.00	0.0%	80.2%	\$ -
10" MJ Bend	33	EACH @	\$ 460.00	\$ 15,180.00	0.0%	80.2%	\$ -
10"x2" Blow Off	2	EACH @	\$ 804.00	\$ 1,608.00	0.0%	80.2%	\$ -
10"x6" MJxFlg Tee	4	EACH @	\$ 827.00	\$ 3,308.00	0.0%	80.2%	\$ -
10" MJ Sleeve	2	EACH @	\$ 431.00	\$ 862.00	0.0%	80.2%	\$ -
10" Flg Tee	1	EACH @	\$ 1,600.00	\$ 1,600.00	0.0%	80.2%	\$ -
10" MJ Gate Valve	4	EACH @	\$ 1,895.00	\$ 7,580.00	0.0%	80.2%	\$ -
6' Bury Fire Hydrant Complete	4	EACH @	\$ 3,690.00	\$ 14,760.00	0.0%	80.2%	\$ -
Thrust Blocks	110	EACH @	\$ 185.00	\$ 20,350.00	0.0%	80.2%	\$ -
8"x2" Blow Off	2	EACH @	\$ 600.00	\$ 1,200.00	0.0%	80.2%	\$ -
10" Flg x MJ Adapter	1	EACH @	\$ 480.00	\$ 480.00	0.0%	80.2%	\$ -
PHASE 2 - STORM DRAIN							
4' Storm drain manhole	33	Each @	\$ 2,500.00	\$ 82,500.00	0.0%	33.3%	\$ -
Curb Inlet Box Installed (2x3x4)	17	Each @	\$ 2,500.00	\$ 42,500.00	0.0%	41.2%	\$ -
Curb Inlet Box Installed (3x3x4)	2	Each @	\$ 3,000.00	\$ 6,000.00	0.0%	50.0%	\$ -
Snout	2	Each @	\$ 600.00	\$ 1,200.00	0.0%	0.0%	\$ -
Bedding Material	4050	TON @	\$ 18.00	\$ 72,900.00	0.0%	22.2%	\$ -
12" RCP pipe	96	LF @	\$ 25.10	\$ 2,409.60	0.0%	0.0%	\$ -
15" RCP pipe	4616	LF @	\$ 27.65	\$ 127,632.40	0.0%	39.0%	\$ -
16" HDPE Storm Drain Main	320	LF @	\$ 40.00	\$ 12,800.00	0.0%	0.0%	\$ -
42" RCP Storm Drain Main	136	LF @	\$ 102.70	\$ 13,967.20	0.0%	95.0%	\$ -
15" FES	5	Each @	\$ 493.00	\$ 2,465.00	0.0%	60.0%	\$ -
Manhole collars	138	Each @	\$ 65.00	\$ 8,970.00	0.0%	29.0%	\$ -

