



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, August 22, 2017 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

- I. CALL MEETING TO ORDER** ***Council Members may participate electronically by phone.**
 - A. Roll Call:** Mayor Wimmer
 - B. Prayer:** Ramon Beck
 - C. Pledge of Allegiance:** By invitation
- II. PUBLIC COMMENT**
- III. CONSENT CALENDAR**
 - A. Minutes of City Council Meetings held July 18, 2017 and July 25, 2017**
 - B. Award Seal Coat Bids**
 - C. Three Falls Bond Release #5 – Phases 2 & 3 - \$316, 395.05**
- IV. REPORTS and PRESENTATIONS**
 - A. Review Primary Election Results**
 - B. Review Alpine Days**
- V. ACTION/DISCUSSION ITEMS**
 - A. Main Street Beautification:** The City Council will consider ways to beautify downtown Alpine
 - B. Oberec Annexation Agreement Changes:** The Council will consider approving a change to the Oberec Annexation Agreement.
 - C. Lambert Park Issues:** The Council will discuss a variety of issues relating to Lambert Park.
 - D. Three Falls Plat Amendment – Plat E.** The Council will consider approving amending some lots line in the Three Falls subdivision.
 - E. Resolution No. R2017-16, Amend Consolidated Fee Schedule:** The Council will consider an amendment to reduce to TSSD Impact Fee as requested by the TSSD (Timpanogos Special Service District)
 - F. Cemetery Gates.** The City Council will continue the discussion on gating the cemetery at night.
 - G. NRCS Grant Approval:** The City Council will consider approving the application for a grant to control storm water runoff.
- VI. STAFF REPORTS**
- VII. COUNCIL COMMUNICATION**
- VIII. EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.

ADJOURN

Mayor Sheldon Wimmer
August 18, 2017

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) 756-6241.
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.

SPECIAL ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
July 18, 2017

I. CALL MEETING TO ORDER: Mayor Sheldon Wimmer called the meeting to order at 6:00 pm.

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

Mayor Sheldon Wimmer

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

Staff: Shane Sorensen, Marla Fox, Police Chief Gwilliam

Others: Jordan Larsen, Megan Hansen, Ed Bush, Everett Williams, Mary Wimmer, Rob Schoen, Sullivan Love, Bridgette Server, Kristy Kimball, Kathleen Rasmussen, Ronald Rasmussen, Trent Edwards, Penny Linford, Bev Irwin, Alan Jensen, Breezy Anson, Jennifer Stout, Sylvia Christiansen, Howard Christiansen, Jane Griener, Sarah Blackwell, Gale Rudolph

B. Prayer: Lon Lott

C. Pledge of Allegiance: Sheldon Wimmer

II. ACTION/DISCUSSION ITEMS

A. Lambert Park Rules – Closing Lambert Park to Motorized Vehicles. Mayor Wimmer updated the Council on the status of the fire which started several days earlier on July 15, 2017 on East Mountain. The Forest Service had provided fire suppression efforts. Heavy Blackhawk helicopters from the state had come in on July 16th and made a lot of headway in containing the fire by dumping thousands of gallons of water. Among other things, they were lucky to have the Great Basin coordinating group. The fire in Alpine was rated as the 3rd priority because of its proximity to homes so they had Hotshots out of other states fighting the fire. Mayor Wimmer said that in addition to help from other agencies, he was very proud of the Lone Peak fire department and the firefighters from neighboring cities, who responded immediately. He also thanked the public for bringing food, drinks, and supplies to those who were evacuated.

Mayor Wimmer stated that this meeting was not a public hearing. The Council would be discussing measures to protect Lambert Park from possible fires and other damage. The City had an ordinance in place that allowed the City to enact necessary measures to protect public open space.

The fire started in the Lone Peak Wilderness area from target shooting, but spread into Lambert Park. Mayor Wimmer said Alpine City had an ordinance in place that prohibited shooting within city limits, but the federal government allowed it on forest land. People would drive through Lambert Park to get to the shooting range on forest service land. He said that Council would discuss how to manage the use of Lambert Park.

Troy Stout said Alpine was unique because they were immediately adjacent to wilderness, and the only thing that separated them was a fence. City property had been abused by people dumping their trash in the park. Now there was a fire. He said he had a conversation with the Shane Sorensen earlier and was frustrated that the City had not put the boulders in place which were approved by the Council at a previous meeting. He knew they had a small staff which was very busy but they needed to have priorities, and this was a safety issue. Steps the Council took may be unpopular with some residents but they needed to take action to protect the life and safety of others.

Lon Lott agreed with Mr. Stout's comments. In the past couple of months, they'd had two different fires on that mountain. As they discussed motorized vehicles in Lambert Park, it became evident there was a split among the citizens: there were those who wanted to allow motorized vehicles in the park, and those who did not. Putting up a fence along the southern border of the park would force people to use the entrance the City would like them to use which was by the LDS stake center near the restrooms. He didn't want to make a rash decision that evening based on a reaction to the fires. There were a number of viewpoints and issues that needed to be considered. Mayor Wimmer had been working with the forest service for months to curtail shooting on forest land. There were people who wanted to see the poppies but couldn't get to them without a motorized vehicle. Perhaps they could have a seasonal period when motorized vehicles would be allowed.

1
2 Troy Stout said that what they did that evening may not be permanent, but they needed some sort of control for
3 safety reasons.
4

5 Lon Lott noted that the Planning Commission would be discussing a master plan for Lambert Park at their meeting
6 later that evening. The Council should give them some direction.
7

8 Kimberly Bryant said the Council had been discussing Lambert Park for 14 years. She had fought hard to keep
9 motorized vehicles in Lambert Park because she had grown up riding her horse and her motorcycle up there. More
10 recently because of problems with her leg, she had to drive up to see the poppies. She hated to see it closed to motor
11 vehicles, but for now she was in favor of closing it until they could come up with a plan to protect it. It was awful
12 seeing fires on the mountain. Not only did the fires destroy vegetation and threaten the forest and homes and
13 property, it threatened the lives of firefighters, whom she knew personally. She had fought to allow motorized in
14 Lambert Park for 14 years, but tonight they needed to take a stand to protect their mountains, and close it to
15 motorized vehicles.
16

17 Ramon Beck said the real issue was there was still a shooting range up there even if they closed the park. He had
18 calls from people who were in wheelchairs who liked to go up there to shoot. Maybe they needed to issue permits,
19 but then there would be the problem of enforcement. There were people with health conditions who couldn't walk
20 into the Lambert Park, but would like to be able to drive there to see the poppies. He hesitated to close the park to
21 motorized vehicles but hated to see the mountain on fire. What if it jumped to North Mountain? He said he was okay
22 with closing the park the park to motorized vehicles at least temporarily.
23

24 Roger Bennett said he had been in favor of closing Lambert Park to motorized vehicles for years, and driving up
25 there was the only way he visited the park. However, he was in favor of shutting it down to motorized vehicles until
26 the snow flies. He suggested they talk to property owners on the south and see if they would close off access from
27 that end.
28

29 Mayor Wimmer said he had met with the Forest Service about reseeding different areas. Regarding fencing, he said
30 that if they installed a buck and pole style fence, they would still have to put a boulder field in front of it so cars
31 wouldn't drive through the fence. They wouldn't want to close the rodeo grounds on the north. On a case by case
32 basis they could open roads when the poppies bloomed. Authorized vehicle would still need to access the park for
33 utility work. The second part was that they had the delineation for the fence and they had the bids so they could go
34 to work on awarding the bid.
35

36 Troy Stout said they had talked about a fence for Lambert Park for a couple of years, and nothing had been done.
37 He would like the City Council to mandate a timeline and put the fence in immediately. They already had the
38 resources dedicated to Lambert Park to do it.
39

40 Mayor Wimmer said Shane Sorensen had bids and they were within the scope of the amount they had. He read from
41 the **Alpine City Municipal Code, Section 11-400 Motorized Vehicles Prohibited on City Parks and City Trails.**
42 "It shall be unlawful to use any motorized vehicles upon the parks and trails of Alpine City unless the area to be used
43 is clearly posted by the City by sign as open to off-highway vehicle use."
44

45 Mayor Wimmer said that he had spoken with David Church and they had the latitude to close the roads immediately.

46 Shane Sorensen said that in the next few days, they could begin work on making signs for road closures. The other
47 plans would take a little longer. He said there were pros and cons with closing a road. Boulders could be a hindrance
48 to emergency vehicles.
49

50 The Council discussed notifying people about road closures. Besides signs they could send out a Parlant message. It
51 was noted that a lot of the people who came to Alpine to shoot were not from Alpine so signs would be an important
52 way to inform them of the closure.

1 Troy Stout wondered if Alpine City should open a shooting range so people had somewhere to go shoot. Sheldon
2 Wimmer said there were 160 acres on the other side of the lake where people could shoot. Kimberly Bryant said that
3 if they went down that road, they would need to be really careful.

4
5 Roger Bennett said they could shut the park down to motorized vehicles very easily. He remembered when they
6 closed the wilderness area. All they needed to do was put an off-duty officer up there and impose fines.

7
8 Troy Stout said they should look at that as an agenda item for the next meeting. He asked about the possibility of
9 shuttling people up to see the poppies or tour the park who couldn't walk or bike up there. He also asked about
10 enforcement. He thought it would be easier to enforce no vehicles than allow some vehicles.

11
12 Police Chief Gwilliam agreed that it would be easier to enforce the restriction if no vehicles were allowed. He said
13 they could put an officer in the park in the beginning until the word was out. Make it an educational process for the
14 first few days then issue citations.

15
16 The City Council had a discussion about the emergency access road and whether crash gates should be installed.
17 They also discussed other areas in the park that could be gated. Shane Sorensen said his Public Works staff would
18 need a remote gate because they had to get into the park multiple times a day.

19
20 Troy Stout asked Shane Sorensen if the city had resources to help get people in the park. Mr. Sorensen said the city
21 did not currently have the resources or the manpower right now. The City Council discussed the possibility of a
22 volunteer program such as the Nature Center to help address this issue.

23
24 Kimberly Bryant said she was one who could use a shuttle service, but for the 90 days that motorized access would
25 be banned, she hoped that people would understand that they couldn't access the park during that time. Mayor
26 Wimmer said he expected the restriction would be longer than 90 days.

27
28 Roger Bennett said he would love it if he could climb the mountains again, but that didn't mean he could call the
29 Forest Service and ask them to come pick him up and drive him around the mountains.

30
31 The City Council members and the Mayor all said they've received phone calls about the shooting that had gone on
32 near the east side of Lambert Park. People needed to realize that the City did not have control over forest service
33 land and that was where the shooting occurred.

34
35 The City Council had a discussion about Alpine Days and the rodeo grounds. Lon Lott pointed out that the
36 ordinance already specified an exemption for city maintenance vehicles and city sponsored events such as the rodeo.

37
38 Shane Sorensen said they needed to have a map and know where to put signs. They also need to consider access to
39 the Bowery because people already had reservations to use the Bowery.

40
41 **MOTION:** Troy Stout moved to close motorized access to Lambert Park with an exception of the road that led to
42 the Bowery and the Rodeo Grounds from this date until January 1, 2018 and any violators would be fined \$500.
43 Kimberly Bryant seconded. Ayes: 5 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Kimberly Bryant and Lon
44 Lott voted aye. Motion passed.

45
46 Roger Bennett said he didn't think they could enforce this until signage was put up. Shane Sorensen said they could
47 put up some temporary signs.

48
49 Kimberly Bryant thanked Chief Brian Gwilliam for his work on the fires. With the resignation of the fire chief, he
50 had been doing double duty on two fires, and had done a tremendous job.

51
52 **MOTION:** Lon Lott moved to adjourn. Troy Stout seconded. Ayes: 5 Nays: 0. Troy Stout, Ramon Beck, Roger
53 Bennett, Kimberly Bryant, and Lon Lott voted aye. Motion passed.

54
55 The meeting was adjourned at 7:00 pm.

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
July 25, 2017

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

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

Mayor Sheldon Wimmer

Council Member: Troy Stout, Ramon Beck, Lon Lott, Roger Bennett

Council Members not present: Kimberly Bryant was excused.

Staff: Shane Sorensen, Marla Fox, Police Chief Brian Gwilliam

Others: Julie Beck, Laura St. Onge, Alex Johnson, Louis Johnson, Marilyn Thomsen, Richard Thomsen, Jim Gray, Equadee Anderson, Chris Anderson, Sullivan Love, Mary Wimmer, Kimberly Copeland, Brady Copeland, Sylvia Christiansen, Will Jones, Mike Russon, Cori Russon, Rob Schoen Bob Antrim, Melanie Ewing, Cori Russon, Tara Mickelsen, Gale Rudolph, Chrissy Hanneman, Hunter Hannemann

B. Prayer: Troy Stout

C. Pledge of Allegiance: Hunter Hannemann

II. PUBLIC COMMENT

- Kathryn Marshawn lived on Lakeview Drive near the covered water tank on city property. There used to be a No Trespassing sign on the road to the tank but it was gone and it had turned into a place for huge, loud parties. She had called the police but by the time they came, the kids were gone. Other people drove up there and dumped trash and built fires. She had found drug paraphernalia up there. She had heard shooting and had called the police, who did get there in time to catch them. She said she felt the City should put a gate or a chain across the road. It wouldn't stop everyone but it might help.

Mayor Wimmer said he appreciated her bringing this problem to the Council. It was a nuisance that had carried over into the Draper side as well. He agreed that they needed some kind of gate up there.

Mr. Marshawn said that the area was listed on Google maps as the Alpine City Shooting Range. Mayor Wimmer said Alpine ordinance did not allow any kind of shooting. Mrs. Marshawn said that when she'd called the police they told her it was in Draper and they couldn't do anything. Sheldon Wimmer said the water tank and the area north was in Alpine city limits, and shooting was not allowed in city limits.

- Hunter Hanneman introduced his Eagle Scout project to the City Council. He proposed to protect the poppies at Lambert Park. They were being trampled and picked. His first option to protect them would be to fence them and put up signs warning people to be careful with the poppies. The second option would be to put up big rocks around the poppies.

Mayor Wimmer said the Council had discussed the problem before. He liked the fence idea because people would probably just go around the rocks. The City could provide the fence if wanted to supply the labor to install it. Members of the Council agreed with having a fence and signs. Lon Lott said there was a similar area in Las Vegas and they had a boardwalk into the flowers and signs warning people to stay on the walkway so they didn't damage the flowers.

- Laura St. Longe said she was a new resident of Alpine and lived by the cemetery. She was concerned about the drug activity going on there. People dumped trash and loitered. She asked about installing gates to control the nighttime activity. There needed to be some traffic control in the cemetery. She was concerned about the safety of kids on bikes and scooters in the area. A boy had been hit up there.

She was also concerned about the speeding on Main Street. She'd seen people drag racing and someone was going to get hurt. Mayor Wimmer said the City had asked the police department to increase the patrol

on Main Street. They could put up an electronic sign that took a picture of the license plates and send out letters. It was on the agenda to discuss gating the cemetery and closing them at night.

- Julie Beck lived on Main Street. She said she was a second witness to the problems in the cemetery. Lots of kids were there at night screaming and having a party on what was sacred ground. She said speeding was a problem on Main Street. When they asked people to slow down they responded with a bad sign. She said she knew the police were stretched thin but she thought there were options to help with the problem. She felt a multilevel approach would be best. She said she'd like to see more stop signs. If people wouldn't slow down, maybe they would stop.

Troy Stout said they had discussed speed bumps at one point and were told that they weren't feasible but he felt they were something that needed to be considered. Ramon Beck said speeding was a problem citywide.

III. CONSENT CALENDAR

A. Minutes of June 27, 2017 City Council Meeting

B. Three Falls Partial Bond Release #4, Phases 2 and 3 - \$225,261.42

C. Approve Bid for Long Drive Asphalt Repair – Red Pine Construction - \$18,034.40.

Shane Sorensen said there were two subdivisions being built in the Long Drive area. The existing road had fallen apart and he felt it would be appropriate for the City to participate in fixing the road.

Regarding the bond release for Three Falls, Troy Stout said he felt the City should be careful about releasing bonds for Three Falls because he was hearing complaints from residents about limited access problems and that their water had suddenly been turned off with no warning. He wanted to hold the developer accountable for inconveniences to the residents.

Shane Sorensen said there was a waterline break in Fort Canyon which was an emergency and the water had to be shut off before it flooded the residents. It was turned off for a very short time while repairs were made. He said if there were complaints being made about Fort Canyon, they needed to be brought to the City. They couldn't address them if he didn't get them. He hadn't heard complaints about the water being turned off.

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

IV. REPORTS and PRESENTATIONS. None

V. ACTION/DISCUSSION ITEMS

A. PUBLIC HEARING – ALPINE COVE ANNEXATION: Mayor Sheldon Wimmer said the City Council had accepted an annexation petition from Cove residents which met the requirements for the number of signatory landowners, and was verified by the City Recorder. The proposed annexation was noticed in the newspaper and notices sent to affected entities as required by law. A public hearing was held. Mayor Wimmer had chosen to hold a second public hearing. Mayor Wimmer said there was in the packet a memorandum from the Alpine Cove HOA Board in which they accepted the annexation. The Alpine Cove water system, which was a special service district, would continue to serve the Cove and be their responsibility. Utah County had agreed to resurface the roads in Alpine Cove with 2 inches of asphalt for a cost of up to \$170,000. Utah County had also agreed to provide \$50,000 for an emergency cross connection to Alpine City's water system.

Richard Thomsen, a resident of Alpine Cove, said it had been rewarding to work with the City on this issue. He had wanted to be part of Alpine for a long time. When he first moved to the Cove, he thought he was part of the city then found out he wasn't. There were a few Cove residents who were unhappy with the annexation but it was helpful when Mayor Wimmer worked with the county to upgrade their roads. The City wouldn't have the liability of the Cove water system. The City would benefit with the additional property tax revenues for the large homes in the Cove so the Cove residents would be paying their way. He had lived in Alpine Cove for two and one-half years.

Chris Anderson, a resident of Alpine Cove, said he had done a 180 on this annexation issue and supported it. He said that as an individual household, he didn't feel like he was paying his fair share for using Alpine City roads and parks. At the end of the day, what the Cove would bring to Alpine and what Alpine would bring to the Cove, would work and he was ready to annex. He did have a concern that if they dug their feet, they would lose the opportunity to have the County underwrite some of the costs.

There were no more comments and the Mayor closed the Public Hearing.

B. Ordinance No. 2017-15 Alpine Cove Annexation and Annexation Agreement: Mayor Sheldon Wimmer opened the discussion to the Council.

Lon Lott wanted to know if there was anyone present from the Cove who opposed the annexation or any Alpine City residents who were opposed to the annexation. No one responded to that specific question.

Gail Rudolph on International Way said she had asked the police and BLM to remove the big pieces of rotting furniture in the Cove but was told it was on private property and they couldn't do anything about it. They determined it was on the Melby property.

Lon Lott returned to his original question, wondering what percentage of residents were opposed to the annexation.

Rich Thomsen said two thirds of the residents signed the petition in favor of annexation. When people found out that the roads would be paved it removed fears. A lot of people didn't have all the facts and were fearful of what might happen, but with new information, many of those who opposed the annexation supported it.

Troy Stout said he knocked on some doors in the Cove and could find hardly anyone at home. There were three who answered the door. One was in favor, one didn't care, and one didn't support it. He later got an email from someone in the Cove who strongly supported annexation.

Chris Anderson, a resident of Alpine Cove and member of the HOA Board said the direction of the HOA board was unanimous in support of annexation.

Mayor Wimmer said the County had a meeting on the resurfacing the road with 2 inches of asphalt and the \$50,000 for water cross connection. Both were approved by motion of the county commission and would be included in the annexation agreement. The water system would remain with the Cove.

Jim Gray, a Cove resident, said that in the beginning there were a few people in the Cove who have been very loud in opposing the annexation and accused him of fraud when submitting the petition, but he had whited out the signature of the person who wanted to remove their signature removed from the petition.

Lon Lott said he was primarily concerned about the water. He wanted to understand the timeline on water and the costs. Regarding the roads, the Agreement said the cost would not exceed \$170,000.

Mayor Wimmer said that in their County meeting, the Commissioners made a motion that they may exceed that if needed. It was not reflected in the current Agreement. There was also a section in the current Agreement regarding water which needed to be corrected. It needed to be changed to state that the City would not be taking over the special service district. If at some point the City decided to, there would a transfer negotiated with the County similar to what was done on the roads.

Troy Stout asked if he was correct in his understanding that the Cove would only have access to Alpine City water in an emergency. Mayor Wimmer said that was correct. If there was a fire in the Cove, it was questionable if their water system alone would be able to fight it. The cross connect would allow them to tap in the Alpine's water supply if necessary.

Troy Stout asked if they had information on how long the wells in the Cove would be able to provide water. Was it indefinite or would they at some point need Alpine's water for culinary supply. Shane Sorensen said he wasn't as familiar with their wells. He understood that their wells should be able to supply water to the Cove.

1
2 Sheldon Wimmer said the wells in the Cove met the state fire flow requirements. Lon Lott said that wasn't what he
3 understood from the Horrocks water study. Mayor Wimmer said that the Cove wells met the standard for the state
4 and their special service district. Alpine City's fire flow requirement was different. If they were required to meet the
5 Alpine City standard, they would have to be upgraded.

6
7 Lon Lott asked who would be responsible to pay for the upgrade to the water system. The Cove residents didn't
8 want surprises down the road. Would it be the City's responsibility to upgrade their system?
9

10 Mayor Wimmer said he expected it would work the same way as the roads. If the County wanted the City to take
11 over the special service district, which was a county entity, the City would negotiate the same kind of agreement that
12 they did on the roads. They would expect the county to upgrade the water system before the City would accept it.
13 That was the position they took on the roads. The County could not simply dump the water system onto the Alpine
14 City residents. There would need to be a negotiated agreement. He felt the City was in a very strong position to do
15 that.
16

17 Troy Stout asked what would happen if the county abandoned the service district. Sheldon Wimmer said that
18 according to the county attorney, they could not do that. He had said that if they could abandon it, they would have
19 already. He said he believed the county would end up paying for the upgrade.
20

21 Lon Lott said as he stated earlier, everything else looked good. He just didn't want the water question put to the side
22 thinking it wasn't an issue, then have it be a problem down the road.
23

24 Troy Stout said he wanted some legal surety that the county could not simply dump the water system on the City.
25

26 Pertaining to the emergency cross connect, Councilman Lott asked how the PRV (pressure reducing valve) would
27 work. Shane Sorensen said it worked off pressure. When the pressure in the system dropped, it would pull more
28 water to meet the pressure requirement whether it was due to an open fire hydrant or a well that went down. There
29 was an option to put a flow meter on the line so they could track what was happening.
30

31 Lon Lott asked if the Alpine Cove HOA provided other services. Jim Gray said the board had not really functioned
32 for the last 15 years.
33

34 Tara Mickelson, a board member of the HOA said HOA services was something they needed to address. No HOA
35 fees were collected. At one time, they had an architectural board but it was no longer functioning. They recently
36 held an election and put in a new board.
37

38 Councilman Lott said there were a few common areas in the Cove and he wondered who maintained them. As the
39 City took over snow removal, there needed to be some understanding about the limitations for snow plows. Jim
40 Gray said he had sent letters to people asking them to move their rocks back a few feet so they could plow the roads.
41 There were also issues with people meeting landscaping requirements in the Cove.
42

43 Troy Stout noted that Alpine Cove would probably pose the greatest fire risk in the City because of the scrub oak in
44 the area. Mayor Wimmer said the state of Utah was anxious to put a fire plan in place to require fire resistant
45 construction and landscaping. Troy Stout said he would like to include something in the motion to require Cove
46 residents to take fire conscious measures. Lon Lott said it was evident that the Cove had been conscientious because
47 they hadn't had any fires up there.
48

49 Lon Lott asked for clarification about the fire protection agreement with the county. Sheldon Wimmer said there
50 was an agreement with the county that the Lone Peak PSD would cover wildland fires in the area. About six years
51 ago there was a handshake agreement with the county that Lone Peak PSD would assess the county a certain amount
52 for each of the homes in the Cove and up American Fork Canyon. The county then paid the City about \$15,000 a
53 year to cover those 61 homes. When the county commissioners changed, the new commissioners said they had been
54 paying it without an agreement which was against their policy, and at the present time, they had no agreement for
55 Alpine Cove. The PSD and the County consummated an agreement for the wildland protection in other areas, but

there was no agreement on Alpine Cove. Alpine City would take on responsibility for the Cove, which would be an assessment that went to the Lone Peak PSD.

Lon Lott asked when the City would start receiving B&C road funds for the Cove roads. Shane Sorensen said that once a year the city submitted an updated map of the roads which identified roads for new subdivisions and developments. He wasn't sure when they would start receiving funds.

Troy Stout said he'd had a list but Lon Lott's questions had answered most of his questions. He said that usually the City had a net gain of water when a new development came into the city. In this case they wouldn't have that. He asked if there was an estimation of what it would cost to upgrade the Cove water system. Shane Sorensen said he didn't have that cost, but they avoided upgrading water lines in roads that were recently surfaced because they didn't want to tear up the road. He said he would like to coordinate with the county on the resurfacing of Grove Drive because they had to install a waterline for the Oberre Annexation and would prefer to have the road improved after the waterline was in.

Troy Stout asked Chief Gwilliam about the ability of the police force to patrol the Cove. Chief Gwilliam said the police already patrolled up there daily and assisted the sheriff's department. He didn't see that it would increase their load greatly. When asked if they would need another officer, Chief Gwilliam said they were already stretched thin and could use another officer right now, but that was a discussion for another time. He didn't think the Cove would have much impact on law enforcement.

Troy Stout asked about street lights and widening the roads in the Cove. Sheldon Wimmer said they had agreed to accept the roads as they were with the upgrade by the county. They wouldn't be putting in street lights. He asked if the Cove residents would be able to vote in the election. Sheldon Wimmer said there was still a process to complete even if the Council voted that evening for the annexation.

Troy Stout said he didn't see the annexation as a source of revenue. He felt they would spend every penny they got from property tax revenue. He said the one-acre lots in the Cove fit in with what they should have as a hillside community. He asked Shane Sorensen if there were any other startup costs. Mr. Sorensen said the City would take over the billing. They already billed them for sewer. Troy Stout asked how much the city would lose in sewer revenue since they Cove would no longer pay the increased sewer rate.

Sheldon Wimmer said the sewer revenue would drop but the City would pick up franchise fee taxes. The bottom line was that it came out to about \$40,000 to the city's advantage.

MOTION: Ramon Beck moved to adopt Ordinance No. 2017-15 approving the Alpine Cove Annexation and amend the Annexation Agreement with the following:

1. Utah County agrees to complete a 2" asphalt overlay on existing roads in Alpine Cove for a cost of \$170,000.00, the timeline to be negotiated between the city and the county.
2. Utah County agrees to pay Alpine City the sum of \$50,000 for an emergency cross connection with the Alpine City water system;
3. The Alpine Cove Special Service District will remain the responsibility of the County. If at some future date, Alpine City decides to accept the Alpine Cove Special Service District, the City and County would negotiate the terms of the transition;
4. Alpine City will provide police, fire, and EMS service to Alpine Cove;
5. Alpine City will provide water billing services for Alpine Cove which will include calculations and billing for the PRV, acreage, and water conservancy costs;
6. Alpine Cove will be annexed into the CR-40,000 zone.

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

Jim Gray thanked Mayor Sheldon Wimmer for all his hard work in making the annexation happen.

C. Resolution No. R2017-15 Amend Consolidated Fee Schedule: Shane Sorensen said there were several fees that needed to be updated in the Consolidated Fee Schedule.

The first item was plan check fees for new homes and commercial buildings. It would increase from \$500 to \$1,000. It wouldn't increase the end-cost of a building permit. It just changed the time a portion of the fee was collected. Contractors or homeowners would pay an application fee of \$500 and submit the house plan for review. The \$500 only covered a portion of the actual plan review cost. The balance was charged when the permit was issued. The problem was that sometimes a contractor or homeowner withdrew the plans and decided not to build the house. Since the plans had already been reviewed, the City ended up having to pay Sunrise Engineering for the review. In order to protect the City, it was proposed they increase the application fee from \$500 to \$1000.

The next item was the base rate for culinary which would increase from \$15/month to \$16/month for the first 8,000 gallons. According to an agreement created about six years ago, the water rate would increase by \$1 every year for five years. This was the last year.

Trash collection rates would also increase to keep costs current with ACE as per their contract for a cost of living adjustment. It amounted to about \$7,000. The increase would be as follows.

- No increase for the first trash can.
- The fee for an additional trash can would increase from \$6.00 to \$6.20.
- The fee for the first recycling can would increase from \$5.35 to \$5.60.
- The fee for an additional recycling can would increase from \$5.10 to \$5.35.

Troy Stout asked about the difference between a district or non-district rate to use North Point Solid Waste. Shane Sorensen said the City residents got one free dump pass to use Dunns because they had a contract with them.

Sheldon Wimmer said it was probably time to review their contract with ACE. The Timpanogos green waste recycling was probably going to go away, and they needed to decide how to deal with that.

Troy Stout said he would like to revisit green waste disposal in Alpine, maybe twice in the spring and twice in the fall.. Shane Sorensen said they were in the last year of their contract with ACE so they could look at the green waste option.

Roger Bennett asked why Box Elder paid the same rate for their water as downtown residents who didn't need to have water pumped to them. Shane Sorensen said they needed to complete the study on the Box Elder rates. It was about 80 percent done. It should be done by fall.

MOTION: Lon Lott moved to adopt Resolution No. R2017-15 to Amend the Consolidated Fee Schedule to increase the rates for culinary water and trash collection and plan check fees. Troy Stout seconded. Ayes: 4 Nays: 0. Lon Lott, Roger Bennett, Ramon Beck, Troy Stout voted aye. Motion passed.

D. Pressurized Irrigation Management Plan Enforcement: Sheldon Wimmer said he had driven around town last year when they were pumping all their wells just trying to keep water in the system, and saw probably 50 homes with their sprinklers on in the middle of the day on Sunday when no one was supposed to be watering. This year had been a little better. They had a few wells on but most often they were able to fill the reservoir with water from the mountain. The question now was, should they hire someone to go around and check on water use. He said he got questions from the public all the time from people who said their neighbor watered all the time. Should they hire a water cop to turn off the water when people were out of compliance with the schedule?

Shane Sorensen said that when the public works guys were out and around and saw someone watering at the wrong time, they would stop and talk to them. But the department didn't have the staff to dedicate someone to water patrol.

Troy Stout said he would prefer to see someone enforcing water regulations. Right now, they had neighbors pitted against neighbors.

Mayor Wimmer said they were nearing the end of the summer so maybe it was something they needed to consider for next year. Shane Sorensen said pumping costs last year reached \$215,000, then sometimes the pumps went down and they had the cost of repair.

Someone on Lakeview Drive said they didn't have enough pressure to water during normal hour and got an exception.

Melanie Ewing said that maybe more education would help. She had talked to a lot of people who didn't seem to know about the watering regulations. There were a lot of people who didn't go to the City's website or read the Newsline. Rather than hiring a policeman to enforce it, maybe they could start with creative ways to educate people.

Sheldon Wimmer said his creative solution was to go all over town last year and kindly educate people that they were watering at the wrong time, but they still continued to water at the wrong time.

Troy Stout said it shouldn't be a newsflash for anyone that watering was regulated. They'd been doing it for five years.

Sullivan Love on Scenic Drive said that if PI was metered, the city would know who was overwatering.

Diane Houghton on County Manor Lane suggested the Youth Council be the ones who knocked on doors and tell people they were overwatering.

Ms. Long said she had spoken earlier about the safety problem of speeding on Main Street and the Council hadn't said anything about hiring someone to patrol speeding. Now they were making a motion to hire someone to police water use. She felt safety was a lot more important than using water. Troy Stout said that this was an agenda item so they could make a motion on it. They couldn't make motions on issues brought up under public comment.

MOTION: Troy Stout moved to approve a part-time employee to police water usage, 20 hours a week through October 15th to be funded through the surplus fund. Ramon Beck seconded. Ayes: 4 Nays: 0. Troy Stout, Ramon Beck, Lon Lott, Roger Bennett voted aye. Motion passed.

E. Request for Access through Public Open Space – Mark Long, 66 N. Preston Drive: Shane Sorensen said Truman Preece with Maple Shade Construction was building a home at 66 N. Preston Drive for Mark Long. Mr. Preece was requesting approval for temporary access across a narrow strip of open space on the south side of his lot. The access had been previously used by another builder without the City's knowledge or consent. Shane Sorensen recommended that if the Council approved the request, the motion include the requirement that the access be restored with native grasses.

Truman Preece said they were the last lot and were landlocked because of the neighbor to the north and the open space. Access to the backyard was very small. In order to put the retaining wall in properly they would need to be able to access through the open space. There was an existing gravel road that a contractor had used when the house to the north was built. Because the road was there, they wouldn't be damaging anything. They also had a bond in place. There was a trail head that went up through there. He thought it would be better to come and ask for permission rather than just use it.

Lon Lott thanked him for seeking permission before beginning construction. He said he had gone out earlier and looked at it the property. There was a trailhead in the open space but because of serious encroachment from neighboring property owners, the trail wasn't usable. They needed to discuss that. There were also SWPPP issues. The sidewalk on the corner was not a driveway. It was a handicap ramp. There was dirt on the ramp which was running into the storm drain. He said he would like to discuss those issues later in the meeting. The property owner to the south would also be affected.

MOTION: Troy Stout moved to grant the request for temporary access through City open space for the property located at 66 N. Preston Drive with the condition that the access be restored to a natural state as specified by the City within a year, and that Truman Preece bring in written permission to use the property from the landowner to the

1 south. Ramon Beck seconded. Ayes: 4 Nays: 0. Troy Stout, Roger Bennett, Ramon Beck, Lon Lott voted aye.
 2 Motion passed.
 3

4 **F. Cemetery Gates:** Mayor Wimmer said they had already heard earlier about some of the problems in the
 5 cemetery at night. Those burial plots were sacred ground and there shouldn't be activity after dark. They had gate
 6 capability at city shops and on the north end. They could put in an automated gate from Grove Drive and Main
 7 Street. That left a second access on Grove Drive where someone could walk through. He had no idea what it would
 8 cost to place gates in the cemetery but they were needed. There had been a vehicle in the cemetery selling drugs.
 9 They had the license plate number. When they expanded the cemetery, they needed to look at automated gates.
 10

11 Ramon Beck said he lived next to the cemetery. They had seen motorcycles, ATVs and horses in the cemetery. Drug
 12 paraphernalia had been found. He agreed that they needed to do something up there.
 13

14 The Council discussed what type of gate would work best taking into consideration the slope of the roads and
 15 manpower concerns about having someone open and close the gates every day all year long. There was a discussion
 16 about some kind of temporary barricade until gates could be installed. Troy Stout suggested they also put up
 17 surveillance cameras. They would also need to put up signs.
 18

19 Shane Sorensen said his big concern was having his guys lock the gates twice a day all year long. It would really be
 20 a scheduling problem.
 21

22 Roger Bennett said they should have signs stating that the cemetery closed at dusk and have the police patrol it.
 23

24 **G. Concept Plan for Cemetery Expansion:** Mayor Wimmer said they were running out of burial lots in
 25 the Alpine Cemetery and currently had a moratorium on the sale of lots. Only residents could buy burial lots and
 26 only if they had a death in the family and had an immediate need for a burial lot. Shane Sorensen had been working
 27 with Sunrise Engineering on an expansion plan.
 28

29 Shane Sorensen said they chose to use Sunrise Engineering because of some of the technology they had such as
 30 drones to take aerial views of the cemetery to look at contours. Sunrise provided three options for the City to review.
 31 He showed the area of expansion along 600 North. They anticipated it would add about 2100 burial lots. Because of
 32 the contours, some retaining walls would be needed to create a terraced plan. The project could be phased. The
 33 existing oak brush would need to be taken out so it would be a dramatic change.
 34

35 Troy Stout asked if it would make sense to find another site. Shane Sorensen said the problem in Alpine was the cost
 36 of land. Sheldon Wimmer suggested they also consider a mausoleum for urns which would save a lot of space.
 37

38 Shane Sorensen said that when they settled on a concept plan, Sunrise would come up with the projected cost.
 39

40 **H. Designation of approved fire pits in Alpine City:** Mayor Wimmer said people had questions about
 41 where they could have a fire pit. They had talked about improving the fire pit in the Bowery to make it safer. But the
 42 main question was about fire pits in people's back yards.
 43

44 Lon Lott asked if the fire code did not already define what constituted an approved recreational fire. Sheldon
 45 Wimmer said it did.
 46

47 Rob Schoen said he had a gas fire ring surrounded by pavers and grass. Had the Council distinguished between gas
 48 and wood? Sheldon Wimmer said they did distinguish between the two. They also needed to address gas barbecues.
 49

50 Lon Lott said that they needed to let people know what the restrictions were on fire pits.
 51

52 VI. STAFF REPORTS

53
 54 Shane Sorensen reported on the following:
 55

- 56 • Meet the Candidate Night was Thursday night at Timberline Middle School.

- Alpine Days was coming up. Since there was not meeting on Alpine Days, they needed to get their overlay bill out. They awarded it and brought it back to the city council for ratification. They were asking for permission to do that again.
- The salt shed was completed.
- The chip seal project was done for this year. They used a different product which he felt was better.
- On Friday he put up 40 firework signs.
- A plat amendment on Three Falls would be on the next agenda

Chief Brian Gwilliam reported on the patrol in Lambert Park since the Council had closed it to motorized vehicles. He said they started patrols immediately after the signs went up and patrolled on Thursday, Friday, Saturday and Sunday, and had given out warnings. They had seen fewer and fewer vehicles each day. Once the word had gotten out, traffic had been minimal. They were still people up there walking bicycling, and riding horses.

VII. COUNCIL COMMUNICATION

Lon Lott said he wanted to revisit the encroachment issues on public open space on Preston Drive. The trail started at the street and passed through open space then disappeared. On the map, he pointed out the Truman Preece work area and where they wanted to access the property at 66 N. Preston Drive. He said that when they put in their fence or finished their property, the public would no longer have access to the trail. He also pointed out that construction debris, doors and glass, etc. had been left on public open space from several construction sites. There were multiple encroachments. One property owner had put up a swing set that block access to the trail.

Sheldon Wimmer said code enforcement in Alpine was thin. Unfortunately this was not the only place with encroachments. They would need to contact the property owners and ask them to remove their stuff from city property. He asked Shane Sorensen to put together a letter.

Ramon Beck asked if there were rules about drones. He'd had complaints about drones in people yards. Chief Brian Gwilliam said there was nothing at the time that legislated where people could fly them. Sheldon Wimmer said a microwave beam would take them down.

Troy Stout had the following items:

- He asked if there were any major events in the burn areas resulting from the rainstorm. Shane Sorensen said the fire had burned the south side of Wadsworth Canyon. There was no major damage from the rainstorm. Much of the vegetation in the lower areas had not been burned which helped prevent erosion. Troy Stout suggested it would be a good idea to have some sandbags prepared in case there was a flood event.
- He asked about the possibility of putting flower baskets on Main Street to beautify the town. It was fairly affordable. They could also consider lampposts. He asked that it be an agenda item.
- Regarding Lambert Park closure, he asked about putting in Jersey barriers by the Fitzgerald entrance to the park to close that loop. Sheldon Wimmer said he had talked to the county about the possibility of annexing the Fitzgerald property which would give the City more latitude. Shane Sorensen expressed concern about barriers in the event of a fire.

Sheldon Wimmer said the fire hydrant in front of Colvin McDaniels had been sheared off and would need to be replaced. Regarding the Alpine Days parade, he said they needed to decide what to do. They all needed to participate.

VIII. EXECUTIVE SESSION:

MOTION: Troy Stout moved to adjourn to Executive session to discuss litigation following a five-minute recess. Lon Lott seconded. Ayes: 4 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Lon Lott voted aye. Motion passed.

The Council went into closed session at ????

ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 5

Thru Period Ending: August 15, 2017

Three Falls Phases 2 and 3
Location: Three Falls Drive

BOND HOLDER

Description	Quantity	Units	Unit Price		Total Cost	% Completed This Period**	% Completed To Date**	Total
PHASE 2 - EARTH WORK								
Grubbing, Cut, Fill	1	L.S.	@	\$ 15,000.00	\$ 15,000.00	0.0%	95.0%	\$ -
PHASE 2 - SEWER								
8" PVC sewer (~9' deep)	1437	L.F.	@	\$ 25.00	\$ 35,925.00	11.3%	95.0%	\$ 4,053.75
8" PVC sewer (~9'-15' deep)	76	L.F.	@	\$ 35.00	\$ 2,660.00	0.0%	0.0%	\$ -
8" PVC sewer (~15'-25' deep)	380	L.F.	@	\$ 45.00	\$ 17,100.00	0.0%	0.0%	\$ -
8" HDPE sewer (~9 deep)	250	L.F.	@	\$ 30.00	\$ 7,500.00	57.4%	95.0%	\$ 4,305.00
4' Dia. Manhole	16	EA	@	\$ 2,800.00	\$ 44,800.00	32.5%	95.0%	\$ 14,560.00
5' Dia. Manhole	3	EA	@	\$ 4,519.80	\$ 13,559.40	0.0%	33.3%	\$ -
Trench bedding (3/4")	2479	TONS	@	\$ 17.00	\$ 42,151.00	54.4%	82.7%	\$ 22,950.00
4" Sewer lateral	1	EA	@	\$ 1,328.00	\$ 1,328.00	0.0%	95.0%	\$ -
6" Sewer lateral	5	EA	@	\$ 1,672.00	\$ 8,360.00	80.0%	80.0%	\$ 6,688.00
Sewer Air & Deflect Testing per section	25	Each	@	\$ 250.00	\$ 6,250.00	84.0%	84.0%	\$ 5,250.00
Cleaning and Video	4100	L.F.	@	\$ 3.00	\$ 12,300.00	90.7%	90.7%	\$ 11,160.00
PHASE 2 - CULINARY WATER								
1" culinary water service	10	EACH	@	\$ 1,581.16	\$ 15,811.60	40.0%	90.0%	\$ 6,324.64
24" Casing, 40' long (4 total)	160	LF	@	\$ 56.60	\$ 9,056.00	0.0%	0.0%	\$ -
24"x12" Spacers	36	EACH	@	\$ 88.42	\$ 3,183.12	0.0%	95.0%	\$ -
24"x8" Spacers	36	EACH	@	\$ 94.69	\$ 3,408.84	0.0%	95.0%	\$ -
6" DIP Water Line	300	LF	@	\$ 25.60	\$ 7,680.00	83.3%	90.0%	\$ 6,400.00
8" DIP Water Line	2660	LF	@	\$ 29.95	\$ 79,667.00	55.8%	95.0%	\$ 44,453.65
12" DIP Water Line	3800	LF	@	\$ 39.52	\$ 150,176.00	61.6%	95.0%	\$ 92,476.80
Bedding Material	3294	TON	@	\$ 18.60	\$ 61,268.40	37.9%	91.4%	\$ 23,250.00
5' Bury Fire Hydrant Complete	4	EACH	@	\$ 3,415.00	\$ 13,660.00	95.0%	95.0%	\$ 12,977.00
6' Bury Fire Hydrant Complete	4	EACH	@	\$ 3,690.00	\$ 14,760.00	25.0%	75.0%	\$ 3,690.00
7' Bury Fire Hydrant Complete	1	EACH	@	\$ 3,910.00	\$ 3,910.00	0.0%	95.0%	\$ -
Valve Box	36	EACH	@	\$ 90.00	\$ 3,240.00	46.8%	94.4%	\$ 1,517.40
8" 90 DIP Bend	1	EACH	@	\$ 332.00	\$ 332.00	0.0%	95.0%	\$ -
12" 90 DIP Bend	1	EACH	@	\$ 387.40	\$ 887.40	0.0%	95.0%	\$ -
8" 11.25 MJ Bend	20	EACH	@	\$ 282.60	\$ 5,652.00	86.9%	95.0%	\$ 4,909.40
8" 22 MJ Bend	3	EACH	@	\$ 294.56	\$ 883.68	0.0%	95.0%	\$ -
12" 11.25 MJ Bend	27	EACH	@	\$ 438.60	\$ 11,842.20	76.2%	95.0%	\$ 9,026.30
12" 22 MJ Bend	5	EACH	@	\$ 461.75	\$ 2,308.75	0.0%	95.0%	\$ -
12"x6" MJ Tee	5	EACH	@	\$ 653.79	\$ 3,268.95	0.0%	85.6%	\$ -
12"x8" MJ Reducer	1	EACH	@	\$ 717.82	\$ 717.82	0.0%	95.0%	\$ -
12" Flg Tee	1	EACH	@	\$ 1,684.60	\$ 1,684.60	0.0%	95.0%	\$ -
12"x8" Flg Tee	2	EACH	@	\$ 1,221.10	\$ 2,442.20	0.0%	95.0%	\$ -
8"x2" Blow Off	4	EACH	@	\$ 600.00	\$ 2,400.00	95.0%	95.0%	\$ 2,280.00
12"x2" Blow Off	3	EACH	@	\$ 750.00	\$ 2,250.00	27.4%	95.0%	\$ 616.44
8"x6" Tee	3	EACH	@	\$ 419.40	\$ 1,258.20	61.7%	95.0%	\$ 775.89
8" Flg x MJ Gate Valve	4	EACH	@	\$ 1,201.06	\$ 4,804.24	55.6%	95.0%	\$ 2,669.03
8" MJ Gate Valve	3	EACH	@	\$ 1,230.00	\$ 3,690.00	43.6%	95.0%	\$ 1,610.50
12" Flg x MJ Butterfly Valve	6	EACH	@	\$ 1,536.44	\$ 9,818.64	44.8%	95.0%	\$ 4,395.42
12" MJ Butterfly Valve	5	EACH	@	\$ 1,568.00	\$ 8,340.00	54.7%	95.0%	\$ 4,563.58
Thrust Blocks	108	EACH	@	\$ 185.00	\$ 19,980.00	69.4%	92.7%	\$ 13,875.00
8" Flg Packs	6	EACH	@	\$ 17.25	\$ 103.50	95.0%	95.0%	\$ 98.33
6" MJ Packs	14	EACH	@	\$ 45.90	\$ 642.60	64.3%	92.9%	\$ 413.10
8" MJ Packs	80	EACH	@	\$ 58.60	\$ 4,688.00	70.3%	95.0%	\$ 3,296.20
12" MJ Packs	101	EACH	@	\$ 110.86	\$ 11,196.86	50.0%	95.0%	\$ 5,600.07
12" Flg Packs	6	EACH	@	\$ 27.10	\$ 162.60	27.4%	95.0%	\$ 44.55
6" Flg Packs	12	EACH	@	\$ 15.00	\$ 180.00	91.7%	91.7%	\$ 165.00
End Seals	8	EACH	@	\$ 74.37	\$ 594.96	0.0%	0.0%	\$ -
Water Line Flushing & Testing	1	LS	@	\$ 8,000.00	\$ 8,000.00	0.0%	0.0%	\$ -
Locate Tape & Wire	6740	LF	@	\$ 0.50	\$ 3,370.00	59.3%	90.9%	\$ 2,000.00
PHASE 2 - STORM DRAIN								
4' Storm drain manhole	32	Each	@	\$ 2,500.00	\$ 80,000.00	0.0%	34.4%	\$ -
Curb Inlet Box Installed (2x3x4)	20	Each	@	\$ 2,500.00	\$ 50,000.00	0.0%	35.0%	\$ -
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%	\$ -
Area Drain Box (3x3x3)	3	Each	@	\$ 1,650.00	\$ 4,950.00	0.0%	0.0%	\$ -
12" RCP pipe	88	LF	@	\$ 25.10	\$ 2,208.80	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%	100.0%	\$ -
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%	\$ -
Pond 2	1	LS	@	\$ 29,463.00	\$ 29,463.00	0.0%	33.9%	\$ -
Pond 3	1	LS	@	\$ 56,700.00	\$ 56,700.00	0.0%	0.0%	\$ -
Concrete Retaining Wall 42"x15" (Sheet C4.4)	1	LS	@	\$ 15,000.00	\$ 15,000.00	0.0%	0.0%	\$ -
Rip Rap Retaining Wall (Sheet C4.4)	75	TON	@	\$ 25.00	\$ 1,875.00	0.0%	0.0%	\$ -
Rip Rap Fort Creek Crossing	200	TON	@	\$ 50.00	\$ 10,000.00	0.0%	0.0%	\$ -
Hillside Drainage Ditch	600	LF	@	\$ 24.50	\$ 14,700.00	0.0%	0.0%	\$ -
French Drain	1000	LF	@	\$ 54.50	\$ 54,500.00	0.0%	0.0%	\$ -
Area Drain Manhole (#3, #2 MH's)	2	Each	@	\$ 3,000.00	\$ 6,000.00	0.0%	50.0%	\$ -
8" HDPE	40	LF	@	\$ 30.00	\$ 1,200.00	0.0%	0.0%	\$ -
Hillside Drainage Ditch	691.837	LF	@	\$ 24.50	\$ 16,950.01	0.0%	0.0%	\$ -
French Drain	1000	LF	@	\$ 54.50	\$ 54,500.00	0.0%	0.0%	\$ -
Bedding Material	4050	TON	@	\$ 18.00	\$ 72,900.00	0.0%	22.2%	\$ -
PHASE 2 - ROADWAY IMPROVEMENTS								
3" Asphalt	129240	S.F.	@	\$ 1.12	\$ 144,748.80	0.0%	0.0%	\$ -
8" Roadbase	129240	S.F.	@	\$ 0.80	\$ 103,392.00	0.0%	0.0%	\$ -
12" Subbase	156600	S.F.	@	\$ 0.80	\$ 125,280.00	0.0%	0.0%	\$ -

Manhole Concrete Collars	61	Each	@	\$	550.00	\$	33,550.00	0.0%	0.0%	\$	-
Valve Concrete Collars	25	Each	@	\$	350.00	\$	8,750.00	0.0%	0.0%	\$	-
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 - 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%	0.0%	\$	-
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%	0.0%	\$	-
Mobilization	1	L.S.	@	\$	1,000.00	\$	1,000.00	0.0%	0.0%	\$	-
PHASE 2 - SWPPP											
Stabilized Construction Entrance/Washout Area	1	L.S.	@	\$	4,000.00	\$	4,000.00	0.0%	0.0%	\$	-
Inlet Protection	22	Each	@	\$	50.00	\$	1,100.00	0.0%	0.0%	\$	-
Erosion Control - Silt Fence	4100	L.F.	@	\$	3.00	\$	12,300.00	0.0%	0.0%	\$	-
Concrete Washout	1	L.S.	@	\$	750.00	\$	750.00	0.0%	0.0%	\$	-
SWPPP Sign Install	1	L.S.	@	\$	500.00	\$	500.00	0.0%	0.0%	\$	-
Toilet Rental Per Month	18	Each	@	\$	150.00	\$	2,700.00	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%	17.7%	\$	-
PHASE 3 - SWPPP											
Silt Fence	1700	LF	@	\$	3.00	\$	5,100.00	0.0%	0.0%	\$	-
Inlet Protection	10	EACH	@	\$	60.00	\$	600.00	0.0%	0.0%	\$	-
Toilet Rental	8	EACH	@	\$	100.00	\$	800.00	0.0%	0.0%	\$	-
Toilet Pad Install	1	EACH	@	\$	250.00	\$	250.00	0.0%	0.0%	\$	-
Concrete Washout	1	EACH	@	\$	500.00	\$	500.00	0.0%	0.0%	\$	-
Trackout Pad	1	LS	@	\$	3,000.00	\$	3,000.00	0.0%	0.0%	\$	-
PHASE 3 - DIRT WORK											
Grubbing, Cut, Fill	1	LS	@	\$	44,105.30	\$	44,105.30	0.0%	81.1%	\$	-
PHASE 3 - SEWER											
8" Sewer Main	960	LF	@	\$	28.00	\$	26,880.00	0.0%	0.0%	\$	-
8" HDPE Sewer Main	140	LF	@	\$	38.00	\$	5,320.00	0.0%	0.0%	\$	-
6" Sewer Lateral	3	EACH	@	\$	1,700.00	\$	5,100.00	0.0%	0.0%	\$	-
4" Sewer Lateral	3	EACH	@	\$	1,350.00	\$	4,050.00	0.0%	0.0%	\$	-
48" Dia Sewer Manhole	10	EACH	@	\$	2,900.00	\$	29,000.00	0.0%	0.0%	\$	-
60" Dia Sewer Manhole	1	EACH	@	\$	3,860.00	\$	3,860.00	0.0%	0.0%	\$	-
Bedding	1600	TON	@	\$	14.00	\$	22,400.00	0.0%	0.0%	\$	-
Air & Deflection Testing	10	EACH	@	\$	300.00	\$	3,000.00	0.0%	0.0%	\$	-
Video & Flush	1100	LF	@	\$	2.50	\$	2,750.00	0.0%	0.0%	\$	-
PHASE 3 - CULINARY WATER											
12" DIP Main	2865	LF	@	\$	39.52	\$	113,224.80	0.0%	0.0%	\$	-
8" DIP Main	340	LF	@	\$	29.95	\$	10,183.00	0.0%	0.0%	\$	-
Locate Wire	3400	LF	@	\$	0.50	\$	1,700.00	0.0%	0.0%	\$	-
12"x8" MJ Reducer	3	EACH	@	\$	717.82	\$	2,153.46	0.0%	0.0%	\$	-
8"x6" MJ Tee	1	EACH	@	\$	419.40	\$	419.40	0.0%	0.0%	\$	-
8" MH 11.25 Bend	1	EACH	@	\$	282.60	\$	282.60	0.0%	0.0%	\$	-
7' Bury Depth	1	LS	@	\$	3,910.00	\$	3,910.00	0.0%	0.0%	\$	-
6' Bury Depth	3	LS	@	\$	3,690.00	\$	11,070.00	0.0%	0.0%	\$	-
8" MJ Gate Valve	2	EACH	@	\$	1,261.14	\$	2,522.28	0.0%	0.0%	\$	-
Valve Boxes	9	EACH	@	\$	90.00	\$	810.00	0.0%	0.0%	\$	-
Testing & Flushing	1	LS	@	\$	5,000.00	\$	5,000.00	0.0%	0.0%	\$	-
12" MJ Butterfly Valve	2	EACH	@	\$	1,636.44	\$	3,272.88	0.0%	0.0%	\$	-
12" 11.25 MJ Bend	23	EACH	@	\$	438.60	\$	10,087.80	0.0%	0.0%	\$	-
12" 22.5 MJ Bend	10	EACH	@	\$	461.75	\$	4,617.50	0.0%	0.0%	\$	-
1" Services	6	EACH	@	\$	1,581.16	\$	9,486.96	0.0%	0.0%	\$	-
Thrust Blocks	60	EACH	@	\$	185.00	\$	11,100.00	0.0%	0.0%	\$	-
Bedding	4250	TON	@	\$	15.00	\$	63,750.00	0.0%	0.0%	\$	-
12" Mega Lugs	80	EACH	@	\$	110.86	\$	8,868.80	0.0%	0.0%	\$	-
8" Mega Lugs	6	EACH	@	\$	58.60	\$	351.60	0.0%	0.0%	\$	-
6" Mega Lugs	2	EACH	@	\$	45.90	\$	91.80	0.0%	0.0%	\$	-
6" Flg Packs	2	EACH	@	\$	15.00	\$	30.00	0.0%	0.0%	\$	-
12"x6" MJ Tees	2	EACH	@	\$	653.79	\$	1,307.58	0.0%	0.0%	\$	-
12" MJ 45 Bend	4	EACH	@	\$	521.43	\$	2,085.72	0.0%	0.0%	\$	-
12" Flg 45 Bend	8	EACH	@	\$	807.93	\$	6,463.44	0.0%	0.0%	\$	-
12"x12 Spools Bottom	3	EACH	@	\$	1,556.41	\$	4,669.23	0.0%	0.0%	\$	-
12"x10 Spools 45 Angle	6	EACH	@	\$	1,366.83	\$	8,200.98	0.0%	0.0%	\$	-
12"x18 Spool & PE Pipe	6	EACH	@	\$	1,856.33	\$	11,137.98	0.0%	0.0%	\$	-
12" MJ Sleeves	6	EACH	@	\$	450.00	\$	2,700.00	0.0%	0.0%	\$	-
12" Mega Lugs	12	EACH	@	\$	110.86	\$	1,330.32	0.0%	0.0%	\$	-
Thrust Blocks Large	10	EACH	@	\$	225.00	\$	2,250.00	0.0%	0.0%	\$	-
12" Flg 22.5 Bend	3	EACH	@	\$	851.81	\$	2,555.43	0.0%	0.0%	\$	-
PHASE 3 - STORM DRAIN											
15" RCP Storm Drain	1080	LF	@	\$	27.65	\$	29,862.00	0.0%	0.0%	\$	-
16" HDPE Storm Drain	780	LF	@	\$	40.00	\$	31,200.00	0.0%	0.0%	\$	-
48" SD Manhole	8	EACH	@	\$	2,500.00	\$	20,000.00	0.0%	0.0%	\$	-
2x3x4 Curb Inlet Boxes	10	EACH	@	\$	2,500.00	\$	25,000.00	0.0%	0.0%	\$	-
Pipe Collars	44	EACH	@	\$	65.00	\$	2,860.00	0.0%	0.0%	\$	-

Bedding	1560	TON	@	\$	18.00	\$	28,080.00	0.0%	0.0%	\$	-
42" RCP Storm Drain	136	LF	@	\$	102.70	\$	13,967.20	0.0%	0.0%	\$	-
Headwalls	170	LF	@	\$	100.00	\$	17,000.00	0.0%	0.0%	\$	-
Rip Rap	640	SF	@	\$	5.00	\$	3,200.00	0.0%	0.0%	\$	-
FES 15"	2	EACH	@	\$	493.00	\$	986.00	0.0%	0.0%	\$	-
PHASE 3 - CONCRETE											
24" Curb and Gutter	3960	LF	@	\$	15.50	\$	61,380.00	0.0%	0.0%	\$	-
Manhole Collars	21	EACH	@	\$	550.00	\$	11,550.00	0.0%	0.0%	\$	-
Water Valve Collars	8	EACH	@	\$	350.00	\$	2,800.00	0.0%	0.0%	\$	-
Mobilization	2	EACH	@	\$	500.00	\$	1,000.00	0.0%	0.0%	\$	-
Curb Tie-ins	10	LS	@	\$	450.00	\$	4,500.00	0.0%	0.0%	\$	-
Curb Cut	65	LF	@	\$	7.00	\$	455.00	0.0%	0.0%	\$	-
Headwalls	170	LF	@	\$	100.00	\$	17,000.00	0.0%	0.0%	\$	-
PHASE 3 - ROADWAY IMPROVEMENTS											
3" Asphalt - Main Roadways	59200	SF	@	\$	1.25	\$	74,000.00	0.0%	0.0%	\$	-
8" Roadbase - Main Roadways	59200	SF	@	\$	0.80	\$	47,360.00	0.0%	0.0%	\$	-
12" Subbase - Main Roadways	72000	SF	@	\$	0.80	\$	57,600.00	0.0%	0.0%	\$	-
3" Asphalt - Secondary Access	16100	SF	@	\$	1.43	\$	23,023.00	0.0%	0.0%	\$	-
8" Roadbase - Secondary Access	16100	SF	@	\$	0.90	\$	14,490.00	0.0%	0.0%	\$	-
PHASE 3 - CONDUIT											
Conduit - Dry Utilities	1	L.S.	@	\$	27,748.00	\$	27,748.00	0.0%	0.0%	\$	-

BASE BID TOTAL	\$	3,135,443.39	Previously Released:	\$	588,417.38
10% Warranty Amount	\$	313,544.34			
TOTAL BOND AMOUNT	\$	3,448,987.73	This Release:	\$	316,395.05
Total Released to Date	\$	904,812.43			
TOTAL BOND REMAINING	\$	2,544,175.30			


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

Sheldon Wimmer
Mayor

Date



Jed Muhlestein, P.E.
City Engineer



Date

City Council
(by Charmayne Warnock - City Recorder)

Date

Alpine Mayor (Vote for 1)
NON

		Total	
Times Cast		1,921 / 5,936	32.36%
Candidate	Party	Total	
Melanie Ewing	NON	275	
Troy Stout	NON	634	
Rob Schoen	NON	207	
Sheldon G. Wimmer	NON	785	
Total Votes		1,901	
		Total	
Unresolved Write-In		0	

ALPINE CITY COUNCIL AGENDA

SUBJECT: Main Street Beautification

FOR CONSIDERATION ON: August 22, 2017

PETITIONER: Troy Stout

ACTION REQUESTED BY PETITIONER: At the meeting of July 25, 2017, Councilman Troy Stout brought up the subject of beautifying Main Street with flower baskets, etc., and asked that it be an item on the next agenda for further discussion.

APPLICABLE STATUTE OR ORDINANCE:

BACKGROUND INFORMATION:

Recommended Action: Consider ideas to beautiful Alpine's Main Street.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Lambert Park

FOR CONSIDERATION ON: August 22, 2017

PETITIONER: Shane Sorensen

ACTION REQUESTED BY PETITIONER: Discuss Lambert Park

APPLICABLE STATUTE OR ORDINANCE: Article 3.16 (Open Space)

BACKGROUND INFORMATION:

The City Council has discussed different issues related to Lambert Park. They will continue discussing the following issues and take actions as needed.

1. Access up to south restroom area for parking
2. Fencing
3. Permanent sign language (current sign is attached)
4. Ideas for properties surrounding Lambert Park – Troy Stout
 - a. Closing off the north end of Bald Mountain Drive
 - b. Ideas to control shooting on the east side of Lambert Park

STAFF RECOMMENDATION:

Discuss Lambert Park issues and take action as needed.



Effective July 19, 2017

Lambert Park is closed to motorized vehicles, except maintenance and emergency vehicles. See map for closed areas. This closure will be strictly enforced by the Lone Peak Police Department. Violation of this policy is a class C misdemeanor punishable by a fine not to exceed \$500, as per Section 11-400 of the Alpine City Municipal Code. No shooting is allowed in Lambert Park or within the Alpine City limits.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Three Falls Subdivision Plat E – Amendment of Three Falls Subdivision

FOR CONSIDERATION ON: 22 August 2017

PETITIONER: Three Falls

ACTION REQUESTED BY PETITIONER: Amendment to the Development

BACKGROUND INFORMATION:

The owners of Three Falls are proposing an amendment to a portion of their development which consists of 44 lots on 670.43 acres (total development is 57 lots on 806.35 acres).

The developer has provided a list of reasons for the changes which are:

1. Lots 11, 12, 21, and 22 all gained more lot area in the rear yard.
2. The road was realigned to reduce retaining wall height and save vegetation between lots 32-34 and 38-41.
3. Lot 57 was added back to the development, it was previously removed from the west side near lots 55 and 56.
4. Lot line adjustments occurred between lots 33 and 34 as well as between lots 48 and 51.
5. The trail was re-aligned between lots 42 and 49 and lot lines adjusted.

The amended lots meet current slope ordinance requirements with each having less than 15% area containing slopes greater than 25%. The construction drawings are complete and included in the packet. All requirements of the development agreement still stand (individual lot geotechnical reports, landscaping restrictions, etc.) and the plat notes are identical to what was originally platted.

Changing the lots will require an alteration of water policy for the development. The water policy will need to be met prior to recordation of the plat.

Engineering is in support of the changes as they result in a better design of roads and infrastructure.

STAFF RECOMMENDATION:

The Planning Commission recommended unanimously to approve Three Falls Plat E with the following condition:

1. The water policy be met prior to recordation.



Date: August 4, 2017

By: Jed Muhlestein, P.E. 
City Engineer

Subject: **Three Falls Subdivision Plat E – Amendment of Three Falls Sub.
44 Lots on 670.53 Acres**

Background

The Owners of Three Falls are proposing an amendment to a portion of their development which consists of 44 lots on 670.43 acres (total development is 57 lots on 806.35 acres).

Reasons for amendment

The developer has provided a list of reasons for changes. These are:

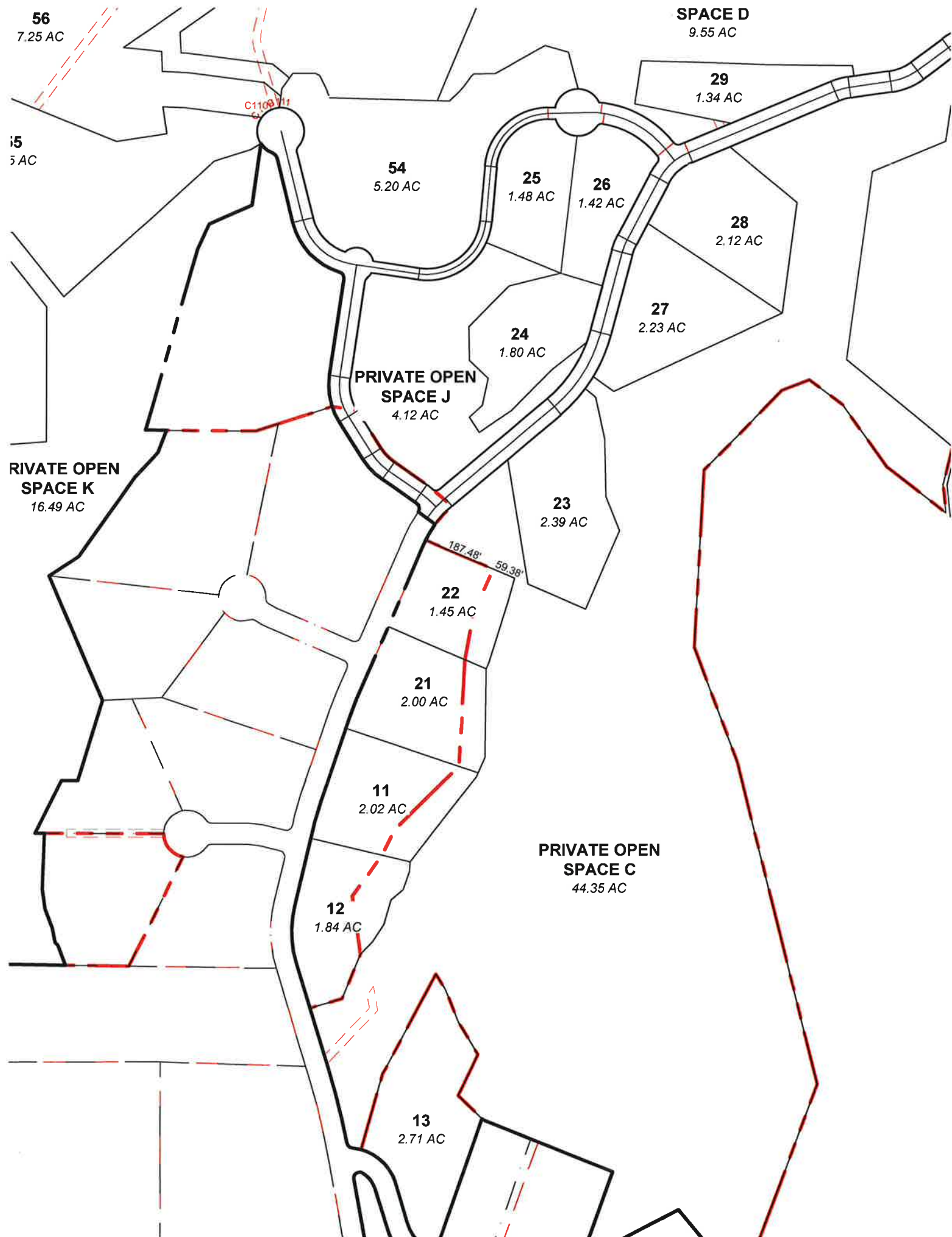
1. Lots 11, 12, 21, & 22 all gained more lot area in the rear yard.
2. The road was realigned to reduce retaining wall heights and save vegetation between lots 32-34 and 38-41.
3. Lot 57 was added back to the development, it was previously removed from the west side near lots 55 and 56.
4. Lot line adjustments occurred between lots 33 and 34 as well as between lots 48 and 51.
5. The trail was re-aligned between lots 42 and 49 and lot lines adjusted.

The amended lots meet current slope ordinance requirements with each having less than 15% area containing slopes greater than 25%. The construction drawings are complete and included herewith. All requirements of the development agreement still stand (i.e. – individual lot geotechnical reports, landscaping restrictions, etc.) and the plat notes are identical to what was originally platted.

Changing the lots will require an alteration of water policy for the development. The water policy will need to be met prior to recordation of the plat.

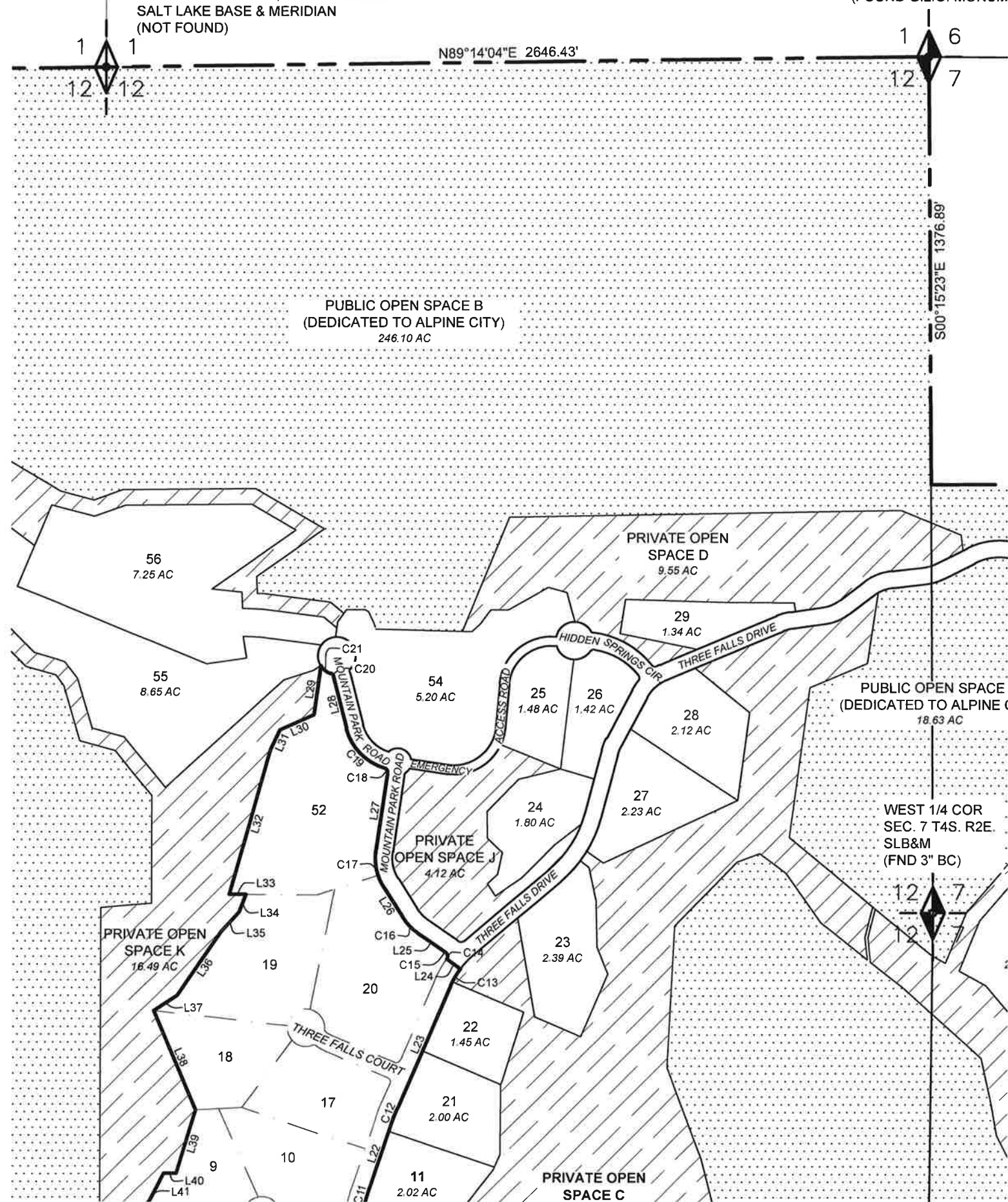
Engineering is in support of the changes as they result in a better design of roads and infrastructure.

EXHIBIT – OLD vs NEW PLAT



THREE FALLS PLAT E

NORTHEAST CORNER S
TOWNSHIP 4 SOUTH, R
SALT LAKE BASE & ME
(FOUND G.L.O. MONUM



MY COMMISSION EXPIRES _____.

OWNERS DEDICATION

NAME: _____ TITLE: _____

NAME: _____ TITLE _____

$$\{$$

ON THE _____ DAY OF _____, 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, THE SIGNER OF
THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE, _____,
SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USE AND PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES _____.

OWNERS DEDICATION

ME TO
REE
AS AS
T OUR

KNOW ALL MEN BY THESE PRESENTS THAT I, ONE OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE THREE FALLS SUBDIVISION PLAT E AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR

LOT 4
53-521-0004
BULLOCK, JENNIFER &
FRASER

50' DRAINAGE
EASEMENT

CUT/FILL SLOPE
EASEMENT

LOT 3
53-521-0003
TTA INVESTMENTS LLC
L=544.36'
R=527.00
D=59°10'58"
C=520.48
CB=N19°16'46"E

LOT 2
53-521-0002
BULLOCK, JENNIFER &
FRASER

PRIVATE OPEN
SPACE C
44.35 AC

LOT 1
53-521-0001
FALLS DEVELOPMENT INC

BROOKSIDE
COURT

THREE FALLS DRIVE

PUBLIC OPEN
SPACE F
53-521-0063
(ALPINE CITY)

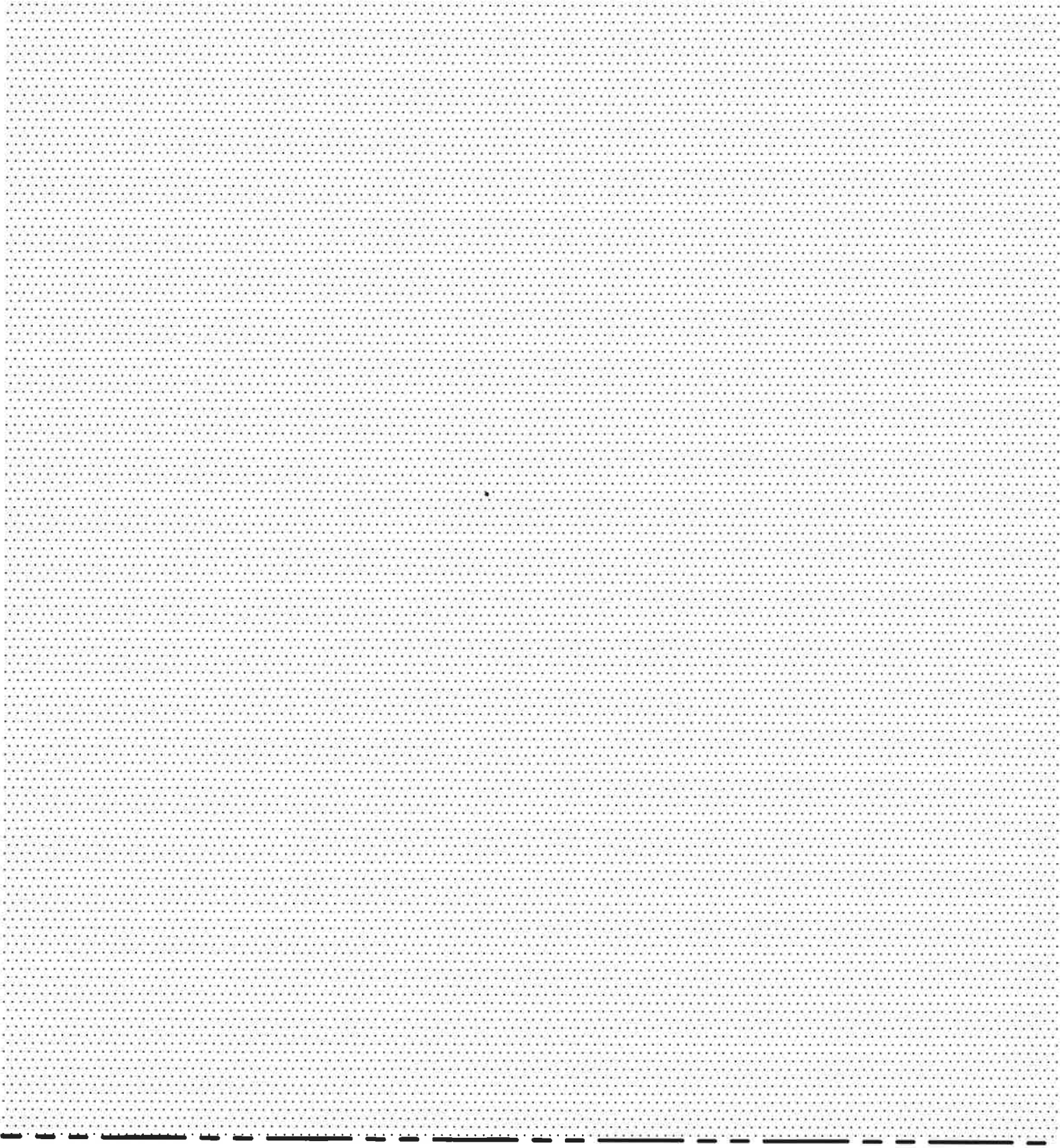
PUBLIC OPEN
SPACE G
53-521-0064
(ALPINE CITY)

BF

PUBLIC OPEN SPACE A
(DEDICATED TO ALPINE CITY)
133.39 AC

S88°33'17"W

11-04:
OBERRE ALPII



THREE FALLS SUBDIVISION
ENTRY 84712:2015

17
53-521-0017
JOHNSON, SUSAN JILL

LOT 10
53-521-0010
COOK, GREGORY PAUL
& JULIE LARSON

CREEKSIDE COURT

LOT 7
53-521-0007
BODILY, SHERYL LYNN
ALLEN

THREE FALLS SUBDIVISION
ENTRY 84712:2015

LOT 6
53-521-0006
YOUNG, MARY

THREE FALLS DRIVE

11
2.02 AC

CUT/FILL SLOPE
EASEMENT

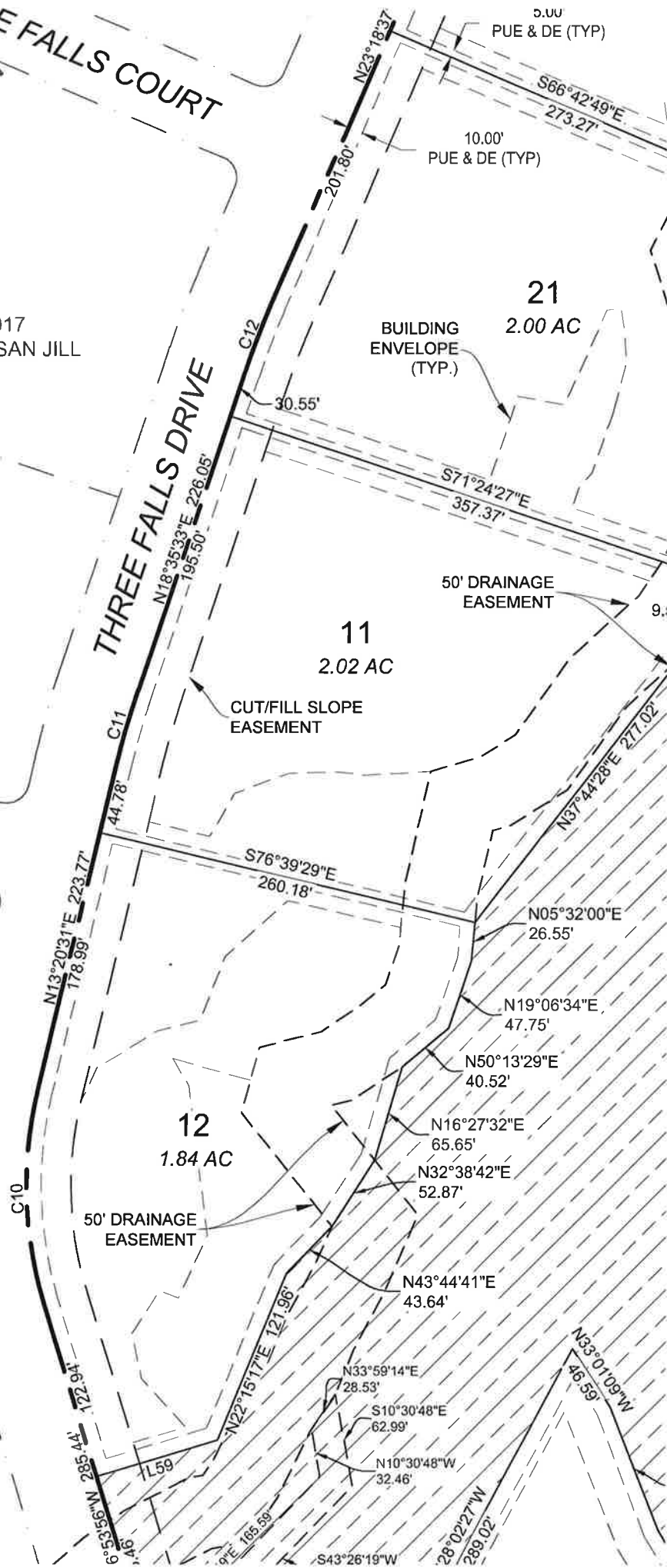
12
1.84 AC

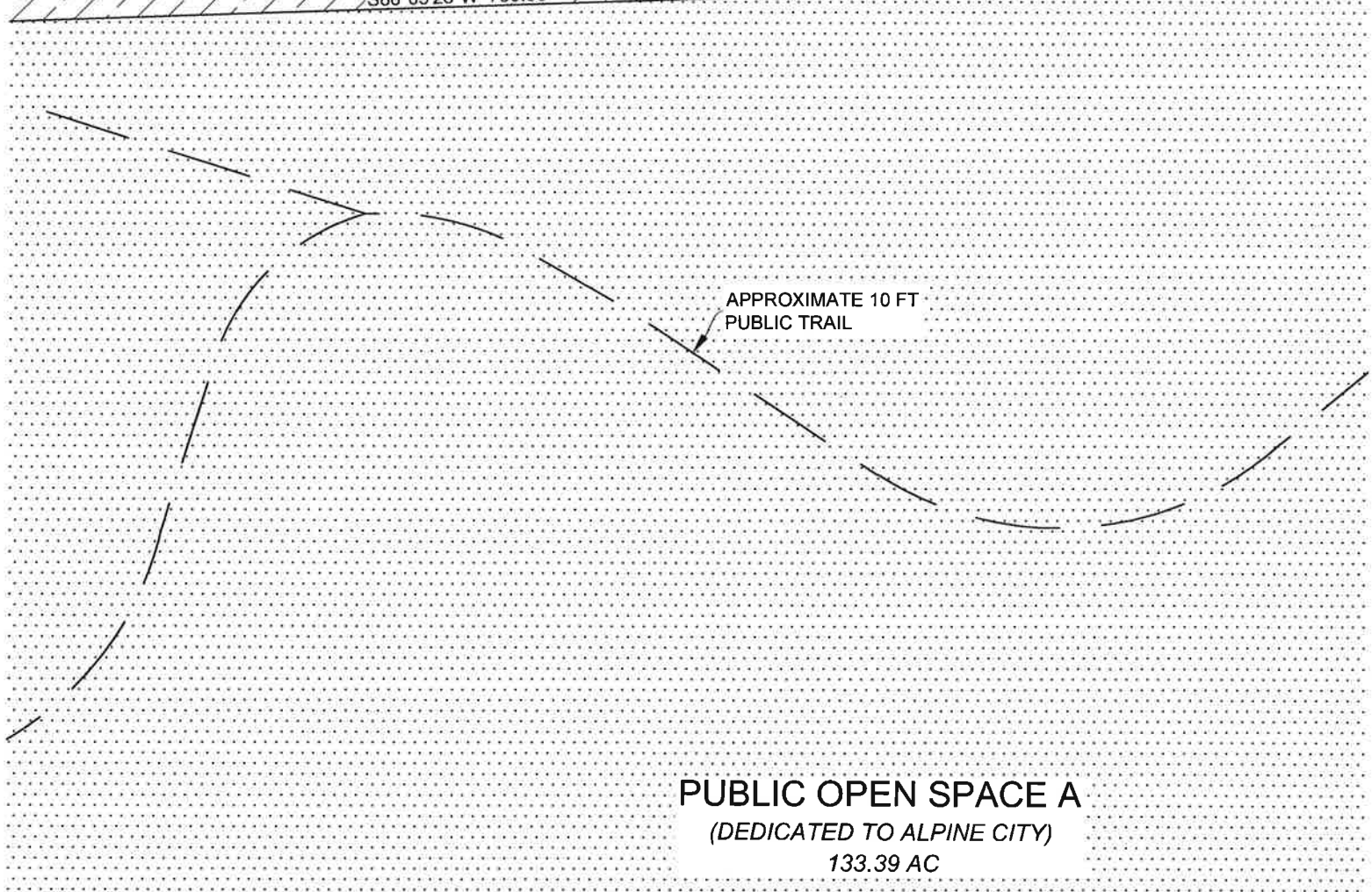
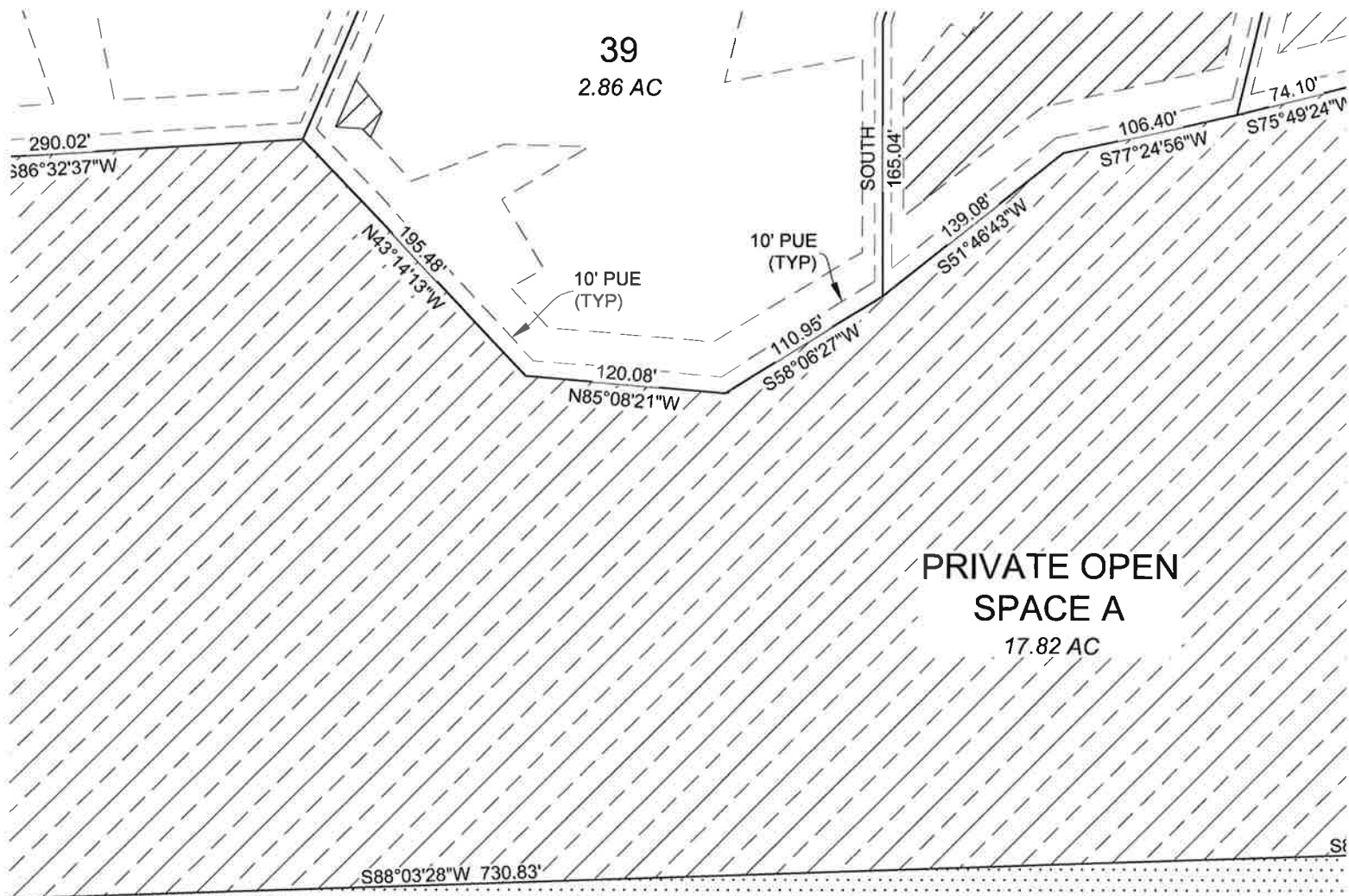
50' DRAINAGE
EASEMENT

21
2.00 AC

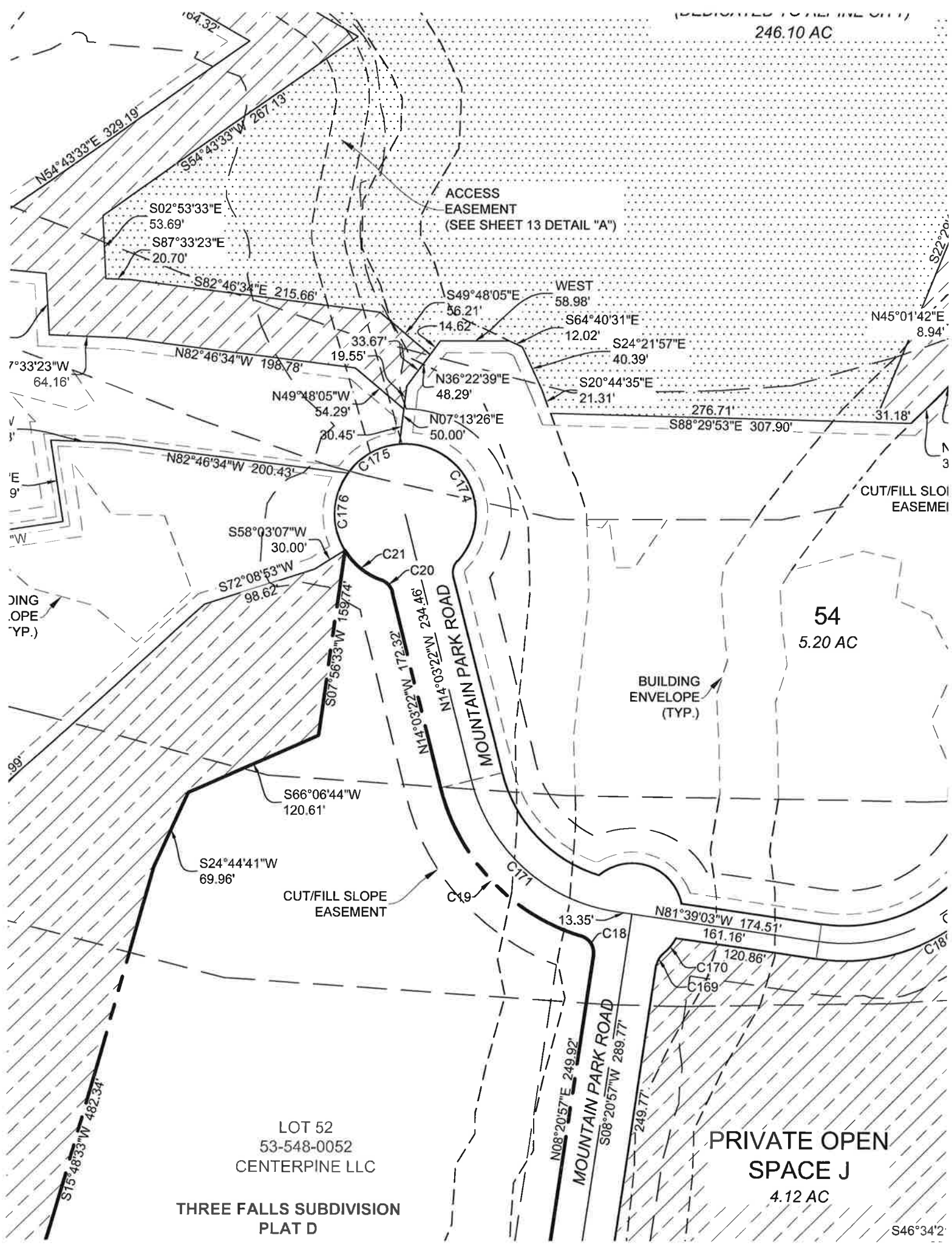
BUILDING
ENVELOPE
(TYP.)

