



## ALPINE CITY COUNCIL MEETING

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a meeting on **Tuesday, January 10, 2017 at 6:00 p.m.** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

**I. CALL MEETING TO ORDER\***

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

**III. RETURN TO OPEN MEETING at 7:00 pm.**

- A. Roll Call:\*** Mayor Sheldon Wimmer
- B. Prayer:** Roger Bennett
- C. Pledge of Allegiance:** By Invitation

**IV. PUBLIC COMMENT:** The public may comment on items that are not on the agenda.

**V. CONSENT CALENDAR**

- A. Approve minutes of the December 13, 2016 City Council meeting**
- B. Resolution No. R2017-03, Dissolution of the North Utah County Aquifer Association and terminating the Interlocal Agreement.**
- C. Resolution No. R2017-04, Authorization to execute the Interlocal Agreement creating the North Utah County Aquifer Council.**

**VI. REPORTS AND PRESENTATION**

- A. Financial Report – Alice Winberg**

**VII. ACTION/DISCUSSION ITEMS**

- A. Creekside Estates, Plat A Minor Subdivision, Final Approval – Tom & Shelby Andra:** The Council will consider final approval to the proposed two-lot subdivision located on Matisse Lane in the CR-20,000 zone.
- B. Summit Pointe Concept and Preliminary Plans – Mark Wells & Taylor Smith:** The Council will review the proposed four-lot subdivision located on 32.93 acres in the CR-40,000 zone to be accessed by Lakeview Drive.
- C. Parks Maintenance Building Site Plan:** The City Council will provide their input for the conceptual site plan of the proposed parks maintenance building located at 545 East 300 North in preparation for a public hearing.
- D. Ordinance No. 2017-01, Amendments to the Fence Ordinance (Section 3.21.6).** The proposed amendment will require a distance of four feet between the backside of a retaining wall and a fence and not allow a fence on top of a wall on the same plane to exceed nine feet.
- E. Ordinance No. 2017-02, Amendment to the Financial Responsibility Ordinance (Article 4.10).** The proposed amendment will reduce the amount of a performance bond for a subdivision from 120% to 110%.
- F. Resolution No. R2017-01, Murdock Connector Road to provide east/west access by Developmental Center.**
- G. Resolution No. R2017-02, Authorizing Application for Pressurized Irrigation Meter Grant.**

**VIII. STAFF REPORTS**

**IX. COUNCIL COMMUNICATION**

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

**ADJOURN**

**\*Council Members may participate electronically by phone.**

Sheldon Wimmer  
January 6, 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) 756-6347 x 4.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at [www.alpinecity.org](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html)

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, 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 v. Public Meeting

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

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

**ALPINE CITY COUNCIL**  
**Alpine City Hall, 20 N. Main, Alpine, UT**  
**December 13, 2016**

**I. CALL MEETING TO ORDER:** The meeting was called to order at 5:15 pm by Mayor Sheldon Wimmer.

**A. Roll Call:** The following were present:

Mayor Sheldon Wimmer

Council Members: Lon Lott, Roger Bennett, Ramon Beck

**II. EXECUTIVE SESSION:** Discuss the professional character, conduct, or competency of personnel.

**MOTION:** Ramon Beck moved to go to Executive Session for the purpose of discussing personnel. Lon Lott seconded. Ayes: 3 Nays: 0. Motion passed. Ramon Beck, Lon Lott, Roger Bennett voted aye. Motion passed.

Kimberly Bryant and Troy Stout arrived later during the Executive Session.

**III. OPEN SESSION:** The Council returned to open session at 7:15 pm.

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

Mayor Sheldon Wimmer

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

Staff: Shane Sorensen, Charmayne Warnock, Jason Bond, Alice Winberg

Others: Greg Ogden, Carla Merrill, Paul Kroff, Loraine Lott, Sylvia Christiansen, Wade Budge, Mike Russon, Courtney Heirtzlet

**B. Prayer:**

Kimberly Bryant

**C. Pledge of Allegiance:**

Carla Merrill

**IV. PUBLIC COMMENT**

Loraine Lott thanked the City Council and the City staff for the great job they had done all year.