Area Drain Box #212	1	Each	@	\$	2,700.00	\$	2,700.00	0.0%	0.0%	\$	-
Area Drain Box #8	1	Each	@	\$	2,500.00	\$	2,500.00	0.0%	0.0%	\$	-
Area Drain Box #5, 6, 7	3	Each	@	\$	3,000.00	\$	9,000.00	0.0%	33.3%	\$	-
Area Drain Box #1	1	Each	@	\$	1,650.00	\$	1,650.00	0.0%	0.0%	\$	-
15" RCP Plug	1	Each	@	\$	350.00	\$	350.00	0.0%	0.0%	\$	-
Curb Inlet Box #36 (4' Dia x 8' Deep MH)	1	Each	@	\$	3,600.00	\$	3,600.00	0.0%	95.0%	\$	-
Curb Inlet Box #53 (4' Dia x 12' Deep MH)	1	Each	@	\$	3,950.00	\$	3,950.00	0.0%	95.0%	\$	-
Curb Inlet Box #81	1	Each	@	\$	3,000.00	\$	3,000.00	0.0%	95.0%	\$	-
Curb Inlet Box #28	1	Each	@	\$	2,600.00	\$	2,600.00	0.0%	95.0%	\$	-
Area Drain Box #9	1	Each	@	\$	3,000.00	\$	3,000.00	0.0%	95.0%	\$	-
Pond 2	1	LS	@	\$	29,464.00	\$	29,464.00	0.0%	95.0%	\$	-
Pond 3	1	LS	@	\$	56,700.00	\$	56,700.00	0.0%	0.0%	\$	-
Rocked Slopes by V-Ditch	1	LS	@	\$	62,640.00	\$	62,640.00	39.5%	39.5%	\$	24,769.60
8" HDPE Drain Under Curbs	1	LS	@	\$	181,400.00	\$	181,400.00	0.0%	60.0%	\$	-
French Drain Under Sewer	1	LS	@	\$	34,800.00	\$	34,800.00	0.0%	95.0%	\$	-
Headwalls & Apron for 42" & 15" Culverts	2	Each	@	\$	19,000.00	\$	38,000.00	0.0%	95.0%	\$	-
Rip Rap for 42" & 15" Culverts	125	TON	@	\$	25.00	\$	3,125.00	0.0%	95.0%	\$	-
Water for lots 24 & 25	1	LS	@	\$	72,398.92	\$	72,398.92	0.0%	32.3%	\$	-
PHASE 2 - ROADWAY IMPROVEMENTS											
3" Asphalt	129240	S.F.	@	\$	1.12	\$	144,748.80	0.0%	9.2%	\$	-
8" Roadbase	129240	S.F.	@	\$	0.80	\$	103,392.00	0.0%	26.0%	\$	-
12" Subbase	156600	S.F.	@	\$	0.80	\$	125,280.00	0.0%	25.5%	\$	-
Manhole Concrete Collars	61	Each	@	\$	550.00	\$	33,550.00	0.0%	26.4%	\$	-
Valve Concrete Collars	25	Each	@	\$	350.00	\$	8,750.00	0.0%	35.8%	\$	-
Parking Lot - 3" Asphalt	3750	S.F.	@	\$	2.20	\$	8,250.00	0.0%	0.0%	\$	-
Parking Lot - 8" Roadbase	3750	S.F.	@	\$	0.90	\$	3,375.00	0.0%	0.0%	\$	-
Parking Lot - 12" Subbase	4500	S.F.	@	\$	0.90	\$	4,050.00	0.0%	0.0%	\$	-
Parking Lot Striping	1	L.S.	@	\$	450.00	\$	450.00	0.0%	0.0%	\$	-
PHASE 2 - PEDESTRIAN TUNNEL											
8'x6' Culvert	56	L.F.	@	\$	691.37	\$	38,716.72	0.0%	100.0%	\$	-
Gravel 1.5"	563	TON	@	\$	18.00	\$	10,134.00	0.0%	100.0%	\$	-
Labor	1	L.S.	@	\$	45,000.00	\$	45,000.00	0.0%	100.0%	\$	-
Walls and Steps	1	L.S.	@	\$	6,000.00	\$	6,000.00	0.0%	100.0%	\$	-
PHASE 2 - SLIDING ROCK BRIDGE											
8'x6' Box Culvert	64	L.F.	@	\$	792.62	\$	50,727.68	0.0%	94.8%	\$	-
Crane	1	L.S.	@	\$	10,000.00	\$	10,000.00	0.0%	94.8%	\$	-
Gravel 1.5"	1	L.S.	@	\$	5,000.00	\$	5,000.00	0.0%	94.8%	\$	-
Labor	1	L.S.	@	\$	30,000.00	\$	30,000.00	0.0%	94.8%	\$	-
Headwalls	1	L.S.	@	\$	24,922.58	\$	24,952.58	0.0%	94.8%	\$	-
Pumps	1	L.S.	@	\$	59,107.96	\$	59,107.96	0.0%	94.8%	\$	-
Fuel Pumps	1600	Each	@	\$	3.00	\$	4,800.00	0.0%	94.8%	\$	-
Import Fill	1	L.S.	@	\$	13,152.00	\$	13,152.00	0.0%	94.8%	\$	-
PHASE 2 - SLIDING ROCK CULVERT											
8'x6' Culvert	56	L.F.	@	\$	691.37	\$	38,716.96	0.0%	100.0%	\$	-
Crane	1	L.S.	@	\$	10,000.00	\$	10,000.00	0.0%	100.0%	\$	-
Gravel 1.5"	278	TON	@	\$	18.00	\$	5,000.00	0.0%	100.0%	\$	-
Labor	1	L.S.	@	\$	30,000.00	\$	30,000.00	0.0%	100.0%	\$	-
Headwalls	1	L.S.	@	\$	15,000.00	\$	15,000.00	0.0%	100.0%	\$	-
Pumps	1	L.S.	@	\$	20,000.00	\$	20,000.00	0.0%	100.0%	\$	-
PHASE 2 - CONCRETE											
24" Curb and Gutter	8250	L.F.	@	\$	15.00	\$	123,750.00	0.0%	33.6%	\$	-
4' Sidewalk	1028	S.F.	@	\$	4.20	\$	4,317.60	0.0%	0.0%	\$	-
24" Spill Curb (Parking Lot)	170	L.F.	@	\$	17.00	\$	2,890.00	0.0%	0.0%	\$	-
Handicap Ramps (Curb Cut)	14	Each	@	\$	200.00	\$	2,800.00	0.0%	0.0%	\$	-
Cross Gutter	100	L.F.	@	\$	30.00	\$	3,000.00	0.0%	0.0%	\$	-
24" Curb and Gutter (Parking Lot)	180	L.F.	@	\$	17.00	\$	3,060.00	0.0%	0.0%	\$	-
5' Sidewalk (Parking Lot)	250	L.F.	@	\$	4.20	\$	1,050.00	0.0%	0.0%	\$	-
Traffic Barriers	520	L.F.	@	\$	50.00	\$	26,000.00	0.0%	0.0%	\$	-
Curb Inlet Tie-ins	26	Each	@	\$	450.00	\$	11,700.00	0.0%	30.8%	\$	-
Mobilization	1	L.S.	@	\$	1,000.00	\$	1,000.00	0.0%	0.0%	\$	-
PHASE 2 - SWPPP											
Silt Fence	4100	LF	@	\$	3.00	\$	12,300.00	0.0%	0.0%	\$	-
Toilet Rental	18	EACH	@	\$	150.00	\$	2,700.00	0.0%	0.0%	\$	-
Inlet Protection	22	EACH	@	\$	50.00	\$	1,100.00	0.0%	0.0%	\$	-
Trackout Pad	1	EACH	@	\$	4,000.00	\$	4,000.00	0.0%	0.0%	\$	-
Concrete Washout	1	EACH	@	\$	750.00	\$	750.00	0.0%	0.0%	\$	-
Sign	1	EACH	@	\$	500.00	\$	500.00	0.0%	0.0%	\$	-
Toilet Pad Install	2	EACH	@	\$	500.00	\$	1,000.00	0.0%	0.0%	\$	-
PHASE 2 - CONDUIT											
Conduit - Dry Utilities	1	L.S.	@	\$	77,318.00	\$	77,318.00	0.0%	51.8%	\$	-
BASE BID TOTAL											
						\$	3,803,915.62			Previously Released: \$	2,453,748.51
10% Warranty Amount						\$	380,391.56				
TOTAL BOND AMOUNT						\$	4,184,307.18			This Release: \$	124,769.60
Total Released to Date						\$	2,578,518.11				
TOTAL BOND REMAINING						\$	1,605,789.07				

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

Will Jones
Developer

Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

1.5.18

Date

City Council
(by Charmayne Warnock - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 1