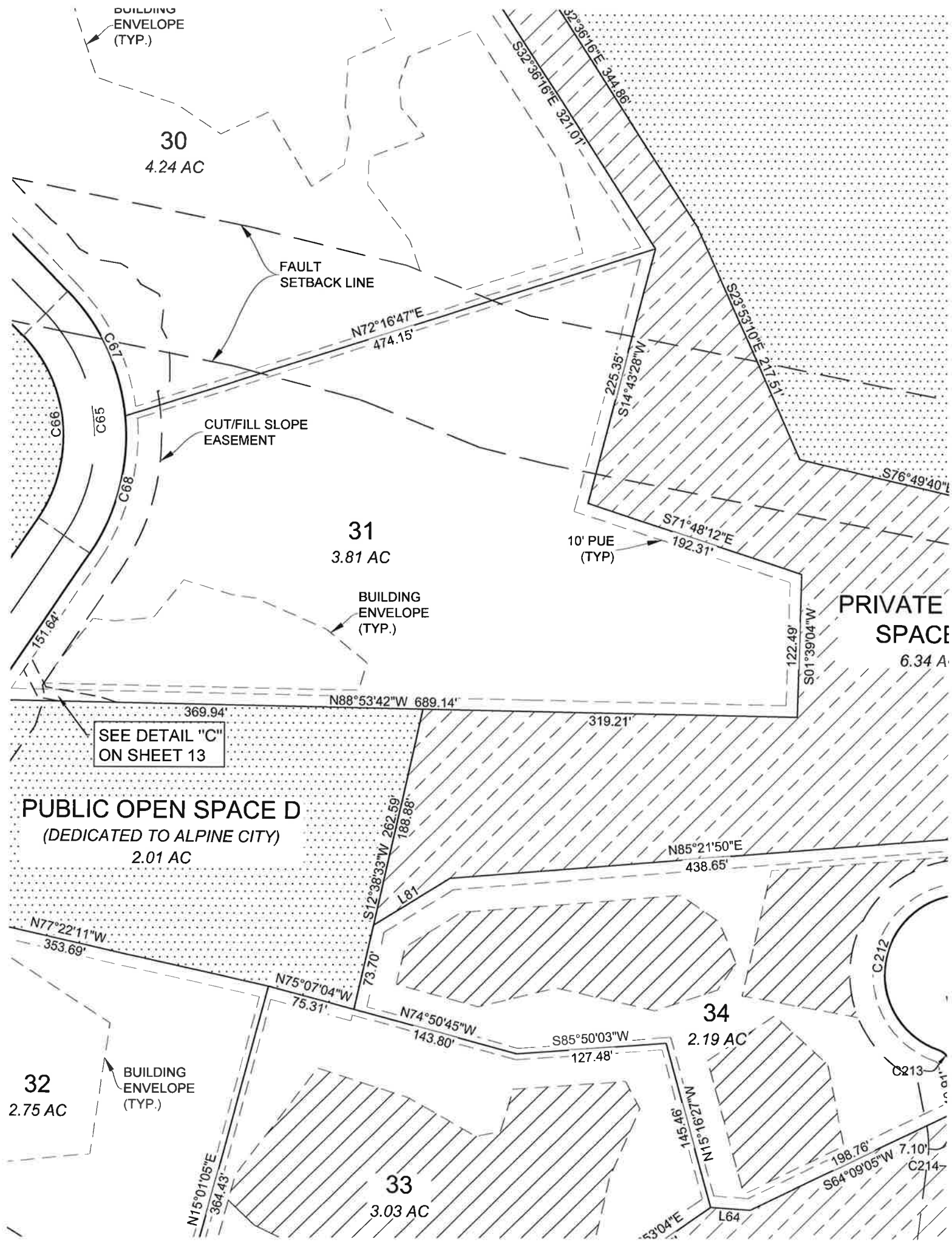
50' DRAINAGE
EASEMENT





53:521:0081
ALPINE CITY





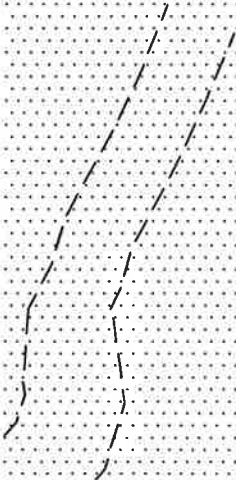
53:521:0081
ALPINE CITY

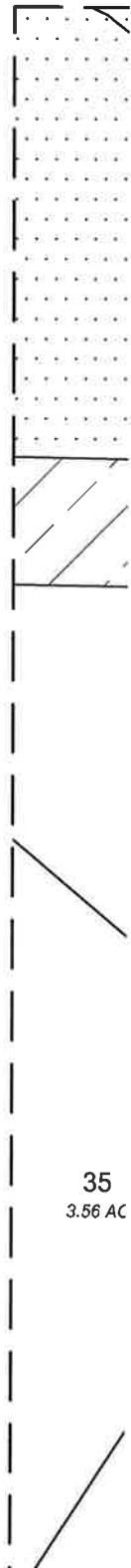
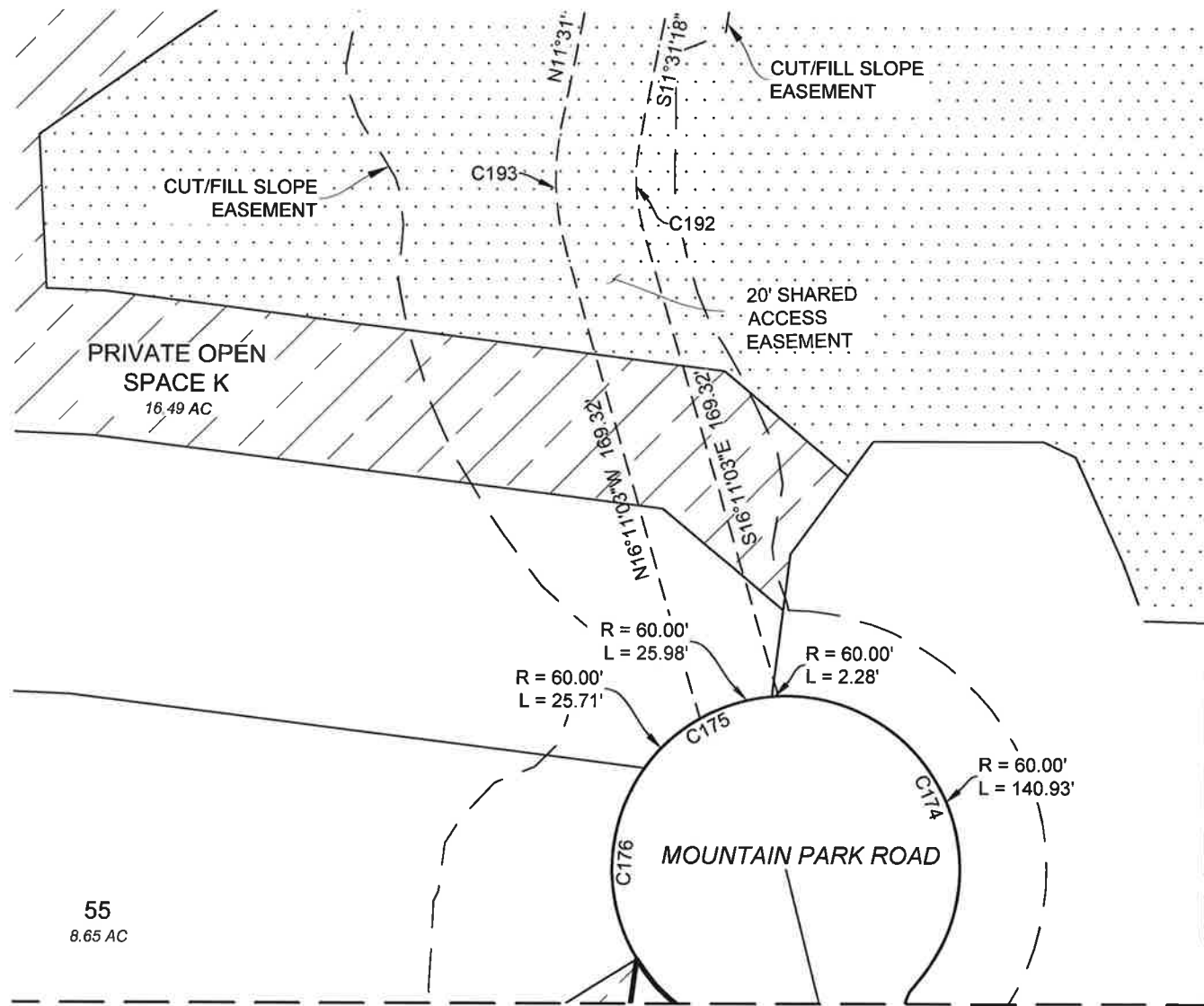
ALPINE CITY

11:059:0006
UNITED STATES OF AMERICA

N89°14'04"E 3969.64'

PUBLIC OPEN S
(DEDICATED TO ALF
246.10 AC





C14	23.16'	15.00'	88°26'53"	N07°52'04"W	20.92'
C15	7.11'	123.00'	3°18'41"	N53°44'52"W	7.11'
C16	71.67'	177.00'	23°11'59"	N43°48'13"W	71.18'
C17	125.27'	177.00'	40°33'10"	N11°55'38"W	122.68'
C18	21.32'	15.00'	81°25'04"	N32°21'35"W	19.57'
C19	182.30'	177.00'	59°00'45"	N43°33'44"W	174.35'
C20	14.65'	15.00'	55°56'39"	N42°01'41"W	14.07'
C21	40.56'	60.00'	38°43'47"	N50°38'08"W	39.79'

ADDRESS TABLE		
LOT #	ADDRESS	STREET
11	2276 N.	THREE FALLS DRIVE
12	2218 N.	THREE FALLS DRIVE
13	74 W.	THREE FALLS RIDGE
21	2332 N.	THREE FALLS DRIVE
22	2378 N.	THREE FALLS DRIVE
23	2464 N.	THREE FALLS DRIVE
24	2525 N.	THREE FALLS DRIVE
25	25 W.	HIDDEN SPRINGS CIRCLE
26	17 E.	HIDDEN SPRINGS CIRCLE
26 ALT	2587 N.	THREE FALLS DRIVE
27	2536 N.	THREE FALLS DRIVE
28	2590 N.	THREE FALLS DRIVE
29	2629 N.	THREE FALLS DRIVE
30	2673 N.	THREE FALLS DRIVE
31	2697 N.	THREE FALLS DRIVE
32	305 E.	THREE FALLS DRIVE
33	415 E.	THREE FALLS DRIVE
34	2513 N.	MOUNTAIN SPRING COURT
35	2522 N.	MOUNTAIN SPRING COURT
36	2458 N.	MOUNTAIN SPRING COURT
36 ALT	577 E.	THREE FALLS DRIVE
37	542 E.	THREE FALLS DRIVE
38	476 E.	THREE FALLS DRIVE
39	434 E.	THREE FALLS DRIVE
40	380 E.	THREE FALLS DRIVE
41	326 E.	THREE FALLS DRIVE
42	594 E.	THREE FALLS DRIVE
43	603 E.	THREE FALLS DRIVE
44	671 E.	THREE FALLS DRIVE
45	703 E.	THREE FALLS DRIVE
46	717 E.	THREE FALLS DRIVE
47	602 E.	THREE FALLS DRIVE

thence South 89°16'49" West 159.71 feet to the westerly boundary line of aforesaid Three Falls
; of 30°14'27", (chord bears North 01°46'42" West 142.42 feet); (4) North 13°20'31" East 223.77 feet;
e of 5°15'02", (chord bears North 15°58'02" East 54.96 feet); (6) North 18°35'33" East 226.05 feet; (7)
f 4°43'04", (chord bears North 20°57'05" East 49.39 feet); (8) North 23° 18' 37" East 429.09 feet; (9)
f 13°02'45", (chord bears North 29°50'00" East 62.03 feet); thence North 53°38'38" West 54.00 feet to
if way line, Northwestery 23.16 feet along a 15.00 foot radius curve to the left, through a central angle
Mountain Park Road as shown on aforesaid Three Falls Subdivision; thence, along said westerly right
; curve to the left, through a central angle of 3°18'41", (chord bears North 53°44'52" West 7.11 feet),
to the right, through a central angle of 23°11'59", (chord bears North 43°48'13" West 71.18 feet), (4)
ve to the right, through a central angle of 40°33'10", (chord bears North 11°55'38" West 122.68 feet),
s shown on Three Falls Subdivision Plat D, recorded November 16, 2016 as Entry No 115523:2016
y right of way line, the following five (5) courses: (1) Northwestery 21.32 feet along a 15.00 foot radius
' feet), (2) Northwestery 182.30 feet along a 177.00 foot radius curve to the right, through a central
172.32 feet, (4) Northwestery 14.65 feet along a 15.00 foot radius curve to the left, through a central
; along a 60.00 foot radius curve to the right, through a central angle of 38°43'47", (chord bears North
l Three Falls Subdivision Plat D; thence, along said Private Open Space K, the following twenty (20)
r 24°44'41" West 69.96 feet; (4) South 15°48'33" West 482.34 feet; (5) South 89°33'37" East 52.65
3'12" West 248.03 feet; (9) South 56°46'37" West 89.91 feet; (10) South 23°08'21" East 347.00 feet;
3 feet; (14) South 89°54'55" East 24.27 feet; (15) South 02°07'36" West 143.14 feet; (16) South
30 feet; (19) South 42°07'29" East 11.07 feet; (20) South 20°37'16" East 53.28 feet to the northerly
f Lot 6, North 89°16'49" West 159.71 feet to the westerly boundary line of aforesaid Three Falls
; West 54.98 feet to the center quarter section line; thence, along said line, South 00°09'14" West
westerly line of Section 12, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence,
Section 12 and the south line of Loy and Marie Beck Preserve, as shown on aforesaid Three Falls
) South 89°45'45" East 1316.34 feet; (2) North 00°00'39" East 2684.22 feet to the northerly line of said
00°15'23" East 1376.89 feet; to the 40 acre line of Section 7, Range 2 East, thence, along said line,
uth 00°27'52" East 3822.54 feet; thence South 89°41'32" West 1.28 feet; thence South 01°04'49" East
aid Section 7, South 88°33'17" West 2717.08 feet to the Point of Beginning.

PRD DENSITY CALCULATIONS

E:\Engineering\Development\2017\Three Falls Plat E\REVIEW LETTER - Three Falls Plat E.doc

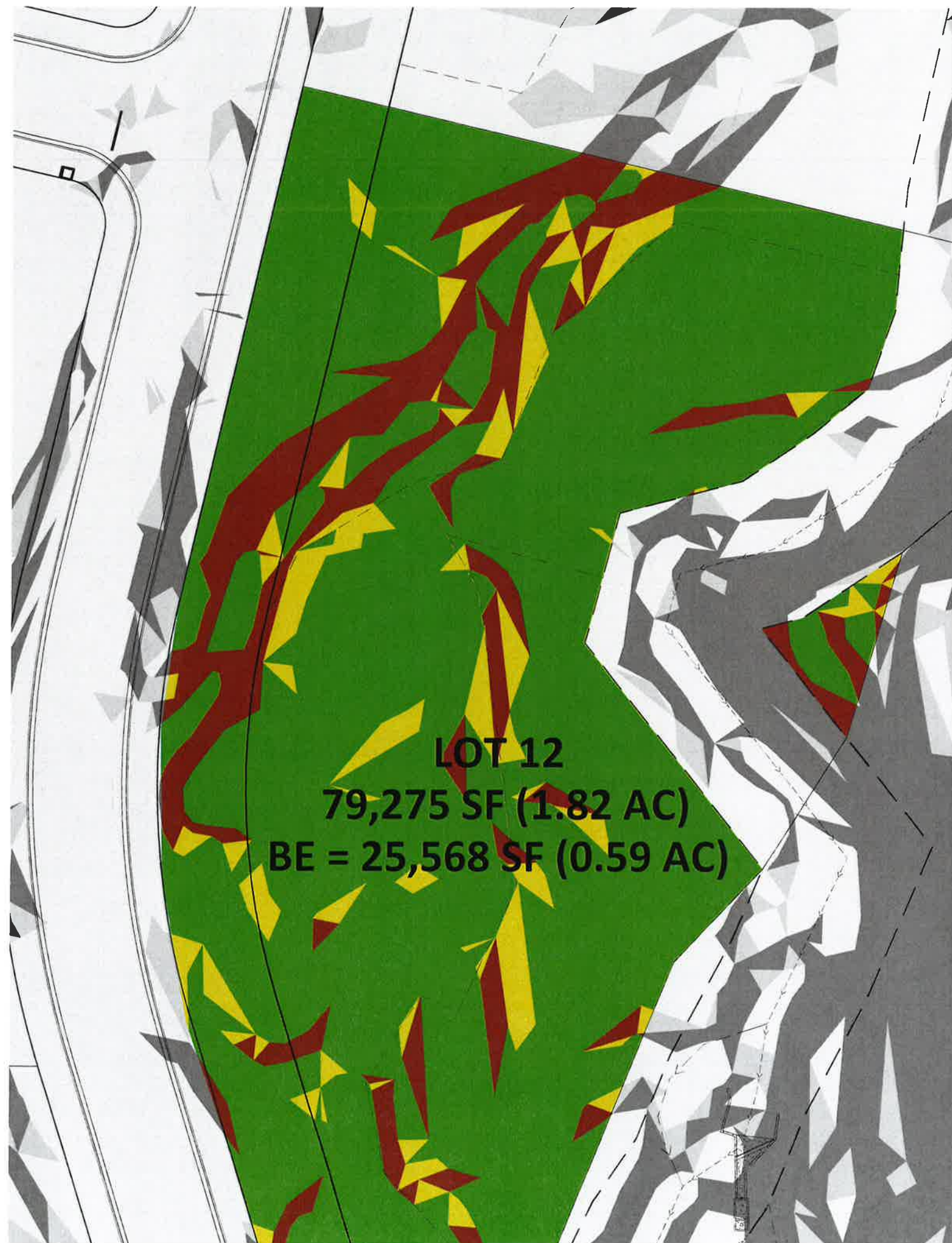
WATER POLICY

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INDIVIDUAL LOT SLOPE ANALYSIS



LOT 11
88,059 SF (2.02 AC)
BE = 46,993 SF (1.08 AC)



LOT 12

79,275 SF (1.82 AC)

BE = 25,568 SF (0.59 AC)

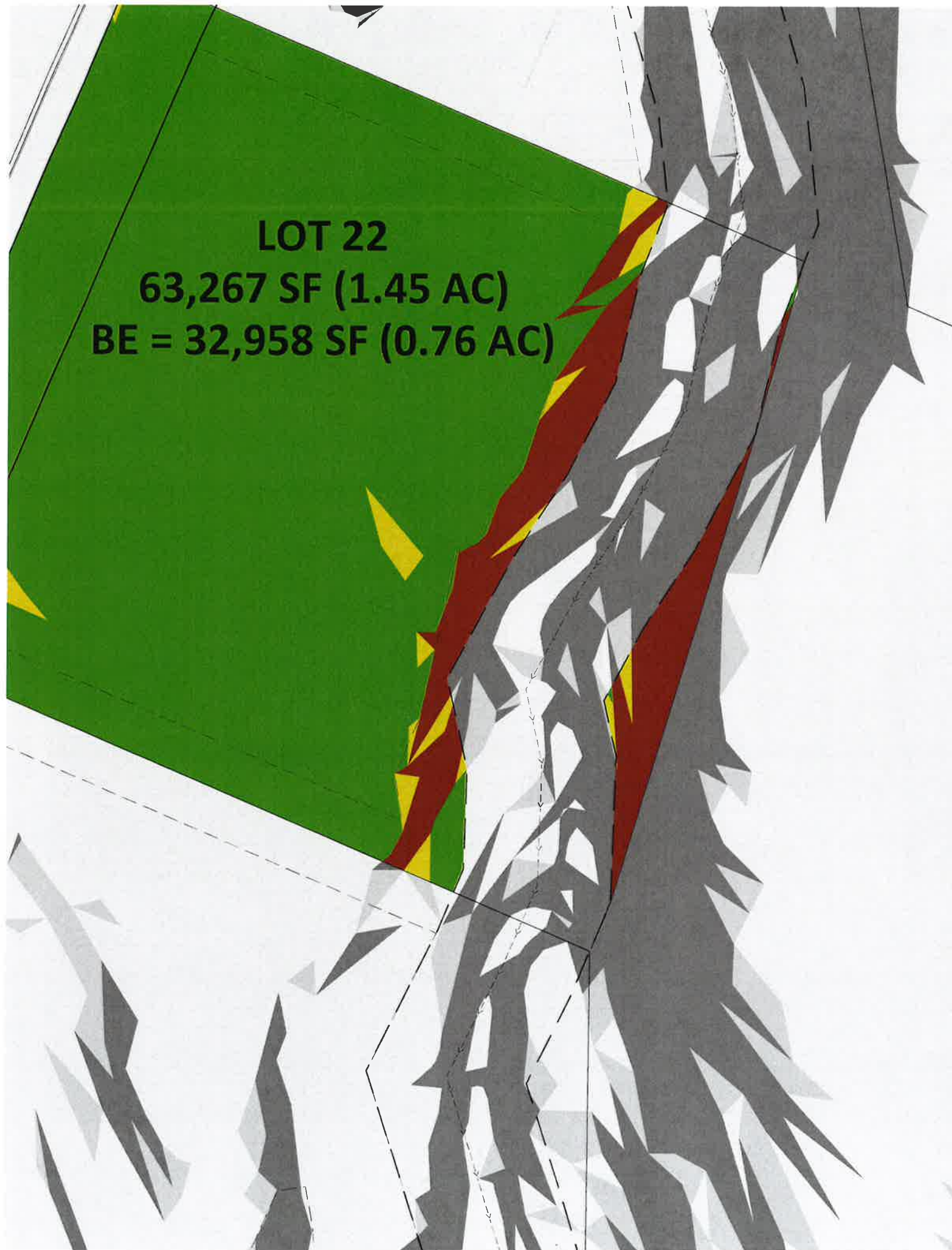


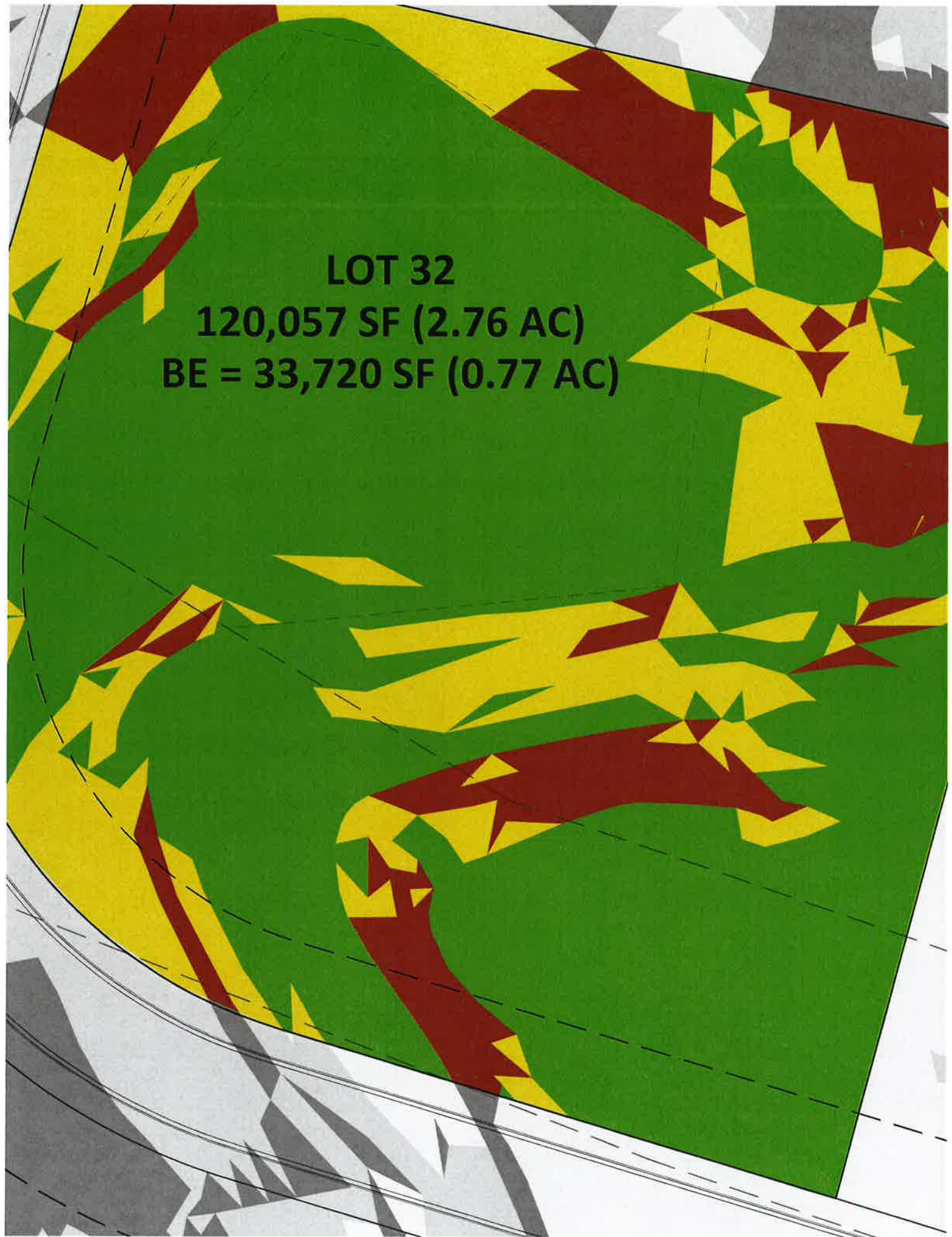
LOT 21
87,118 SF (2.00 AC)
BE = 50,618 SF (1.16 AC)

LOT 22

63,267 SF (1.45 AC)

BE = 32,958 SF (0.76 AC)

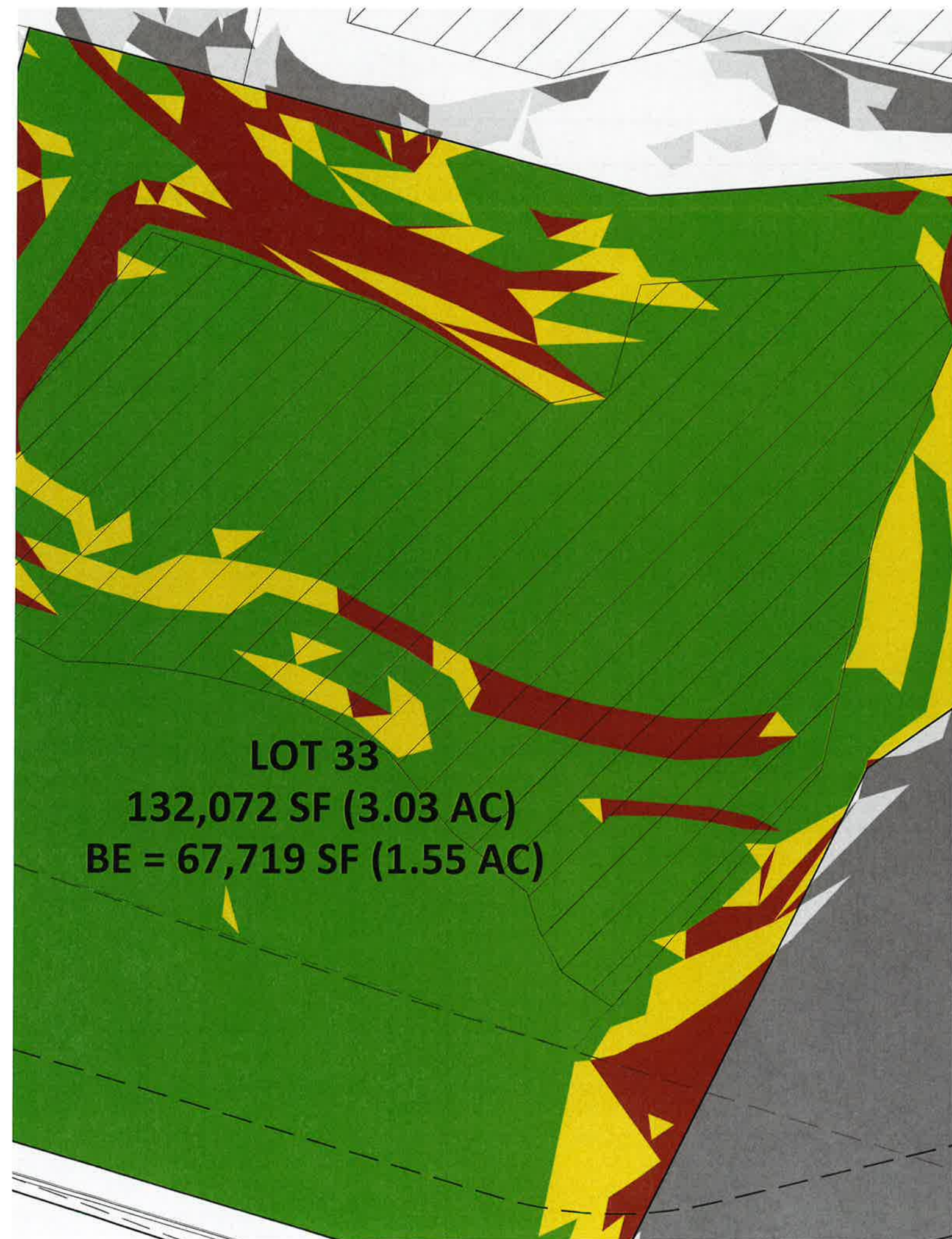




LOT 32

120,057 SF (2.76 AC)

BE = 33,720 SF (0.77 AC)



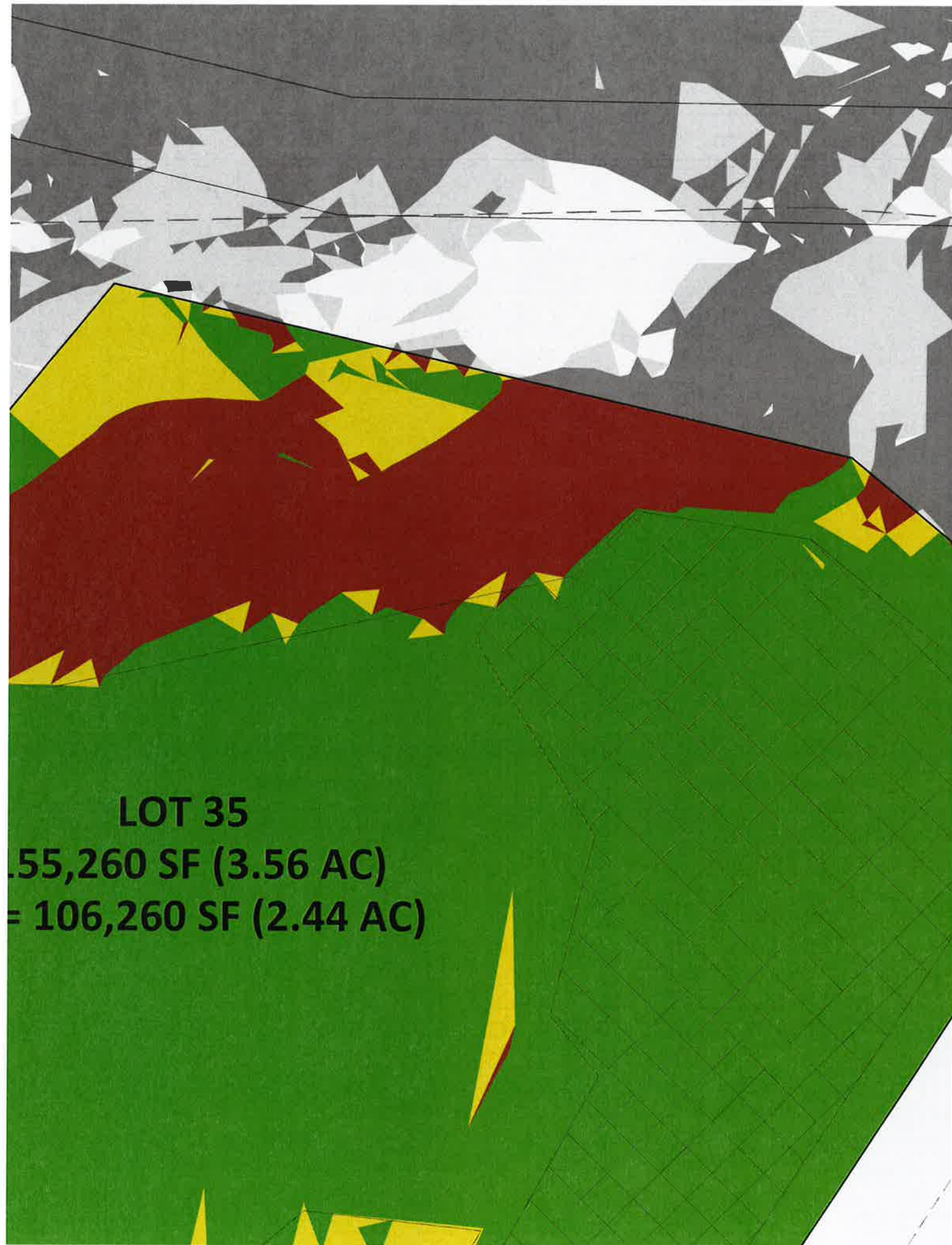


LOT 34

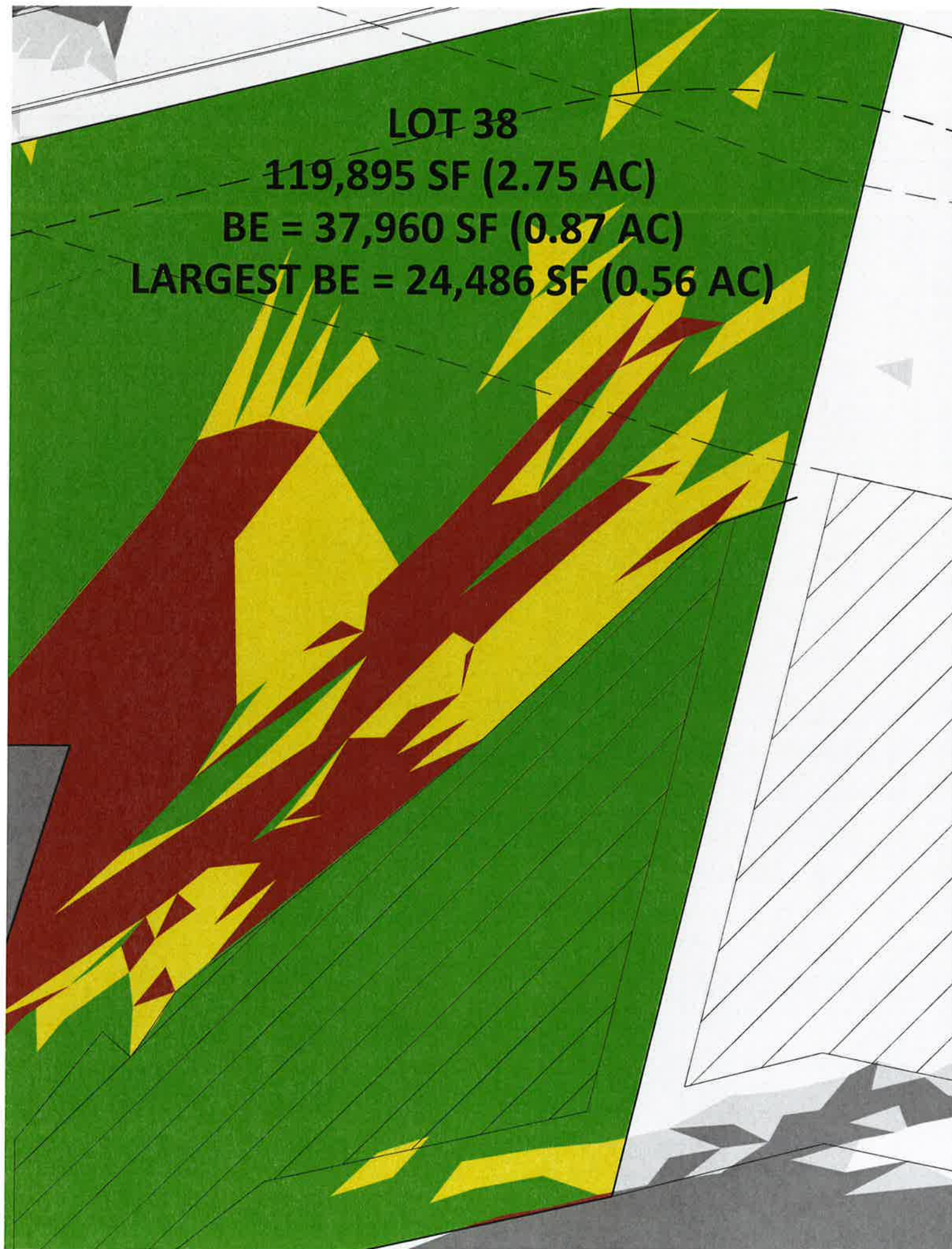
95,515 SF (2.19 AC)

BE = 43,650 SF (1.00 AC)


LARGEST BE = 20,901 SF (0.48 AC)



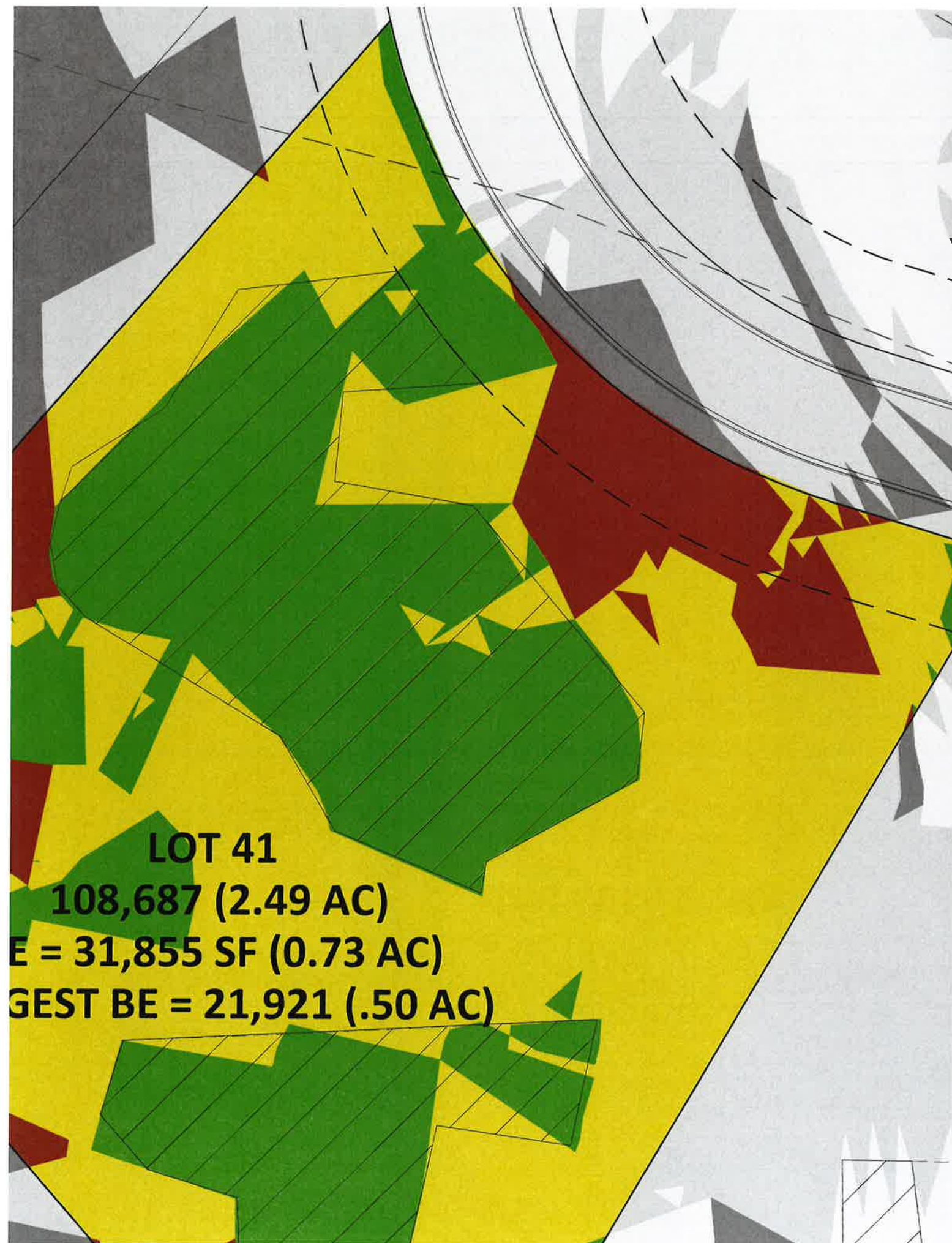
LOT 35
.55,260 SF (3.56 AC)
= 106,260 SF (2.44 AC)





An aerial photograph of a land parcel, Lot 32, with a green overlay indicating a specific area and a yellow overlay indicating another. The green area is irregularly shaped and covers most of the parcel. The yellow area is also irregular and covers a significant portion of the parcel. The text is overlaid on the green area.