**V. CONSENT CALENDAR**

**A. Approve minutes of November 9, 2016 City Council meeting**

**B. Clarification on minutes of September 13, 2016**

**C. Purchase of Hooklift Truck - \$73,099.80**

**D. Bond Release – Three Falls Phase I water tank - \$121,562.00**

The Council reviewed the proposed correction to a motion made by Troy Stout at the meeting of September 13, 2016 regarding the Alpine Ridge PRD. The motion was clarified to state that the soccer field would be built before the first lot was built out in the phase in which the soccer field would be located, not in the first phase of the entire development. Troy Stout said he agreed with the clarification to his motion.

**MOTION:** Lon Lott moved to approve the Consent Calendar. Ramon Beck seconded. Ayes: 5 Nays: 0. Lon Lott, Ramon Beck, Troy Stout, Roger Bennett, Kimberly Bryant voted aye. Motion passed.

**VI. REPORTS AND PRESENTATIONS**

**A. Utah Lake, Timpanogos Special Service District (TSSD) Report:** Mayor Wimmer said the TSSD Report from Dale Ihrke had been included in the packet for the Council to review and asked if there were comments.

Shane Sorensen said that he and Roger Bennett had attended a TSSD meeting in October where they discussed the algae problem in Utah Lake, and the likelihood of implementing a program to reduce the phosphorus in the lake. There were some who believed the phosphorus was responsible for the algae problem. It would cost millions of dollars for waste water treatment plants to build facilities to treat the phosphorus. That cost would be passed on to the users. Mr. Sorensen said there were other people in the waste industry who felt phosphorous was not the cause of the algae problem. They were concerned that the treatment plants would be required to spend millions of dollars to implement a program to treat the phosphorous, and it may not help because it may not be the source of the problem.

Roger Bennett said some of the phosphorus was naturally occurring. Ramon Beck said the water levels were low and the weather was hot and that could also contribute to the algae growth.

Shane Sorensen said some of the sewer districts had hired lobbyists to work with the state. Whatever they decided to do, the cost of cleaning up the lake would be passed onto the users.

Sheldon Wimmer said it was estimated that it could cost \$18 a month per household to implement the program. He said there was a chance that he would be on the steering committee. They were concerned that there would be people on the committee that didn't represent the public or didn't take into consideration that the phosphorus was naturally occurring in the lake. They needed to determine if the phosphorus was really coming from the sewer plants or if it was naturally occurring.

Shane Sorensen said that if they decided storm water discharge was affecting the lake, the cities may have to sample and treat the storm water before it was discharged into the lake, which would also be very costly.

Troy Stout asked if this was a federal issue or state issue. Sheldon Wimmer said the lake itself was state owned but the EPA was involved in water quality.

## **VII. ACTION/DISCUSSION ITEMS**

**A. Audit Report for Fiscal Year 2015-16 – Independent Auditor Greg Ogden.** Mr. Ogden said there was only one finding this year which was that the street impact fees had not been spent by the end of the fiscal year. The fees had to be spent within six years after collection or they had to be refunded. He said he had spoken with Shane Sorensen who said they would take care of it.

Mr. Ogden said the City was doing very well financially. There was only one area of concern and that was in the water department. The City was spending more than it was taking in but the City had recently raised the water rates so that may remedy the problem. He noted that even with the deficit in the governmental water activity, there was enough revenue from the business activities or taxes and interest that they showed a \$30,000 profit.

In regard to the unassigned fund balance, which had to be between 5% and 25%, the City was at 19% this year. It was under the maximum allowed amount of 25% but it was still very good. The City was in very good shape in the general fund and the capital improvement fund. There was no time frame in which they had to spend that money.

The operating income showed a loss for water and for storm drainage. They would need to keep an eye on those. He said one really good thing was the City's long-term debt. They had only one bond which was the water bond for 3.6 million dollars. The payments were \$350,000 a year and they had about ten years left on payments. He said it was impressive for the City to have only one bond with the amount of growth they'd had. He said Alpine was to be commended for keeping their debt under control.

Mr. Ogden thanked the finance director Alice Winberg and other staff members for their help on the audit.