BOND HOLDER

Thru Period Ending: January 1, 2018

Three Falls Phase 3
Location: Three Falls Drive

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
PHASE 3 - SWPPP							
Silt Fence	1700	LF @	\$ 3.00	\$ 5,100.00	52.0%	52.0%	\$ 2,652.00
Inlet Protection	10	EACH @	\$ 60.00	\$ 600.00	52.0%	52.0%	\$ 312.00
Toilet Rental	8	EACH @	\$ 100.00	\$ 800.00	52.0%	52.0%	\$ 416.00
Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	52.0%	52.0%	\$ 130.00
Concrete Washout	1	EACH @	\$ 500.00	\$ 500.00	52.0%	52.0%	\$ 260.00
Trackout Pad	1	LS @	\$ 3,000.00	\$ 3,000.00	52.0%	52.0%	\$ 1,560.00
3D Modeling of Project	1	LS @	\$ 1,000.00	\$ 1,000.00	100.0%	100.0%	\$ 1,000.00
PHASE 3 - DIRT WORK							
Grubbing	1	LS @	\$ 30,000.00	\$ 30,000.00	54.0%	54.0%	\$ 16,200.00
Fill	30143	CY @	\$ 5.50	\$ 165,786.50	54.0%	54.0%	\$ 89,524.71
Cut	15265	CY @	\$ 5.50	\$ 83,957.50	54.0%	54.0%	\$ 45,337.05
PHASE 3 - SEWER							
8" Sewer Main	960	LF @	\$ 30.00	\$ 28,800.00	60.4%	60.4%	\$ 17,400.00
6" Sewer Lateral	3	EACH @	\$ 2,500.00	\$ 7,500.00	33.3%	33.3%	\$ 2,500.00
48" Dia Sewer Manhole	10	EACH @	\$ 3,000.00	\$ 30,000.00	70.0%	70.0%	\$ 21,000.00
4" Sewer Lateral	3	EACH @	\$ 2,200.00	\$ 6,600.00	33.3%	33.3%	\$ 2,200.00
8" HDPE Sewer Main	260	LF @	\$ 50.00	\$ 13,000.00	0.0%	0.0%	\$ -
Bedding	2000	TON @	\$ 18.00	\$ 36,000.00	50.0%	50.0%	\$ 18,000.00
Air & Deflection Testing	11	EACH @	\$ 325.00	\$ 3,575.00	0.0%	0.0%	\$ -
Video & Flush	1150	LF @	\$ 3.25	\$ 3,737.50	0.0%	0.0%	\$ -
PHASE 3 - CULINARY WATER							
10" DIP Main	360	LF @	\$ 39.52	\$ 14,227.20	0.0%	0.0%	\$ -
10" MJ Bend	4	EACH @	\$ 460.00	\$ 1,840.00	0.0%	0.0%	\$ -
10"x6" MJxFLG Tees	1	EACH @	\$ 827.00	\$ 827.00	0.0%	0.0%	\$ -
10"x8" MJ Reducer	1	EACH @	\$ 645.00	\$ 645.00	0.0%	0.0%	\$ -
10" Sure Lock Gaskets	22	EACH @	\$ 218.40	\$ 4,804.80	0.0%	0.0%	\$ -
8" DIP Main	2800	LF @	\$ 32.60	\$ 91,280.00	0.0%	0.0%	\$ -
8" Sure Lock Gaskets	74	EACH @	\$ 157.20	\$ 11,632.80	0.0%	0.0%	\$ -
8" MJ 45 Bend	42	EACH @	\$ 300.00	\$ 12,600.00	0.0%	0.0%	\$ -
Fire Hydrant 7' Bury Depth	4	EACH @	\$ 3,910.00	\$ 15,640.00	0.0%	0.0%	\$ -
8" Flg 45 Bend	1	EACH @	\$ 340.00	\$ 340.00	0.0%	0.0%	\$ -
8" Flg 905 Bend	1	EACH @	\$ 360.00	\$ 360.00	0.0%	0.0%	\$ -
1" Services	6	EACH @	\$ 1,590.00	\$ 9,540.00	0.0%	0.0%	\$ -
8" Blow Off	1	EACH @	\$ 750.00	\$ 750.00	0.0%	0.0%	\$ -
8"x6" MJxFlg Tee	3	EACH @	\$ 607.65	\$ 1,822.95	0.0%	0.0%	\$ -
Locate Wire	3600	LF @	\$ 0.50	\$ 1,800.00	0.0%	0.0%	\$ -
Valve Boxes	9	EACH @	\$ 90.00	\$ 810.00	0.0%	0.0%	\$ -
8" MJ Gate Valve	2	EACH @	\$ 1,275.00	\$ 2,550.00	0.0%	0.0%	\$ -
10" Mega Lugs	12	EACH @	\$ 105.00	\$ 1,260.00	0.0%	0.0%	\$ -
8" Mega Lugs	100	EACH @	\$ 68.75	\$ 6,875.00	0.0%	0.0%	\$ -
6" Mega Lugs	14	EACH @	\$ 55.00	\$ 770.00	0.0%	0.0%	\$ -
6" Flg Packs	7	EACH @	\$ 15.00	\$ 105.00	0.0%	0.0%	\$ -
8" Water Loop	3	EACH @	\$ 17,305.47	\$ 51,916.41	0.0%	0.0%	\$ -
Thrust Blocks	54	EACH @	\$ 185.00	\$ 9,990.00	0.0%	0.0%	\$ -
Bedding	3940	TON @	\$ 18.00	\$ 70,920.00	0.0%	0.0%	\$ -
Testing & Flushing	1	LS @	\$ 7,500.00	\$ 7,500.00	0.0%	0.0%	\$ -
6" DIP Main	90	LF @	\$ 25.60	\$ 2,304.00	0.0%	0.0%	\$ -
6" FlgxMJ Gate Valve	5	EACH @	\$ 900.00	\$ 4,500.00	0.0%	0.0%	\$ -
PHASE 3 - STORM DRAIN							
15" RCP Storm Drain	1160	LF @	\$ 30.00	\$ 34,800.00	0.0%	0.0%	\$ -
48" SD Manhole	11	EACH @	\$ 2,700.00	\$ 29,700.00	0.0%	0.0%	\$ -
2x3x5 Curb Inlet Boxes	2	EACH @	\$ 2,700.00	\$ 5,400.00	0.0%	0.0%	\$ -
16" HDPE Storm Drain	640	LF @	\$ 68.00	\$ 43,520.00	0.0%	0.0%	\$ -
2x3x4 Curb Inlet Boxes	7	EACH @	\$ 2,500.00	\$ 17,500.00	0.0%	0.0%	\$ -
4x3x4 Area Drain Boxes	2	EACH @	\$ 2,700.00	\$ 5,400.00	0.0%	0.0%	\$ -
Bedding	1400	TON @	\$ 18.00	\$ 25,200.00	0.0%	0.0%	\$ -
Pipe Collars	43	EACH @	\$ 80.00	\$ 3,440.00	0.0%	0.0%	\$ -
42" RCP Storm Drain	104	LF @	\$ 110.00	\$ 11,440.00	100.0%	100.0%	\$ 11,440.00
42" RCP Storm Drain	72	LF @	\$ 110.00	\$ 7,920.00	100.0%	100.0%	\$ 7,920.00
FES (Fiber end section) 42"	4	EACH @	\$ 1,500.00	\$ 6,000.00	100.0%	100.0%	\$ 6,000.00
Rip Rap	4	EACH @	\$ 1,000.00	\$ 4,000.00	100.0%	100.0%	\$ 4,000.00
PHASE 3 - CONCRETE							
24" Curb and Gutter	3984	LF @	\$ 17.00	\$ 67,728.00	0.0%	0.0%	\$ -
Curb Tie-ins	9	EACH @	\$ 450.00	\$ 4,050.00	0.0%	0.0%	\$ -
Curb Cut	70	LF @	\$ 7.00	\$ 490.00	0.0%	0.0%	\$ -
Mobilization	2	EACH @	\$ 750.00	\$ 1,500.00	0.0%	0.0%	\$ -
Manhole Collars	21	EACH @	\$ 600.00	\$ 12,600.00	0.0%	0.0%	\$ -
Water Valve Collars	8	EACH @	\$ 400.00	\$ 3,200.00	0.0%	0.0%	\$ -
PHASE 3 - ROADWAY IMPROVEMENTS							
3" Asphalt - Main Roadways	59500	SF @	\$ 1.30	\$ 77,350.00	0.0%	0.0%	\$ -
8" Roadbase - Main Roadways	59500	SF @	\$ 0.90	\$ 53,550.00	0.0%	0.0%	\$ -
12" Subbase - Main Roadways	74000	SF @	\$ 0.90	\$ 66,600.00	0.0%	0.0%	\$ -
PHASE 3 - CONDUIT							
Conduit - Dry Utilities	1	L.S. @	\$ 57,600.00	\$ 57,600.00	0.0%	0.0%	\$ -
BASE BID TOTAL				\$ 1,286,804.66			
10% Warranty Amount				\$ 128,680.47			
TOTAL BOND AMOUNT				\$ 1,415,485.13			