LOT 32
177,537 SF (4.08 AC)
BE = 80,313 SF (1.84 AC)
LARGEST BE = 38,799 SF (0.89 AC)

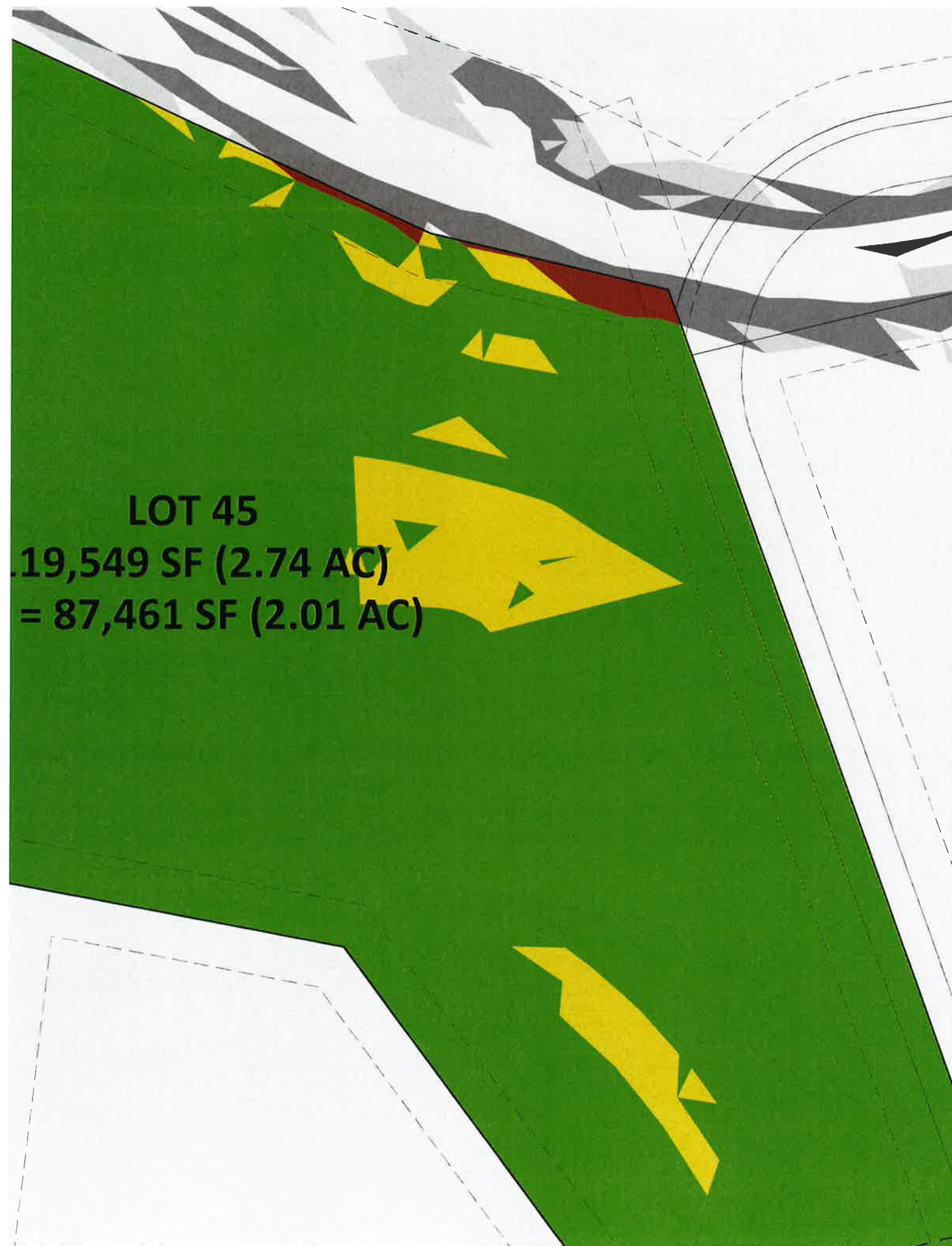


LOT 41

108,687 (2.49 AC)

E = 31,855 SF (0.73 AC)

GEST BE = 21,921 (.50 AC)

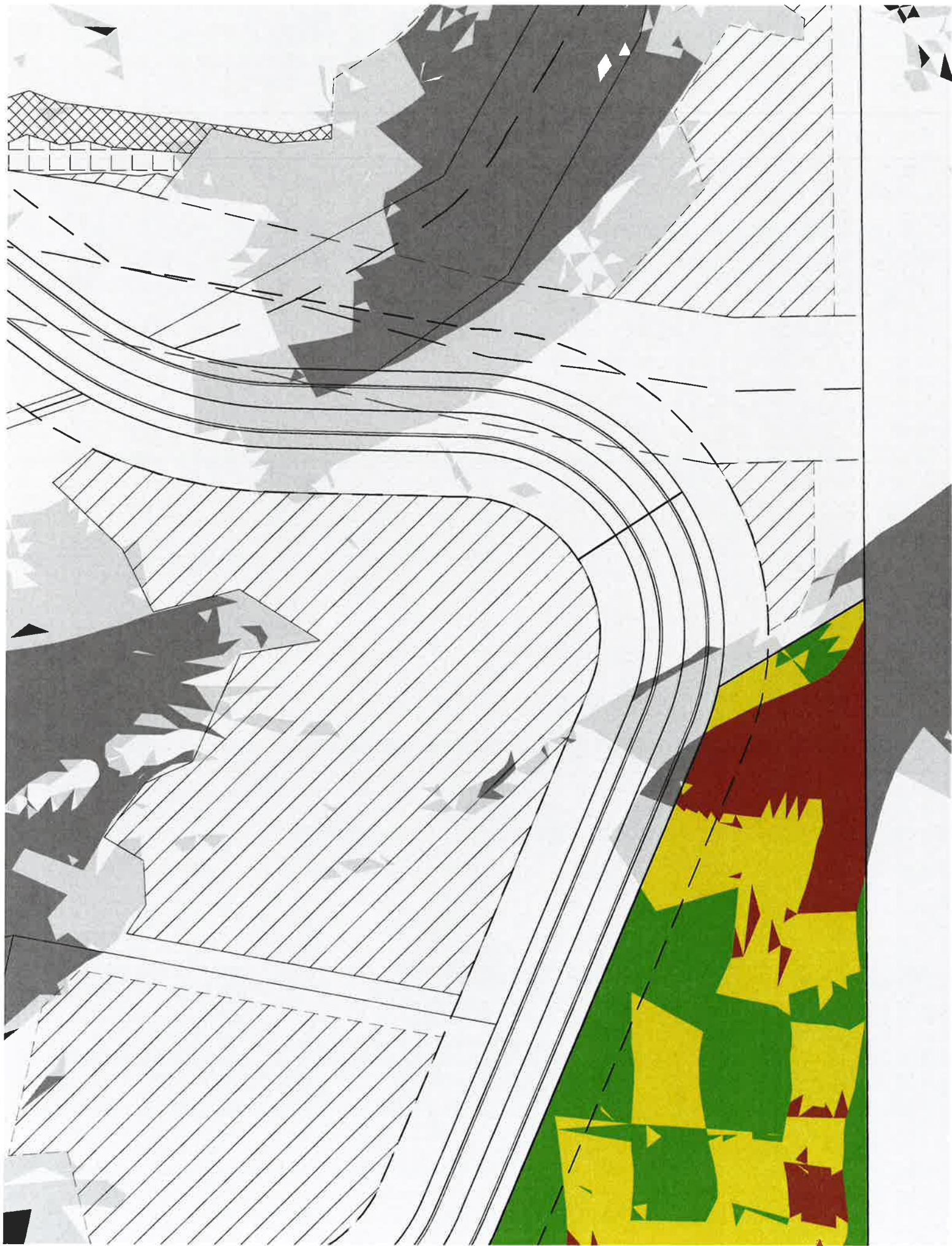


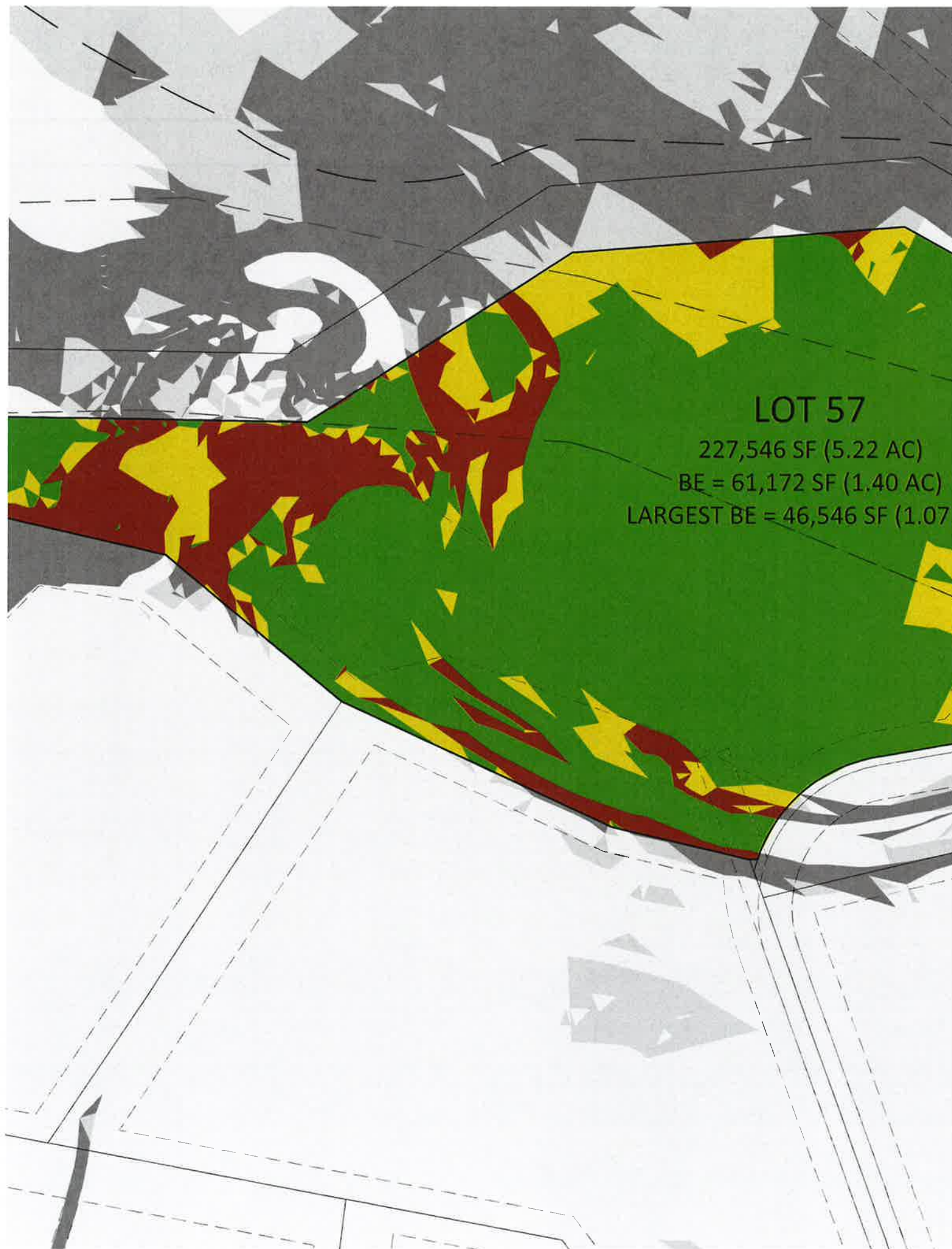


LOT 46
93,459 SF (2.14 AC)
BE = 57,238 SF (1.31 AC)

This is an aerial map of a property. The main area is a large green polygon. To its right is a grey area with a white, jagged, irregular shape inside it. At the bottom left, there is a white circular area with concentric lines. A red area is at the bottom center, and a yellow area is at the top right. The text 'LOT 46', '93,459 SF (2.14 AC)', and 'BE = 57,238 SF (1.31 AC)' is printed in black on the green area.



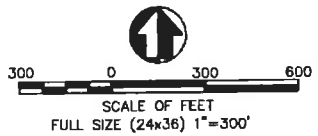
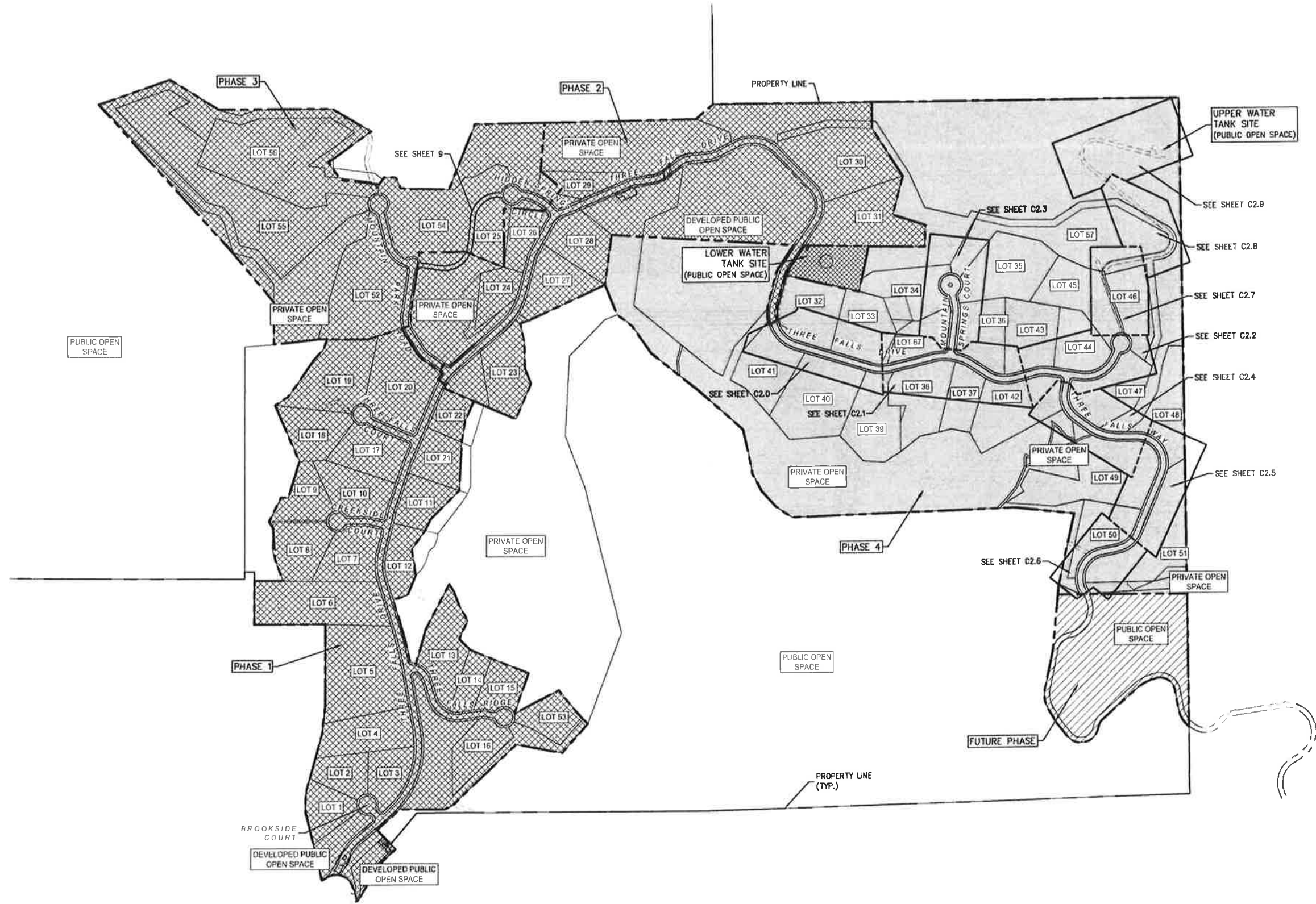




CONSTRUCTION DRAWINGS

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U:\P\010200\ENG\THREE FALLS RANCH\DRAWINGS\PHASE 4\INDEX SHEET.DWG 8/9/2017 4:26 PM



THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS

C1.2



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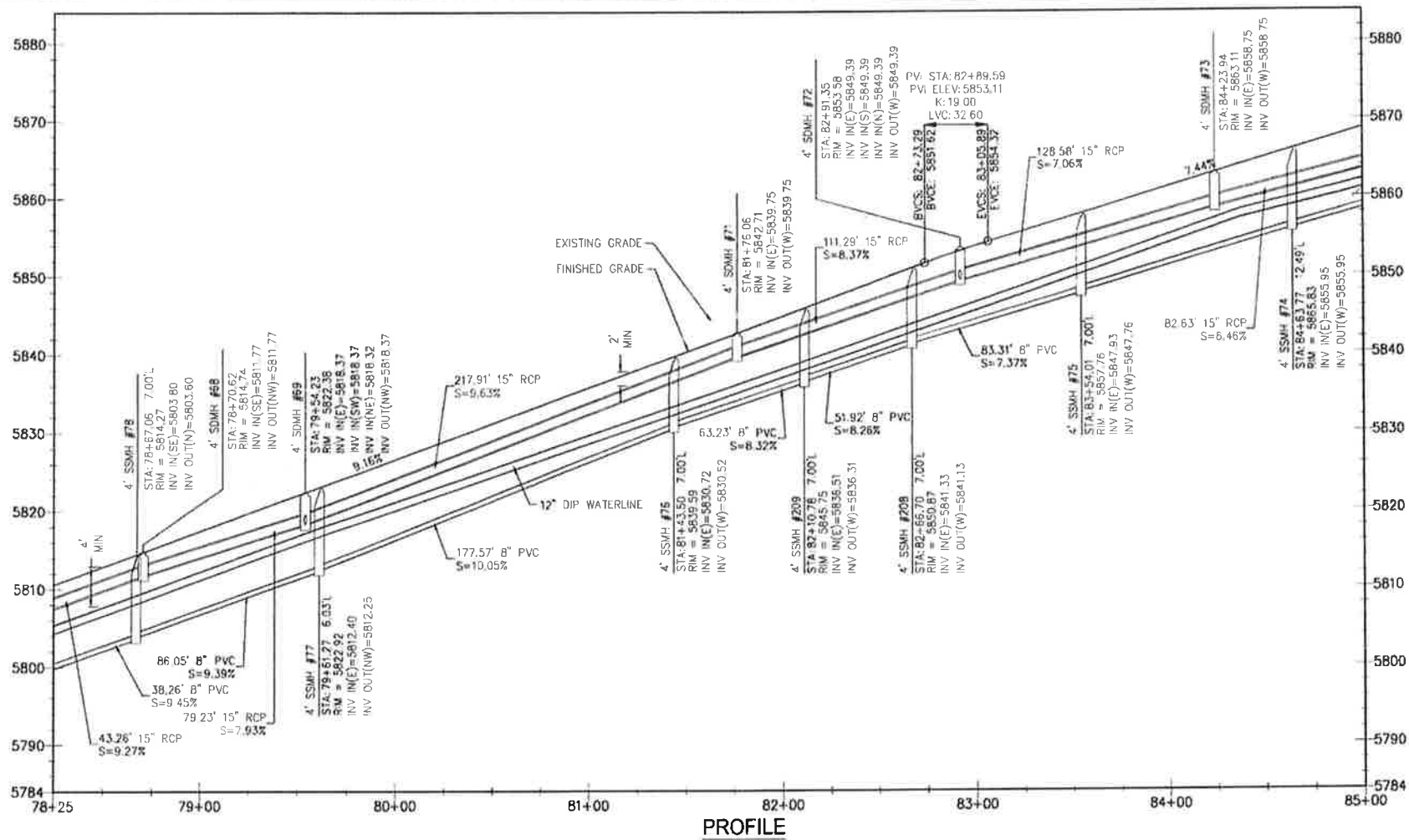
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AND ARE SUBJECT TO CHANGE

SUBMITTAL	PERMIT
DRAWN BY: MWC	
CHECKED BY: A/J	
APPROVED BY: LFM	
APPROVAL DATE: 1/1/17	
RELEASE DATE: 08/09/17	

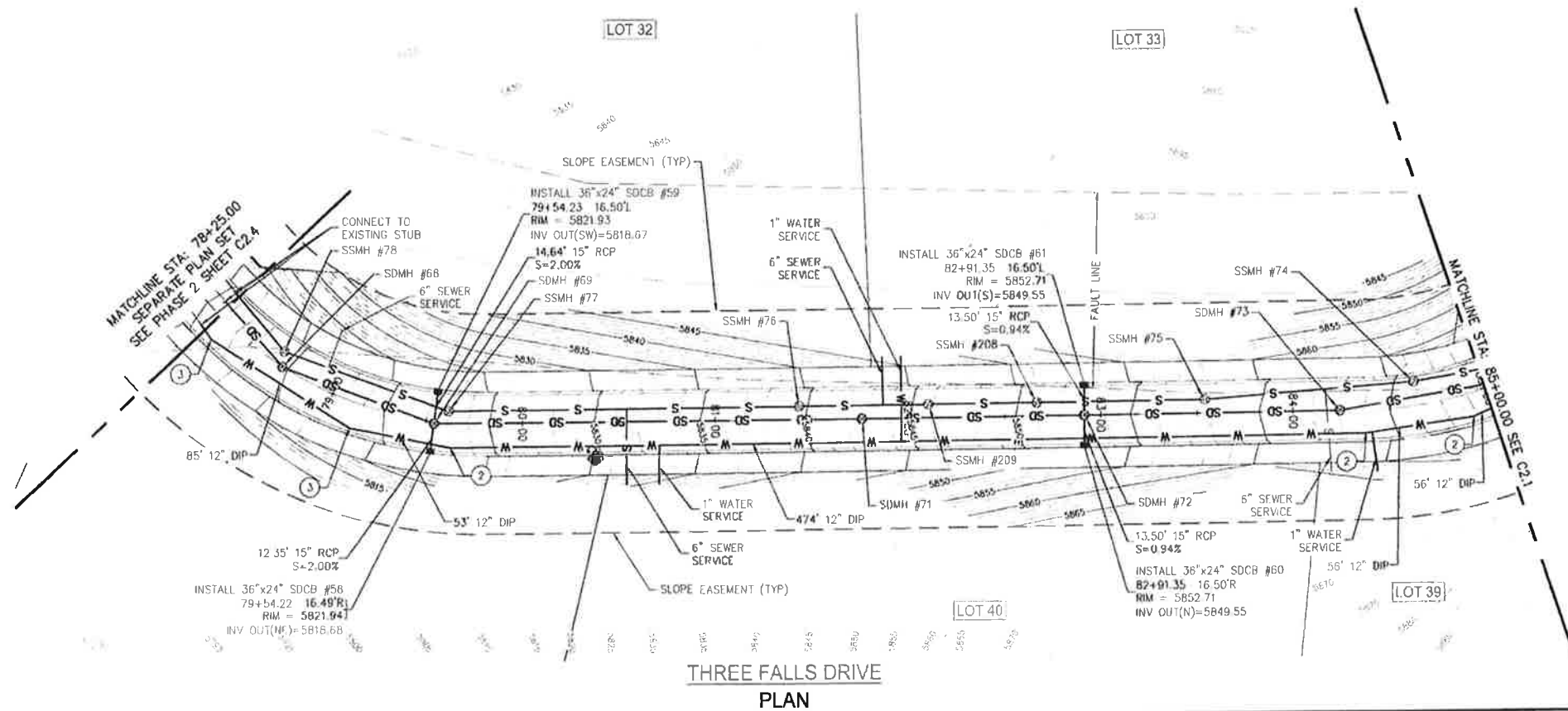
NO.	REVISION DESCRIPTION	DATE

INDEX SHEET

SHEET NO. 3 OF 32



PROFILE



THREE FALLS DRIVE
PLAN



KEYMAP

CONSTRUCTION NOTES:

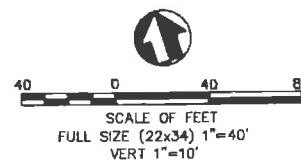
1. INSTALL DIP TEE. SIZE PER PLAN
2. INSTALL 11.25' BEND. SIZE PER PLAN
3. INSTALL 22.5' BEND. SIZE PER PLAN
4. INSTALL 45' BEND. SIZE PER PLAN
5. INSTALL 90' BEND. SIZE PER PLAN

LEGEND:

- SEWER MANHOLE SEE DETAIL 1 SHEET C5.4
- STORM DRAIN MANHOLE SEE DETAIL 3 SHEET C5.1
- STORM DRAIN CATCH BASIN SEE DETAIL 1 SHEET C5.1
- OLDCASTLE PRECAST HEADWALL OR EQUAL
- WATER VALVE
 - GATE VALVE FOR 10IN OR SMALLER
 - BUTTERFLY VALVE FOR 12IN OR LARGER
- FIRE HYDRANT SEE DETAIL 1 SHEET C5.3

NOTES:

1. SEE TYPICAL SECTION ON C5.0 FOR ROAD AND SHARED DRIVEWAY DETAILS.
2. ALL WATER LINE LENGTHS SHOWN ARE FROM START AND END OF LINE AND TEE TO TEE.
3. 6" PVC SEWER LATERALS ARE AT S=1.0%.
4. 4" SEWER LATERALS ARE AT S=2.0% MIN.
5. ALL WATERLINES TO BE ADEQUATELY THRUST BLOCKED PER DETAIL 2 SHEET C5.3.
6. PROVIDE 12" MINIMUM SEPARATION BETWEEN WATERMAIN AND CROSSING PIPES.



REVISION DESCRIPTION		DATE
NO.		

SUBMITTAL	PERMIT	WVC	A/H	LFM	APPROVED BY:	APPROV DATE:	RELEASE DATE:
						08/09/17	08/09/17

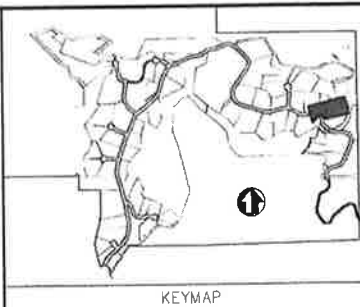
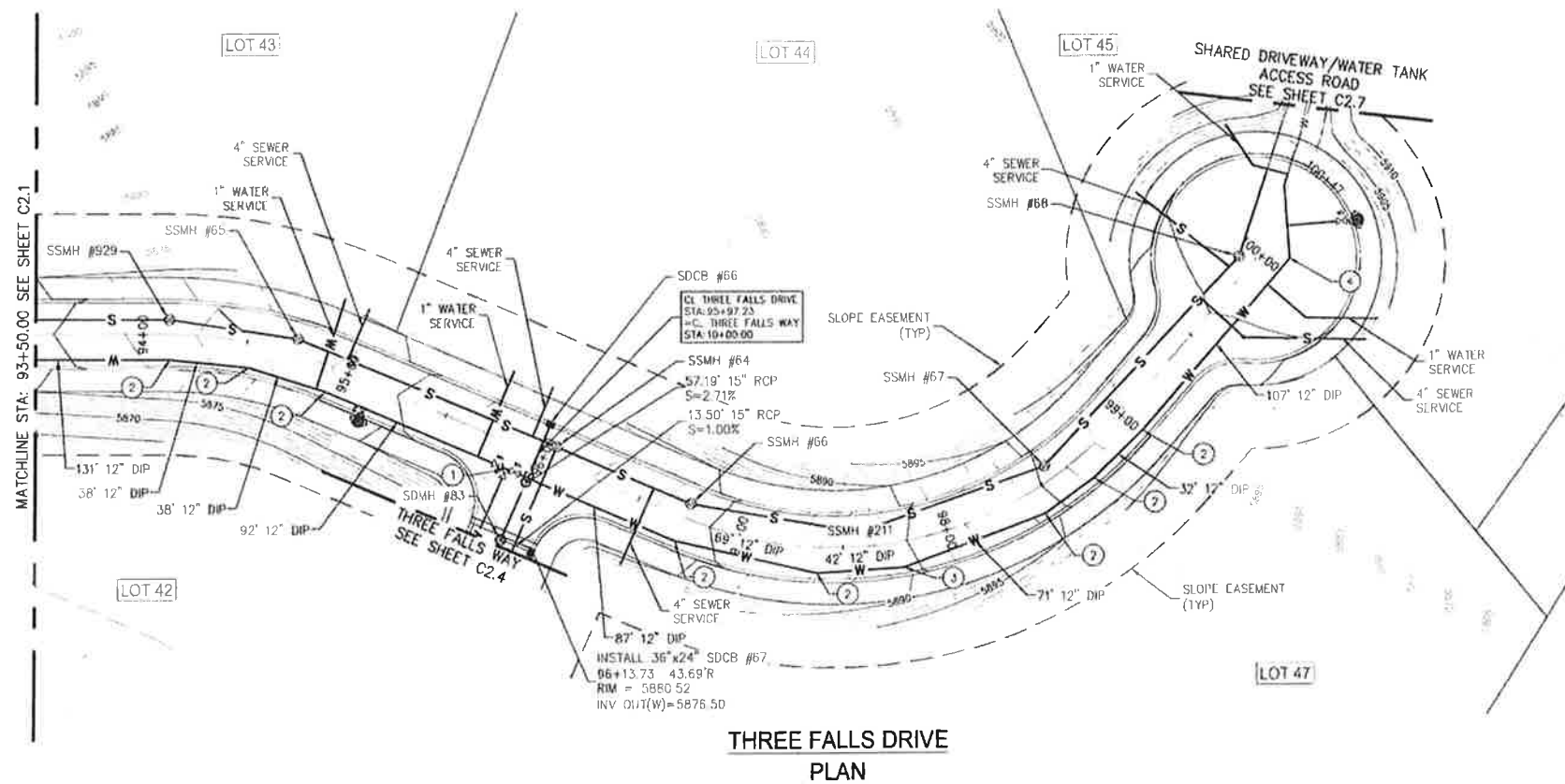
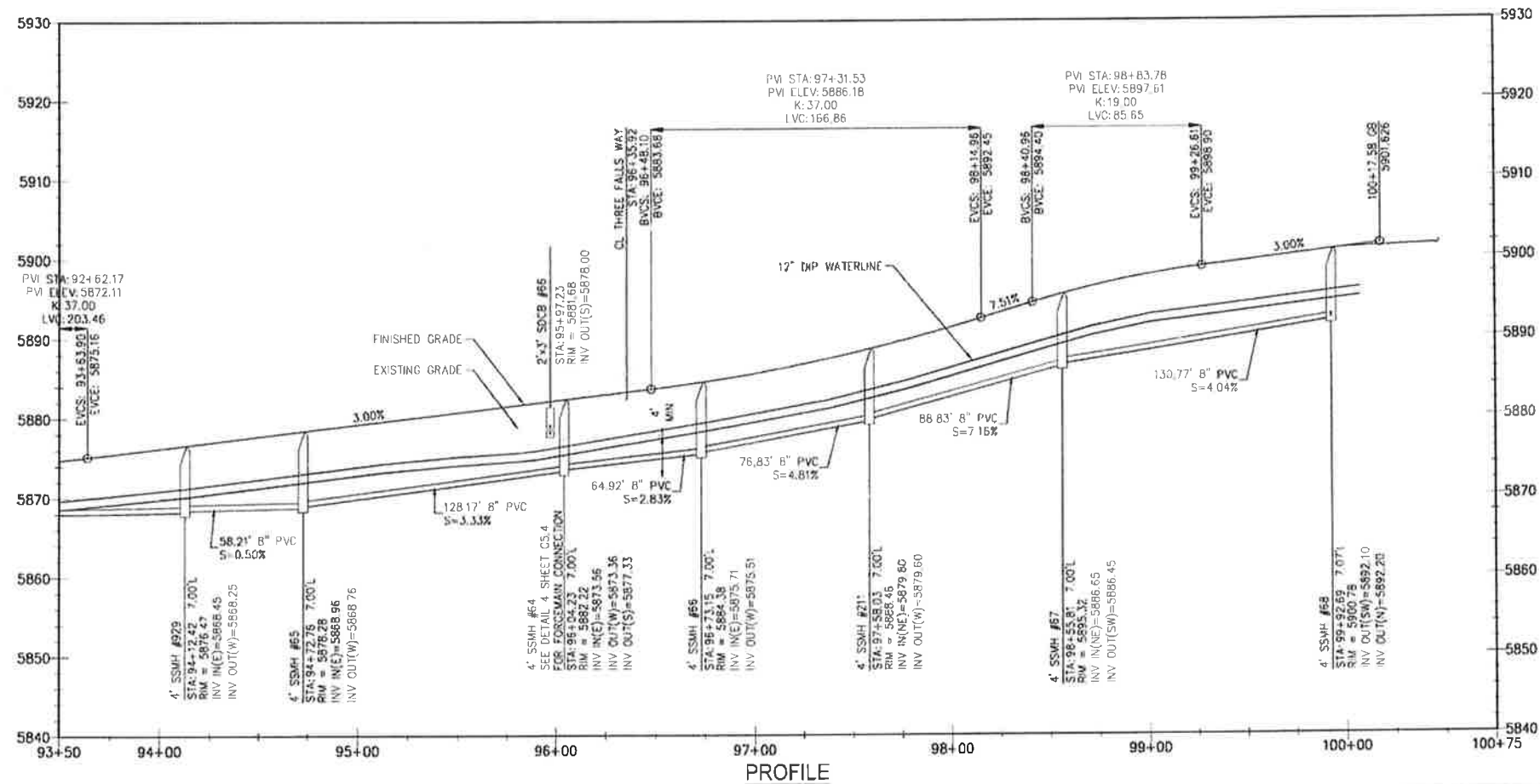
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THREE FALLS DRIVE
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C2.0
SHEET NO. 5 OF 32



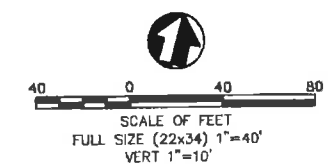
- (X) **CONSTRUCTION NOTES:**
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 - 5 INSTALL 90° BEND. SIZE PER PLAN

LEGEND

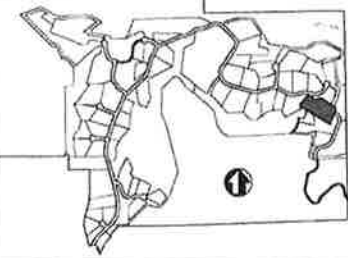
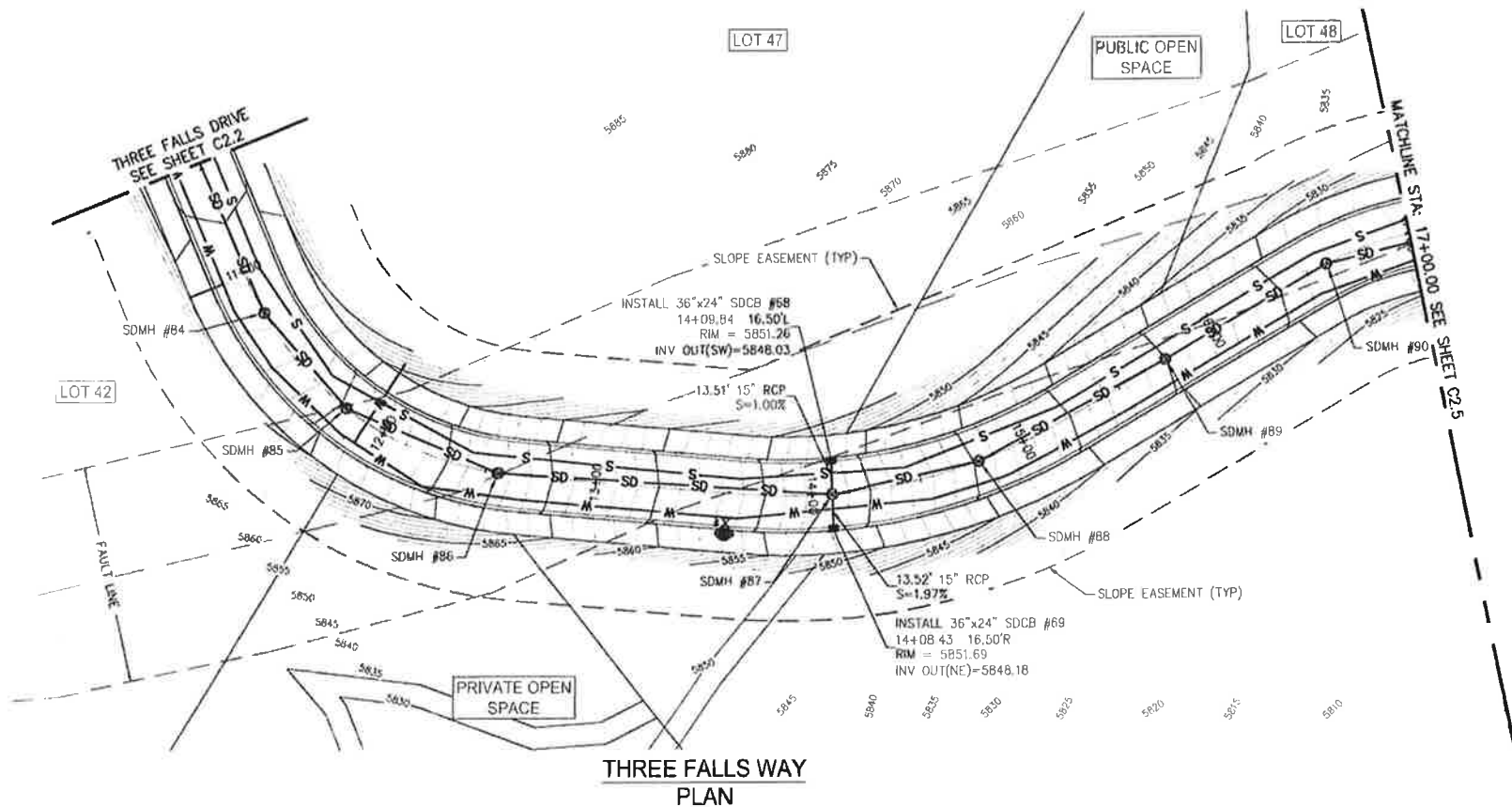
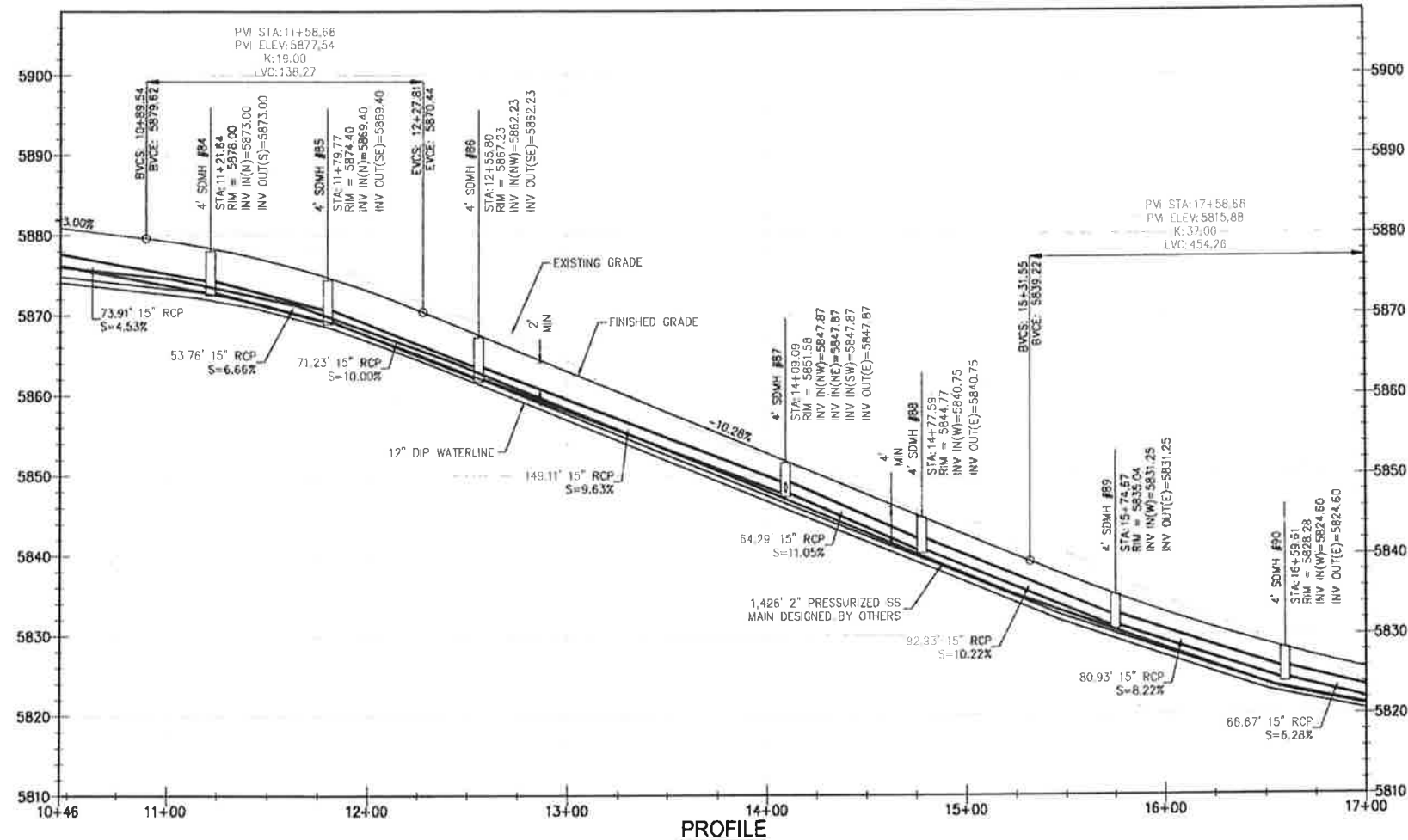
- LEGEND**
- (SS) SEWER MANHOLE SEE DETAIL 1 SHEET C5.4
- (SD) STORM DRAIN MANHOLE SEE DETAIL 3 SHEET C5.1
- STORM DRAIN CATCH BASIN SEE DETAIL 1 SHEET C5.1
- OLDCASTLE PRECAST HEADWALL OR EQUAL
- WV WATER VALVE
- GATE VALVE FOR 10IN OR SMALLER
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- FIRE HYDRANT SEE DETAIL 1 SHEET C5.3

NOTES:

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3. 6" PVC SEWER LATERALS ARE AT $S=1.0\%$
4" SEWER LATERALS ARE AT $S=2.0\%$ MIN.
4. ALL WATERLINES TO BE ADEQUATELY THRUST BLOCKED PER DETAIL 2 SHEET C5.3.
5. PROVIDE 12" MINIMUM SEPARATION BETWEEN WATERMAIN AND CROSSING PIPES.



<div>C2.2</div> <div>SHEET NO. 7 OF 20</div>		<div>THREE FALLS</div> <div>PHASE 4 CONSTRUCTION DRAWINGS</div> <div>THREE FALLS DRIVE</div> <div>PLAN & PROFILE</div>		<div><div>Know what's below. Call before you dig.</div></div> <div><div>P S O M A S</div><div>Enhancing the Natural and Built Environment</div><div>4179 Riverboat Road, Suite 200</div><div>Salt Lake City, UT 84123</div><div>(801) 270-5777 (801) 270-5782 fax</div><div>www.psomass.com</div></div> <div><div>PROJECT NUMBER: #PVS010200</div></div>		<div>NOT FOR CONSTRUCTION</div> <div>THESE PLANS HAVE NOT BEEN APPROVED</div> <div>BY THE GOVERNING AGENCY</div> <div>AND ARE SUBJECT TO CHANGE</div>		<table><thead><tr><th>SUBMITTAL</th><th>PERMIT</th><th>NO.</th><th>REVISION DESCRIPTION</th><th>DATE</th></tr></thead><tbody><tr><td>DRAWN BY:</td><td>MWC</td><td></td><td></td><td></td></tr><tr><td>CHECKED BY:</td><td>A.J.H</td><td></td><td></td><td></td></tr><tr><td>APPROVED BY:</td><td>LPM</td><td></td><td></td><td></td></tr><tr><td>APPRV. DATE:</td><td>- / - - / - -</td><td></td><td></td><td></td></tr><tr><td>RELEASE DATE:</td><td>08/09/17</td><td></td><td></td><td></td></tr></tbody></table>		SUBMITTAL	PERMIT	NO.	REVISION DESCRIPTION	DATE	DRAWN BY:	MWC				CHECKED BY:	A.J.H				APPROVED BY:	LPM				APPRV. DATE:	- / - - / - -				RELEASE DATE:	08/09/17			
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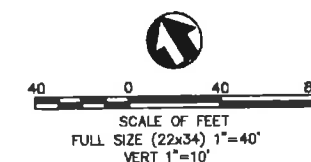
- (X) CONSTRUCTION NOTES:
1. INSTALL DIP TEE. SIZE PER PLAN
 2. INSTALL 11.25' BEND. SIZE PER PLAN
 3. INSTALL 22.5' BEND. SIZE PER PLAN
 4. INSTALL 45' BEND. SIZE PER PLAN
 5. INSTALL 90' BEND. SIZE PER PLAN

LEGEND:

- SS SEWER MANHOLE SEE DETAIL 1 SHEET C5.4
- SD STORM DRAIN MANHOLE SEE DETAIL 3 SHEET C5.1
- SDM STORM DRAIN CATCH BASIN SEE DETAIL 1 SHEET C5.1
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4. 4" SEWER LATERALS ARE AT S=2.0% MIN.
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6. PROVIDE 12" MINIMUM SEPARATION BETWEEN WATERMAIN AND CROSSING PIPES.



REVISION DESCRIPTION		DATE
NO.		