Lon Lott thanked Alice Winberg for her help in answering his questions on the audit report.

Sheldon Wimmer said that at the beginning of next year they were going to take action on delinquent water bills, which had been piling up. They would send a notice to the resident when they were 30 days late on their bill then shut off the water after six days if they didn't respond. There would be a \$70 fee to hook up again and they would



1 need to be on direct deposit. He said the amount of delinquent water bills in August was \$30,000 and it had climbed  
2 to almost \$40,000.

3  
4 **B. Steve White Utility Bill – Request for a reduction due to a water leak.** Mr. White was not present so  
5 this item was tabled until the end of the meeting. Sheldon Wimmer said that according to ordinance, the City  
6 Council acted as the board of equalization on these matters.

7  
8 **C. Ordinance No. 2016-21, Changing the composition of the Planning Commission.** Mayor Wimmer  
9 said he had proposed changing the quorum for the Planning Commission from four members to three members  
10 because they'd had a problem with attendance. In the last year, they had to cancel three meetings because there  
11 weren't enough members present to make a quorum. However, the Planning Commission had recommended against  
12 changing the quorum to three members.

13  
14 Jason Bond said the Planning Commission had discussed it and said they would show up and have better attendance.  
15 They had two new members who replaced one of the members who had difficulty attending, so it should be better.

16  
17 Sheldon Wimmer said that since the Planning Commission recommended leaving the ordinance as currently written,  
18 they would leave it that way. If attendance became a problem, they would bring it back.

#### 19 20 **D. PUBLIC HEARINGS**

- 21
- 22 • **Amendment to the Storm Water Management Article of the Municipal Code, Part 14-405 (5) Clean**  
23 **Streets.**
- 24 • **Summit Pointe Subdivision Concept Plan – Taylor Smith and Mark Wells.**
- 25

26 Shane Sorensen explained that part of the code on storm water management required curb ramps during  
27 construction. The code currently allowed gravel, wood, asphalt or steel. The gravel hadn't worked very well because  
28 it would migrate and end up in the storm drain. The amendment would eliminate gravel as an option for a curb ramp.

29  
30 Mayor Wimmer asked for public comment. There was none.

31  
32 Regarding the Summit Pointe subdivision public hearing, Jason Bond said the City Council didn't usually hold  
33 public hearings for the concept plans but he been out of the country and no public hearing was scheduled for the  
34 Planning Commission meeting where it was discussed. He spoke with the City Attorney and Mayor who agreed he  
35 could schedule the hearing for the following City Council meeting.

36  
37 Since that time, some questions about the revised concept plan for Summit Pointe had been raised and the  
38 developers chose to not have it on the City Council agenda. However, the hearing was already scheduled and  
39 noticed in the newspaper so the public hearing was included on the agenda, but it was not on the agenda for  
40 discussion.

41  
42 Mr. Bond did offer a little history about the Summit Pointe subdivision. It was previously called Eagle Pointe  
43 subdivision with 13 lots. The developers had received preliminary approval for Eagle Pointe and had applied for a  
44 final plat review, then decided to redesign the development to show only four lots, and rename it. All lots would  
45 have frontage on 600 North and would be accessed by a long, shared driveway from the end of Lakeview Drive.  
46 There was a question about whether or not the new design would landlock a property owner adjacent to the proposed  
47 development. Jason Bond said the Planning Commission would review the concept at a later meeting and another  
48 public hearing would be scheduled.

49  
50 **E. Ordinance No. 2016-25, Amendment to the Storm Water Management Article of the Municipal**  
51 **Code, Part 14-405 (5) Clean Streets.**

52  
53 **MOTION:** Lon Lott moved to approve Ordinance No. 2016-25, Amending Storm Water Management Part 14-405  
54 (5) Clean Streets. Ramon Beck seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett, Ramon  
55 Beck, Troy Stout voted aye. Motion passed.

**F. Alpine Ridge Subdivision, Concept Plan – Paul Kroff:** Jason Bond said the Planning Commission had reviewed the concept plan at their meeting on December 6, 2016 and made the following recommendation to the City Council.