Previously Released:

This Release: \$ 247,851.76

Total Released to Date
TOTAL BOND REMAINING

\$ 247,851.76
\$ 1,167,633.37

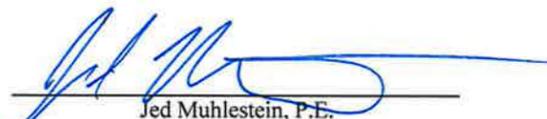
At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

Will Jones
Developer

Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

1.5.18

Date

City Council
(by Charmayne Warnock - City Recorder)

Date

ALPINE CITY COUNCIL AGENDA

SUBJECT: Planning Commission Appointments and Reappointment

FOR CONSIDERATION ON: January 9, 2018

PETITIONER: Mayor Troy Stout

ACTION REQUESTED BY PETIONER: Approve the appointment of Alan MacDonald and Sylvia Christiansen to the Planning Commission. Reappoint Bryce Higbee to the Planning Commission.

BACKGROUND INFORMATION: Each candidate has been interviewed and is interested in serving on the Planning Commission.

<p>Council Action: Approve the appointments to the Planning Commission.</p>
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ALPINE CITY COUNCIL AGENDA

SUBJECT: Appointments to PSD Board

FOR CONSIDERATION ON: January 9, 2018

PETITIONER: Mayor Troy Stout

ACTION REQUESTED BY PETITIONER: Accept and approve appointments to the Board of the Lone Peak Public Safety District.

BACKGROUND INFORMATION: According to the Lone Peak PSD Interlocal Agreement, each city will have two representatives on the Board.

<p>Council Action: Accept appointments to the Lone Peak PSD Board.</p>

RESOLUTION NO. R2018-02

A RESOLUTION OF THE CITY COUNCIL OF ALPINE CITY GIVING ITS ADVICE AND CONSENT TO THE APPOINTMENT OF _____ AS ITS REPRESENTATIVE ON THE LONE PEAK PUBLIC SAFETY DISTRICT BOARD.

WHEREAS, Alpine City is a member of the Lone Peak Public Safety District, an interlocal cooperative agency; and

WHEREAS, the agreement which governs the Lone Peak Public Safety District provides for each participating member city to appoint representatives on the District's governing board; and

WHEREAS, the Mayor has recommended the appointment of _____ to fill this position.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF ALPINE CITY AS FOLLOWS:

1. That the Mayor has the consent of the Alpine City Council to appoint _____ to represent Alpine City on the governing board of the Lone Peak Public Safety District to serve until the term of office expires or until their successor is appointed or qualified, whichever is latest.

2. This resolution shall take effect upon passing.

Passed and dated this _____ day of _____, 2018.

Mayor

Attest:

Recorder.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Appointment to the Utah Lake Commission

FOR CONSIDERATION ON: January 9, 2018

PETITIONER: Mayor Troy Stout

ACTION REQUESTED BY PETITIONER: Approve appointment to the Utah Lake Commission.

BACKGROUND INFORMATION: Participating cities will have a representative to the Utah Lake Commission.

Council Action: Accept appointment to the Utah Lake Commission.

RESOLUTION NO. R2018-03

A RESOLUTION OF THE CITY COUNCIL OF ALPINE CITY GIVING ITS ADVICE AND CONSENT TO THE APPOINTMENT OF _____ AS ITS REPRESENTATIVE ON THE UTAH LAKE COMMISSION.

WHEREAS, Alpine City is a member of the Utah Lake Commission, an interlocal cooperative agency; and

WHEREAS, the agreement which governs the Utah Lake Commission provides for each participating member city to appoint representatives on the Commission; and

WHEREAS, the Mayor has recommended the appointment of _____ to fill this position.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF ALPINE CITY AS FOLLOWS:

1. That the Mayor has the consent of the Alpine City Council to appoint _____ to represent Alpine City on the Utah Lake Commission to serve until the term of office expires or until their successor is appointed or qualified, whichever is latest.

2. This resolution shall take effect upon passing.

Passed and dated this _____ day of _____, 2018.

Mayor

Attest:

Recorder.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution No. R2018-01, Amending the Consolidated Fee Schedule.