PERMIT	MWC	AJH	LFM	APPR DATE	RELEASE DATE
SUBMITTAL	DRAWN BY:	CHECKED BY:	APPROVED BY:	08/09/17	

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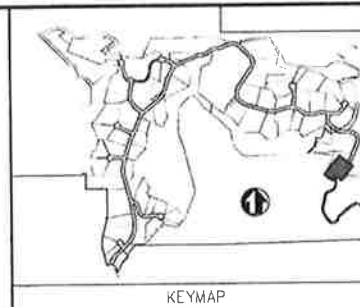
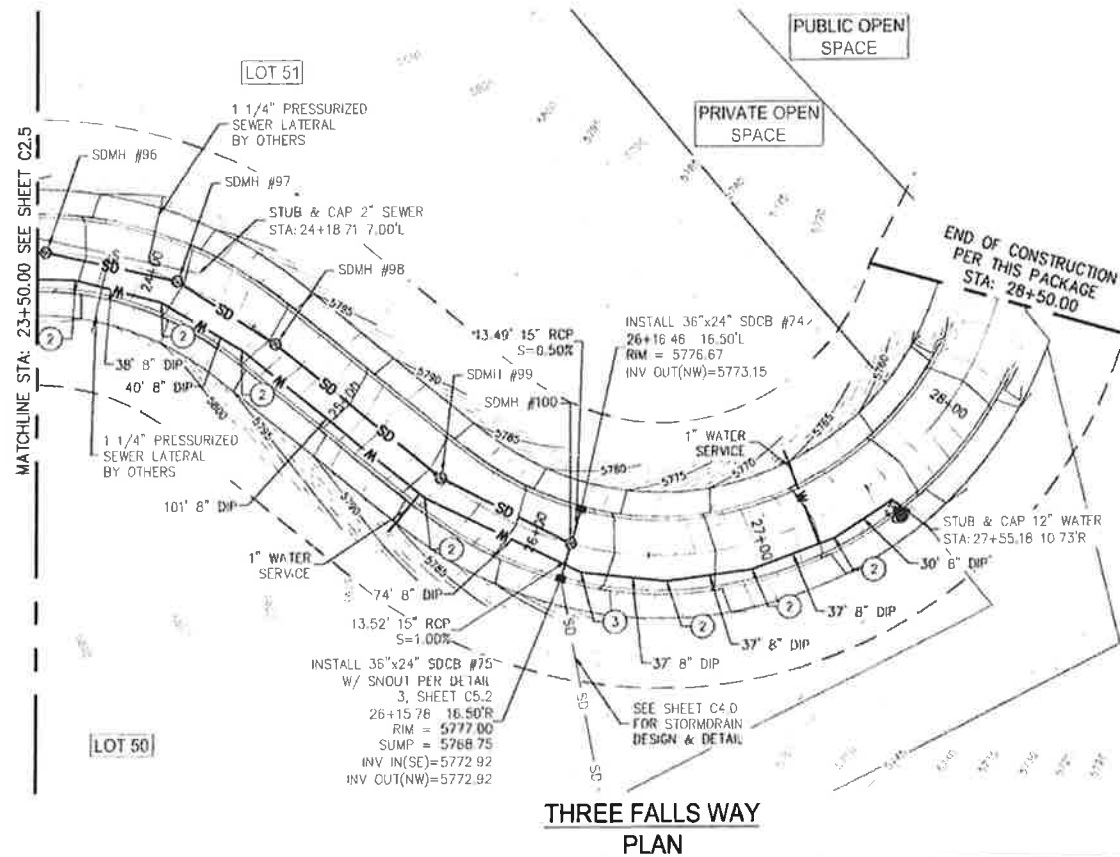
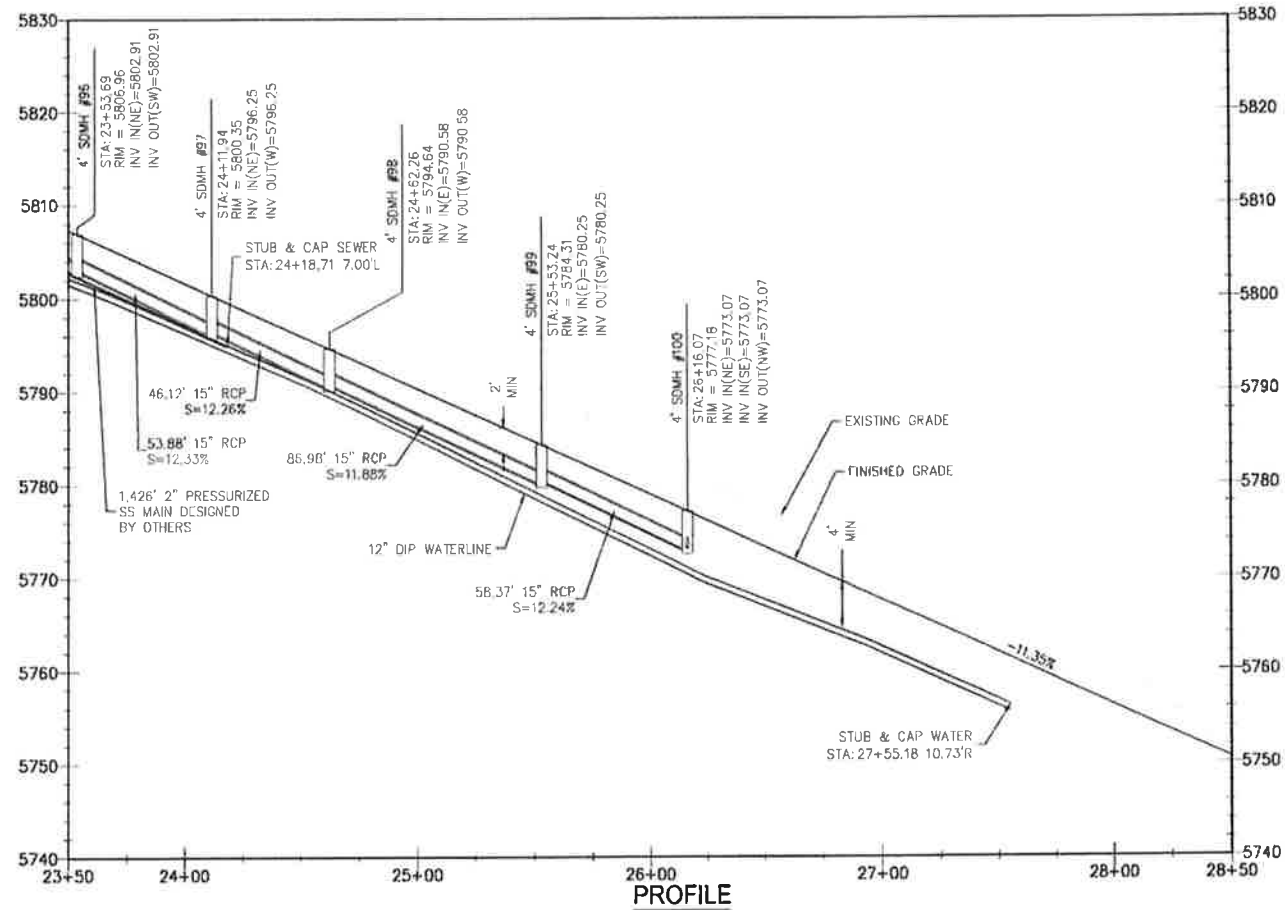
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C2.4
SHEET NO. 9 OF 32

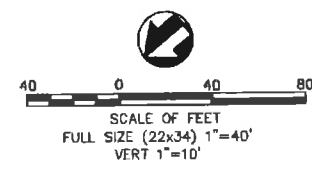
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- (X) CONSTRUCTION NOTES:
- 1 INSTALL DIP TEE, SIZE PER PLAN
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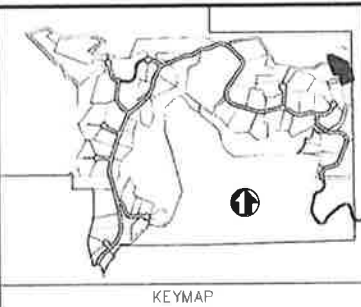
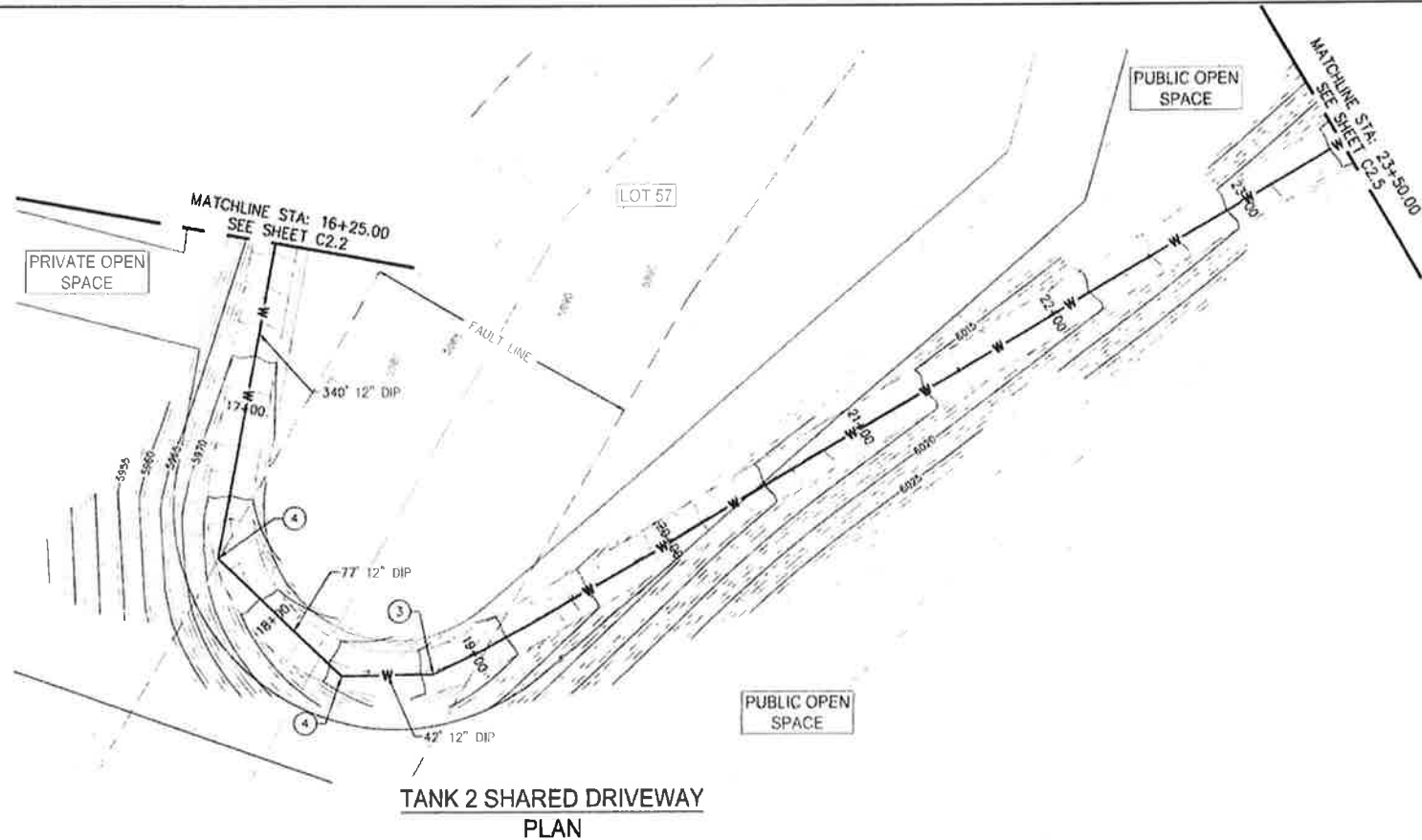
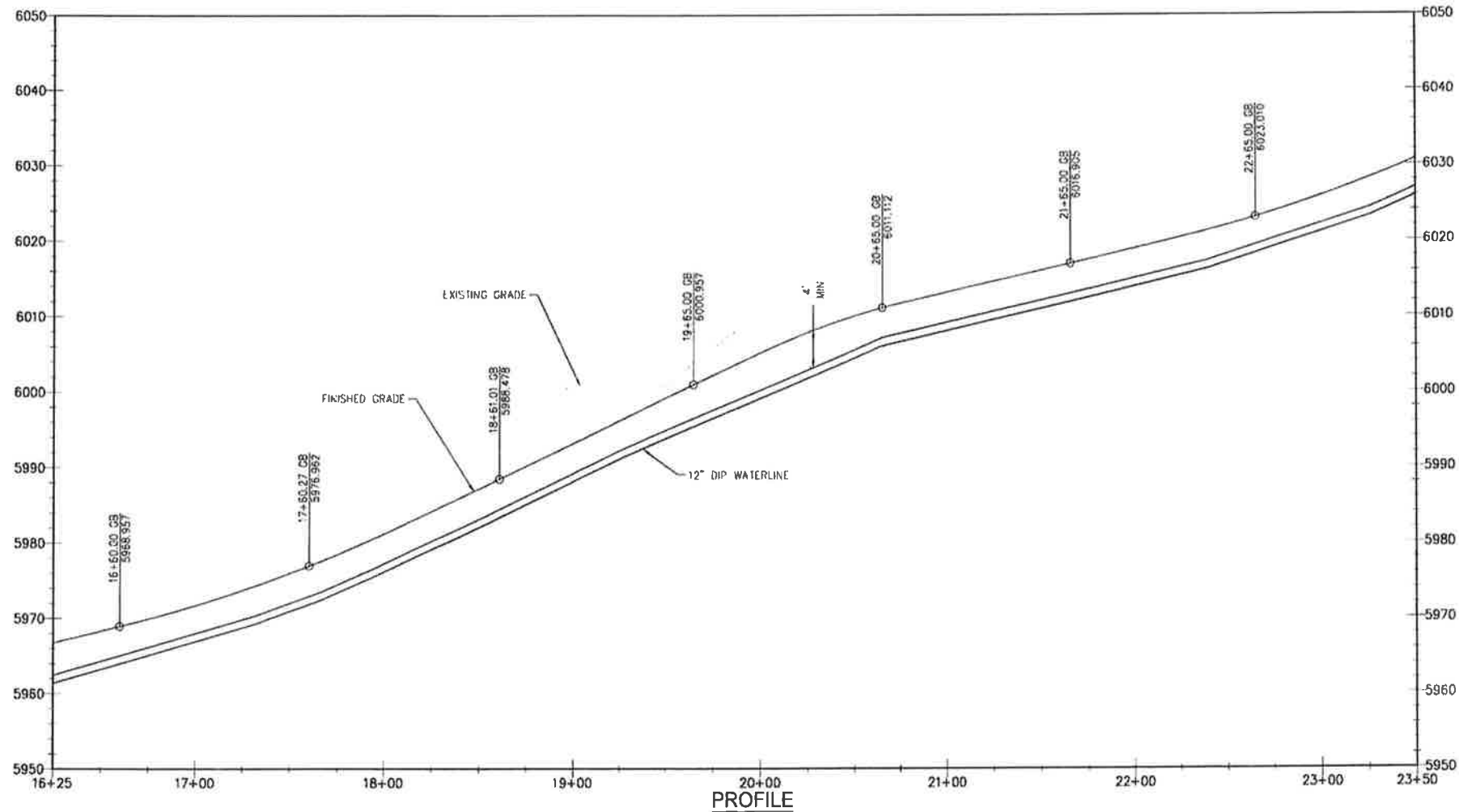
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SHEET NO. 11 OF 32

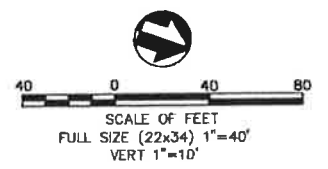
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- CONSTRUCTION NOTES:**
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 5. INSTALL 90' BEND, SIZE PER PLAN

- LEGEND:**
- SS SEWER MANHOLE SEE DETAIL 1 SHEET C5.4
 - SD STORM DRAIN MANHOLE SEE DETAIL 3 SHEET C5.1
 - Storm Drain Catch Basin SEE DETAIL 1 SHEET C5.1
 - Oldcastle Precast Headwall or Equal
 - Water Valve
 - Gate Valve for 10in or smaller
 - Butterfly Valve for 12in or larger
 - Fire Hydrant SEE DETAIL 1 SHEET C5.3

- NOTES:**
1. SEE TYPICAL SECTION ON C5.0 FOR ROAD AND SHARED DRIVEWAY DETAILS.
 2. ALL WATER LINE LENGTHS SHOWN ARE FROM START AND END OF LINE AND TEE TO TEE.
 3. 6" PVC SEWER LATERALS ARE AT S=1.0%
 4. 4" SEWER LATERALS ARE AT S=2.0% MIN.
 5. ALL WATERLINES TO BE ADEQUATELY THRUST BLOCKED PER DETAIL 2 SHEET C5.3.
 6. PROVIDE 12" MINIMUM SEPARATION BETWEEN WATERMAIN AND CROSSING PIPES.



REVISION DESCRIPTION		DATE
NO		

NOT FOR CONSTRUCTION
These drawings have not been approved by the governing agency and are subject to change.

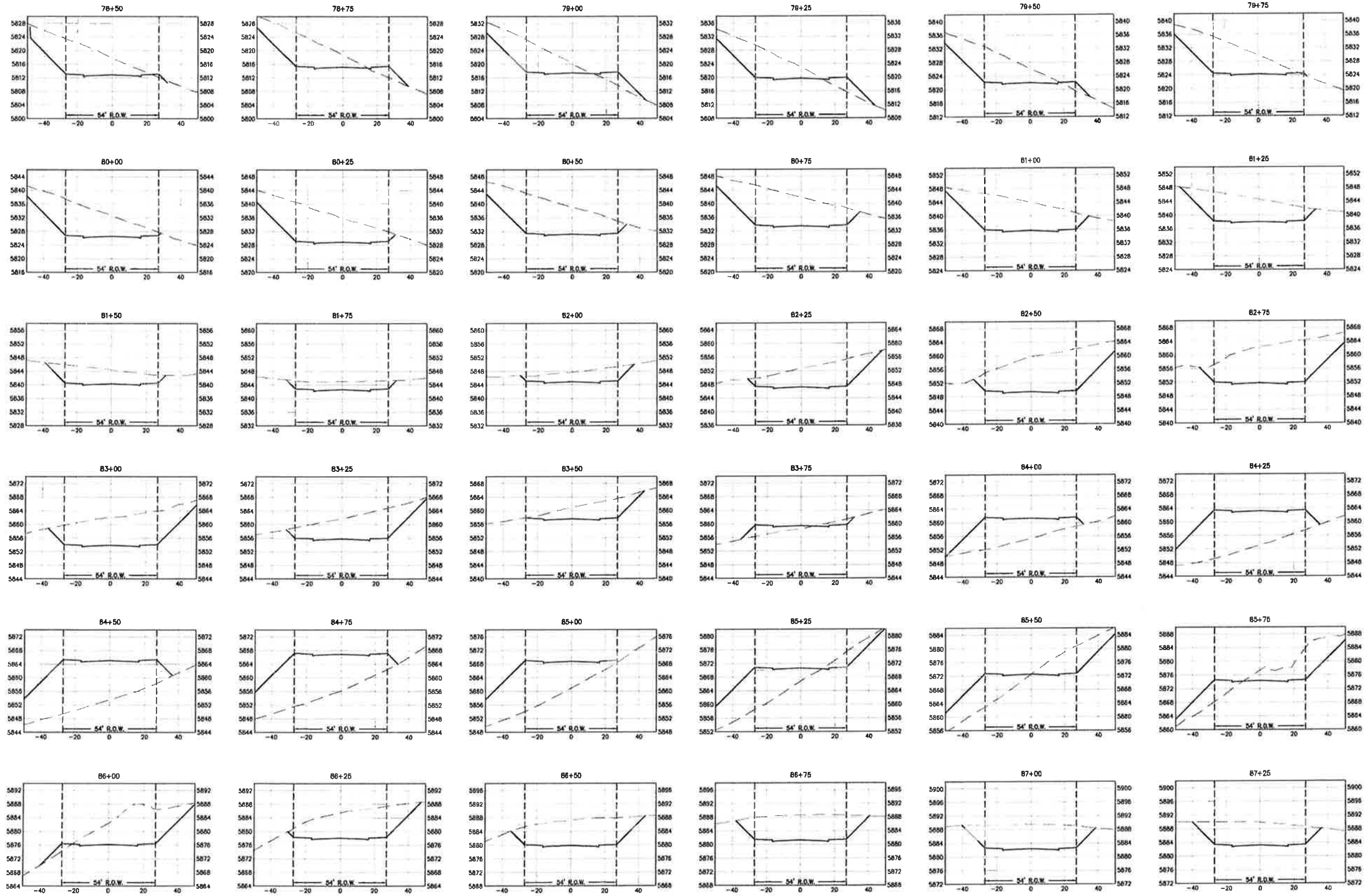
PERMIT	DATE
SUBMITTAL	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
APPRV DATE:	
RELEASE DATE:	08/09/17

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Balancing the Natural and Built Environment
4179 Riverbend Road, Suite 200
Salt Lake City, UT 84123
(801) 270-5777 (801) 270-5782 fax
www.psomas.com
PROJECT NUMBER: 8PVR010200

811
Know what's below.
Call before you dig.

THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS
TANK 2 SHARED DRIVEWAY
PLAN & PROFILE

C2.8
SHEET NO.13 OF 32



THREE FALLS DRIVE 78+50 - 87+25
SECTION VIEWS 2:1

— FINISHED GRADE
- - - EXISTING GRADE

THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS

C3.0

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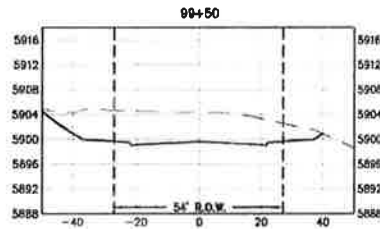
ROAD CROSS SECTIONS

PROJECT NUMBER: BPV010200

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DRAWN BY: MWC	MWC
CHECKED BY: ALH	ALH
APPROVED BY: LFM	LFM
APPLY DATE: --/--	--/--
RELEASE DATE: 08/09/17	

NO.	REVISION DESCRIPTION	DATE



THREE FALLS DRIVE 96+50 - 100+25
SECTION VIEWS 2:1

———— FINISHED GRADE
- - - - - EXISTING GRADE

THREE FALLS

PHASE 4 CONSTRUCTION DRAWINGS

C3.2

SHEET NO.17 OF 32

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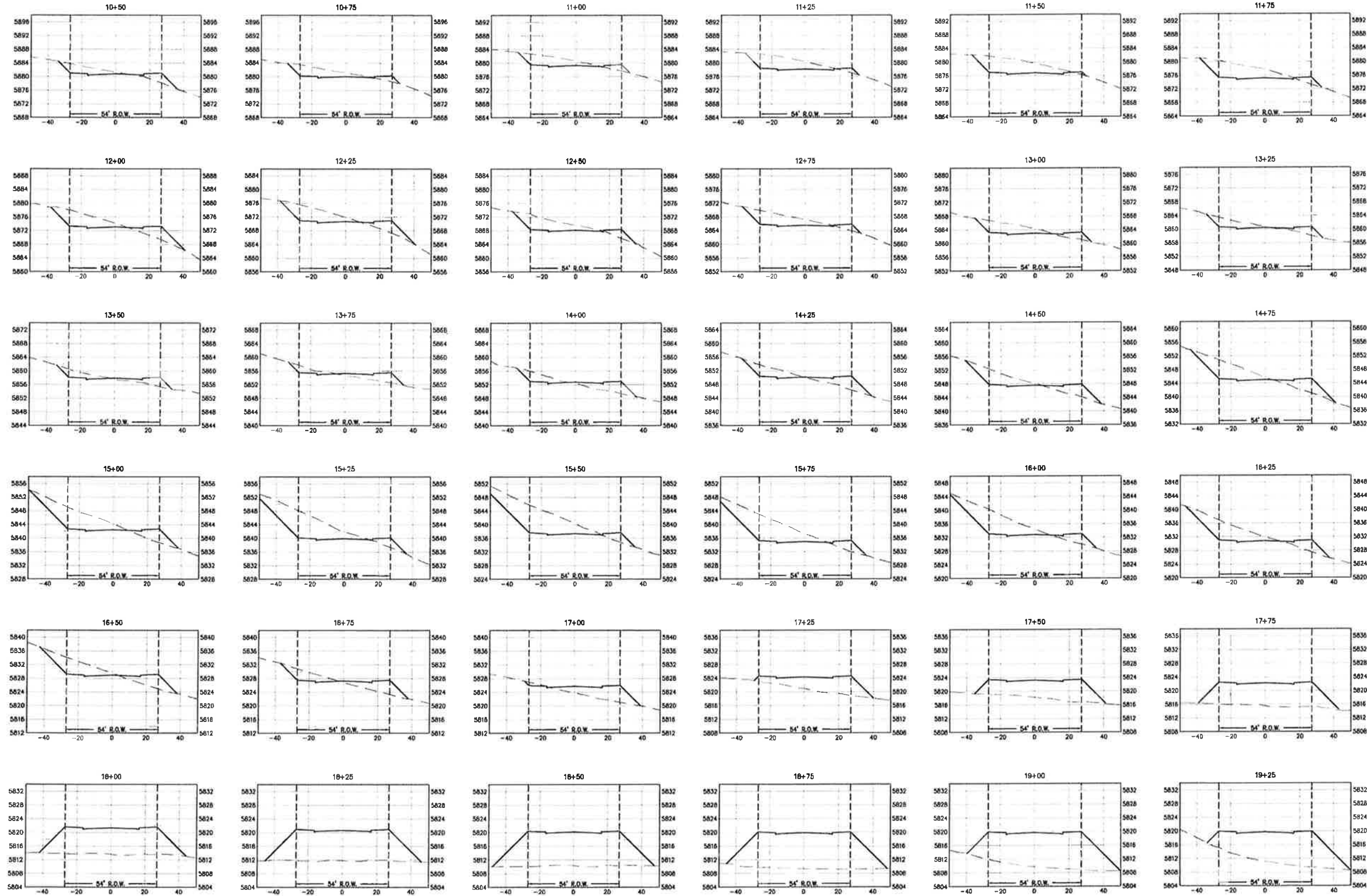
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www.dsomas.com

PROJECT NUMBER: 8PVR010200

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DRAWN BY: MWC	
CHECKED BY: AJH	
APPROVED BY: LFM	
APPR DATE: --/--/--	
RELEASE DATE: 08/09/17	

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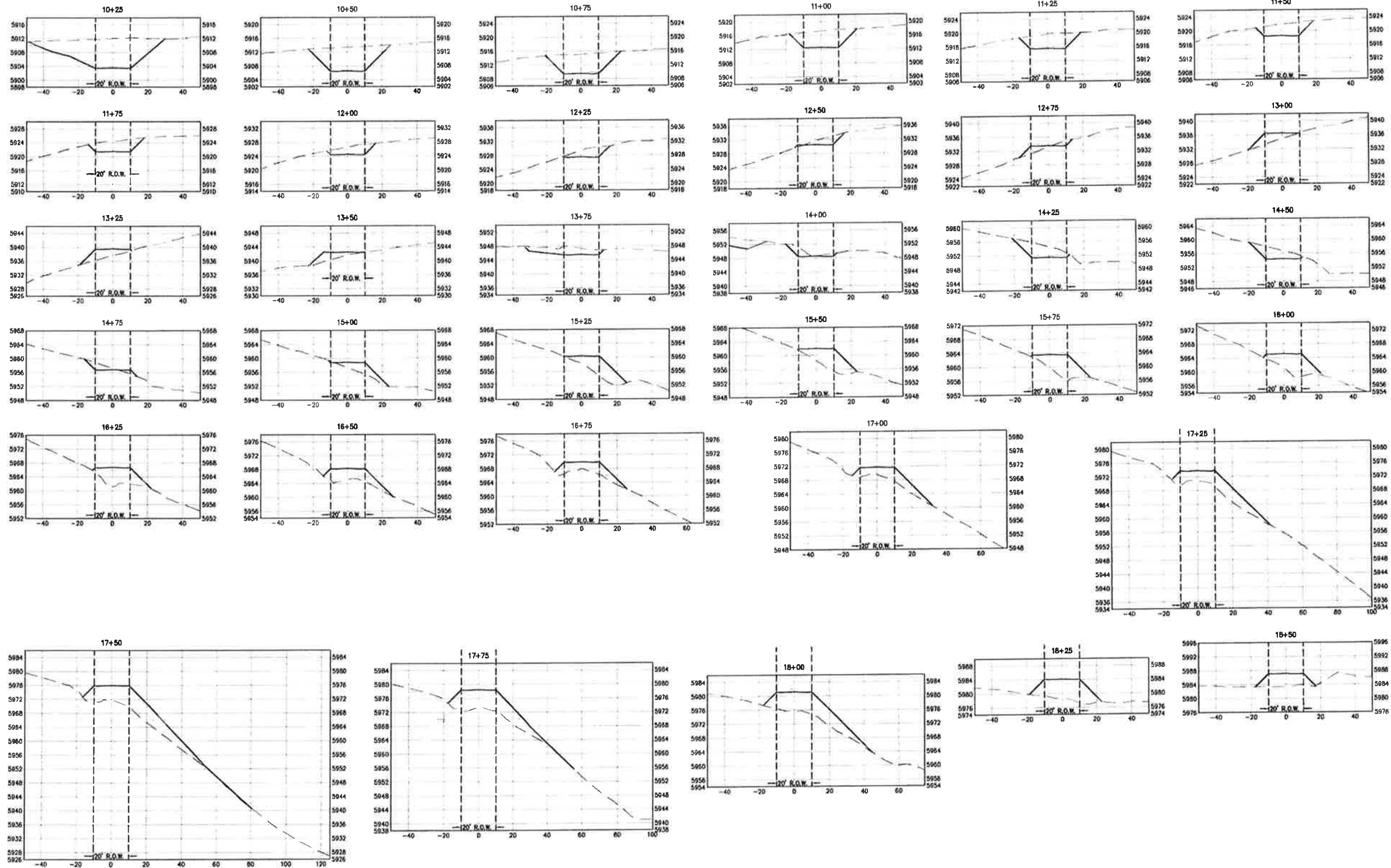


THREE FALLS WAY 10+50 - 19+25
SECTION VIEWS 2:1

———— FINISHED GRADE
----- EXISTING GRADE

THREE FALLS PHASE 4 CONSTRUCTION DRAWINGS		811 Know what's below. Call before you dig.		PSOMAS Balancing the Natural and Built Environment 4179 Riverbend Road, Suite 200 Salt Lake City, UT 84123 (801) 270-5777 (801) 270-5782 fax www.psomas.com		PROJECT NUMBER: BPV010200	
C3.4		ROAD CROSS SECTIONS		NOT FOR CONSTRUCTION THESE PLANS HAVE NOT BEEN APPROVED BY THE GOVERNING AGENCY AND ARE SUBJECT TO CHANGE		SUBMITTAL PERMIT	
SHEET NO. 19 OF 32				DRAWN BY: MWC		CHECKED BY: AJH	
				APPROVED BY: LFM		APPROVAL DATE: 08/09/17	
				NO.		REVISION DESCRIPTION	
				DATE			

8/9/2017 5:13 PM U:\BP\010200\ENGR\THREE FALLS RANCH\DRAWINGS\PHASE 4\SHEETS\C3.6 ROAD CROSS SECTIONS.DWG



TANK 2 SHARED DRIVEWAY 10+25 - 18+50
SECTION VIEWS 2:1

———— FINISHED GRADE
- - - - - EXISTING GRADE

THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS

C3.6

SHEET NO. 21 OF 32

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CHECKED BY: ADJ	ADJ	
APPROVED BY: LTM	LTM	
APPRV DATE: / /		

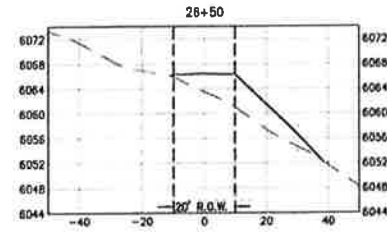
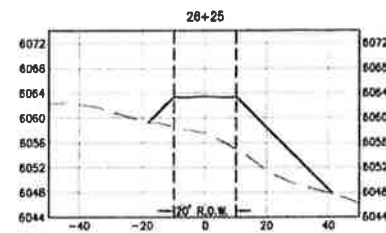
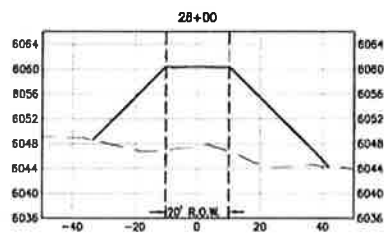
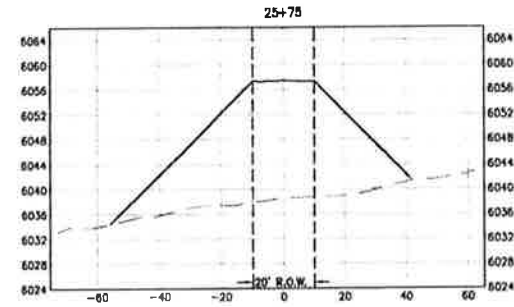
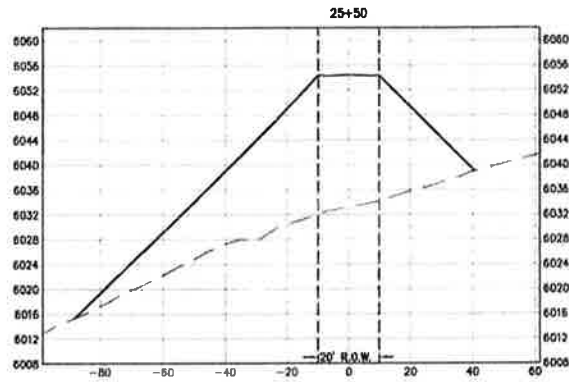
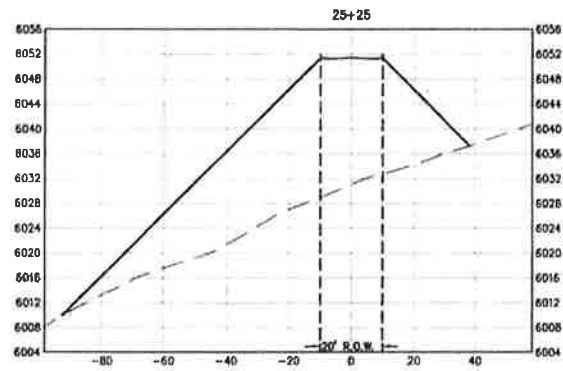
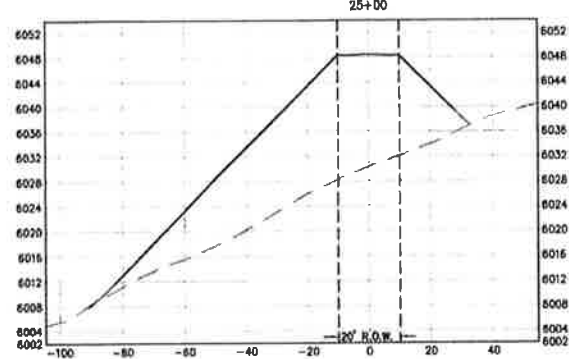
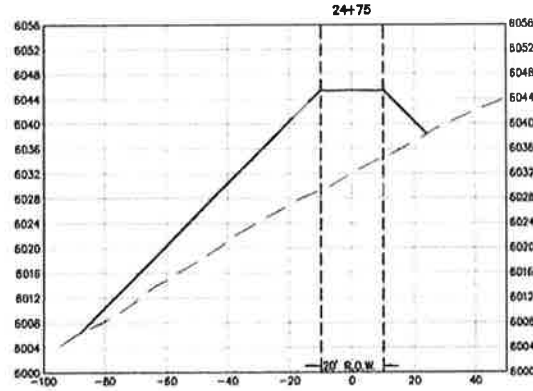
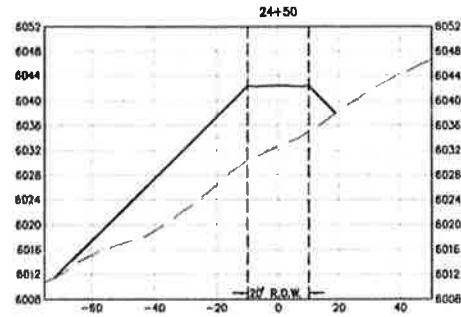
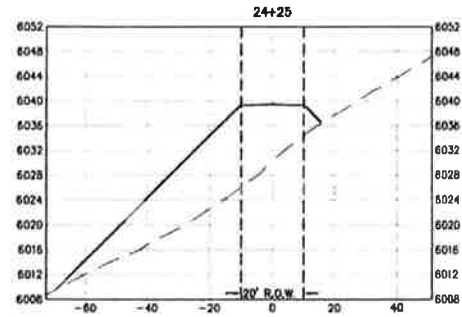
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BY THE GOVERNING AGENCY
AND ARE SUBJECT TO CHANGE

NO. NO.

REVISION DESCRIPTION


DATE

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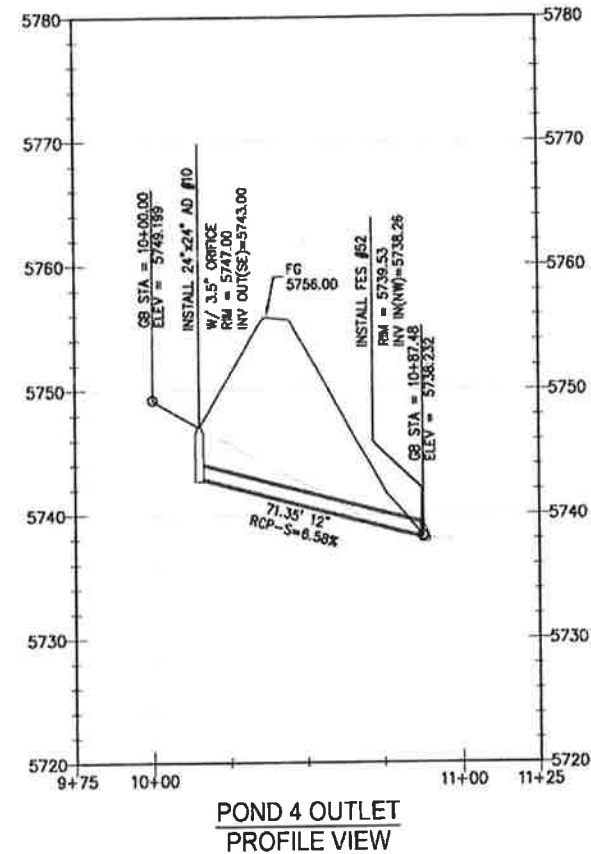
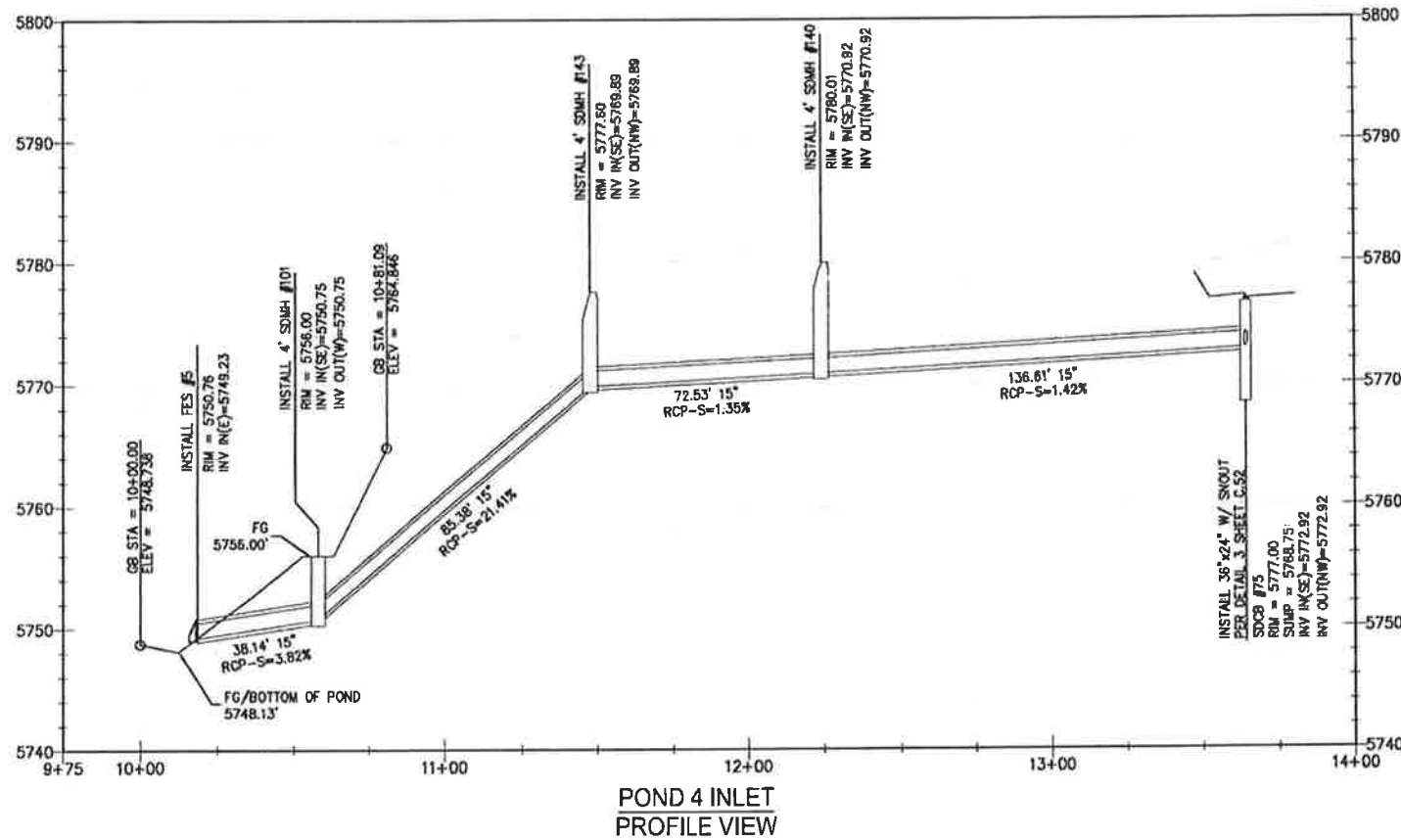


TANK SHARED DRIVEWAY 24+25 - 26+50
SECTION VIEWS 2:1

———— FINISHED GRADE
- - - - - EXISTING GRADE

THREE FALLS PHASE 4 CONSTRUCTION DRAWINGS		C3.8	
ROAD CROSS SECTIONS		SHEET NO. 23 OF 32	
 Know what's below. Call before you dig.		 Balancing the Natural and Built Environment 4179 Riverboat Road, Suite 200 Salt Lake City, UT 84123 (801) 270-5777 (801) 270-5782 fax www.psomas.com PROJECT NUMBER: BPVR010200	
SUBMITTAL	PERMIT	NOT FOR CONSTRUCTION THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE	
DRAWN BY: MWC	APPROVED BY: LFM	RELEASE DATE: 08/09/17	
CHECKED BY: A/JH	APPROVED BY: LFM		
DATE: 08/09/17			

8/9/2017 5:48 PM U:\BP\0010200\ENGR\THREE FALLS RANCH\DRAWINGS\PHASE 4\SHEETS\C4.0 POND PLAN.DWG



LEGEND:

- SD STORM DRAIN MANHOLE SEE DETAIL 3 SHEET C5.2
- STORM DRAIN CATCH BASIN SEE DETAIL 1 SHEET C5.2
- A FLARED END SECTION SEE DETAIL 5 SHEET C5.2
- STORM DRAIN AREA DRAIN SEE DETAIL 6 SHEET C5.2

NOTES:

- SEE TYPICAL SECTION ON C5.0 FOR ROAD DETAILS.
- SEE DETAIL 4 ON SHEET C5.2 FOR ORIFICE PLATE DESIGN.
- VEGETATE PONDS POST-CONSTRUCTION WITH SEED MIX PER EROSION CONTROL PLAN.
- SEE DETAIL 5 ON SHEET C5.2 FOR TRASH RACK DETAIL.

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AND ARE SUBJECT TO CHANGE

DATE	REVISION DESCRIPTION	NO.

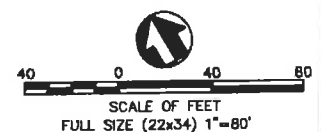
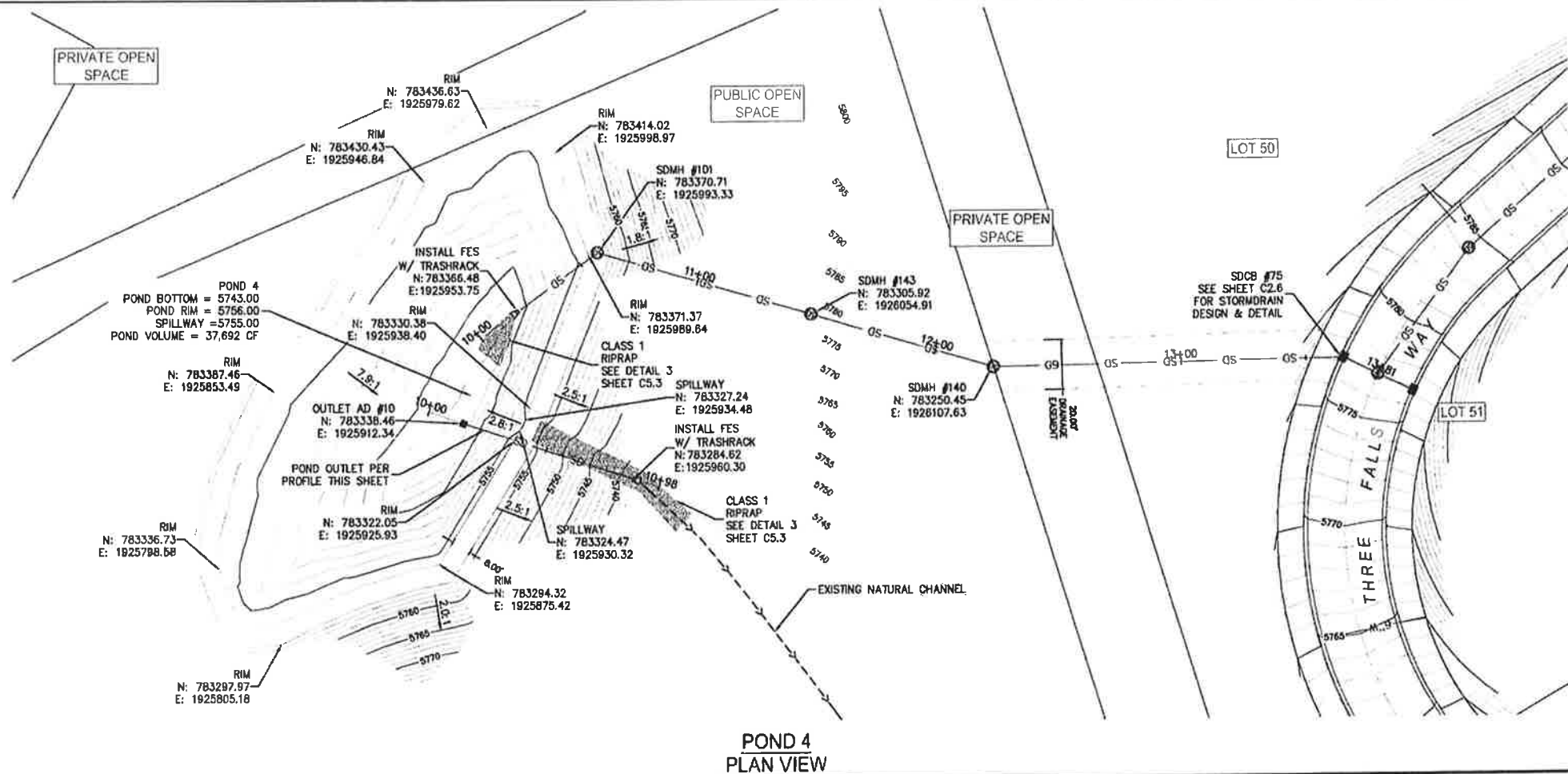
SUBMITTAL	PERMIT
DRAWN BY: MWC	MWC
CHECKED BY: A.J.H.	A.J.H.
APPROVED BY: LFM	LFM
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RELEASE DATE: 08/09/17	08/09/17

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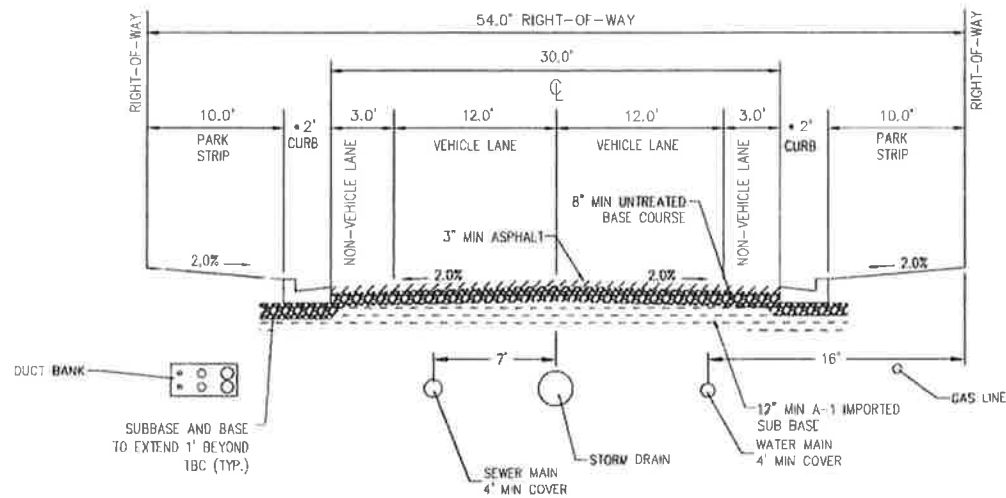
811
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THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS
C4.0
POND PLAN

SHEET NO. 25 OF 32



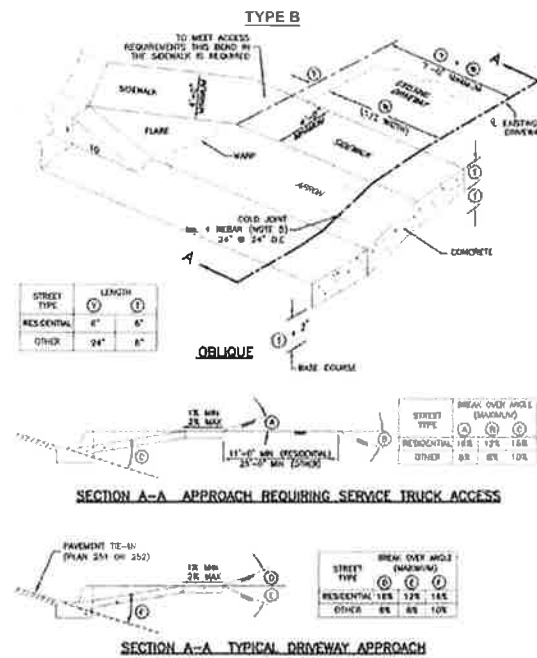
U:\80-4010100\ENGR\THREE FALLS RANCH\DRAWINGS\PHASE A\SHEETS\C5.0 DETAILS.DWG 8/19/2017 5:51 PM



NOTES:

- ALPINE CITY C&G PER DETAIL 3, THIS SHEET
- IF SUBGRADE SOILS ARE AASHTO CLASS A-3, A-4, OR A-5, 10" OF IMPORTED A-1 SUBBASE MATERIAL WILL BE REQUIRED. FOR A-6 OR A-7 SUBGRADE SOILS, 12" OF A-1 SUBBASE MATERIAL WILL BE REQUIRED.