1. The Developer consider modifying or eliminating “Lot 71”.
2. The Developer change the name of the subdivision.
3. The Developer consider changing roads and how they exit so close to the Russon property.
4. The Developer consider the soccer park and parking.
5. The Developer consider the placement and alignment of the trails.
6. The Developer consider adding trail access in Phase 1.

Jason Bond said the proposed development was the result of the Oberee Annexation and for the most part was designed according to the Development Agreement.

Lot 71 was an issue because it was located on top of the hill rather than clustered with the other lots. Staff felt that it didn’t meet the intent of the PRD Ordinance which called for the clustering of homes in order to provide both visual and actual open space in sensitive areas and keep homes off the ridgelines.

The Planning Commission recommended that Lot 71 be modified or eliminated. The Fire Marshal had looked at lot 71 and the driveway leading to it and submitted a letter to the Council stating that a home up there would be accessible in the event of a fire, and fire flow would be adequate.

Lon Lott said that during the annexation process, they discussed at length the preservation of open space. When they worked on density they tried to meet the PRD vision of having the homes clustered lower down and the higher parts would be undeveloped. He said lot 71 could be somewhere but not up on the hill. It was his understanding that the intent of the PRD Ordinance was to keep the hillsides free of homes.

Troy Stout agreed that lot 71 did not meet the spirit of the PRD Ordinance. The Council discussed the possibility of moving the lot lower down and adjusting the parking area near the trail head.

Paul Kroff said Alpine City had some of the best hillside protection ordinances in Utah County. He felt the location of lot 71 conformed with Alpine City’s ordinance.

Wade Budge, Mr. Kroff’s attorney, said he echoed what Paul Kroff had said. Alpine City did have great ordinances. They had applied the standards to the proposed subdivision and felt it complied. He said they were willing to modify the lot but did not want to eliminate it. He said the home wouldn’t be seen from Fort Canyon. They had the letter from the fire department saying there wouldn’t be a problem with it. He said he felt there was a significant benefit to providing a public trail head, which would be lost if they were compelled to take the lot off the hill.

Troy Stout said another issue was illumination. There was a growing concern about light pollution. How would that contribute to light pollution if the house on the hillside was illuminated? Mr. Budget said they would work with their engineers on it. Roger Bennett said the house could be a one story house to minimize the visual impact of house up on the hill.

**G. Annual Meeting Schedule for 2017.** The Council reviewed the proposed schedule of City Council and Planning Commission meetings for 2017. The Planning Commission had already made some adjustment to their schedule and approved it. Troy Stout suggested they eliminate the second City Council meeting in November.

**MOTION:** Troy Stout moved to eliminate the City Council meeting scheduled for November 28<sup>th</sup> and approve the Annual Meeting Schedule. Ramon Beck seconded. Ayes: 4 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Lon Lott voted aye. Motion passed. Kimberly Bryant had left earlier in the meeting and was not present at the time of the motion.

**H. Resolution No. R2016-10, Updating Construction Specifications for Public Improvements:** Shane Sorensen said the constructions specification for public improvements were updated every five years. There were quite a few changes since 2012.

**MOTION:** Lon Lott moved to approve Resolution No. R2016-10 updating the specifications for public improvements. Roger Bennett seconded. Ayes: 4 Nays: 0. Lon Lott, Roger Bennett, Ramon Beck, Troy Stout voted aye. Motion passed. Kimberly Bryant was not present at the time of the motion.

**I. Steve White – Request to waive or reduce utility bill.** Mr. White was not present but the Council agreed to discuss his request to have his water bill waived or reduced due to a water leak.

Mr. White lived at 398 N. Matterhorn Drive. In 2015 he had a water leak and requested that his water bill be waived. Since it was an outside leak, staff had forgiven \$763.69 which was the entire amount in excess of his usual use.

In 2016, Steve White had another water leak and was requesting that his water bill of \$1,075.00 be waived or reduced. This was also an outdoor leak but in a different location.