1. Adjust the fee for Home Occupations in compliance with the new state law.
2. Increase the fees for Annexations

FOR CONSIDERATION ON: January 9, 2018

PETITIONER: Charmayne Warnock, City Recorder

ACTION REQUESTED BY PETITIONER: Approve the proposed amendments to the Consolidated Fee Schedule.

BACKGROUND INFORMATION:

A. Home Occupation Fees. SB 81 rescinded local jurisdictions' authority to:

1. Charge a business license fee to raise revenues for general purposes;
2. Require a business operated only occasionally by persons under the age of 18 (i.e. a child's lemonade stand) to obtain a business license; and
3. Charge business license fees for a segment of home occupations. Home occupations which meet the following criteria are exempt from the business license fee but may still obtain a business license.
 - All business transaction and activities are conducted entirely within the home
 - Business is conducted entirely by persons residing within the home.
 - No customers, clients, students, etc. visit the home.
 - There is no signage advertising the business in the home.
 - Business activity is not discernable outside the home. No traffic, noise, parking of vehicles, etc. is generated by the business.

B. Annexation Application Fees. It is also proposed that the Annexation Application fees be increased to cover the cost of processing the annexation. The cost alone of advertising the annexation in the newspaper for the required time cost the City over \$700.

Council Action: That the City Council adopt Resolution No. R2018-01 amending the Consolidated Fee Schedule to adjust the fees for Home Occupations and increase the Annexation Application Fees.

RESOLUTION NO. R2018-01

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 ~~\$350.00~~ \$800.00
 - b. Plat Review Fee ~~\$150.00~~ \$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"	\$150.00
One acre or larger or commercial use	1"	\$210.00
As justified by engineering requirements	1 ½"	\$375.00
As justified by engineering requirements	2"	\$1,750.00

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

Minimum Lot Size Requirements	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 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

8. Sewer Connection Fee \$125.00

9. 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.

10. 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

11. Monthly Residential Waste
- a. Collection Fee (1st unit) \$11.50
 - b. Collection Fee each additional unit \$6.20
 - c. Recycling (1st unit) \$5.60
 - d. Recycling each additional unit \$5.35
12. 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 \$75.00 use fee

3.	(parks other than Creekside Park) 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

RESOLUTION NO. R2018-01

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.
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8 ½ x 14	\$0.15	\$0.70
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- 7. Electronic copies of minutes of meetings Actual cost
- 8. Maps (color copies)
 - 8 ½ x 11 \$2.50
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 - 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.

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- 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):
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- 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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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
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	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
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- 9. Annexation
 - a. Application Fee \$800.00
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 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"	\$150.00
One acre or larger or commercial use	1"	\$210.00
As justified by engineering requirements	1 ½"	\$375.00
As justified by engineering requirements	2"	\$1,750.00

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

Minimum Lot Size Requirements	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 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

8. Sewer Connection Fee \$125.00

9. 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.

10. 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

11. Monthly Residential Waste
- a. Collection Fee (1st unit) \$11.50
 - b. Collection Fee each additional unit \$6.20
 - c. Recycling (1st unit) \$5.60
 - d. Recycling each additional unit \$5.35

12. 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 \$75.00 use fee

3.	(parks other than Creekside Park) 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

Exhibit A

Square Foot Construction Costs^{a, b, c, d}

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
	Assembly, theaters, without stage	188.37	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
A-2	Assembly, nightclubs	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-2	Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
A-3	Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3	Assembly, general, community halls, libraries, museums	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
A-4	Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B	Business	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
E	Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1	Factory and industrial, moderate hazard	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2	Factory and industrial, low hazard	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1	High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	N.P.
H234	High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	N.P.
H-5	HPM	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
I-1	Institutional, supervised environment	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2	Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	N.P.	247.66	223.51	N.P.
I-2	Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	N.P.	166.08	143.05	N.P.
I-3	Institutional, restrained	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4	Institutional, day care facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M	Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1	Residential, hotels	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2	Residential, multiple family	136.97	131.44	127.26	121.11	111.95	107.63	122.34	98.47	93.65
R-3	Residential, one- and two-family	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
R-4	Residential, care/assisted living facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1	Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2	Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U	Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20 percent.

d. N.P. = not permitted

Electronic files of the latest Building Valuation Data can be downloaded from the Code Council website at www.iccsafe.org/cs/techservices

EXHIBIT B

BUILDING PERMIT FEES (2009 IRC Appendix L)

Total Valuation	Fee
\$1 to \$500	\$24.00
Total value from \$501 to \$2,000	
First \$500	\$24.00
Plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000	
Total value _____ = _____ - 5 = _____ x \$3 = _____	
100	
Building Permit Fee	
Total value from \$2,001 to \$40,000	
First \$2,000	\$69.00
plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000	
Total value _____ = _____ - 2 = _____ x \$11 = _____	
1,000	
Building Permit Fee	
Total value from 40,001 to \$100,000	
First 40,000	\$487.00
plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000	
Total value _____ = _____ - 40 = _____ x \$9 = _____	
1,000	
Building Permit Fee	
Total value from \$100,001 to \$500,000	
First \$100,000	\$1,027.00
plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000	
Total value _____ = _____ - 100 = _____ x \$7 = _____	
1,000	
Building Permit Fee	
Total value from \$500,001 to \$1,000,000	
First \$500,000	\$3,827.00
plus \$5 for each additional \$1,000 or fraction thereof, to and including 1,000,000	
Total value _____ = _____ - 500 = _____ x \$5 = _____	
1,000	
Building Permit Fee	
Total value from \$1,000,001 to \$5,000,000	
First \$1,000,000	\$6,327.00
plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	
Total value _____ = _____ - 1,000 = _____ x \$3 = _____	
1,000	
Building Permit Fee	
Total value from \$5,000,000 and over	
First \$5,000,000	\$18,327.00
plus \$1 for each additional \$1,000 or fraction thereof	
Total value _____ = _____ - \$5,000 = _____ x \$1 = _____	
1,000	
Building Permit Fee	

ALPINE CITY COUNCIL AGENDA

SUBJECT: Alpine Olde Towne Centre Lot “E” Building Site Plan

FOR CONSIDERATION ON: January 9, 2018

PETITIONER: Cameron Harris

ACTION REQUESTED BY PETITIONER: Approve the Site Plan

APPLICABLE STATUTE OR ORDINANCE: Article 3.7 (B/C Zone)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed office building is proposed to be located on lot E within the approved Planned Commercial Development known as Alpine Olde Towne Centre. The designated building footprint is 4,847 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed building will be 2 stories with 4,786 square feet on the main floor and 3,508 square feet on the second floor. There is a basement planned for the building that would be a total of 3,303 square feet.