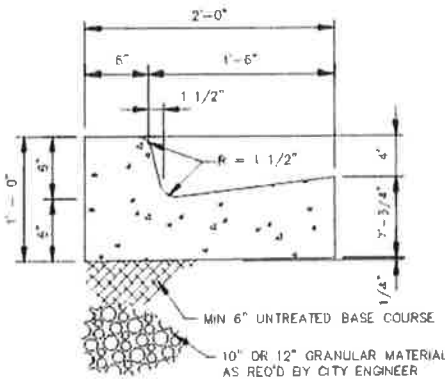
1 TYPICAL ROAD CROSS SECTION
NOT TO SCALE



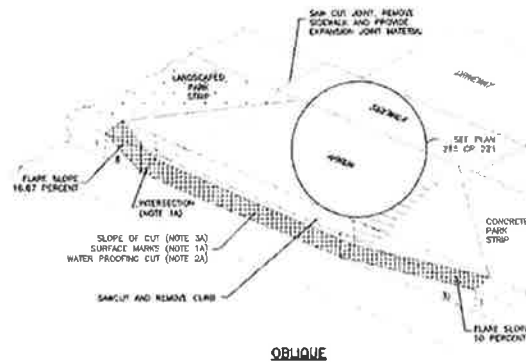
Flare driveway approach
December 2009 47
Plan 221
Sheet 2 of 2

DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 221 FOR ALL PERTAINING NOTES.

4 FLARE DRIVEWAY
NOT TO SCALE



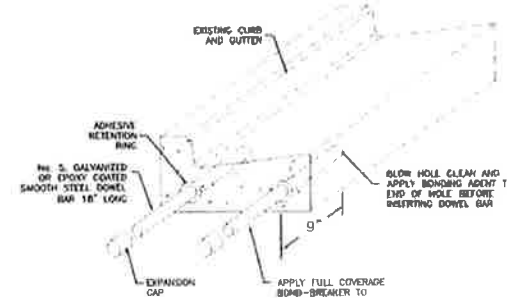
2 ALPINE CITY STD. CURB & GUTTER
NOT TO SCALE



Saw-cut driveway approach
February 2011 49
Plan 222

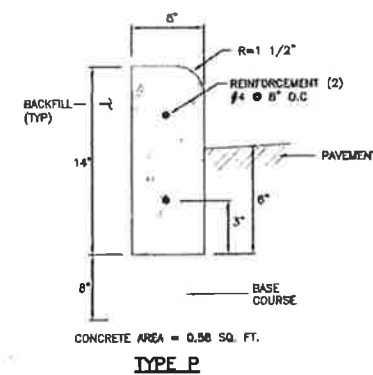
DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 222 FOR ALL PERTAINING NOTES.

5 SAWCUT DRIVEWAY
NOT TO SCALE



DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 206 FOR ALL PERTAINING NOTES.

3 CURB & GUTTER JOINTS
NOT TO SCALE



6 TYPE P CURB
NOT TO SCALE

DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 209 FOR ALL PERTAINING NOTES.

NO.	REVISION DESCRIPTION	DATE

NOT FOR CONSTRUCTION
THIS PLAN HAS NOT BEEN APPROVED BY THE CITY ENGINEER AND IS SUBJECT TO CHANGE

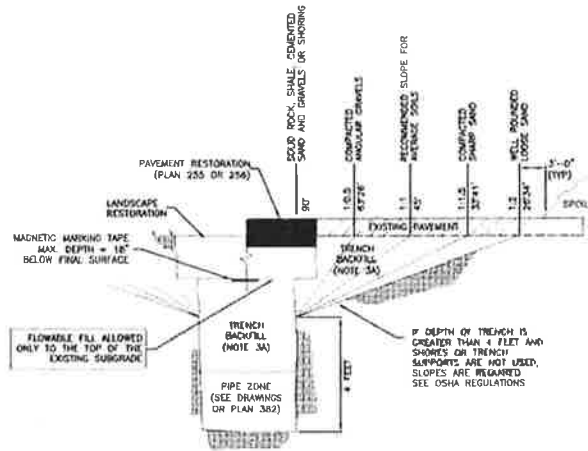
SUBMITTAL	PERMIT	DATE
DRAWN BY: MWC	MWC	08/09/17
CHECKED BY: ALH	ALH	
APPROVED BY: LFM	LFM	
APPROVAL DATE: 7/17/17		
RELEASE DATE: 08/09/17		

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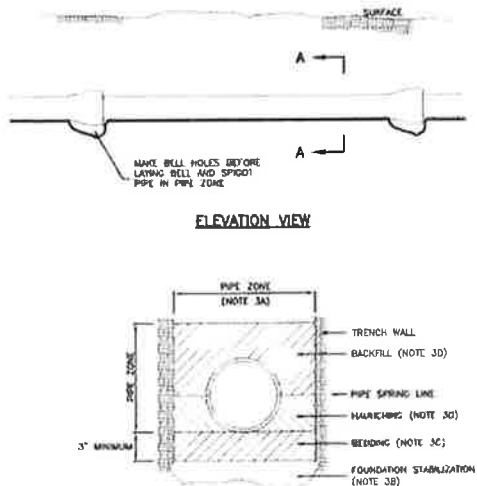
THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS
C5.0
SHEET NO. 27 OF 32

DETAILS



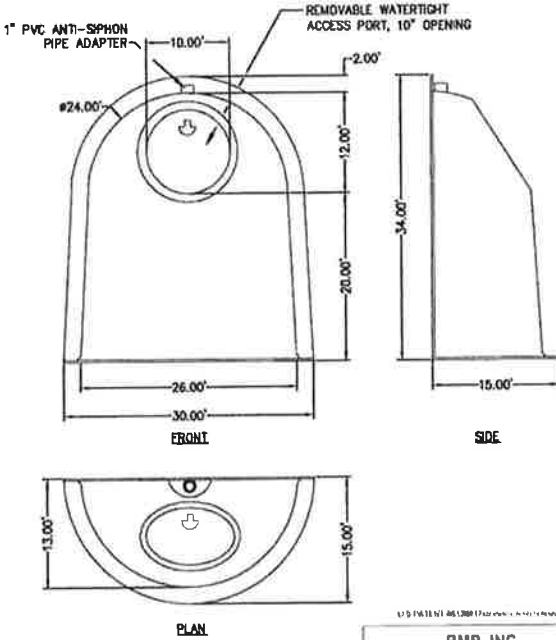
DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 381 FOR ALL PERTAINING NOTES.

1 TRENCH BACKFILL
NOT TO SCALE

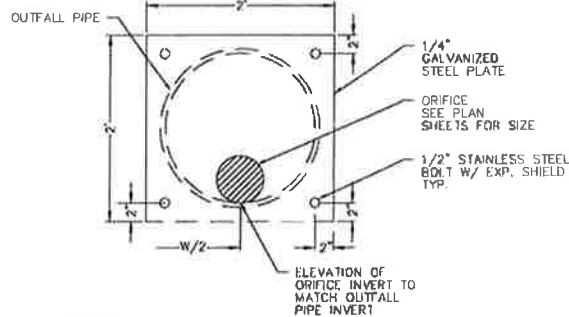


DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 382 FOR ALL PERTAINING NOTES.

2 PIPE ZONE BACKFILL
NOT TO SCALE

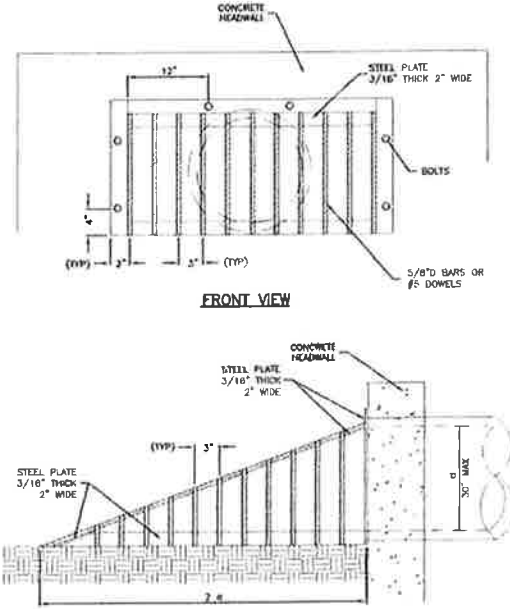


3 SNOUT
NOT TO SCALE



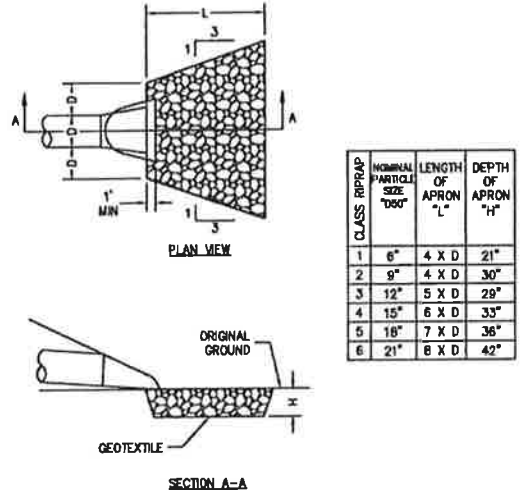
- NOTES:
1. ALL MATERIAL TO BE ASTM A 36 STEEL.
 2. USE 1/2 INCH STAINLESS STEEL BOLTS AND 1/8 INCH STAINLESS STEEL WASHERS.
 3. COAT ALL METAL PARTS WITH ASPHALTUM PAINT.
 4. WELD ALL JOINTS.

4 ORIFICE PLATE
NOT TO SCALE



DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 320 FOR ALL PERTAINING NOTES.

5 TRASH RACK
NOT TO SCALE



6 RIPRAP PLACEMENT
NOT TO SCALE

175 FALLEN BY 86.000 (175 FALLEN BY 86.000)

BMP, INC.
53 MT. ARCHER ROAD, SUITE 200
(800) 504-0009 FAX: (800) 504-3155

DESCRIPTION	DATE	SCALE
24F SNOUT OIL & DEBRIS STOP	09/20/99	NONE
DRAWN BY: 24F		

NO.	REVISION DESCRIPTION	DATE

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SUBMITTAL	PERMIT	DATE

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Littleton, CO 80120
(801) 938-0077 (801) 270-5782 fax
www.psomas.com

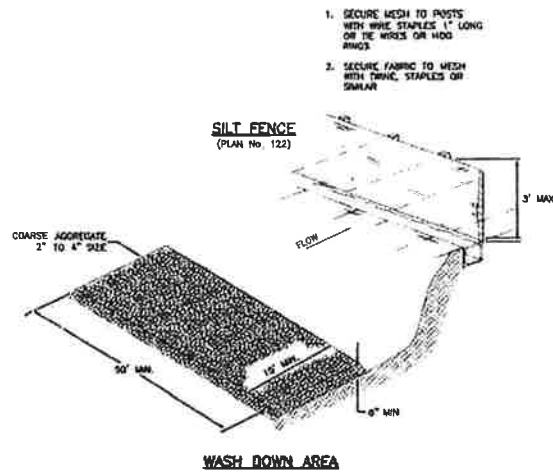
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THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS

C5.2

SHEET NO. 29 OF 32

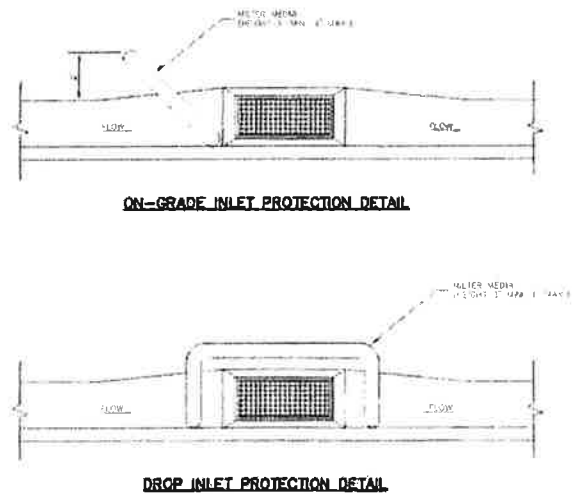
NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 381 FOR ALL PERTAINING NOTES.

1 VEHICLE WASHDOWN
NOT TO SCALE

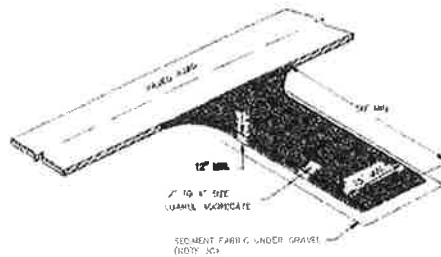
NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 381 FOR ALL PERTAINING NOTES.

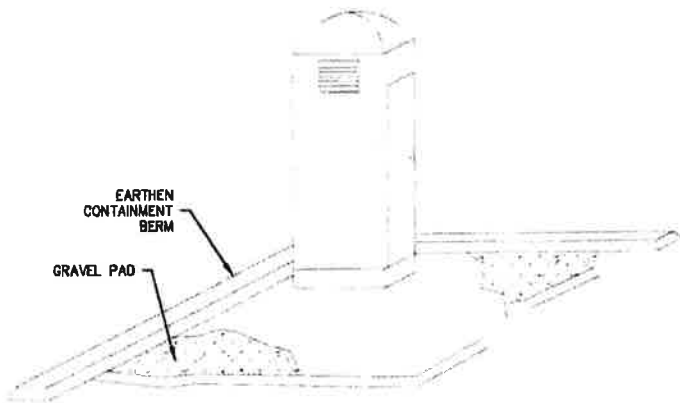
4 INLET PROTECTION
NOT TO SCALE

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2 STABILIZED ENTRANCE
NOT TO SCALE



INSTALLATION/APPLICATION CRITERIA

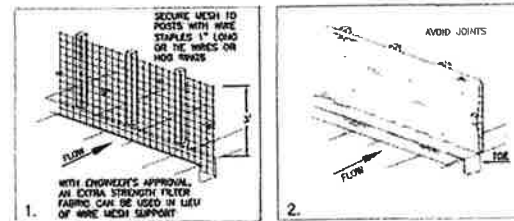
1. LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE. PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
2. CONSTRUCT EARTH BERM PERIMETER, CONTROL FOR SPILL/PROTECTION LEAK

MAINTENANCE

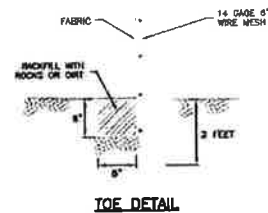
1. PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
2. REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
3. ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

5 PORTABLE TOILET
NOT TO SCALE

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 381 FOR ALL PERTAINING NOTES.

3 SILT FENCE
NOT TO SCALE

GRASS AND WILDFLOWER MIX:
20 lbs CABIN BLEND AND 5 lbs ROCKY MOUNTAIN
WILDFLOWER MIX PER ACRE

CABIN BLEND	
SPECIES	% BY WEIGHT
MOUNTAIN BROME	30
SLENDER WHEATGRASS	20
SANDBURG BLUEGRASS	5
BIG BLUEGRASS	5
SHEEP FESCUE	5
WESTERN WHEATGRASS	20
BEARLESS BLUEBUNCH WHEATGRASS	10

ROCKY MOUNTAIN WILDFLOWER MIX	
SPECIES	% BY WEIGHT
BLUE FLAX	8
PURPLE CONEFLOWER	10
BLACK-HEADED SUSAN	2
CALIFORNIA POPPY	11
WALLFLOWER	6
PIREWHEEL	7
WILD LUPINE	10
LANCE-LEAVED COREOPSIS	8
PRAIRIE COMPOUND	2
MEXICAN HAT	2
FLANDERS POPPY	2
YELLOW COSMOS	4
BACHELOR BUTTON	2
PLAINS COREOPSIS	6
MOUNTAIN PHLOX	1
ROCKY MOUNTAIN IRIS	3
MOUNTAIN LUPINE	6
SHOWY GOLDENEYE	3
BLANKET FLOWER	8

6 GRASS & WILDFLOWER MIX
NOT TO SCALE

WETLAND/STREAMBANK MIX
15 lbs PER ACRE

WETLAND/STREAMBANK MIX	
SPECIES	% BY WEIGHT
INLAND SALTOGRASS	13.3
WESTERN WHEATGRASS	13.3
STREAMBANK WHEATGRASS	13.3
NEBRASKA SEDGE	20
BLUEGRASS	1.67
BEAKED SEDGE	20
BALING RUSH	1.67
MEADOW SEDGE	16.67

7 WETLAND-STREAMBANK MIX
NOT TO SCALE

DATE

REVISION DESCRIPTION

NO.

NOT FOR CONSTRUCTION

THIS PLAN HAS NOT BEEN APPROVED

BY THE DESIGN AGENCY

AND IS SUBJECT TO CHANGE

SUBMITTAL

PERMIT

DRAWN BY: MWC

CHECKED BY: AJH

APPROVED BY: LFM

APPRV DATE: 08/09/17

RELEASE DATE: 08/09/17

P S O M A S

Balancing the Natural and Built Environment

4179 Riverboat Road, Suite 200

Salt Lake City, UT 84123

(801) 270-5777 (801) 270-5782 fax

www.psom.com

PROJECT NUMBER: BPWR010200

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Know what's below.

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THREE FALLS

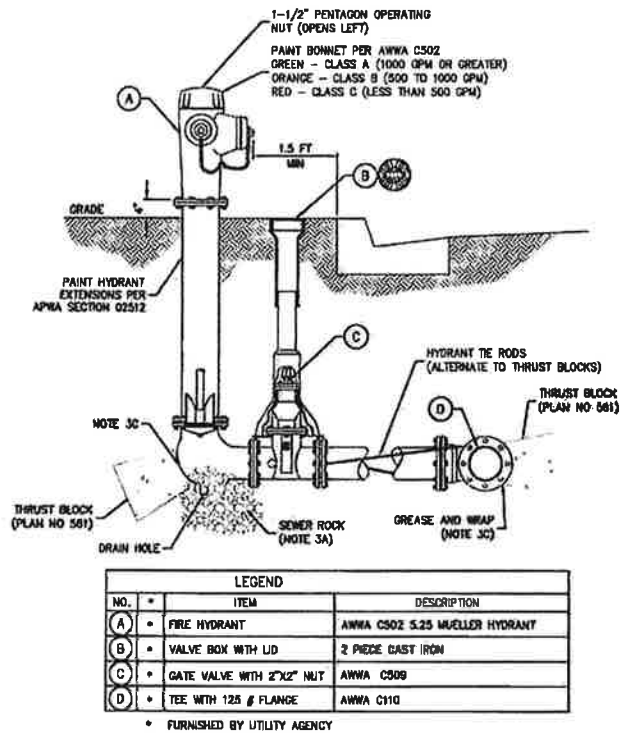
PHASE 4 CONSTRUCTION DRAWINGS

C5.5

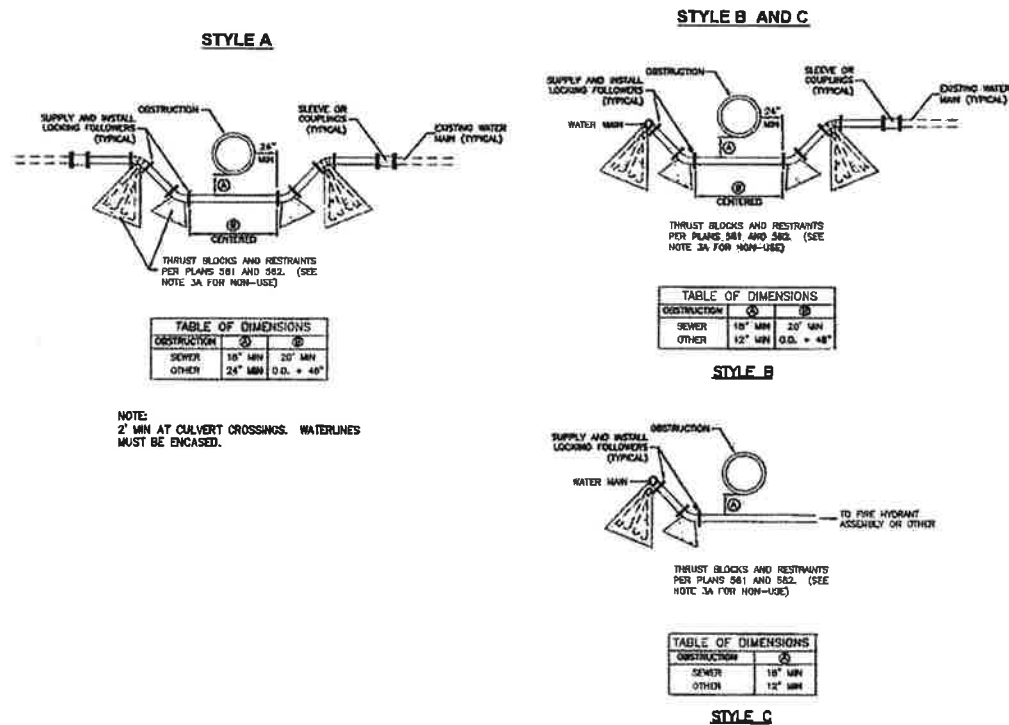
SHEET NO.32 OF 32

DETAILS

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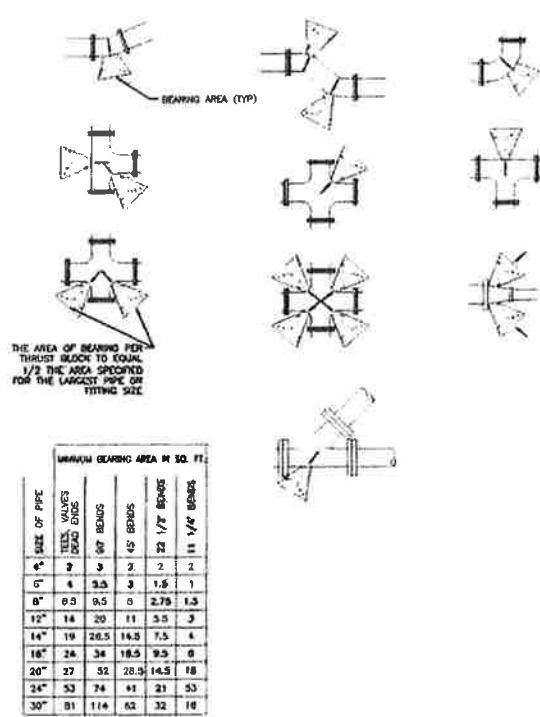


1 FIRE HYDRANT
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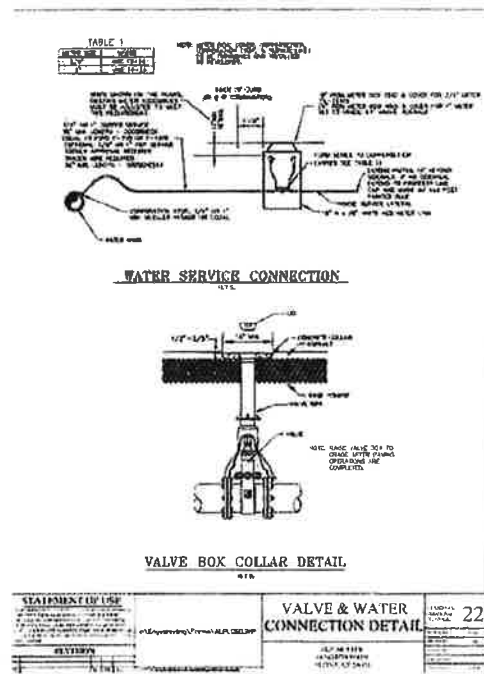
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4 WATER MAINLINE LOOP
NOT TO SCALE

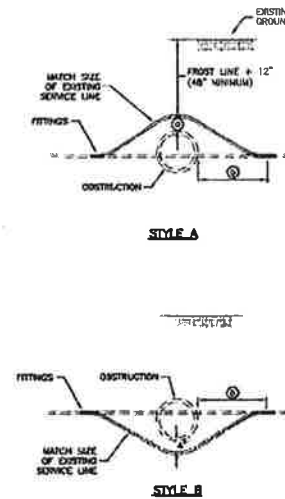


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2 THRUST BLOCKING
NOT TO SCALE

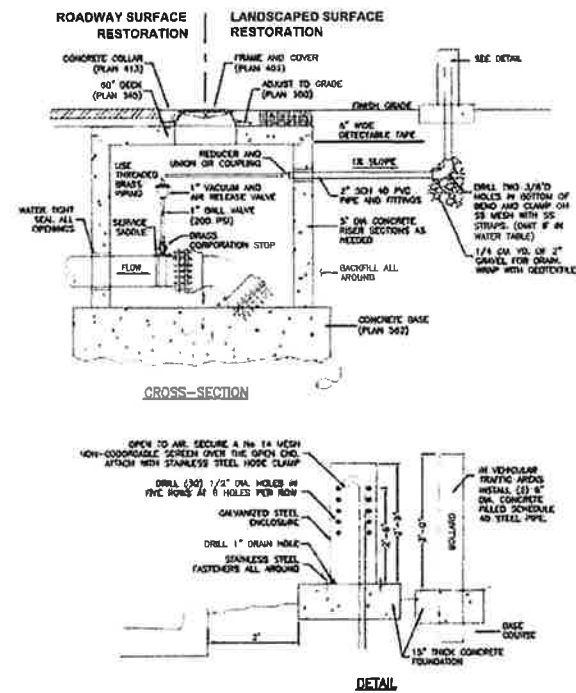


5 WATER METER AND SERVICE CONNECTION
NOT TO SCALE



DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 542 FOR ALL PERTAINING NOTES.

3 WATER SERVICE LOOP
NOT TO SCALE



DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 575 FOR ALL PERTAINING NOTES.

6 AIR RELEASE ASSEMBLY
NOT TO SCALE

NO.	REVISION DESCRIPTION	DATE

NOT FOR CONSTRUCTION
IF THE CONTRACTOR AGENCY
AND ARE SUBJECT TO CHANGE

PERMIT	SUBMITAL	DRAWN BY:	CHECKED BY:	APPROVED BY:	APPROV. DATE:	RELEASE DATE:

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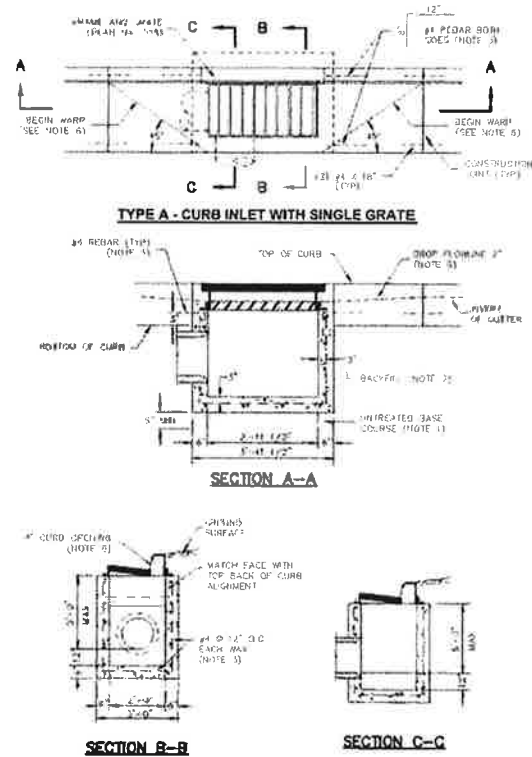
PROJECT NUMBER: BPVR010200

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PHASE 4 CONSTRUCTION DRAWINGS

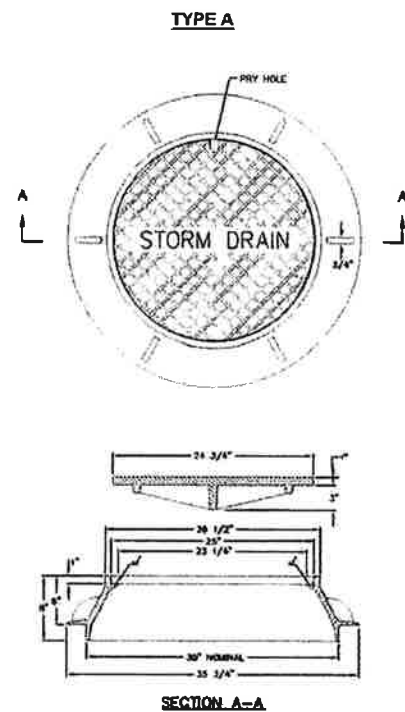
C5.3

SHEET NO.30 OF 32



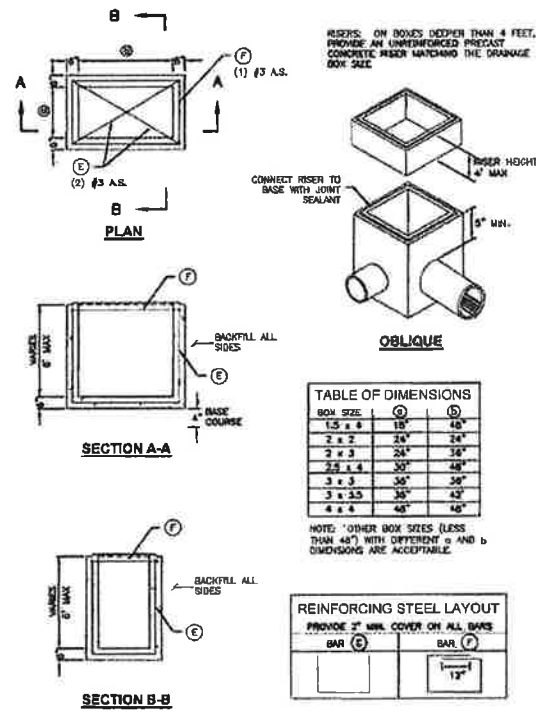
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1 CATCH BASIN NOT TO SCALE



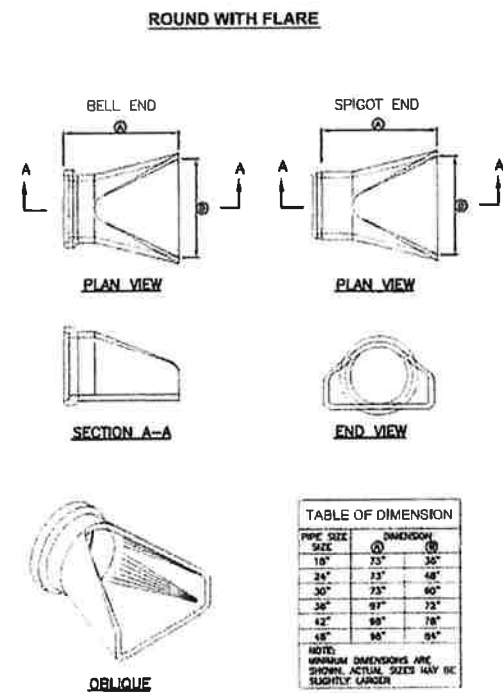
DETAIL SHOWN FOR REFERENCE ONLY. PROVIDE D&L MODEL I-3518 OR ENGINEER APPROVED EQUAL. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 308 FOR ALL PERTAINING NOTES.

2 35.5 INCH GRATE AND FRAME NOT TO SCALE



DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 341 FOR ALL PERTAINING NOTES.

3 PRECAST STORM DRAIN MANHOLE NOT TO SCALE



DETAIL SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO APWA STD. PLAN NO. 302 FOR ALL PERTAINING NOTES.

4 30 INCH FRAME AND COVER NOT TO SCALE

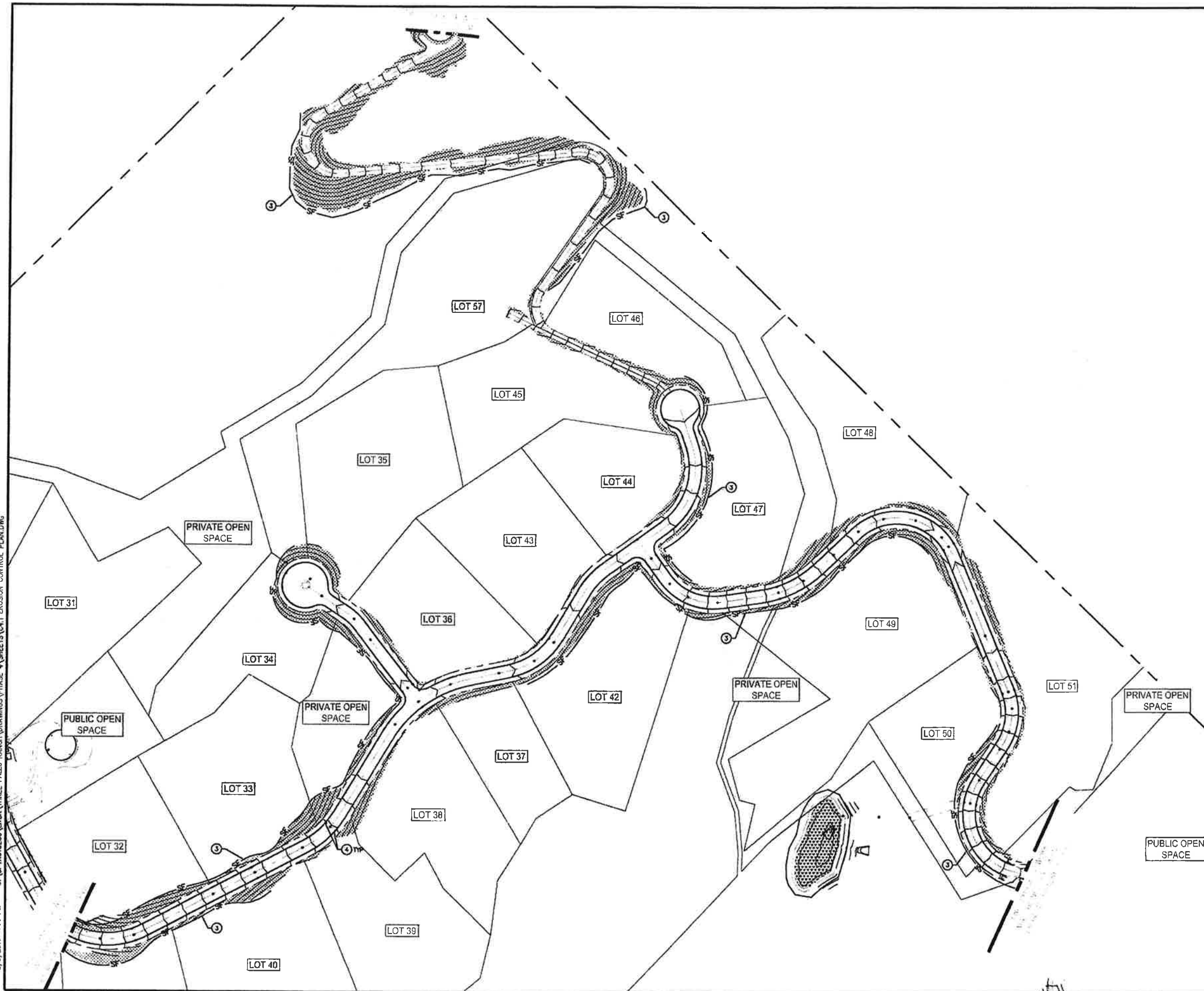
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5 AREA DRAIN NOT TO SCALE

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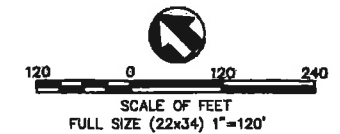
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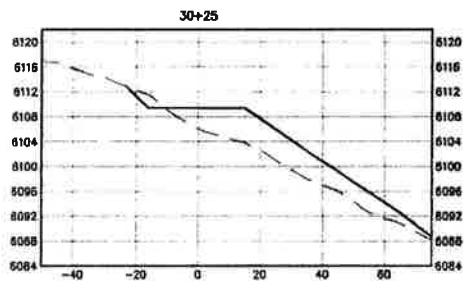
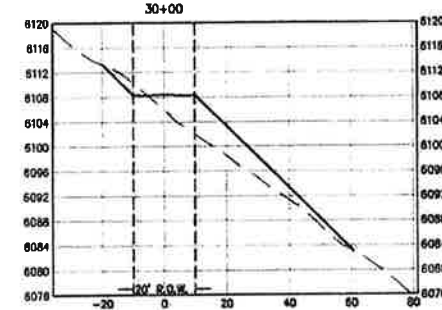
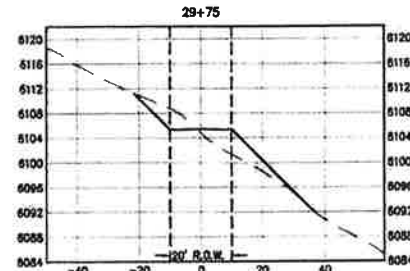
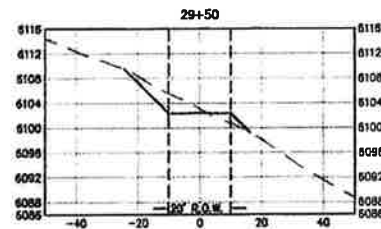
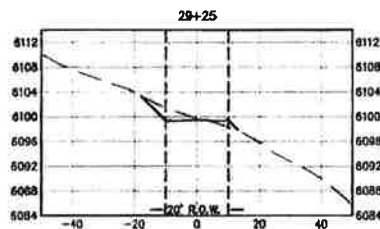
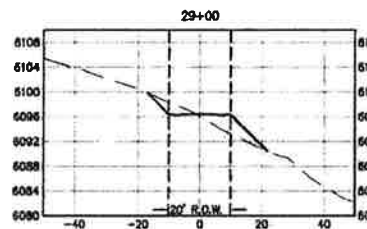
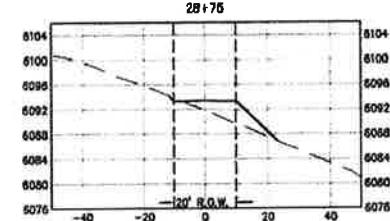
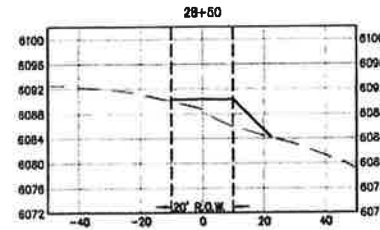
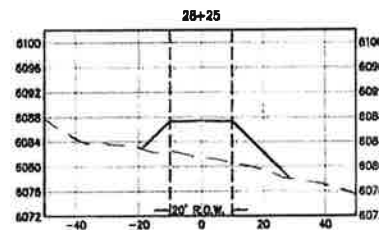
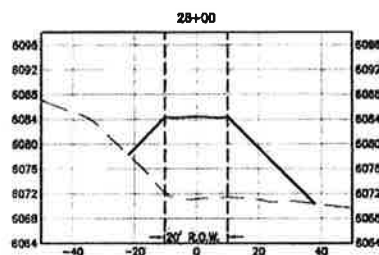
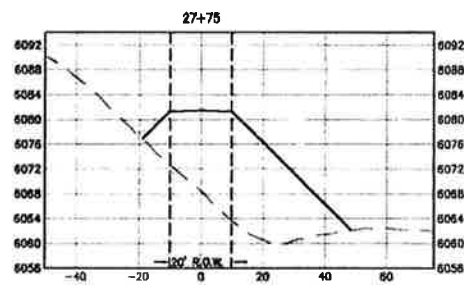
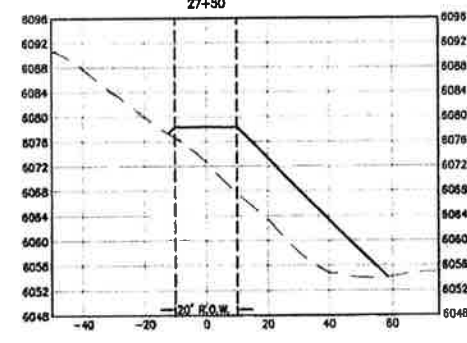
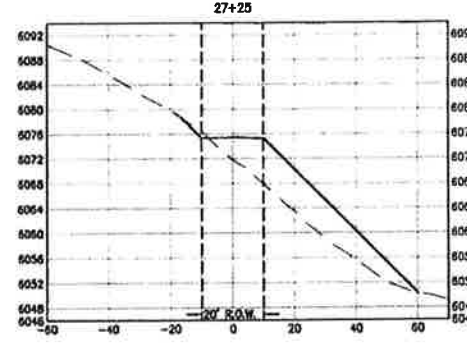
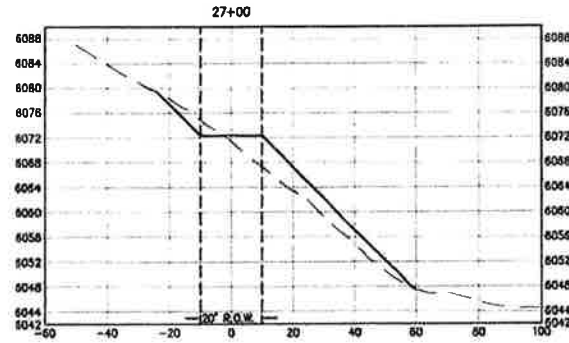
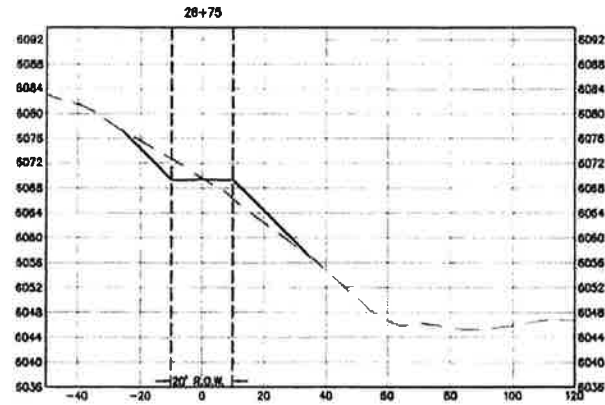
- (X) CONSTRUCTION NOTES:
- 1 STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2 SHEET C5.5
 - 2 INSTALL CONCRETE WASHDOWN AREA PER DETAIL 1 SHEET C5.5
 - 3 INSTALL SILT FENCE PER DETAIL 3 SHEET C5.5
 - 4 INSTALL GRAVEL SOCK INLET PROTECTION PER DETAIL 4 SHEET C5.5 TYPICAL OF ALL CATCH BASINS
 - 5 CONTRACTOR TO INSTALL SWPPP SIGN PER STATE REQUIREMENTS AT SITE ENTRANCE
 - 6 CONTRACTOR STAGING AND MOBILIZATION AREA. INSTALL PORT-A-JON PER DETAIL 5 SHEET C5.5
 - 7 REVEGETATE VIA HYDRO-SEED WITH SEED MIX SHOWN PER PLAN

- (A) REVEGETATE WITH GRASS & WILDFLOWER HYDRO-SEED MIX BY GRANITE SEED OR APPROVED EQUAL. SEE DETAIL 6 SHEET C5.6 FOR BLEND SPECIFICATIONS. COORDINATE WITH LANDSCAPE ARCHITECT FOR LANDSCAPE DESIGN.
- (B) REVEGETATE WITH WETLAND-STREAMBANK HYDRO-SEED MIX BY GRANITE SEED OR APPROVED EQUAL. SEE DETAIL 7 SHEET C5.6 FOR BLEND SPECIFICATIONS. COORDINATE WITH LANDSCAPE ARCHITECT FOR LANDSCAPE DESIGN.