Lon Lott said that the Audit Report had shown that the City had a deficit of almost \$40,000 in the water department because water revenue was not keeping up with the expenses. That was something to consider in connection with Mr. White's request to waive or reduce his water bill. He said that in his line of work, he was called out to fix a lot of leaks. Since it was an outside leak behind the house, there seemed to be a valid reason for why Mr. White didn't know he had a leak until he got his water bill. Part of the problem was that the meters were not read monthly so a leak could go on for some time until it was discovered.

Shane Sorensen said the two systems the City was looking at to read meters monthly would definitely help eliminate problems like this. If someone had flow for 24 hours, that information would be relayed to the City who could then notify the homeowner that he had a possible leak. He said that of the ten homes in which they had installed the meters on a trial basis, four of them had potential leaks. He also commented that there had to be a point at which the City couldn't write off people's bills. Some cities allowed one leak. Mr. White had already had one water bill written off by staff. The second leak came to the City Council because they acted as a board of equalization in these matters.

Ramon Beck said he and Roger Bennett had discussed it earlier and thought they could reduce the bill by half.

Lon Lott said he wanted to establish some kind of policy for water leaks so they were treating everyone the same. They couldn't be waiving some people's bills and making others pay for their leaks.

Sheldon Wimmer said that in January they were going to start enforcing the ordinance on delinquent water bills. Currently the City was carrying a debt of over \$36,000 in unpaid water bills. He planned to let the citizens know in the January Newsline that the City would be enforcing the ordinance on delinquent water bills.

**MOTION:** Ramon Beck moved to reduce 50% of the excess of Steve White's water bill as calculated by his average water bill. Troy Stout seconded. Ayes: 4 Nays: 0. Ramon Beck, Troy Stout, Roger Bennett, Lon Lott voted aye. Motion passed. Kimberly Bryant was not present.

**J. Alpine City Hall Art Work:** Charmayne Warnock said she had contacted Mary Ann Judd Johnson to see if she would be willing to negotiate the sale of some of her art work since they had only been able to raise a portion of the asking price. Mrs. Johnson said she would be willing to sell six or seven paintings for the \$6,000 they had raised thus far. Charmayne Warnock asked the Council to choose the six or seven paintings they liked best and the rest of the painting would go back to the artist.

## **VIII. STAFF REPORTS**

Jason Bond said they were expecting to hold a public hearing on the Summit Pointe subdivision at the next Planning Commission meeting. They would also be discussing the Annexation Policy Plan to include the Alpine Cove subdivision and Schoolhouse Springs.

Shane Sorensen said that a year ago, Draper City had approached the City had let them know that they planned to put up a gate and some rock on the Hog Hollow Road to block access. They would give Alpine City a key if they

had to get through. He noted that the property owner by Summit Point was probably accessing their property by that road. He also reported that the mediation had been moved to December 19<sup>th</sup> and 20<sup>th</sup>.

#### **IX. COUNCIL COMMUNICATION**

Lon Lott said he had attended the Draper City public hearing regarding the sale of about 50 acres of surplus open space to a developer. It bordered Highland City and Alpine City. The concept plan showed several hundred homes and would connect to Highland City streets. Mr. Lott said he attended because he was contacted by a group in Highland who wanted to know what Alpine City's plans were. He said there were a lot of people from Highland and the Suncrest area who commented and were opposed to the high density and increased traffic from the proposed development. Draper's response to the comments were that they had contacted Highland City and the county and asked them if they wanted to buy the land but no one was interested. Draper City said they needed the money to take care of other obligations. Mr. Lott said the issue was tabled. He said the interesting thing about Draper's public hearing was that they allowed each individual only three minutes to comment. They had a timer and at the end of three minutes, it beeped.

Troy Stout asked when they were going to connect the trails in Lambert Park and Three Falls to Corner Canyon. Shane Sorensen said they trails were going in, but with all the construction going on up there, it wasn't a safe place to be. But the trails were being constructed.

Mayor Wimmer reported on the following.

- Lehi had contacted him and said there were interested in having Schoolhouse Spring annexed into Alpine. The Annexation Agreement would state that it would remain as undeveloped watershed. The springs near the base would probably need to be protected with fencing.
- The County Commission had rezoned the Melby property to TR5.
- He had contacted the Forest Service about the shooting range east of town, and the concern that errant bullets may hit someone since the Lambert Park was heavily used. He was told there wasn't much the Forest Service could do. He proposed that the City could rock off the road access from the water tank to the Forest Service boundary which might discourage some shooting.