MOTION: Jason Thelin moved to recommend approval of the proposed Alpine Olde Towne Centre Lot E site plan provided the following items are addressed:

1. The deed restriction proposal for the basement level be approved.
2. The Developer update their plans to include the installation of the remaining light pole for the development.

David Fotheringham seconded the motion. The motion passed with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, John Gubler and Carla Merrill all voted Aye.

STAFF RECOMMENDATION: Consider approval of the proposed site plan.



Date: November 3, 2017

By: Austin Roy
City Planner

Subject: Planning and Zoning Review
Alpine Olde Towne Centre, Lot "E" Building Site Plan (Cameron Harris)
395 South Main Street

Background

It is proposed that a new office building (Harris Office Building) be located on lot E within the approved Planned Commercial Development known as Alpine Olde Towne Centre. The designated building footprint is 4,847 square feet and is located in the Business Commercial zone (BC zone). Office buildings are a permitted use in the BC zone. The proposed building will be 2 stories with 4,786 square feet on the main floor and 3,508 square feet on the second floor. There is a basement planned for the building that would be a total of 3,303 square feet.

The Gateway/Historic zone will also apply to this proposal. The Gateway/Historic zone gives the Planning Commission the ability to allow flexibility to the requirements set forth in the BC zone. The Planning Commission may recommend exceptions regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval (Section 3.11.3.3.5).

Location **(Section 3.7.5)**

The setbacks have already been approved and recorded for the Planned Commercial Development. The plat shows a 10' setback from the property to the east. It is understood that the entire building will be within the lot.

Street System/Parking **(Sections 3.7.8.3 and 3.24.3)**

The recorded plat designates 33 parking stalls for Lot D. The off-street parking requirements for an office are as follows:

Office - Four (4) spaces per 1,000 sf

With the total square footage of the building (11,597 square feet), 46 parking stalls are required. The applicant proposes to use the basement square footage (3,303 square feet) as storage and requests that the basement square footage not be included in the calculation and a deed restriction be put on the building that would make the basement uninhabitable. If the basement square footage were not counted towards the requirement for parking stalls, the building would need 33 stalls and would comply with the parking requirement.

Special Provisions (Section 3.7.8)

- Trash Storage - Trash storage has been designated at an existing enclosed dumpster northwest of the site, it serves the entire Alpine Olde Towne Centre Development.
- Height of Building - The maximum height requirement of the building is no more than thirty four (34) feet. The height of the building from the finished grade to the highest point would be 29feet 4 inches.
- Landscaping - A landscaping plan has been provided and needs to be reviewed by the Planning Commission.
- Design - Preliminary architectural design drawings were submitted and need to be reviewed by the Planning Commission.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed site plan provided the following items are addressed:

- **The parking requirement is met or the deed restriction proposal for the basement level be approved.**
- **The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.**



Date: November 3, 2017

By: Jed Muhlestein, P.E. 
City Engineer

**Subject: Harris Building - Site Plan Review
1 Building, Lot E of Alpine Olde Towne Center**

ENGINEERING REVIEW

This is the engineering review for the proposed Harris Building Site Plan. A separate Planning Review will also be completed. The building is proposed to be built on Lot E of the Alpine Olde Towne Center Planned Commercial Development. The parking lot, sidewalk, and lighting for the lot have already been approved as part of the development though not all are built. The lighting exists but as can be noted from the original approval (attached) one more light is required; the parking and sidewalk will also need to be built. All utilities (sewer, water, pressurized irrigation, storm drain) exist and are stubbed to the property.

The water policy has been met for this development.

ENGINEERING RECOMMENDATION

We recommend that approval of the proposed site plan be recommended provided the following items are addressed:

- **The Developer update their plans to include the installation of the remaining light pole for the development**

ATTACHED: Approved Landscaping & Lighting Plan – Alpine Olde Town Center



North
1" = 30'



River Meadows Office Park

Main Street

Pad A

Pad B

Pad C

Pad D

Canyon Crest Road

Paradise Cove

UNIT 12

UNIT 11

UNIT 10

UNIT 9

UNIT 8

UNIT 7

UNIT 6

UNIT 5

UNIT 4

UNIT 3

UNIT 2

UNIT 1

Tree List

Tree Name	Number
Spruce, Colorado	2
Fir, Coulbark	7
Cherry, Mt St Helens	9
Maple, Sycamore	4
Colden Rain	10
Zelkova Village Green	3



Shrub Plant List (5 gal size)

C Cotoneaster, Cranberry	62
C Golden Currant	35
J.W. Jaeger, Willow	18
Ki Lonic, Mass Elm	58
Mr McDonald Rose Red Fuchsia	10
Mr McDonald Rose White	10
O DMF Oregon Grape	30
Yi Yuzucc, Ivory Tower	20

Planting Notes

- Lawn to be sod
- Provide 4" strong bark mulch in shrub beds
- Shrub beds next to lawn bordered by area curbs
- Shrub beds next to lawn bordered by area curbs
- Shrub beds next to lawn bordered by area curbs
- Shrub planting spacing is 2.5 to 3 feet apart
- Individual Planting Permits per Pad can modify the landscape plan upon City review & approval

Landscaping & Street Light Plan Sheet 4

Project Name	Sheet #	Scale
Alpine Olds Towne Centre Site Plan	001-06	1/8" = 1'-0"

Drawing notes
Sheet 1: General Site Plan
Sheet 2: Utility Plan
Sheet 3: Utility Plan
Sheet 4: Landscape and Lighting Plan
Sheet 5: Details

Engineer:
 Gregor Gifford
 615 West 9000
 Highland, Utah 84003
 Phone: 801-772-0255