REVISION DESCRIPTION		DATE
NO.		
NOT FOR CONSTRUCTION THIS PLAN HAS BEEN REVIEWED AND APPROVED BY THE ENGINEERING FIRM AND IS SUBJECT TO CHANGE		
SUBMITTAL	PERMIT	
DRAWN BY:	MWC	
CHECKED BY:	A/JH	
APPROVED BY:	LPM	
APPRV DATE:	8/9/17	
RELEASE DATE:	08/09/17	
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THREE FALLS PHASE 4 CONSTRUCTION DRAWINGS		EROSION CONTROL PLAN
C4.1		SHEET NO.28 OF 32

8/9/2017 7:35 PM U:\P\16010200\ENR\THREE FALLS RANCH\DRAWINGS\PHASE 4\SHEETS\C3.9 ROAD CROSS SECTIONS.DWG



— FINISHED GRADE
--- EXISTING GRADE

TANK SHARED DRIVEWAY 26+75 - 30+25
SECTION VIEWS 2:1



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THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS

C3.9

SHEET NO.24 OF 32

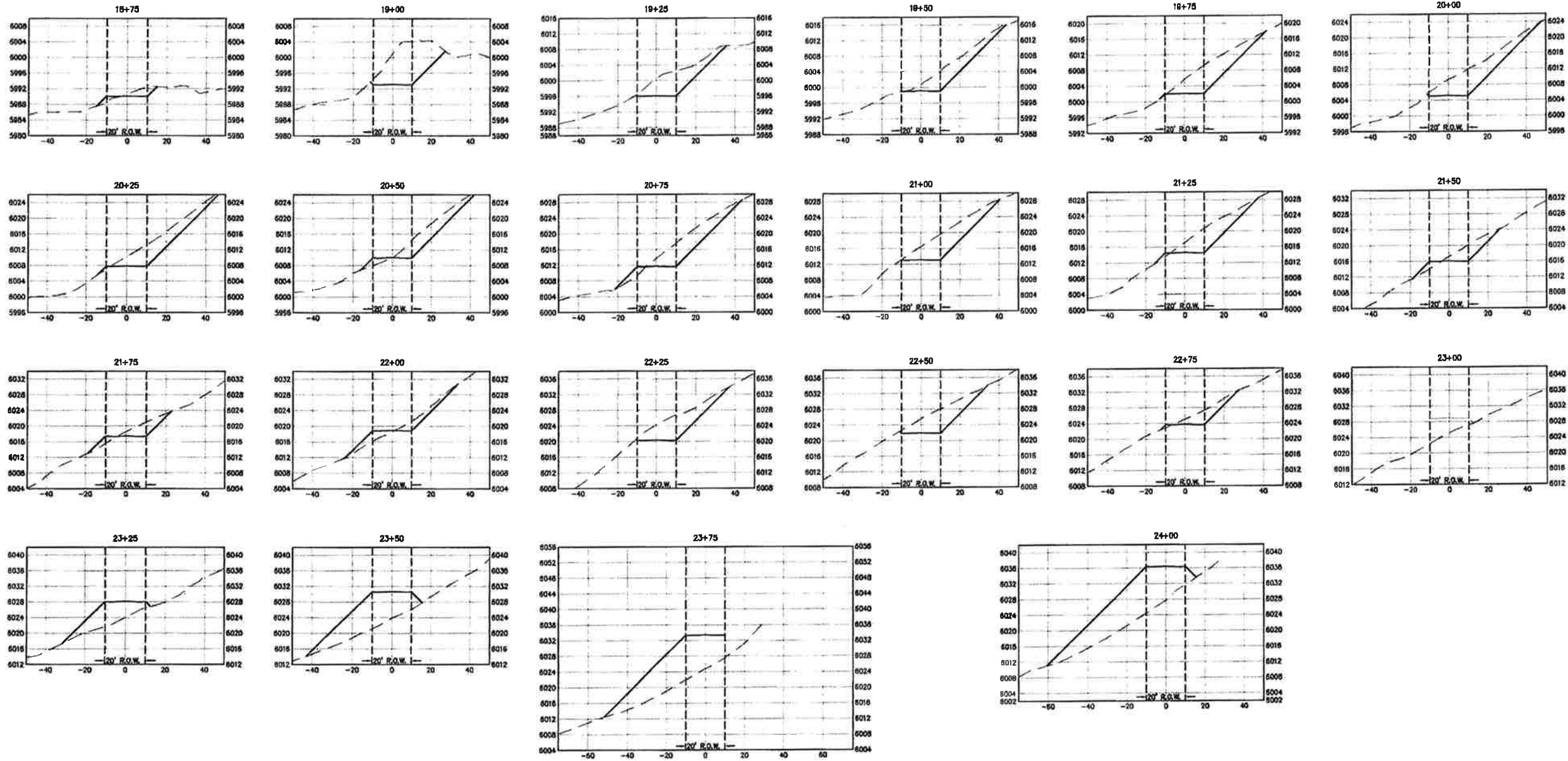
SUBMITTAL PERMIT
DRAWN BY: MWC
CHECKED BY: A/H
APPROVED BY: LFM
APPRV DATE: 05/31/17
RELEASE DATE: 05/31/17



NO.	REVISION DESCRIPTION	DATE

ROAD CROSS SECTIONS

PROJECT NUMBER: 8PWR010200



TANK 2 SHARED DRIVEWAY 18+75 - 24+00
SECTION VIEWS 2:1

———— FINISHED GRADE
- - - - - EXISTING GRADE

THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS

C3.7



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ROAD CROSS SECTIONS

PROJECT NUMBER: BP\RD10200

APPROVED BY: LFM
APPROVED DATE: 05/31/17



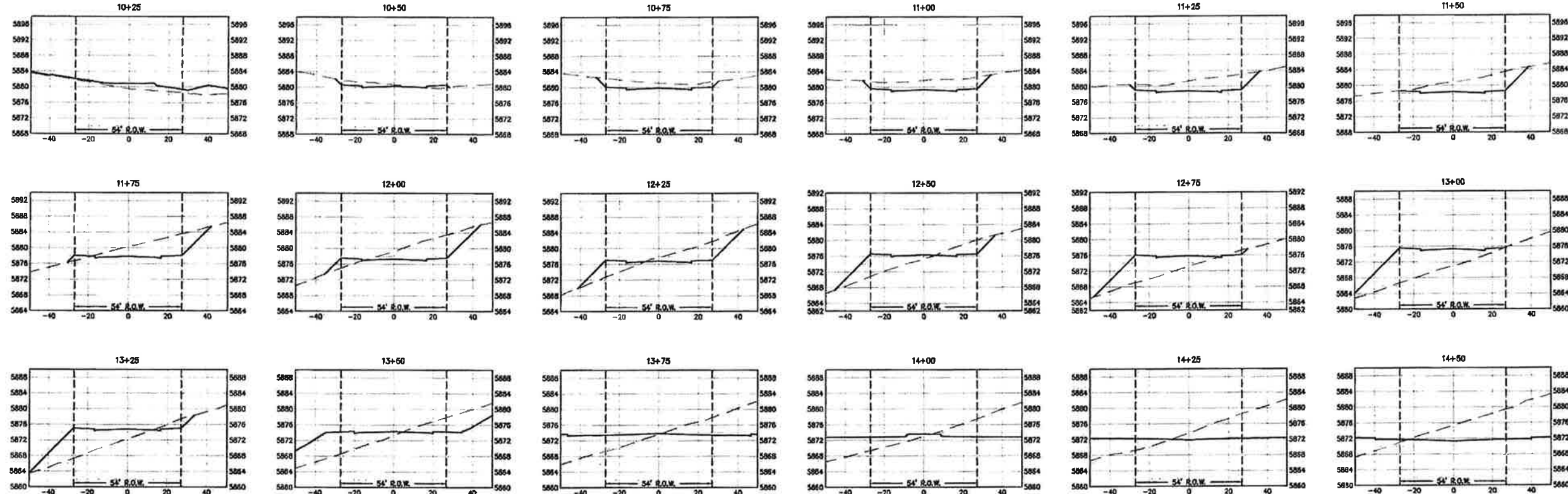
REVISION DESCRIPTION

NO.

DATE

NO.	REVISION DESCRIPTION	DATE

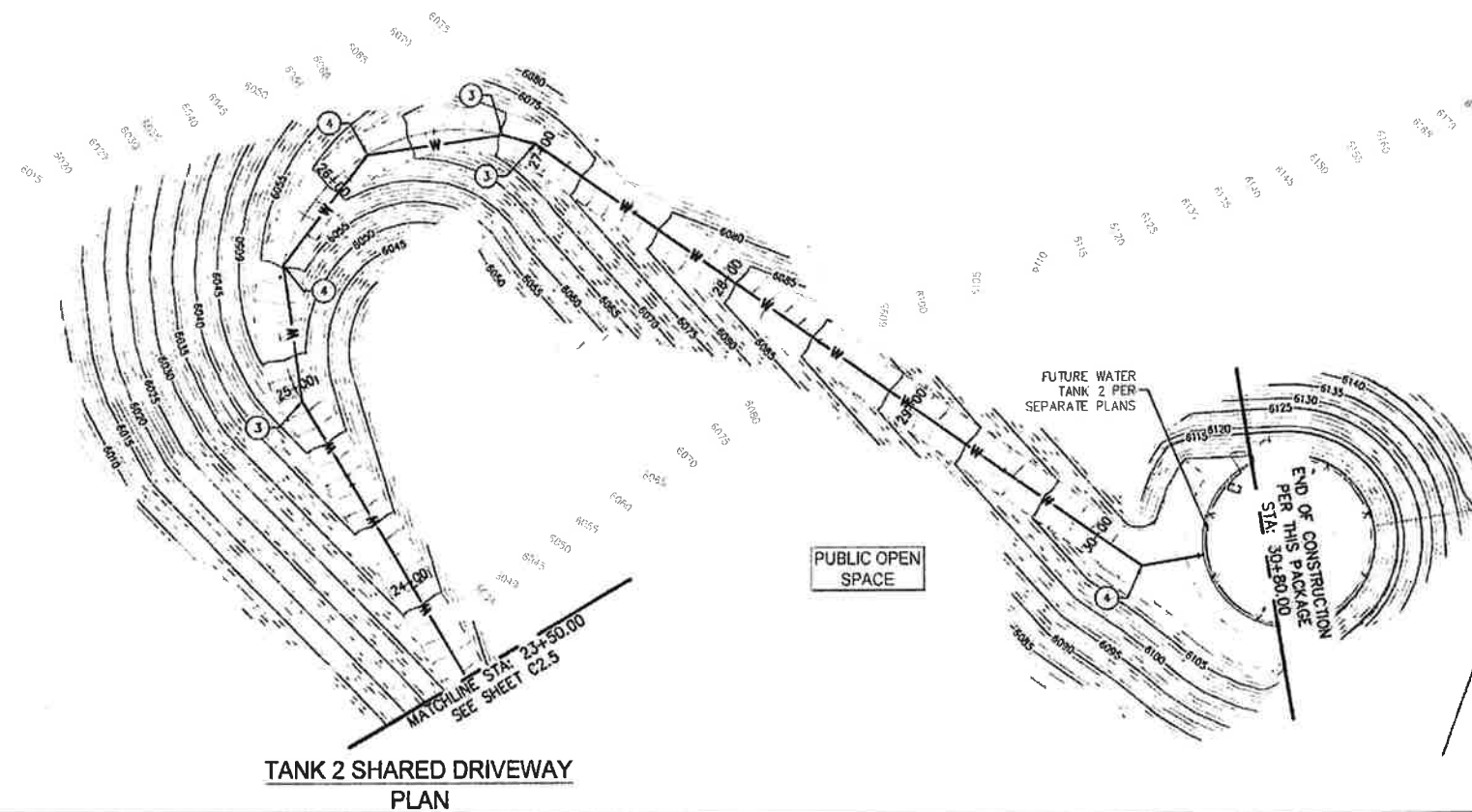
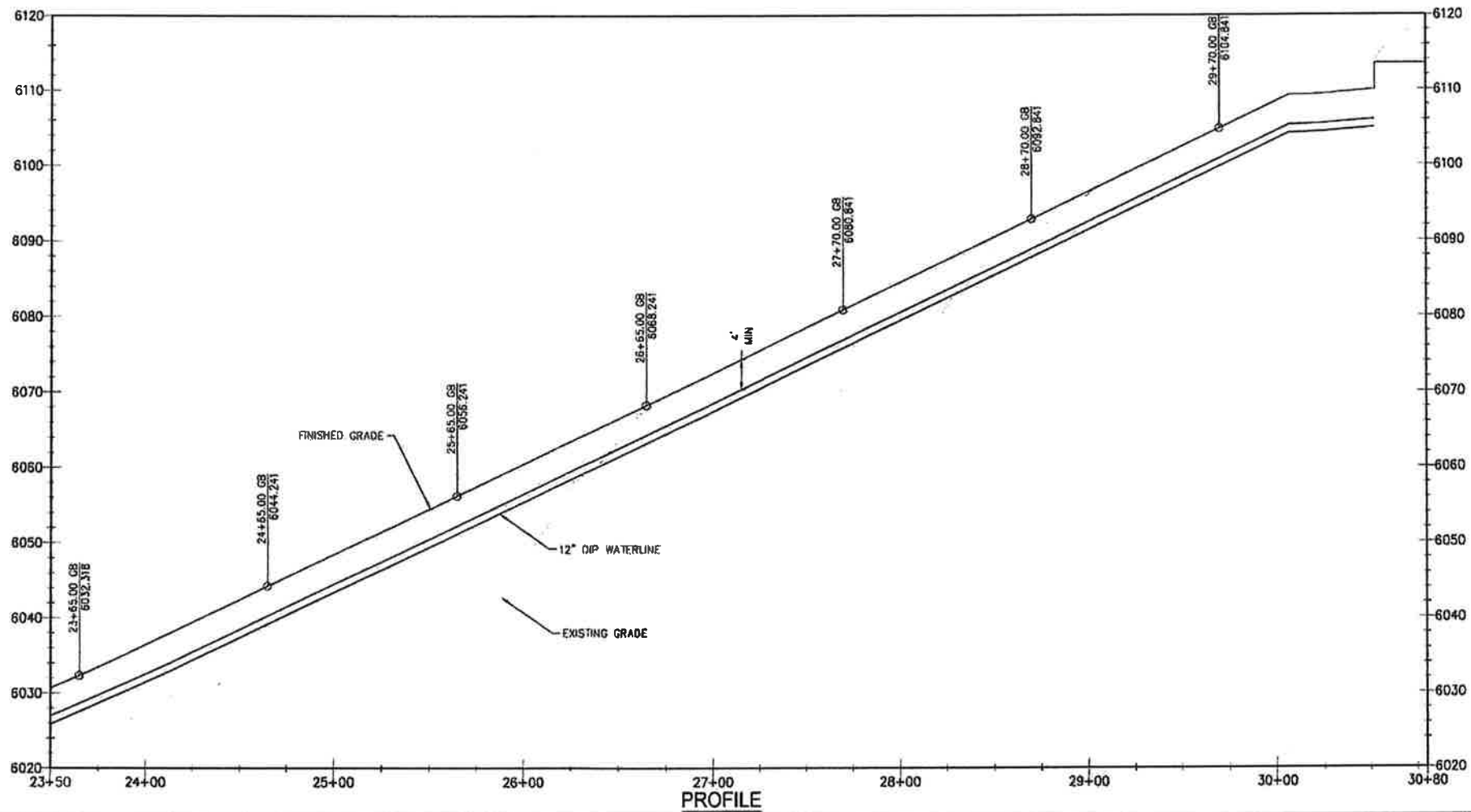
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MOUNTAIN SPRINGS COURT 10+25 - 14+50
SECTION VIEWS 2:1

— FINISHED GRADE
- - - EXISTING GRADE

THREE FALLS PHASE 4 CONSTRUCTION DRAWINGS		811 Know what's below. Call before you dig.		PSOMAS Balancing the Natural and Built Environment 4179 Riverboat Road, Suite 200 Salt Lake City, UT 84123 (801) 270-3777 (ext) 270-5782 fax www.psomas.com		PROJECT NUMBER: BP-010200	
				C3.3 SHEET NO. 18 OF 32			
ROAD CROSS SECTIONS		SUBMITTAL		PERMIT	NO.		REVISION DESCRIPTION
		DRAWN BY: MWC		CHECKED BY: ALH	APPROVED BY: LFM		APPROVAL DATE: 08/09/17
NOT FOR CONSTRUCTION THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE		RELEASE DATE: 08/09/17		DATE		DATE	



KEYMAP

CONSTRUCTION NOTES:

1. INSTALL DIP TEE, SIZE PER PLAN
2. INSTALL 11.25" BEND, SIZE PER PLAN
3. INSTALL 22.5" BEND, SIZE PER PLAN
4. INSTALL 45" BEND, SIZE PER PLAN
5. INSTALL 90" BEND, SIZE PER PLAN

LEGEND:

- SS SEWER MANHOLE SEE DETAIL 1 SHEET C5.4
- SD STORM DRAIN MANHOLE SEE DETAIL 3 SHEET C5.1
- SC STORM DRAIN CATCH BASIN SEE DETAIL 1 SHEET C5.1
- HC OLDCASTLE PRECAST HEADWALL OR EQUAL
- WV WATER VALVE
 - GATE VALVE FOR 10IN OR SMALLER
 - BUTTERFLY VALVE FOR 12IN OR LARGER
- FD FIRE HYDRANT SEE DETAIL 1 SHEET C5.3

NOTES:

1. SEE TYPICAL SECTION ON C5.0 FOR ROAD AND SHARED DRIVEWAY DETAILS.
2. ALL WATER LINE LENGTHS SHOWN ARE FROM START AND END OF LINE AND TEE TO TEE.
3. 6" PVC SEWER LATERALS ARE AT S=1.0%
4" SEWER LATERALS ARE AT S=2.0% MIN.
4. ALL WATERLINES TO BE ADEQUATELY THRUST BLOCKED PER DETAIL 2 SHEET C5.3.
5. PROVIDE 12" MINIMUM SEPARATION BETWEEN WATERMAIN AND CROSSING PIPES.

NOT FOR CONSTRUCTION
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				08/09/17	

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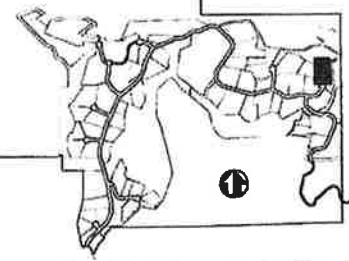
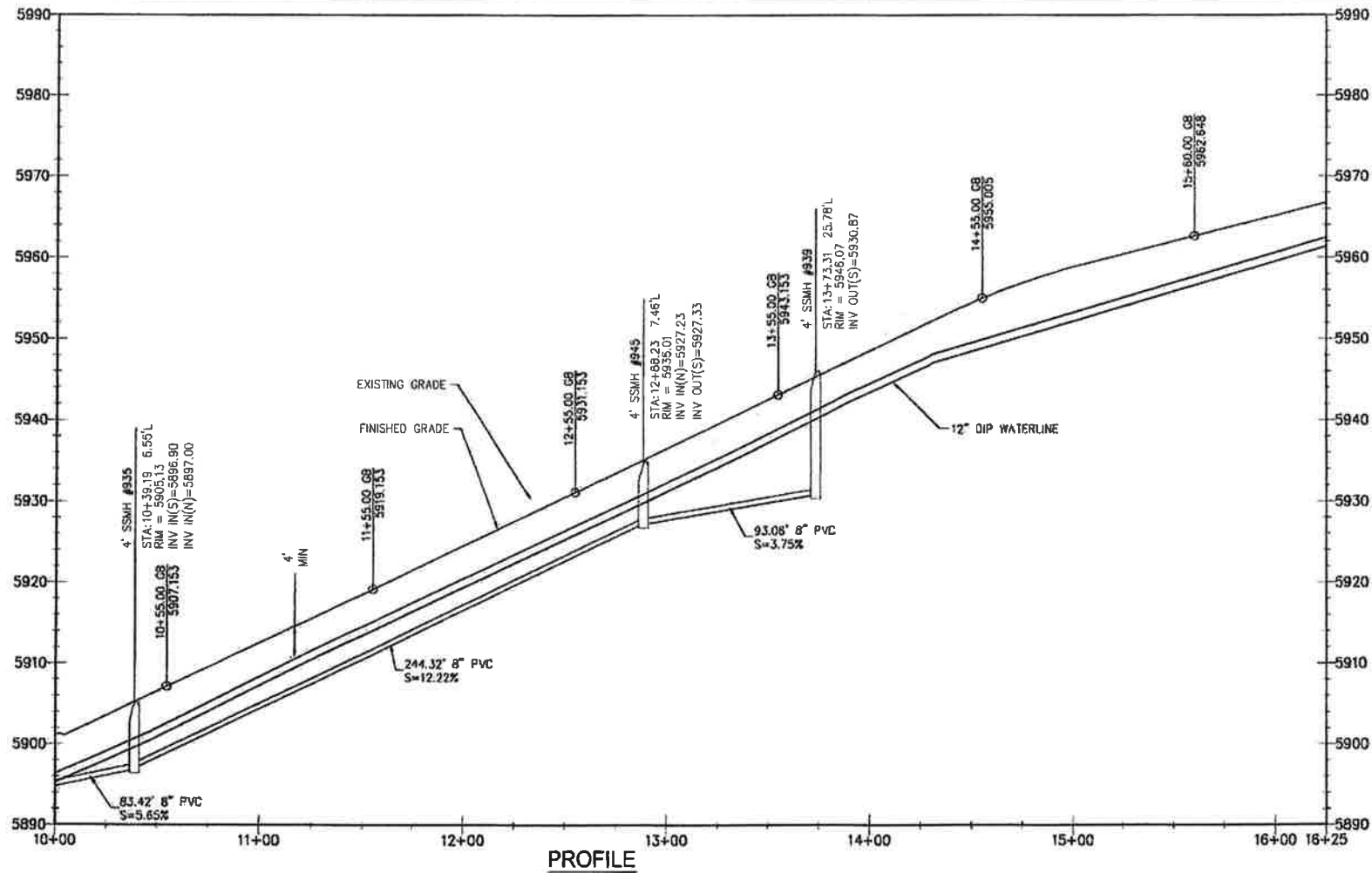
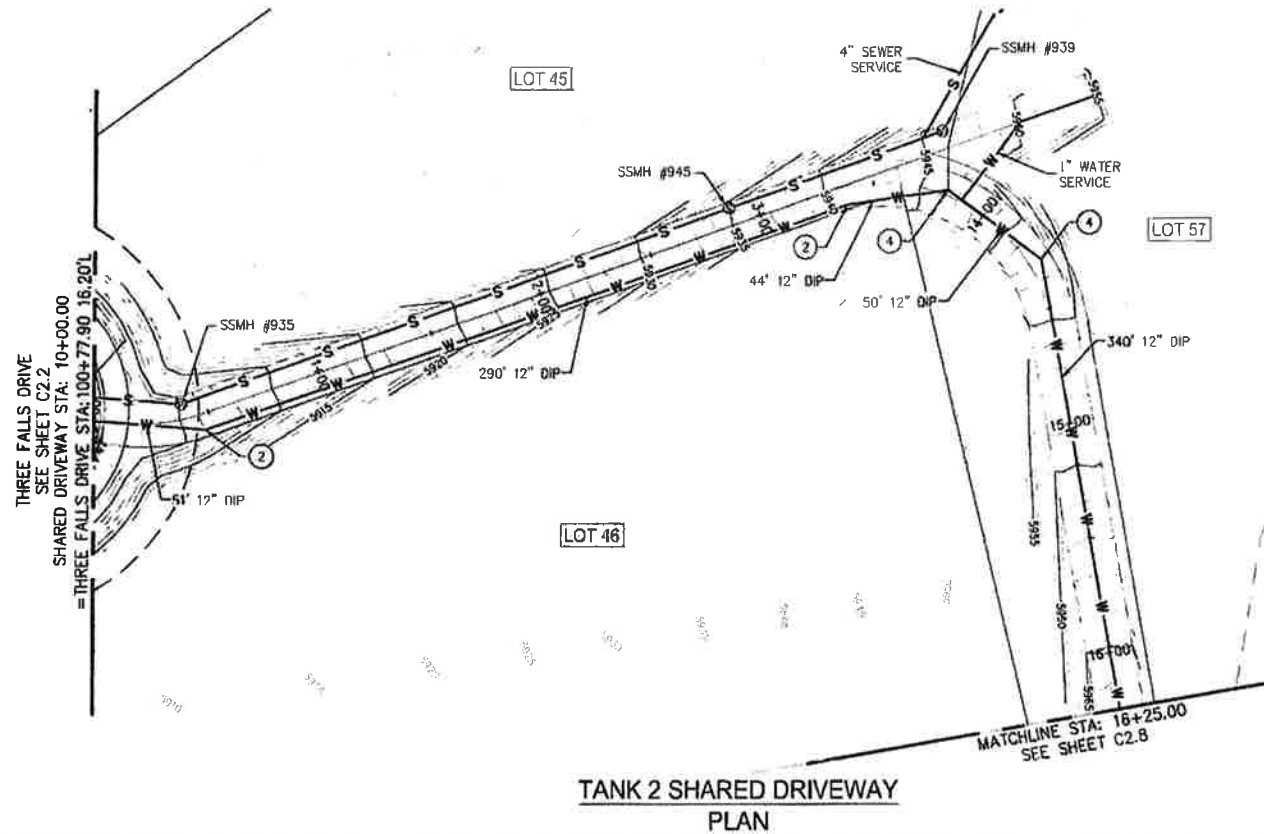
THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS
TANK 2 SHARED DRIVEWAY

C2.9

PLAN & PROFILE

SHEET NO. 14 OF 32

SCALE OF FEET
FULL SIZE (22x34) 1"=40'
VERT 1"=10'



KEYMAP

CONSTRUCTION NOTES:

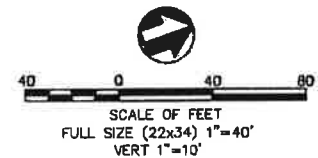
1. INSTALL DIP TEE. SIZE PER PLAN
2. INSTALL 11.25' BEND. SIZE PER PLAN
3. INSTALL 22.5' BEND. SIZE PER PLAN
4. INSTALL 45' BEND. SIZE PER PLAN
5. INSTALL 90' BEND. SIZE PER PLAN

LEGEND:

- SEWER MANHOLE SEE DETAIL 1 SHEET C5.4
- STORM DRAIN MANHOLE SEE DETAIL 3 SHEET C5.1
- STORM DRAIN CATCH BASIN SEE DETAIL 1 SHEET C5.1
- OLDCASTLE PRECAST HEADWALL OR EQUAL
- WATER VALVE
 - GATE VALVE FOR 10IN OR SMALLER
 - BUTTERFLY VALVE FOR 12IN OR LARGER
- FIRE HYDRANT SEE DETAIL 1 SHEET C5.3

NOTES:

1. SEE TYPICAL SECTION ON C5.0 FOR ROAD AND SHARED DRIVEWAY DETAILS.
2. ALL WATER LINE LENGTHS SHOWN ARE FROM START AND END OF LINE AND TEE TO TEE.
3. 6" PVC SEWER LATERALS ARE AT S=1.0%
4" SEWER LATERALS ARE AT S=2.0% MIN.
4. ALL WATERLINES TO BE ADEQUATELY THRUST BLOCKED PER DETAIL 2 SHEET C5.3.
5. PROVIDE 12" MINIMUM SEPARATION BETWEEN WATERMAIN AND CROSSING PIPES.



NO.	REVISION DESCRIPTION	DATE

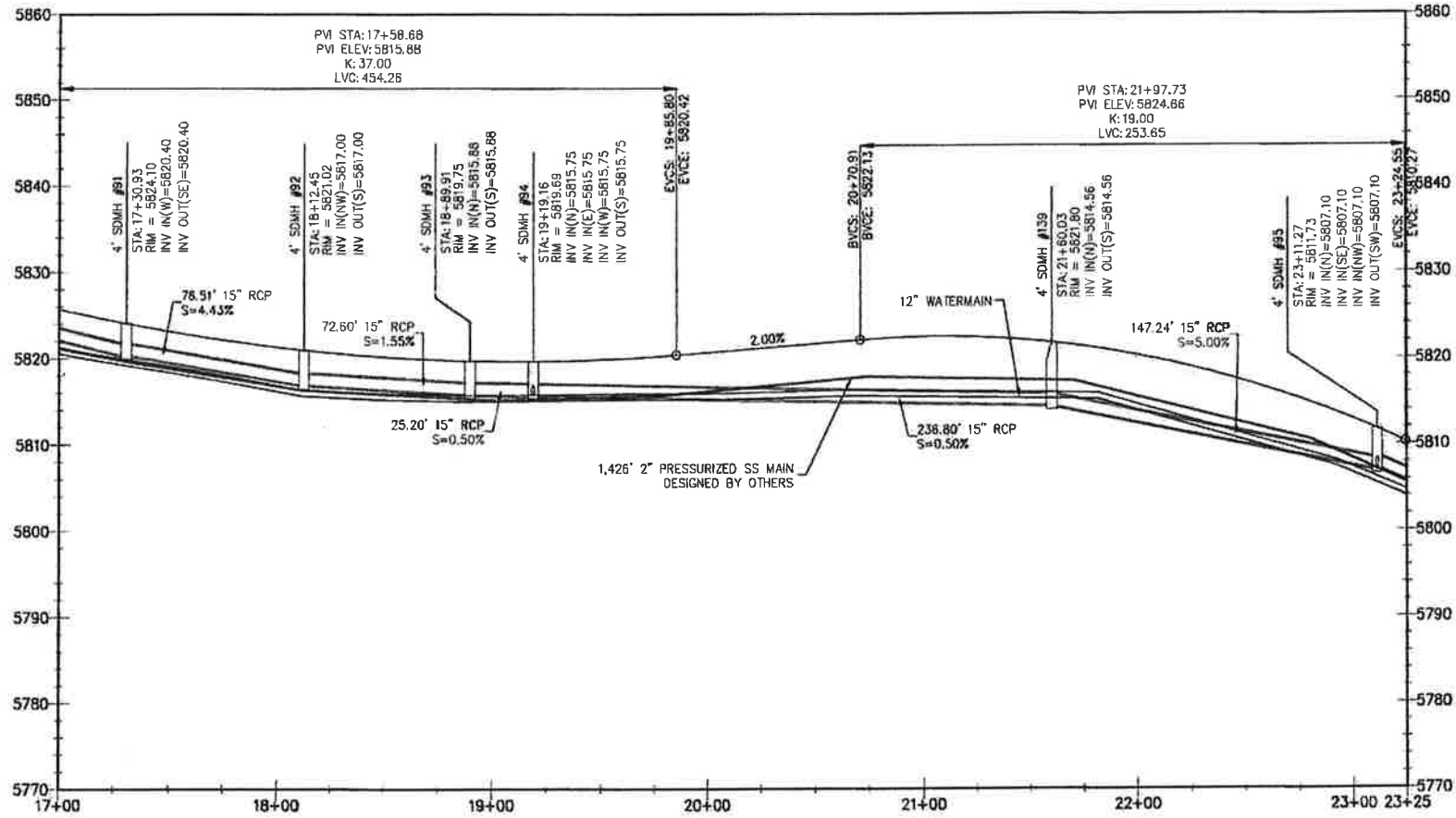
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PERMIT	MWC	A.H.	L.F.M.	DATE
SUBMITTAL	DRAWN BY:	CHECKED BY:	APPROVED BY:	APPRV DATE:

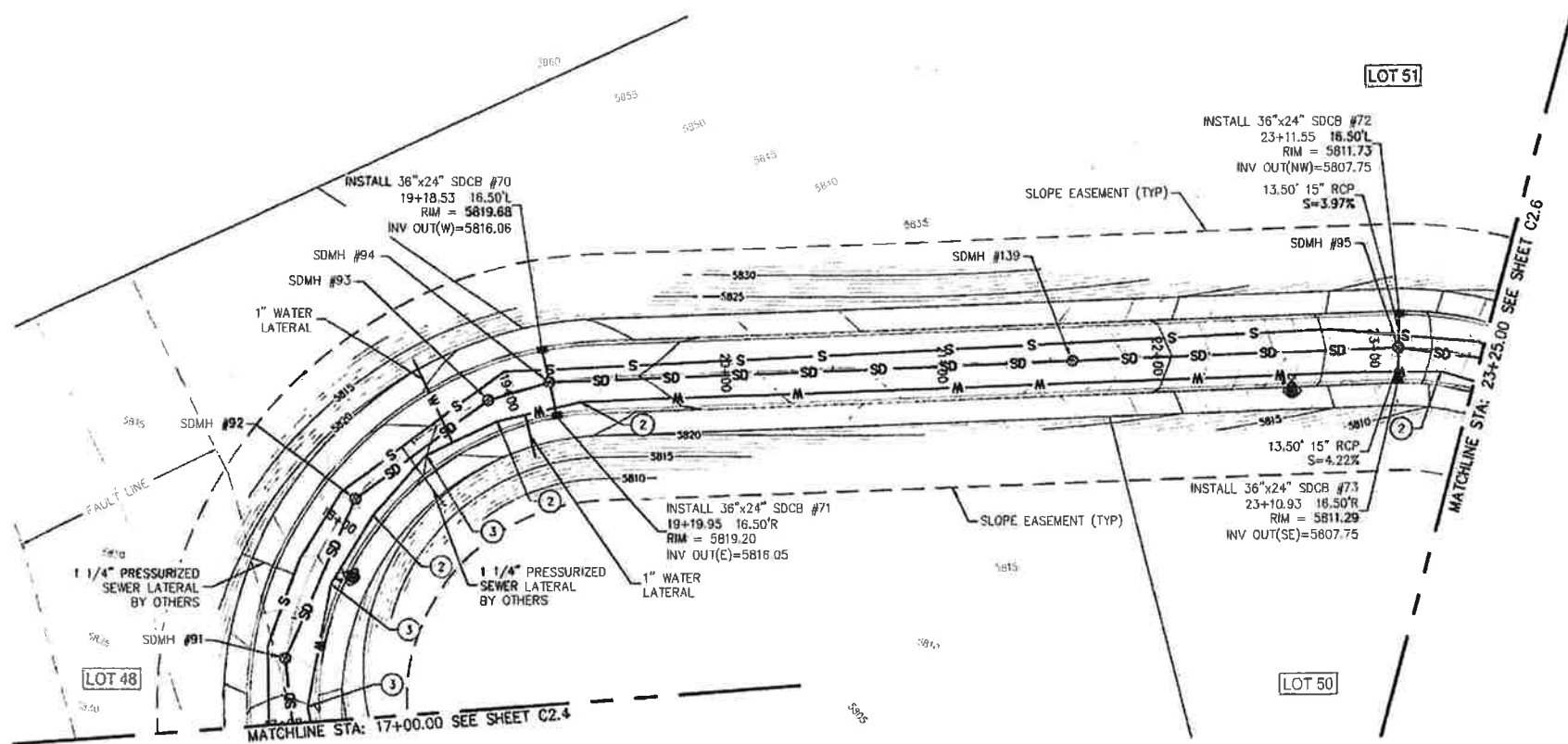
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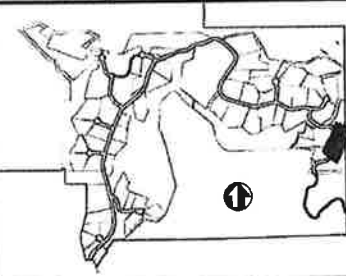
THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS
TANK 2 SHARED DRIVEWAY
PLAN & PROFILE



PROFILE



THREE FALLS WAY
PLAN



KEYMAP

CONSTRUCTION NOTES:

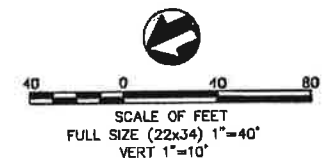
1. INSTALL DIP TEE. SIZE PER PLAN
2. INSTALL 11.25' BEND. SIZE PER PLAN
3. INSTALL 22.5' BEND. SIZE PER PLAN
4. INSTALL 45' BEND. SIZE PER PLAN
5. INSTALL 90' BEND. SIZE PER PLAN

LEGEND:

- SS SEWER MANHOLE SEE DETAIL 1 SHEET C5.4
- SD STORM DRAIN MANHOLE SEE DETAIL 3 SHEET C5.1
- SD STORM DRAIN CATCH BASIN SEE DETAIL 1 SHEET C5.1
- ODDCASTLE PRECAST HEADWALL OR EQUAL
- WV WATER VALVE
 - GATE VALVE FOR 10IN OR SMALLER
 - BUTTERFLY VALVE FOR 12IN OR LARGER
- FH FIRE HYDRANT SEE DETAIL 1 SHEET C5.3

NOTES:

1. SEE TYPICAL SECTION ON C5.0 FOR ROAD AND SHARED DRIVEWAY DETAILS.
2. ALL WATER LINE LENGTHS SHOWN ARE FROM START AND END OF LINE AND TEE TO TEE.
3. 6" PVC SEWER LATERALS ARE AT S=1.0%
4. 4" SEWER LATERALS ARE AT S=2.0% MIN.
5. ALL WATERLINES TO BE ADEQUATELY THRUST BLOCKED PER DETAIL 2 SHEET C5.3.
6. PROVIDE 12" MINIMUM SEPARATION BETWEEN WATERMAIN AND CROSSING PIPES.



REVISION		DATE
NO.	DESCRIPTION	

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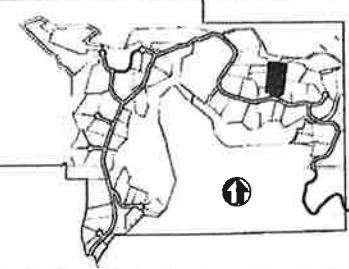
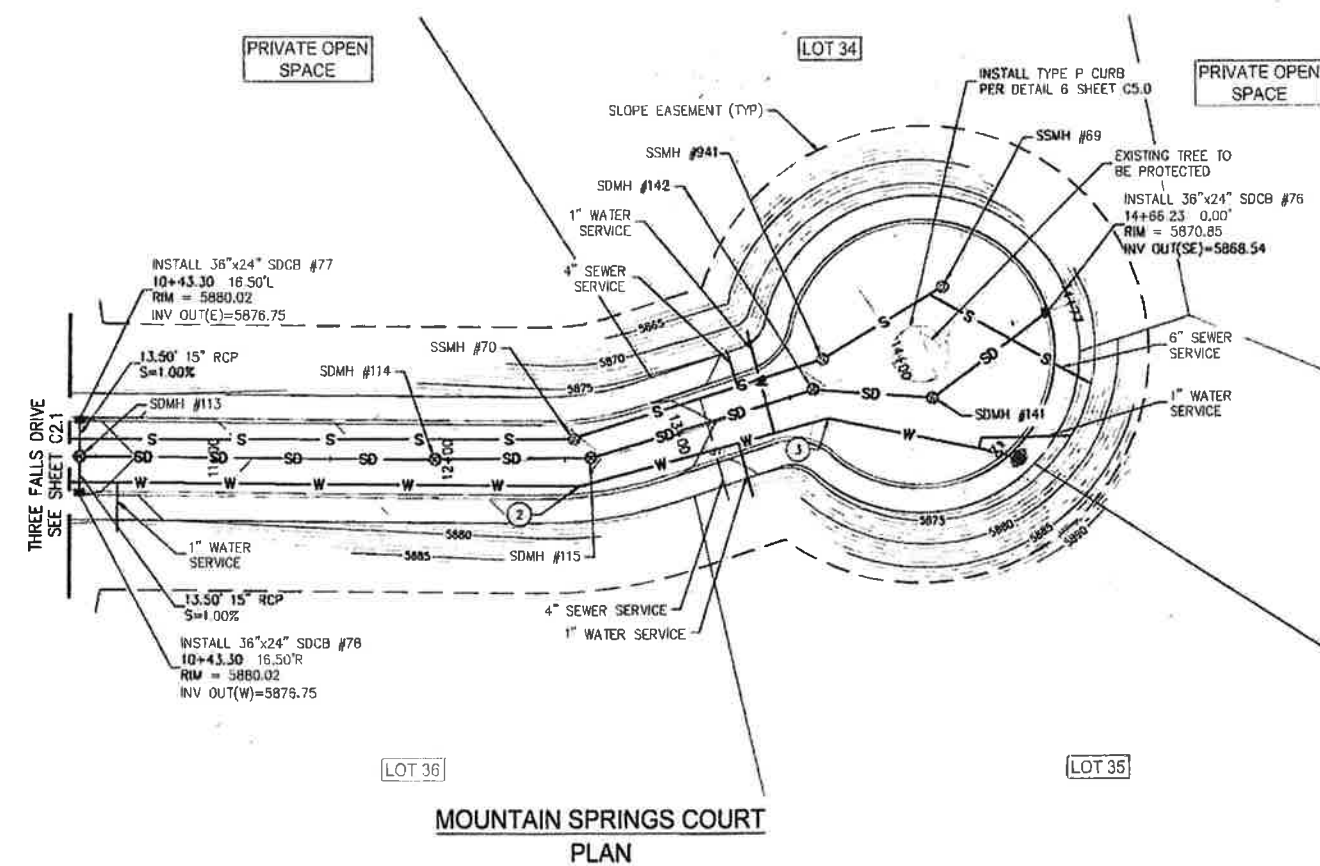
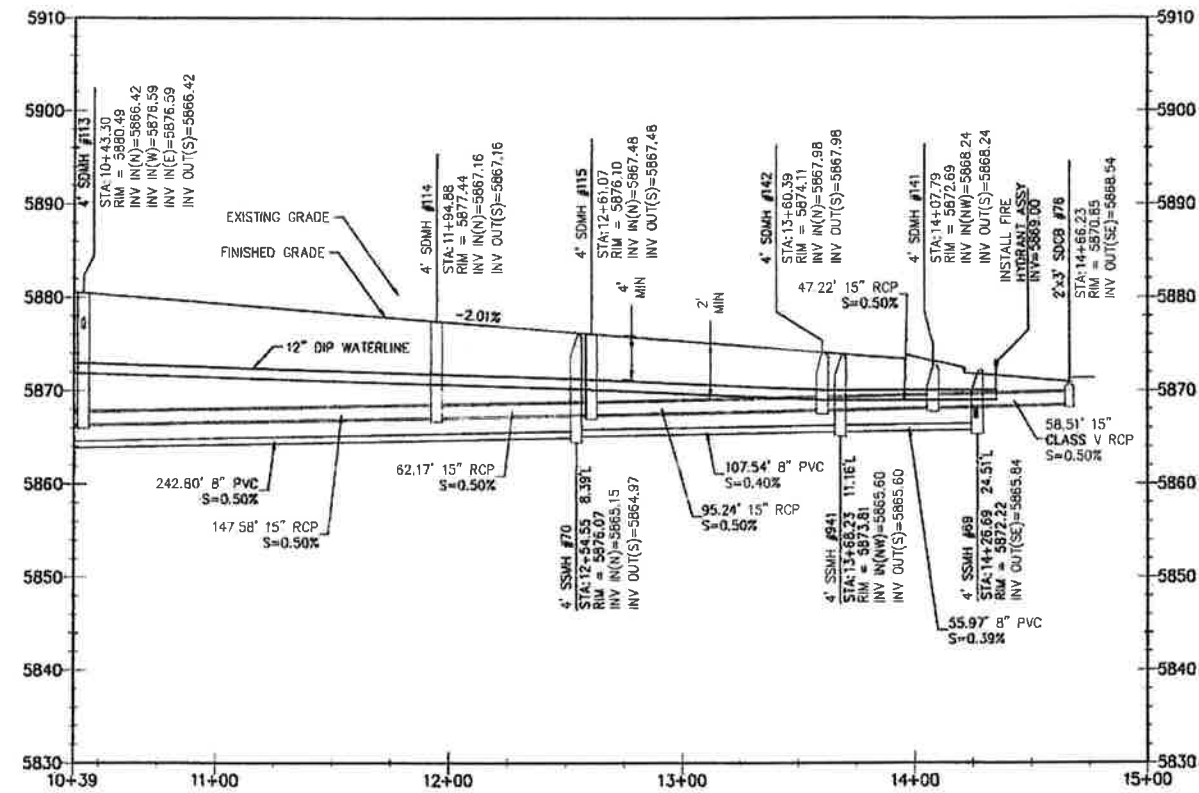
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(954) 270-5782
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PROJECT NUMBER: 99VR010200

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THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS
THREE FALLS WAY
PLAN & PROFILE







C2.5
SHEET NO. 10 OF 32



- (X) CONSTRUCTION NOTES:**

- 1 INSTALL DIP TEE. SIZE PER PLAN
- 2 INSTALL 11.25' BEND. SIZE PER PLAN
- 3 INSTALL 22.5' BEND. SIZE PER PLAN
- 4 INSTALL 45' BEND. SIZE PER PLAN
- 5 INSTALL 90' BEND. SIZE PER PLAN

LEGEND:

-  SEWER MANHOLE SEE DETAIL 1 SHEET C5.4
 STORM DRAIN MANHOLE SEE DETAIL 3 SHEET C5.1
 STORM DRAIN CATCH BASIN SEE DETAIL 1 SHEET C5.1
 OLDCASTLE PRECAST HEADWALL OR EQUAL
 WATER VALVE
 - GATE VALVE FOR 10IN OR SMALLER
 - BUTTERFLY VALVE FOR 12IN OR LARGER
 FIRE HYDRANT SEE DETAIL 1 SHEET C5.3

- ⓈD STORM DRAIN MANHOLE SEE DETAIL 3 SHEET
C5.1

- STORM DRAIN CATCH BASIN SEE DETAIL 1
SHEET C5.1

- OLDCASTLE PRECAST HEADWALL OR EQUAL

- 
WATER VALVE
 - GATE VALVE FOR 10IN OR SMALLER
 - BUTTERFLY VALVE FOR 12IN OR LARGER

- FIRE HYDRANT SEE DETAIL 1 SHEET C5.3

NOTES:

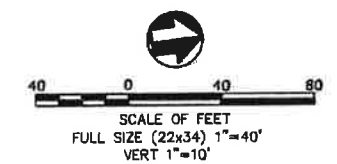
1. SEE TYPICAL SECTION ON C5.0 FOR ROAD AND SHARED DRIVEWAY DETAILS.
2. ALL WATER LINE LENGTHS SHOWN ARE FROM START AND END OF LINE AND TEE TO TEE.
3. 6" PVC SEWER LATERALS ARE AT $S=1.0\%$
4. 4" SEWER LATERALS ARE AT $S=2.0\%$ MIN.
4. ALL WATERLINES TO BE ADEQUATELY THRUST BLOCKED PER DETAIL 2 SHEET CS.3.
5. PROVIDE 12" MINIMUM SEPARATION BETWEEN WATERMAIN AND CROSSING PIPES.

2. ALL WATER LINE LENGTHS SHOWN ARE FROM START AND END OF LINE AND TEE TO TEE.

3. 6" PVC SEWER LATERALS ARE AT S=1.0%
4" SEWER LATERALS ARE AT S=2.0% MIN.
4. ALL WATERLINES TO BE ADEQUATELY

- THRUST BLOCKED PER DETAIL 2 SHEET
C5.3.
5. PROVIDE 12" MINIMUM SEPARATION

- BETWEEN WATERMAIN AND CROSSING
PIPES.