Troy Stout said he would like to see the federal government designate a buffer zone between city boundaries and forest service land. Sheldon Wimmer said that issue had been through the courts but never succeeded.

**EXECUTIVE SESSION:** None held.

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

The meeting was adjourned at 9:15 pm.

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT:** Resolution No. R2017-03 – Dissolution of the North Utah County Aquifer Association and Terminating the Interlocal Agreement

**FOR CONSIDERATION ON:** January 10, 2017

**PETITIONEER:** City Staff

**ACTION REQUESTED BY PETITIONER:** Approve resolution for dissolution of the NUCAA and terminating the interlocal agreement.

**APPLICABLE STATUTE OR ORDINANCE:** N/A

**PETITION IN COMPLIANCE WITH ORDINANCE:** N/A

**INFORMATION:** The North Utah County Aquifer Association (NUCAA) was a legal entity created in 2009 to obtain federal funding to complete a feasibility study for aquifer recharge and recovery. The study has been completed the board felt that dissolving NUCAA and forming a non-legal entity to keep the group together was more feasible. By approving this resolution, the Council will approve terminating the current interlocal agreement.

<p><b>RECOMMENDATION:</b> Approve Resolution No. R2017-03 and terminate the NUCAA Interlocal agreement.</p>
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## **RESOLUTION NO. R2017-03**

### **A RESOLUTION AUTHORIZING THE EXECUTION OF THAT CERTAIN INTERLOCAL AGREEMENT PROVIDING FOR THE DISSOLUTION OF THE NORTH UTAH COUNTY AQUIFER ASSOCIATION AND TERMINATING THE INTERLOCAL AGREEMENT CREATING THE SAME**

WHEREAS, by Interlocal Agreement dated December 9, 2009 (the "Association Interlocal Agreement"), the Central Utah Water Conservancy District (the "District"), and certain northern Utah County cities, including Pleasant Grove City, American Fork City, Highland City, Alpine City, Lehi City, and Saratoga Springs City (the "Cities"), created the North Utah County Aquifer Association (the "Association"), for the purpose of performing a feasibility study of the potential for recharging the groundwater in northern Utah County in accordance with the Utah Groundwater Recharge and Recovery Act; and

WHEREAS, the feasibility study having been completed in May, 2012, the District and the Cities, as the members of the Association, have now unanimously determined it to be in their collective best interest to terminate the Association Interlocal Cooperation Agreement and dissolve the Association; and

WHEREAS, the Cities and the District have determined it to be in their collective best interest to enter into a new Interlocal Agreement (the "North Utah County Aquifer Council Interlocal Agreement"), the purpose of which is to create, in place of the Association, an interlocal council (the "North Utah County Aquifer Council"), as a non-legal entity, the purpose and function of which is to study, encourage, review, coordinate, and assist in facilitating the ongoing planning, funding, and development of groundwater resources by its members, including possible recharge and recovery projects, in northern Utah County; it being the express purpose and intent of the District and the Cities, however, that all such projects be financed, designed, constructed, operated and maintained by the Cities and/or the District, individually or collectively, as the case may be, pursuant to separate interlocal agreements related to each such project; and

WHEREAS, the Association Interlocal Agreement provides that said agreement may be terminated, at any time, upon the unanimous consent of its members;

NOW THEREFORE, BE IT RESOLVED as follows:

1. The City Council of Alpine City hereby consents to, and the City is hereby authorized to execute, that certain Interlocal Agreement Terminating the Interlocal Agreement Creating the North Utah County Aquifer Association and Dissolving the Association, a copy of which is attached hereto.
2. This Resolution shall be effective immediately upon execution hereof.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_,  
2017.

\_\_\_\_\_  
By: Alpine City Mayor

#### CERTIFICATION

I hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the  
City Council

of Alpine City on \_\_\_\_\_, 2017.