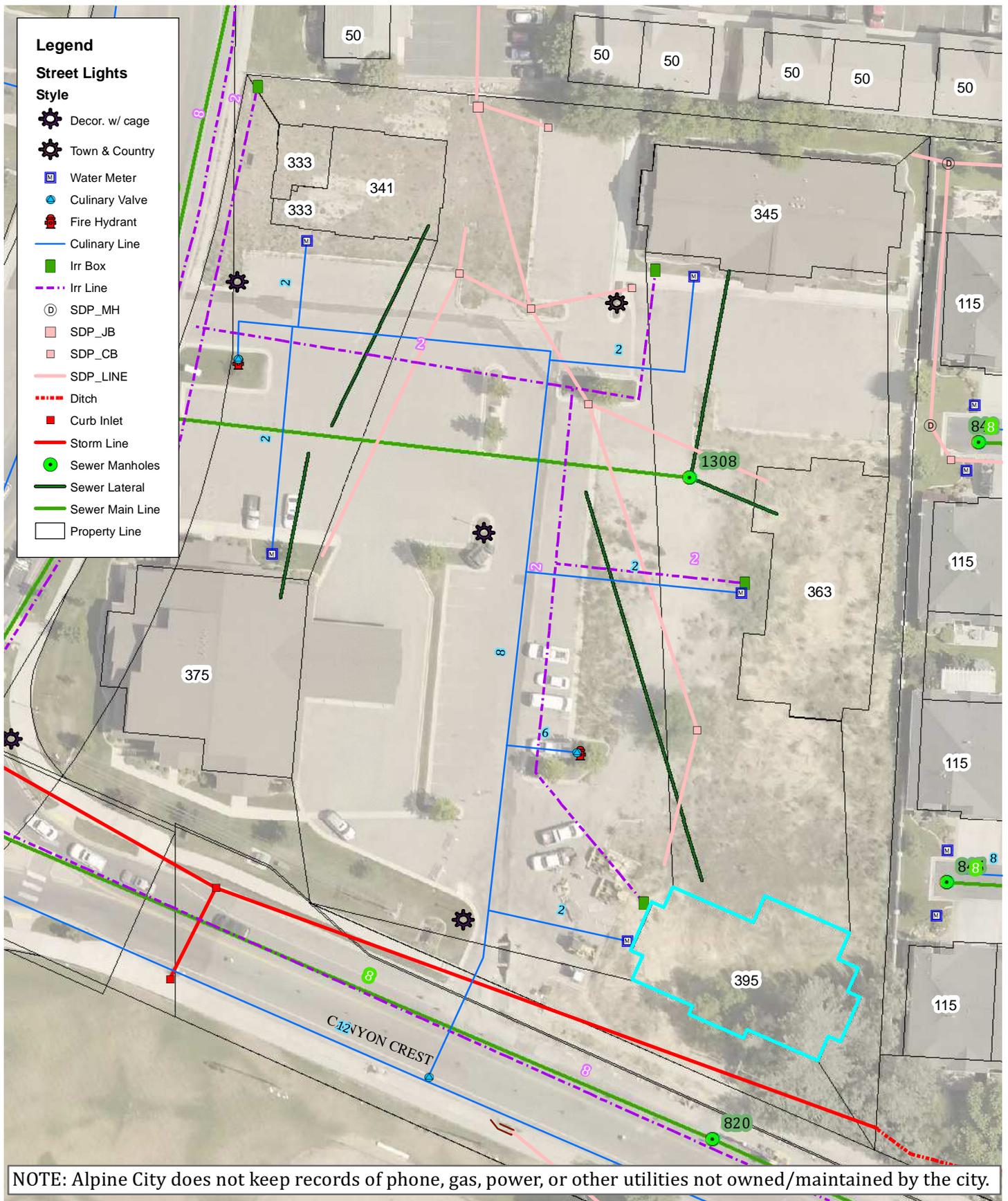
Date: 4-17-2006
 Scale: 1" = 30'

Legend

Street Lights

Style

-  Decor. w/ cage
-  Town & Country
-  Water Meter
-  Culinary Valve
-  Fire Hydrant
-  Culinary Line
-  Irr Box
-  Irr Line
-  SDP_MH
-  SDP_JB
-  SDP_CB
-  SDP_LINE
-  Ditch
-  Curb Inlet
-  Storm Line
-  Sewer Manholes
-  Sewer Lateral
-  Sewer Main Line
-  Property Line

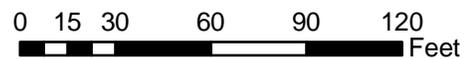


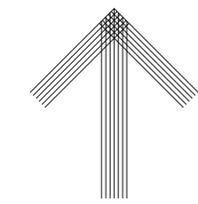
NOTE: Alpine City does not keep records of phone, gas, power, or other utilities not owned/maintained by the city.

Property Boundaries and Utilities are shown for reference only. Though shown generally close, a survey and Blue Stake should be done to locate both accurately.

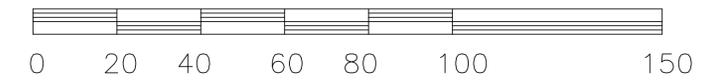
Alpine Utility Map

1 inch = 60 feet





North
1" = 30'



Notes:

1. This Site Plan is for the completion of the parking area and PAD's D & E of the Old Towne Centre Project.
2. The utilities mostly appear to be stubbed for PAD's D & E as shown on the plan. The existing fire hydrants serve the site. The other utilities for power, gas and telcommunication need to be coordinates with those Utility Companies.
3. It has been 8 years since the last work has been done on any of the area for these PAD's. There is a need for clearing rubbing of existing vegetation. There is a cluster of existing trees by the southeast area of PAD E that will need to be removed or partially removed.
4. Drainage: The drainage plan as originally designed is in place and functioning as designed. PAD's D & E need to use the drainage laterals stubbed to each PAD to extend laterals and inlet boxes for roof top and landscape purposes.
5. Parking Lot Area Completion: The planned finish grades for curb and gutter as shown the plan. Drainage will slope to the existing inlets. 3" of asphalt, 8" road base and 12" of sub-base is needed for the uncompleted surfacing areas. The connection of the new asphalt to the existing will require the existing asphalt to be saw cut. Use APWA Std Type E curb and gutter. The pan of the gutter will slope to the curb face or way depending on the parking area slope.
6. All of the parking area lighting is completed. The existing enclosed dumpster will be used for the entire site. Landscaping completion will be similar to what exists - grassed areas with trees and schshrubs around the buildings.
7. The architect for each building will need to detail the area for landscaping, concrete walks, drainage and other within the area around the PAD to the proposed back of sidewalk/back of curb as shown on this plan. The proposed finish floor elevations can be adusted as desired.