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THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS
MOUNTAIN SPRINGS COURT
PLAN & PROFILE

C2.3

SHEET NO. 8 OF 32

[illegible]

SUBMITTAL	PERMIT
DRAWN BY: MMC	
CHECKED BY: ALH	
APPROVED BY: LFM	
APPRV. DATE: --/--/--	
RELEASE DATE: 08/09/17	

NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE PROBATIONARY AGENCY
 AND ARE SUBJECT TO CHANGE

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THREE FALLS

PHASE 4 CONSTRUCTION DRAWINGS

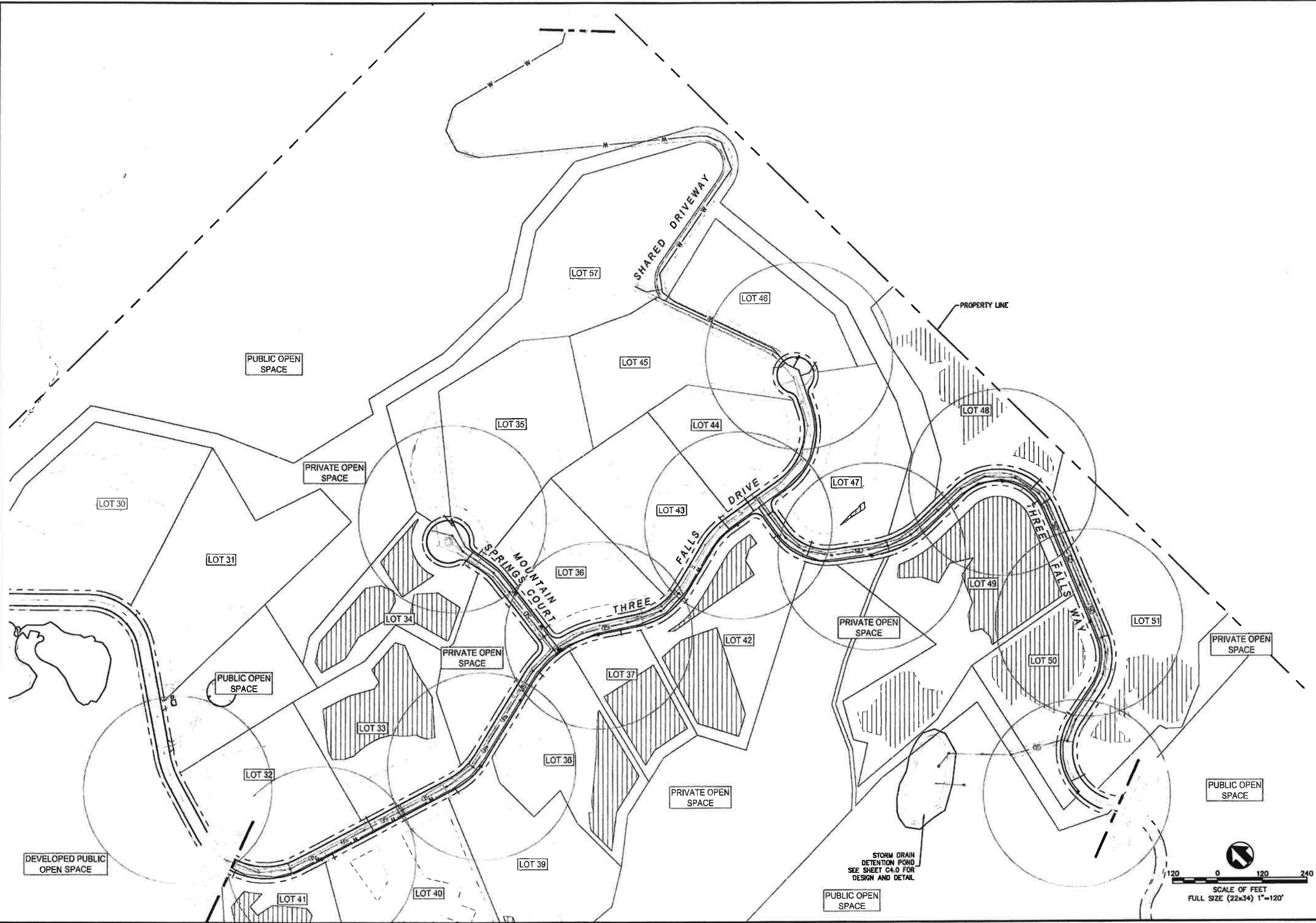
MOUNTAIN SPRINGS COURT

PLAN & PROFILE

C2.3

SHEET NO. 8 OF 32

8/9/2017 4:28 PM U:\BPVR010200\ENCR\THREE FALLS RANCH\DRAWINGS\PHASE 4\SHEETS\C1.3 OVERALL UTILITY PLAN.DWG



THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS

C1.3

OVERALL UTILITY PLAN



P S O M A S
Balancing the Natural and Built Environment
4179 Riverbend Road, Suite 200
Salt Lake City, UT 84123
(801) 270-5777 (801) 270-5782 fax
www.psomas.com
PROJECT NUMBER: 8PVR010200

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED
BY THE GOVERNING AGENCY
AND ARE SUBJECT TO CHANGE

SUBMITTAL	PERMIT
DRAWN BY: MWC	MWC
CHECKED BY: AJH	AJH
APPROVED BY: LFM	LFM
APPROVAL DATE: --/--/--	APPROVAL DATE: 08/09/17

NO.	REVISION DESCRIPTION	DATE

GENERAL NOTES:

1. THESE IMPROVEMENTS CONSISTS OF WORK CALLED FOR ON THIS PLAN ONLY.
2. THE FOLLOWING REPORTS SHOULD BE MADE A PART OF THESE PLANS
- 2.1. IGES GEOTECHNICAL INVESTIGATION FOR THREE FALLS RANCH ROADWAY CUT SLOPE AND FILL EMBANKMENT STABILITY ANALYSIS ALPINE, UT
- 2.2. IGES JOB NO. 00608-006 APRIL 17, 2007IGES GEOTECHNICAL INVESTIGATION FOR THREE FALLS RANCH ROADWAYS ALPINE, UT IGES JOB NO. 00608-001 DECEMBER 28, 2004
3. THE CONTRACTOR SHALL FAMILIARIZE HIM/HER SELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD BEFORE ANY EXCAVATION OR OTHER WORK IS BEGUN ON THE PROJECT SITE. THE MEETING WILL BE HELD AT ALPINE CITY BUILDING AND PLANNING CONFERENCE ROOM AND WILL INCLUDE:
- A. PUBLIC WORKS DIRECTOR;
- B. DEVELOPER;
- C. DEVELOPERS ENGINEER;
- D. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH INSTALLING THE DEVELOPMENT IMPROVEMENTS;
- E. ALPINE CITY INSPECTORS;
- F. CHIEF BUILDING OFFICIAL; AND
- G. OTHER INVOLVED AGENCY REPRESENTATIVES.
5. ALL CONSTRUCTION WORK IN PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO INSPECTION BY THE CITY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED. CERTAIN TYPES OF CONSTRUCTION SHALL HAVE CONTINUOUS INSPECTION, WHILE OTHERS MAY HAVE ONLY PERIODIC INSPECTIONS. ON CONSTRUCTION REQUIRING CONTINUOUS INSPECTION, NO WORK SHALL BE DONE EXCEPT IN THE PRESENCE OR BY PERMISSION OF THE CITY ENGINEER.
- (1) CONTINUOUS INSPECTION SHALL BE REQUIRED ON THE FOLLOWING TYPES OF WORK:
- A. LAYING OF STREET SURFACING ASPHALT OR CONCRETE
- B. PLACING OF CONCRETE FOR CURB AND GUTTER, SIDEWALKS AND OTHER STRUCTURES.
- C. LAYING OF SEWER PIPE, DRAINAGE PIPE, WATER PIPE, VALVES, HYDRANTS AND TESTING
- (2) PERIODIC INSPECTION SHALL BE REQUIRED ON THE FOLLOWING:
- A. STREET GRADING AND ROAD BASE
- B. EXCAVATIONS FOR CURB, GUTTER AND SIDEWALKS
- C. EXCAVATIONS FOR STRUCTURES
- D. TRENCHES FOR LAYING PIPE
- E. FORMS FOR CURB AND GUTTER, SIDEWALKS AND STRUCTURES
- (3) REQUESTS FOR INSPECTION: REQUESTS FOR INSPECTIONS SHALL BE MADE TO THE CITY BY THE PERSON RESPONSIBLE FOR THE CONSTRUCTION. REQUESTS FOR INSPECTION ON WORK REQUIRING CONTINUOUS INSPECTION SHALL BE MADE 3 WORKING DAYS PRIOR TO THE COMMENCING OF THE WORK. NOTICE SHALL ALSO BE GIVEN 1 DAY IN ADVANCE OF STARTING OF WORK REQUIRING PERIODIC INSPECTION, UNLESS SPECIFIC APPROVAL IS GIVEN OTHERWISE.
- (4) CONSTRUCTION COMPLETION INSPECTION: AN INSPECTION SHALL BE MADE BY THE CITY ENGINEER AFTER ALL CONSTRUCTION WORK IS COMPLETED. ANY FAULTY OR DEFECTIVE WORK SHALL BE CORRECTED BY THE PERSONS RESPONSIBLE FOR THE WORK WITHIN A PERIOD OF 60 DAYS OF THE DATE OF THE CITY ENGINEER'S INSPECTION REPORT DEFINING THE FAULTY OR DEFECTIVE WORK.
6. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS OF ALPINE CITY AND THE LATEST VERSION OF APWA STANDARD PLANS AND SPECIFICATIONS.
7. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED, THE CONTRACTOR SHOULD DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUBGRADE ELEVATIONS.
8. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
9. THE ENGINEER SHALL DIRECT THE REMOVAL OR TREATMENT OF ANY EXISTING UNDERGROUND STRUCTURES SUCH AS IRRIGATION LINES, ETC.
10. ALL DELETERIOUS MATERIAL, SUCH AS LUMBER, LOGS, BRUSH, OR ANY OTHER ORGANIC MATERIALS OR RUBBISH, SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.
11. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

GENERAL NOTES (CONT'D):

12. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE. FILLS IN EXCESS OF 5 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 5 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA.
13. ALL SLOPES IN PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR, OTHER PUBLIC FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.
14. ALL CONCENTRATED DRAINAGE MUST BE CONDUCTED TO THE STREET IN APPROVED NON-EROSIVE DEVICES.
15. ANY GRADING THAT IS DONE ON PRIVATE PROPERTY IN CONNECTION WITH THE REQUIRED IMPROVEMENTS SHALL BE PERFORMED EITHER WITHIN DEDICATED SLOPE EASEMENTS OR PURSUANT TO THE GRANTING OF SATISFACTORY RIGHTS-OF-ENTRY BY THE AFFECTED PROPERTY OWNERS.
16. EXISTING UTILITIES: THE EXISTENCE, LOCATION, AND CHARACTERISTICS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL CALL BLUE STAKES TWO WORKING DAYS PRIOR TO DIGGING, PRIOR TO COMMENCING CONSTRUCTION.
18. THE CONTRACTOR SHALL UNCOVER AND VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES TO BE JOINED, CROSSED, OR PARALLELED. ANY CONFLICT OR DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. OTHERWISE, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR ANY COSTS OF REPLACEMENT, RELOCATION, OR ADDITIONAL COSTS OF CONSTRUCTION.
19. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
20. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT PSOMAS BEFORE PROCEEDING WITH THE WORK IN QUESTION.
21. NATURAL GROUND MAY HAVE BEEN MODIFIED SINCE THESE PLANS WERE PRODUCED.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL AS REQUIRED BY APPROPRIATE REGULATING AGENCIES.
23. CONTRACTOR TO NOTIFY PSOMAS 72 HOURS PRIOR TO NEED FOR ANY CONSTRUCTION STAKING.
24. EXISTING CONTOURS SHOWN ARE 1-FOOT INTERVALS OBTAINED FROM ALPINE CITY.
25. ALL DISTURBED AREAS SHALL BE REVEGETATED.

GENERAL UTILITY NOTES:

1. ALL SANITARY SEWER SHALL BE INSTALLED PER ALPINE CITY SUBDIVISION ORDINANCE AND THE LATEST APWA STANDARD PLANS AND STANDARD SPECIFICATIONS.
2. ALL CULINARY WATER SHALL BE INSTALLED PER ALPINE CITY SUBDIVISION ORDINANCE AND THE LATEST APWA STANDARD PLANS AND STANDARD SPECIFICATIONS.
3. ALL STORM DRAIN IMPROVEMENTS SHALL BE INSTALLED PER ALPINE CITY SUBDIVISION ORDINANCE AND THE LATEST APWA STANDARD PLANS AND STANDARD SPECIFICATIONS.
4. ALL CULINARY SERVICES SHALL BE STUBBED AND CAPPED PER ALPINE CITY STANDARDS. CONTRACTOR TO INSTALL VALVES AND METER BOX PER DETAIL 5, SHEET C5.3. LOT OWNER SHALL BE RESPONSIBLE FOR METER PROVISION AND INSTALLATION.

GENERAL GRADING NOTES:

1. THE CONTOURS SHOWN ON THE PLANS ARE TAKEN FROM AN AERIAL UDAR SURVEY COMPLETED BY ALPINE CITY IN 2013. THE CONTOURS ARE TO BE ASSUMED ACCURATE +/- ONE HALF A CONTOUR INTERVAL (OR +/- 1 FOOT). CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY AND NOTIFY ENGINEER IF DISCREPANCIES ARE NOTED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITY.

LEGEND:

EXISTING	PROPOSED	
	T	TELEPHONE
	CAX	CABLE
	FO	FIBER OPTIC
	G	GAS
	E	ELECTRIC
	W	WATER
	SD	STORM DRAIN
	S	SANITARY SEWER
	FW	FIRE WATER
		CURB & GUTTER
		PROPERTY LINE
		CENTER LINE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		GAS METER
		STORM DRAIN MANHOLE
		STORM DRAIN INLET
		OIL WATER SEPARATOR
		SANITARY SEWER MANHOLE
		GREASE TRAP
		SAND OIL SEPARATOR
		LIGHT POLE
		ELECTRICAL EQUIPMENT
		ELECTRICAL TRANSFORMER
		UTILITY POLE
		GUY WIRE
		SIGN
		TRASH ENCLOSURE
		ADA PARKING

ABBREVIATIONS:

AC	ACRES	MAX	MAXIMUM
AD	AREA DRAIN	MH	MANHOLE
ADA	AMERICANS WITH DISABILITIES ACT	MIN	MINIMUM
ASPH	ASPHALT	MON	MONUMENT
ASBY	ASSEMBLY	MPH	MILES PER HOUR
BC	BEGIN CURVE	NA	NOT APPLICABLE
BCR	BEGIN CURB RETURN	NTS	NOT TO SCALE
BDRY	BOUNDARY	OC	ON CENTER
BEG	BEGIN	OD	OUTSIDE DIAMETER
BFV	BUTTERFLY VALVE	OWS	OIL WATER SEPARATOR
BLDG	BUILDING	PC	POINT OF CURVATURE
BM	BENCHMARK	PCC	PRECAST CONCRETE
BOT	BOTTOM	PI	POINT OF INTERSECTION
BS	BOTTOM OF STEP	PRC	POINT OF REVERSE CURVE
BVC	BEGIN VERTICAL CURVE	PROP	PROPERTY
BW	BOTTOM OF WALL	PSL	PIPE SLEEVE
CATV	CABLE TELEVISION	PT	POINT OF TANGENCY
C&G	CURB AND GUTTER	PVC	POLYVINYL CHLORIDE (PLASTIC)
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTER LINE	Q	FLOW RATE
CMP	CORRUGATED METAL PIPE	RAD	RADIUS
CO	CLEANOUT	RAD PT	RADIUS POINT
COMM	COMMUNICATION	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	REQ	REQUIRED
COR	CORNER	RD	ROOF DRAIN
CTR	CENTER	RDC	REDUCER
CTRL	CONTROL	REV	REVISION
CF	CUBIC FEET	ROW	RIGHT OF WAY
CY	CUBIC YARD	RT	RIGHT
DEMO	DEMOLITION	SCHEM	SCHEMATIC
DET	DETAIL	SD	STORM DRAIN
DIA	DIAMETER	SDMH	STORM DRAIN MANHOLE
DIP	DUCTILE IRON PIPE	SECT	SECTION
E	ELECTRIC	SF	SQUARE FEET (FOOT)
EC	END OF CURVE	SLC	SALT LAKE CITY
EG	EXISTING GRADE	SPEC	SPECIFICATION
EL	ELEVATION	SQ	SQUARE
EOA	EDGE OF ASPHALT	S	SANITARY SEWER
EQUIP	EQUIPMENT	SOS	SAND OIL SEPARATOR
EVC	END VERTICAL CURVE	SSMH	SANITARY SEWER MANHOLE
EX	EXISTING	STA	STATION
F	FIRE	STD	STANDARD
FES	FLARED END SECTION	SURF	SURFACE
FF	FINISHED FLOOR ELEVATION	SURV	SURVEY
FG	FINISHED GRADE	SW	SEWER
FL	FLOW LINE	SWR	SEWER
FO	FIBER OPTIC	SYM	SYMBOL
FT	FEET OR FOOT	SYS	SYSTEM
FUT	FUTURE	T	TELEPHONE
FW	FIRE WATER	TBC	TOP BACK OF CURB
G	GAS	TEMP	TEMPORARY
GM	GAS METER	TOC	TOP OF CONCRETE
GND	GROUND	TOP	TOP OF PAVEMENT
GT	GREASE TRAP	TOPO	TOPOGRAPHY
GV	GATE VALVE	TS	TOP OF STEP
HDPE	HANDICAP	TW	TOP OF WALL
HORIZ	HIGH DENSITY POLYETHYLENE	TWN	TOWNSHIP
HP	HORIZONTAL	TYP	TYPICAL
HW	HIGH POINT	UGND	UNDERGROUND
HYD	HIGH WATER	UTIL	UTILITY
INV	HYDRANT	VC	VERTICAL CURVE
INT	INVERT	VERT	VERTICAL
L	INTERSECTION	W	WATER
LAT	LENGTH	W/	WITH
LP	LATERAL	W/O	WITHOUT
LOD	LIGHT POLE	WM	WATER METER
LS	LIMIT OF DISTURBANCE	WW	WATERWAY
LF	LANDSCAPE	WV	WATERVALVE
LT	LINEAR FEET (FOOT)	YD	YARD
	LEFT		

THREE FALLS
PHASE 4 CONSTRUCTION DRAWINGS

C1.1

NOT FOR CONSTRUCTION
These plans have not been approved
by the governing agency
and are subject to change.

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PROJECT NUMBER: 8PVR010200

GENERAL NOTES

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution No. R2017-16, Amend Consolidated Fee Schedule to decrease the Impact Fee for TSSD (Timpanogos Special Service District) collection rate, and plan check fees.

FOR CONSIDERATION ON: August 22, 2017

PETITIONER: Timpanogos Special Service District (TSSD)

ACTION REQUESTED BY PETITIONER: Approve a proposal to decrease the TSSD Impact Fee from \$2,475.00 to \$1,708.00.

BACKGROUND INFORMATION: TSSD was sued by the Homebuilders Association who claimed their Impact Fees were excessive. A settlement has been reached and the Impact Fee has been reduced.

See attached letter from TSSD.

<p>Council Action: That the City Council adopt Resolution No. R2017-16 amending the Consolidated Fee Schedule to decrease the TSSD Impact Fee to \$1,708.00</p>
--



Timpanogos Special Service District

Mailing: P.O. Box 923, American Fork, Utah 84003

Physical: 6400 North 5050 West, Utah County, Utah 84003

Phone: (801) 756-5231 • **Fax:** (801) 756-1472

July 26, 2017

To Whom It May Concern;

Effective immediately, the sewer impact fee charged by the Timpanogos Special Service District is to be reduced to \$1,708.00 per Equivalent Residential Unit (ERU). The impact fee charged for residential multi-unit developments is to be charged at \$1,110.00 (65% of an ERU). The new fees apply to permits currently under review and those moving forward.

Any questions you may have can be addressed by calling the District office at 801-756-5231.

Sincerely,

Mark P. Johnson
TSSD Board Chair

Charmayne Warnock

From: Shane Sorensen
Sent: Friday, July 28, 2017 12:00 PM
To: Sheldon Wimmer; Ramon Beck; Lon Lott; Roger Bennett; Troy Stout; Kim Bryant (alpinecity252@gmail.com)
Cc: Jed Muhlestein; Charmayne Warnock; Marla Fox; DeAnn Parry; Carolyn Riley
Subject: FW: TSSD Update

Mayor and City Council,

Following is an update from Dale Ihrke, who is our TSSD board representative, on what is happening at TSSD. There is some interesting info in the email.

Shane L. Sorensen, P.E.

City Administrator/Public Works Director

20 North Main

Alpine, UT 84004

Phone: (801) 763-9862

ssorensen@alpinecity.org



From: Dale Ihrke [mailto:dalenriea@gmail.com]
Sent: Wednesday, July 26, 2017 10:56 AM
To: Shane Sorensen <ssorensen@alpinecity.org>
Subject: TSSD Update

Shane here is an update on the latest TSSD issues.

Impact Fee Lawsuits

TSSD has been involved in 2 lawsuits going back over 4 years. The lawsuits involve the plaintiffs (Homeowners Association representing local developers and home builders) alleging that the District inappropriately (but not intentionally) calculated impact fees for new homeowners. Whenever there is a new home built in the District an impact fee is charged to cover the cost of the District building new treatment capacity. An impact fee study is conducted roughly every 5 years to set the impact fee rate. The District uses an engineering firm to conduct the impact fee study. The fees are based on a variety of variables, but they are mainly derived from the amount of wastewater estimated to be discharged from each new home.

The plaintiffs allege that the District overcharged impact fees from 2009 to 2014 and again from 2014 to present. Their main contention is that the District overestimated the amount of wastewater discharge coming from each new home. They also allege that some elements that make up the impact fee can not be legally charged to a new homeowner.

At the April Board meeting, the Board approved a settlement on the first lawsuit (2009-2014) in the amount of \$24.25 million. The second lawsuit (2014 - present) goes to trial next week. With the settlement of the first

lawsuit, the Board essentially agreed that the District collected more impact fee revenue than was needed to build new treatment facilities. The over collection was not intentional since impact fees rates are set based on estimates of future needs. The District sets impact fee rates based on their best information at the time. The frustrating thing with the settlement is that the homeowners will likely not see a dime of the settlement. Most of the refunded impact fees will go to the developers and builders. The courts have ruled that the individual who paid the impact fee (actually wrote the check) can claim a refund. In many, if not most cases, the builder paid the actual impact fee even though those fees were passed onto the homeowner as part of the cost of the home.

Green Waste Grinder Fire

In May, a fire at the compost area of the Plant totaled a large mobile green waste grinder valued at over \$100k. The fire is believed to have started from a broken hydraulic oil line. The collection of green waste had to be suspended for a period of time. The plant is currently accepting green waste and is using a third party contractor to grind the waste until the District purchases a new grinder. The District is seeking insurance reimbursement for the loss.

Utah Lake Issues

Many of the District's concerns over the Utah Lake Study have been resolved when in March, the Utah Division of Water Quality (DWQ) announced that there would be no changes to the phosphorus or nitrogen limits until at least January 2030. DWQ also agreed to put back one POTW position on the Utah Lake Study Steering Committee which they had previously removed. Jon Adams the District Manager for TSSD was recently selected to be the POTW representative on the Steering Committee. So the District has direct representation on the Committee which will oversee the work of the technical committee actual performing the study of nutrients in Utah Lake.

The recent algae blooms in Utah Lake that started in Provo Bay and spread to other parts of the lake have not shown significant levels of toxicity. Access to the lake has not been closed, but there are advisories to limit body contact with the lake water. The bloom this year is not as widespread as 2016.

If you have any questions let me know or if you want me to attend a City Council for a verbal update or Q&A let me know.

Thanks,

Dale

RESOLUTION NO. R2017-16

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. Commercial \$50.00 + \$25.00 for each employee
(Maximum - \$400.00)
3. Late Charge after 3/01 of each year Double the base fee
4. Canvasser, Solicitors, and Other Itinerant Merchants Application Fee \$15.00
5. Accessory Apartment Permit \$50.00 registration and annual fee

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 |
|----|--|--|

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
 - b. Plat Review Fee \$150.00
 - 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

(5) Utility tampering fee

\$45.00 + 10% penalty
\$299.00

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

Minimum Lot Size Requirements	Meter Size	Fee
N/A	3/4"	\$150.00
One acre or larger or commercial use	1"	\$210.00
As justified by engineering requirements	1 1/2"	\$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 1/2"	\$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 (parks other than Creekside Park) \$75.00 use fee

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

H. IMPACT FEES

1.	Storm Drain	\$800.00
2.	Street	\$1,183.32
3.	Park/Trail	\$2,688.00
4.	Sewer	\$492.66
5.	Timpanogos Special Service District (fee passed through)	\$2,475.00 \$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 _____, 2017.

PASSED this ____ day of _____, 2017.

Mayor, Alpine City

ATTEST:

Charmayne G. Warnock
Alpine City Recorder

RESOLUTION NO. R2017-16

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. Commercial \$50.00 + \$25.00 for each employee
(Maximum - \$400.00)
3. Late Charge after 3/01 of each year Double the base fee
4. Canvasser, Solicitors, and Other Itinerant Merchants Application Fee \$15.00
5. Accessory Apartment Permit \$50.00 registration and annual fee

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 |
|----|--|--|

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 |
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 - a. Application Fee \$25.00
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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:

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 - a. Street Dedication or Vacation \$300.00
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 - a. Curb and Gutter \$35.00
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3. Excavation Permits, Asphalt/Concrete Cuts/Unimproved Surface
 - a. Excavation bond \$4,000.00
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 - 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
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c. Other utility fees and rates

(1) Deposit of \$100 refunded after one year of prompt payment

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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

(5) Utility tampering fee

\$45.00 + 10% penalty
\$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
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Agricultural User	\$1.15 per share per month

8. Sewer Connection Fee \$125.00

9. Sewer Usage Rate

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Parcels	Rate
Residential (1 ERU)	\$5.00 per month
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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 (parks other than Creekside Park) \$75.00 use fee

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

H. IMPACT FEES

1.	Storm Drain	\$800.00
2.	Street	\$1,183.32
3.	Park/Trail	\$2,688.00
4.	Sewer	\$492.66
5.	Timpanogos Special Service District (fee passed through)	\$1,708.00
6.	Culinary Water with Pressurized Irrigation	\$1,123.00
7.	Culinary Water without Pressurized Irrigation	\$6,738.00
8.	Pressurized Irrigation	\$0.095/square foot

I. CEMETERY

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

3. Opening & Closing Graves*

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

4. Disinterment \$1,500.00
City will remove all earth and obstacles leaving vault exposed.

5. Cremation
a. Burial of ashes – Resident \$500.00
b. Burial of ashes – Non-Resident \$500.00

6. Deed Work \$50.00

7. *No Holiday Burials

II. Other Fees

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

- III. This Resolution shall take effect on the _____ day of _____, 2017.

PASSED this ____ day of _____, 2017.

Mayor, Alpine City

ATTEST:

Charmayne G. Warnock
Alpine City Recorder

ALPINE CITY COUNCIL AGENDA

SUBJECT: Cemetery Entrance Gates

FOR CONSIDERATION ON: August 22, 2017

PETITIONER: Mayor Wimmer

ACTION REQUESTED BY PETITIONER: Continue discussing the
installation of cemetery entrance
gates

APPLICABLE STATUTE OR ORDINANCE:

BACKGROUND INFORMATION:

Recommended Action: Consider installing cemetery entrance gates and closing them at night.

August 11, 2017

Bronson Smart, NRCS
Wallace F. Bennett Federal Building
125 S. State Street – Rm 4420
Salt Lake City, Utah 84138-1100

Subject: American Fork–Dry Creek Watershed Alpine Diversions Modifications Proposal

Dear Bronson:

Alpine City is requesting funding assistance for the design and construction of the Alpine Diversions Modifications Project. We are requesting a 75 percent funding match from the NRCS Watershed Operations Program. The total cost would be \$767,000 of which \$191,750 would be funded directly by the City.

The City is ready, willing and able to commence with the construction project as evidenced by City Council resolution 17-XXX. The City has the technical expertise either in-house or through consultants to provide the necessary environmental, design, and construction management for the project. The operation of the project will be by the Alpine Irrigation Company of which Pleasant Grove City owns or controls 50? percent. Through this ownership or control Alpine City will ensure the long term operation and maintenance of the project.

If you have any questions Please contact Shane Sorensen, City Administrator at 801-763-9862

Sincerely,
ALPINE CITY

Sheldon Wimmer, Mayor

cc:

UTAH-NRCS AMERICAN FORK-DRY CREEK WATERSHED ALPINE DIVERSIONS MODIFICATIONS PROPOSAL

August 28, 2017

Submit to: WFPO.Program@NRCS.usda.gov

1. General Eligibility (limit two paragraphs)

The proposed Alpine Divisions Modifications Project includes one diversion structure that were part of the original American Fork-Dry Creek Watershed Plan (Plan) and three other diversions that were not. The full project is still located within the original area of the plan. It is anticipated the full project can be added into the Plan relatively easily. Alpine City was an original co-sponsor of the Plan and thereby is an eligible sponsor of the proposed project. Alpine City is ready, willing, and able to commence with the construction project as noted in the attached signed letter of request for funding. Alpine City has the ability to complete a Plan amendment within 24 months. It is anticipated that all regulatory permits can be obtained within 48 months. Alpine City is capable of providing all technical assistance necessary for environmental, design and construction management and will only require the amount of technical assistance from NRCS that is necessary for funding and oversight requirements.

The Plan area is less than 250,000 acres and the proposed project has less than 25,000 acre-feet of capacity. The average yield of Dry Creek, Grove Stream, and Box Elder is well below the 25,000 acre-foot limitation for funding. The project does not include any single structure that provides more than 12,500 acre-feet of total capacity. The project will not affect critical habitat for threatened and endangered species. The project delivers water to Alpine Irrigation Company of which Alpine City owns or controls 50 percent. The remaining shares in the company consist of primarily agricultural interests and therefore meet the 20 percent benefit requirement. The area served by the proposed project has a population of less than 50,000 as well and therefore can be considered rural in nature. The request for funding is well below the \$25 million requirement.

Note: The general requirements must be met in order for proposal to be considered. Provide a brief narrative that confirms the conditions of your proposal and qualifies how it meets each requirement.

2. Project Overview (limit one page - must include the elements listed below)

Alpine Irrigation Company owns and operates the upper and lower diversions on Dry Creek which transmits water from Dry Creek to the irrigation company service area and Alpine City. Alpine City owns and operates irrigation overflow diversion structures on Grove Stream which transmits water to the irrigation company service area and Alpine City. All structures have exceeded their design life and exhibit some form of operational failure and or leakage. It is estimated that 800 acre-feet of water per year is lost past these structures in an average year (80 acre-feet Lower Grove Stream – 120 acre-feet Upper Grove Stream, 240 acre-feet Upper Dry Creek, 360 acre-feet Lower Dry Creek).

The purpose and need of the project is to conserve irrigation water lost to seepage and evaporation, repair existing structures, add flow measurement capabilities, enhance maintenance activities, and enhance operational effectiveness and flexibility. The conserved water will be utilized for landscape and agricultural irrigation and will eliminate the need to pump, purchase and/or import water to the area.

The purposes for which the project is planned is irrigation water conservation, maintenance and operational enhancement as a part of Agricultural Water Management section of Title 390.

Commented [EN-NSLCU1]: RANKING CRITERIA:

1. The Sponsor meets eligibility requirements.
2. The Sponsor is ready willing and able to commence with the construction project.
3. The request is for \$25million or less in NRCS funds.
4. There is a signed letter of request from the Sponsor or Standard Form (SF) 424. (must attach)
5. Agricultural benefits, including those to rural communities comprise at least 20 percent of benefits
6. The project will address critical habitat for Threatened & Endangered species.
7. The project will have an authorized PL 83-566 Watershed Plan.
8. The project does not exceed 250,000 acres in size
9. The project does not include any single structure that provides more than 12,500 acre-feet of floodwater detention capacity.
10. The project provides no more than 25,000 acre-feet of total capacity.
11. Ability to complete the watershed Plan/EIS within 24 months.
12. Regulatory permits have been obtained or can be obtained within 48 months.
13. The amount of NRCS Technical Assistance requested.

Commented [MA2]: Four years

Commented [MA3]: What is the area and volume of the project?

Commented [MA4]: How do we know this?

Commented [MA5]:

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Commented [MA6]: The US Census Bureau suggests Alpine is an Urban Cluster:
The Census Bureau identifies two types of urban areas:

- Urbanized Areas (UAs) of 50,000 or more people;
- Urban Clusters (UCs) of at least 2,500 and less than 50,000 people.

"Rural" encompasses all population, housing, and territory not included within an urban area.

Commented [EN-NSLCU7]: RANKING CRITERIA:

1. The sponsor demonstrates sufficient experience managing projects, programs, and solutions of a similar size, scope and budget
2. The sponsor demonstrated that the participants are interested and willing to adopt the solutions proposed.
3. There is a clear and defined purpose and need for action.
4. The total cost of the project proposal is less than \$25million in NRCS funds.
5. The percentage of the NRCS share of the project proposal.
6. There is a positive economic benefit.

The price to purchase water rights in the area range between \$2,500 and \$6,000 an acre-foot. For the purposes of this application it is assumed an average cost of \$4,000 an acre-foot. This would be a total cost of \$3.2 million for a cost savings of \$2.433 million. The estimated cost to benefit ratio would be 4.2 (3.2 million/0.767 million).

It is estimated the proposed project will cost \$767,000 of which 75 percent (\$575,250) is requested from the Watershed Program and 25 percent (\$191,750) would be paid for by Alpine City.

- a. Abstract describing the issue, background, and solution
- b. The Sponsors participation and public engagement.
- c. Proposed Action
- d. Purpose and Need for Action (up to 10 lines):
- e. Description of purposes for which the project is planned (should include one or more purposes listed in Title 390,
- f. National Watershed Program Manual (NWPM), Part 500, Subpart A, Section 500.3). Indicate which of the identified needs the project will address.
- g. Description of the need for action in terms of what problems need to be solved and what opportunities need to be realized such as, erosion and sedimentation (downstream damage, loss of productivity), flood damage (agricultural, urban), water quality impairment (in terms of beneficial uses), and others
- h. Description of the proposed action (up to 5 lines):
- i. Estimated Project costs:
- j. PL 83-566 funds (\$ and %)
- k. Other funds (\$ and %)
- l. Total (\$ and %)
- m. Estimated monetary benefits
- n. Estimated Benefit to Cost Ratio

3. Alternatives (in the table provided, list all evaluated alternatives)

Description of Alternative	Preferred Alternative The preferred alternative is to repair and modify 4 diversion structures	No Action This alternative is the no action alternative	Alternate Source The alternative is to drill a new water supply well
Purposes of Alternative	The purpose of the alternative is to conserve approximately 800 acre-feet of irrigation water annually and to repair existing structures and enhance operational effectiveness and flexibility	This alternative will maintain the status quo and will not conserve any irrigation water	The Purpose of this alternative is to provide 800 acre-feet of irrigation water to Alpine City
Elements of Alternative	Elements include	There are no elements associated with the no action alternative	Elements include and new water supply well and purchase of water rights to divert including professional services
Cost Sharing of Alternative	The preferred alternative It is estimated to cost \$767,000 of which 75 percent (\$575,250) is requested from the Watershed Program and 25 percent (\$191,250) would be paid for by Alpine City.	The no action alternative will not cost anything to construct but would eventually require the development of another water source and only put off the need for maintenance	This alternative would not be eligible for cost sharing and would cost approximately \$3 million for the well and \$3.2 million for the water rights

Thoroughly complete the table provided - For each alternative:

Commented [EN-NSLCU8]: RANKING CRITERIA:

1. There is a clear and defined purpose and need for actions.
2. All reasonable alternatives listed and properly evaluated.
3. There is a summary and comparison of alternative plans.
4. There is a complete and thorough description of the potential/preferred alternative including the rationale, measures to be installed, mitigation, permits and compliance, cost-sharing, operation, maintenance and replacement, economic table.

Describe the alternative.
Describe the purpose of the alternative.
List the elements of the alternative.
Provide the cost-sharing breakdown for each alternative.

4. Partnership, Consultation, Coordination, and Public Participation *(limit one page)*

Alpine City will partner with Alpine Irrigation Company who owns the Dry Creek Diversions to construct the project. Alpine Irrigation Company does not have the resources to construct the project at this time. Alpine City will coordinate with Highland City to obtain the necessary permits and/or approvals to construct the project.

Alpine City will coordinate with the United States National Forest for the necessary approval to work on their property. The City will also coordinate with Alpine Irrigation Company to modify their diversion structures.

Alpine City intends to hold a public hearing for the purposes of soliciting public opinion and obtaining public support for the project.

Alpine City will partner with NRCS on the project. No other federal agency participation is anticipated.

Thoroughly describe the role, resources and contributions of each partner involved. Identify any federal, state, local, private, or Tribal corporate partners involved. Discuss past or present public participation. Discuss diversity amongst partners and participants. Discuss leveraging of any partner resources that would make this proposal more attractive.

5. Equal Opportunity *(limit one paragraph)*

The proposed project directly benefits the agricultural community in and around Alpine City. The rural agricultural community can be considered a historically underserved or socially disadvantaged group. Both the Alpine Irrigation Company and Alpine City do not distribute water to their users based on race, color, national origin, or income. Alpine City uses this water for irrigation through their pressurized irrigation system. In addition the City irrigates most of its public parks with water from this and other sources. Use the City's irrigation system and park system is not limited based on race, color, national origin, or income.

Discuss how this project will contribute to the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income. Include any direct benefits to historically underserved or socially disadvantaged groups.

Commented [EN-NSLCU9]: RANKING CRITERIA:
1. NRCS state staff role and capacity to provide the technical assistance necessary to implement the project.
2. The NRCS National Center Coordination.
3. Other Local, state, and Tribal Federal Partnership coordination required.
4. The sponsor demonstrates that the participants are interested and willing to adopt the proposed solutions.

Commented [EN-NSLCU10]: RANKING CRITERIA:
1. The project provides direct benefits to a historically underserved or socially disadvantaged community.
2. The project team include input from a diverse team of organizations including local, state, Tribal, corporate, and academic organizations

6. The Potential or Preferred Alternative (limit one page)

The preferred alternative is to modify the diversions as described. It was chosen above the other alternatives because of the cost and it met the purpose and need. The no action alternative did not meet the purpose and need while the other alternative was more expensive and would not eliminate the eventual need to repair the existing structures. The following table shows the cost estimate of the preferred alternative and the measures to be installed. The preferred alternative is estimated to cost \$767,000 of which 75 percent (\$575,250) is requested from the Watershed Program and 25 percent (\$191,750) would be paid for by Alpine City.

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$25,188.83
2	Main Dry Creek Diversion Modifications	1	LS	\$309,500.00	\$309,500.00
3	Upper Dry Creek Diversion Modifications	1	LS	\$142,276.68	\$142,276.68
4	Grove Spring Upper Irrigation Overflow	1	LS	\$26,000.00	\$26,000.00
5	Grove Spring Lower Irrigation Diversion	1	LS	\$26,000.00	\$26,000.00
	Sub Total (Construction)				\$528,965.51
	Contingencies	15%			\$79,344.83
	Land		SF	\$3.75	\$0.00
	Right of Way	-	SF	\$1.88	\$0.00
	Total (Construction)				\$608,310.34
	Design and Construction Engineering	15%			\$79,344.83
	Environmental and Funding	14%			\$74,055.17
	Administration, Legal, and Bond Counsel	1%			\$5,289.66
	Total (Professional Services)				\$158,689.65
	Grand Total				\$767,000.00

June 2017 CCI = 10789

It will be the responsibility of Alpine City to provide environmental analysis, design, and construction management and inspection to complete the project. It will be the responsibility of NRCS to oversee the project according to the Watershed Program requirements.

There are no known mitigation needs for the project. Permit and compliance requirements are to amend the current watershed plan to include the project, obtain a stream alteration permit from the State of Utah and obtain permissions from the United States Forest Service for work on the Dry Creek Upper Diversion.

It is estimated that modifying the watershed plan can be completed by Sept of 2018 with design to be completed by Dec of 2018 and construction completed by April 15th of 2019.

1. Rationale for alternative preference
2. Proposed measures to be installed
3. Estimated costs and cost sharing
4. Responsibilities
5. Potential mitigation needs
6. Permits and Compliance requirements
7. Outcomes
8. Budget and Installation timeline
9. Leveraging of other funds

Commented [EN-NSLCU11]: RANKING CRITERIA:

1. The project funds are needed in order to protect a prior NRCS investment.
2. The performance outcome measures that are quantifiable and can be evaluated at completion of the project to assess the success of each performance measure
3. The proposed works of improvement does not include structures that provide more than 12,500 acre-feet of floodwater detention or has a total capacity in excess of 2,500 acre-feet.
4. The maximum watershed or subwatershed area does not exceed 250,000 acres.
5. The project does not include more than the legal number of recreation developments within a watershed.
6. Agriculture and rural communities account for at least 20 percent of the total benefits of the project.

7. Environmental Evaluation (Complete Form CPA-52 for each project request-attach)

See attached complete for NRCS-CPA-52. There are no known problems with the project area. There are no T&E species and or cultural resource concerns. There are no other existing Plan/EIS developed by another federal agency.

At a minimum, complete form NRCS-CPA-52. Identify all known problems. Identify any T&E species and cultural resource concerns. Identify any cultural or historical resources. Please make us aware of any existing Plan/EIS developed by another federal agency.

8. Sponsor Request (limit one page - attach as addendum)

See attached signed letter from Alpine City and SF 424 form which describe the City's related experience, readiness, willingness to meet their requirements and ability to complete the project.

The sponsor request letter must:

- Be signed by the Sponsor
- Include a statement of the Sponsor's related experience, readiness, willingness to meet their requirements, and ability to complete this project.

RANKING CRITERIA:

1. The sponsor demonstrates sufficient experience managing projects, programs, and solutions of a similar size, scope and budget
2. The sponsor demonstrated that the participants are interested and willing to adopt the solutions proposed.
3. There is a clear and defined purpose and need for action.
4. The total cost of the project proposal is less than
\$25million in NRCS funds.
5. The percentage of the NRCS share of the project proposal.
6. There is a positive economic benefit.
7. The Sponsor has a Preliminary investigation report, indicating project feasibility
8. The project incorporates aspects of Green Infrastructure and Renewable energy systems.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify)

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

* 5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Alpine City

* b. Employer/Taxpayer Identification Number (EIN/TIN):

87-0292698

* c. Organizational DUNS:

1600001540000

d. Address:

* Street1:

20 North Main Street

Street2:

* City:

Alpine

County:

Utah

* State:

Utah

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

84004

e. Organizational Unit:

Department Name:

Public Works

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr

* First Name:

Shane

Middle Name:

* Last Name:

Sorensen

Suffix:

Title:

City Administrator

Organizational Affiliation:

* Telephone Number:

801-763-9862

Fax Number:

* Email:

ssorensen@alpinecity.org

Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

NRCS

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

*** Title:**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Alpine City, Utah County

*** 15. Descriptive Title of Applicant's Project:**

Alpine Diversions Modifications

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant UT-003

* b. Program/Project UT-003

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: 01/01/2018

* b. End Date: 06/01/2019

18. Estimated Funding (\$):

* a. Federal

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☒ a. This application was made available to the State under the Executive Order 12372 Process for review on

8/28/2017

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.) Applicant Federal Debt Delinquency Explanation**☐ Yes☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name: Shane

Middle Name:

* Last Name: Sorensen

Suffix:

* Title:

City Administrator

* Telephone Number: 801-763-9862

Fax Number:

* Email: ssorensen@alpinecity.org

* Signature of Authorized Representative:

* Date Signed:

Application for Federal Assistance SF-424

* Applicant Federal Debt Delinquency Explanation

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

NA

Item:	Entry:
1.	<p>Type of Submission: (Required): Select one type of submission in accordance with agency instructions.</p> <ul style="list-style-type: none"> • Pre-application • Application • Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date.
2.	<p>Type of Application: (Required) Select one type of application in accordance with agency instructions.</p> <ul style="list-style-type: none"> • New – An application that is being submitted to an agency for the first time. • Continuation -An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. • Revision -Any change in the Federal Government’s financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. <p>A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify)</p>
3.	Date Received: Leave this field blank. This date will be assigned by the Federal agency.
4.	Applicant Identifier: Enter the entity identifier assigned buy the Federal agency, if any, or the applicant’s control number if applicable.
5a.	Federal Entity Identifier: Enter the number assigned to your organization by the Federal Agency, if any.
5b.	Federal Award Identifier: For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.
6.	Date Received by State: Leave this field blank. This date will be assigned by the State, if applicable.
7.	State Application Identifier: Leave this field blank. This identifier will be assigned by the State, if applicable.
8.	<p>Applicant Information: Enter the following in accordance with agency instructions:</p> <ol style="list-style-type: none"> Legal Name: (Required): Enter the legal name of applicant that will undertake the assistance activity. This is that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website. Employer/Taxpayer Number (EIN/TIN): (Required): Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your

	<p>organization is not in the US, enter 44-4444444.</p> <p>c. Organizational DUNS: (Required) Enter the organization's DUNS or DUNS+4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website.</p> <p>d. Address: Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province, Country (Required), Zip/Postal Code (Required, if country is US).</p> <p>e. Organizational Unit: Enter the name of the primary organizational unit (and department or division, (if applicable) that will undertake the assistance activity, if applicable.</p> <p>f. Name and contact information of person to be contacted on matters involving this applicant required), organizational affiliation (if affiliated with an organization other on: Enter the name (First and last name than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.</p>
9.	<p>Type of Applicant: (Required) Select up to three applicant type(s) in accordance with agency instructions.</p> <p>A. State Government</p> <p>B. County Government</p> <p>C. City or Township Government</p> <p>D. Special District Government</p> <p>E. Regional Organization</p> <p>F. U.S. Territory or Possession</p> <p>G. Independent School District</p> <p>H. Public/State Controlled Institution of Higher Education</p> <p>I. Indian/Native American Tribal Government (Federally Recognized)</p> <p>J. Indian/Native American Tribal Government (Other than Federally Recognized)</p> <p>K. Indian/Native American Tribally Designated Organization</p> <p>L. Public/Indian Housing Authority</p> <p>M. Nonprofit</p> <p>N. Nonprofit</p> <p>O. Private Institution of Higher Education</p> <p>P. Individual</p> <p>Q. For-Profit Organization (Other than Small Business)</p> <p>R. Small Business</p> <p>S. Hispanic-serving Institution</p> <p>T. Historically Black Colleges and Universities (HBCUs)</p> <p>U. Tribally Controlled Colleges and Universities (TCCUs)</p> <p>V. Alaska Native and Native Hawaiian Serving Institutions</p> <p>W. Non-domestic (non-US) Entity</p> <p>X. Other (specify)</p>
10.	<p>Name Of Federal Agency: (Required) Enter the name of the Federal agency from which assistance is being requested with this application.</p>
11.	<p>Catalog Of Federal Domestic Assistance Number/Title: Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable.</p>
12.	<p>Funding Opportunity Number/Title: (Required) Enter the Funding Opportunity Number and</p>

	title of the opportunity under which assistance is requested, as found in the program announcement.
13.	Competition Identification Number/Title: Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable. C. Increase Duration D. Decrease Duration E. Other (specify)
14.	Areas Affected By Project: List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
15.	Descriptive Title of Applicant's Project: (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For pre-applications, attach a summary description of the project.
16.	Congressional Districts Of: (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all District(s) affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-005 for California 5th district, CA012 for California 12th district, NC-103 for North Carolina's 103rd district. • If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. • If nationwide, i.e. all districts within all states are affected, enter US-all. • If the program/project is outside the US, enter 00-000.
17.	Proposed Project Start and End Dates: (Required) Enter the proposed start date and end date of the project.
18.	Estimated Funding: (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
19.	Is Application Subject to Review by State Under Executive Order 12372 Process? Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State.
20.	Is the Applicant Delinquent on any Federal Debt? (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include: But may not be limited to; delinquent audit disallowances, loans and taxes. If yes, include an explanation in an attachment.
21.	Authorized Representative: (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant. A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)