Alpine Olde Towne Centre Site Plan Pads D & E	
Alpine,	Utah
Engineer: K. Edward Gifford 6163 W. 9600 N. Highland, Utah 84003 Phone: 801-772-0255	Developer/Owner: Ezra Lee Ezra Lee Design+Build 4601 N. Toscana Dr. Lehi, Utah 84043 Phone: 801-448-6876
Date: 7-9-2015	Scale 1" = 20' (24x36)

ALPINE CITY COUNCIL AGENDA

SUBJECT: Lambert Park Motorized Vehicles

FOR CONSIDERATION ON: January 9, 2108

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Discuss options going for forward for policy on motorized vehicles in Lambert Park.

APPLICABLE STATUTE OR ORDINANCE: N/A

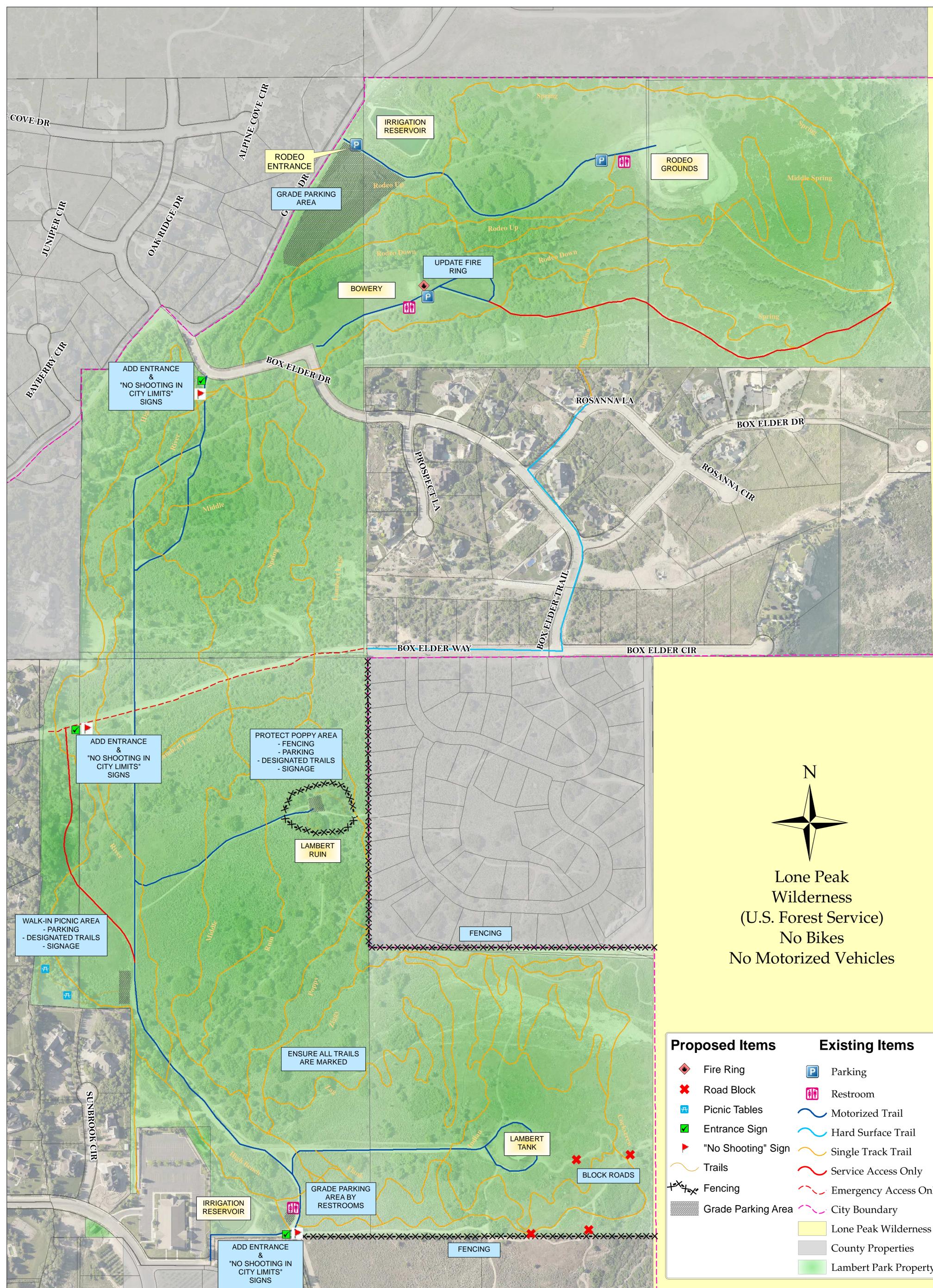
BACKGROUND INFORMATION: At a special City Council meeting on July 18, 2017, the City Council voted to temporarily close most of Lambert Park to motorized vehicles. The motion was as follows:

Motion: Troy Stout moved to close motorized access to Lambert Park with and exception of the road that led to the Bowery and the Rodeo Grounds from this date until January 1, 2018, and any violators would be fined \$500. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Kimberly Bryant, and Lon Lott voted aye. Motion passed.

Since the temporary closure has now expired, the pre-closure rules are back in effect. The City Council now has the option of determining if the policy will change for motorized vehicles in Lambert Park. The Planning Commission has been working on the General Plan update. One of the elements included a Lambert Park Master Plan. Included in this packet is a map illustrating the recommendations of the Planning Commission for the Lambert Park Master Plan. The roads in blue were recommended to allow for motorized travel. We anticipate that the General Plan Update will be before the City Council for consideration on February 13. The City Council will have the opportunity to discuss any modifications to the Lambert Park Master Plan at that time.

Recommendation:

Consider changes to current policy for allowance of motorized vehicles in Lambert Park.




 Lone Peak
 Wilderness
 (U.S. Forest Service)
 No Bikes
 No Motorized Vehicles

SEPTEMBER 2017



Lambert Park Master Plan