\_\_\_\_\_  
By: Alpine City Recorder

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT:** Resolution No. R2017-04 – Authorization to Execute the Interlocal Agreement  
Creating the North Utah County Aquifer Council

**FOR CONSIDERATION ON:** January 10, 2017

**PETITIONEER:** City Staff

**ACTION REQUESTED BY PETITIONER:** Approve resolution for creating the North Utah  
County Council

**APPLICABLE STATUTE OR ORDINANCE:** N/A

**PETITION IN COMPLIANCE WITH ORDINANCE:** N/A

**INFORMATION:** The North Utah County Aquifer Association (NUCAA) was a legal entity created in 2009 to obtain federal funding to complete a feasibility study for aquifer recharge and recovery. The study has been completed the board felt that dissolving NUCAA and forming a non-legal entity to keep the group together was more feasible. By approving this resolution, the Council will approve the creation of the North Utah County Aquifer Council.

<p><b>RECOMMENDATION:</b> Approve Resolution No. R2017-04 creating the North Utah County Aquifer Council.</p>
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**RESOLUTION NO. R2017-04**

**A RESOLUTION AUTHORIZING THE EXECUTION OF  
THAT CERTAIN INTERLOCAL AGREEMENT  
CREATING THE NORTH UTAH COUNTY AQUIFER COUNCIL,  
ACCORDING TO THE TERMS THEREOF, AND RELATED MATTERS**

WHEREAS, Alpine City is a political subdivision created under the Municipal Code of the State of Utah for the purpose, among other things, of constructing water works and securing, providing and protecting a municipal water supply for its citizens, including extraterritorial jurisdiction with respect to the same; and

WHEREAS, the City recognizes the critical inter-relationship between the groundwater and surface water sources of supply in northern Utah County, and has a considerable interest in the management, protection and conjunctive development of these water resources among those holding and owning rights in and to the use of the water developed from these sources of water supply; and

WHEREAS, in April, 2003, the City entered into an interlocal agreement with Central Utah Water Conservancy District (the "District"), and certain cities situated in northern Utah County, the State of Utah, and the United States Geological Survey, which provided for updated groundwater flow model and related groundwater resource studies pertaining to the applicable groundwater aquifers in northern Utah County, which have been completed and published in 2008 and 2009 reports; and

WHEREAS, by Interlocal Agreement dated December 9, 2009 (the "Association Interlocal Agreement"), the District and certain northern Utah County cities, including Pleasant Grove City, American Fork City, Highland City, Alpine City, Lehi City, and Saratoga Springs City (the "Cities"), created the North Utah County Aquifer Association (the "Association"), for the purpose of performing a feasibility study as to the potential for recharging the groundwater in northern Utah County in accordance with the Utah Groundwater Recharge and Recovery Act; and

WHEREAS, the feasibility study having been completed in May, 2012, the District and the Cities, as the members of the Association, have now unanimously determined it to be in their collective best interest to terminate the Association Interlocal Cooperation agreement and dissolve the Association; and

WHEREAS, the Cities and the District have to determined to enter into a new Interlocal Agreement (the "North Utah County Aquifer Council Interlocal Agreement"), a copy of which is attached hereto, the purpose of which is to create, in place of the Association, an interlocal council (the "North Utah County Aquifer Council"), as a non-legal entity, the purpose and function of which is to study, encourage, review, coordinate, and assist in facilitating the ongoing planning, funding, and development of groundwater resources by its members, including possible recharge and recovery projects, in northern Utah County; it being the express purpose and intent of the District and the Cities, however, that all such projects be financed, designed, constructed, operated and maintained by the Cities and/or the District, individually or collectively, as the case may be, pursuant to separate interlocal agreements related to each such project;

NOW THEREFORE, BE IT RESOLVED as follows:

1. Shane Sorensen is hereby authorized to become a member of the North Utah County Aquifer Council, to participate on its governing board, to act as the designated Council Administrator, and to execute the North Utah County Aquifer Council Interlocal Agreement creating and governing for the same, in accordance with the terms thereof.

2. Shane Sorensen is hereby appointed to serve as the Member representative on the Council

on behalf of the City, with Jed Muhlestein to serve as the alternate Member representative.

3. This Resolution shall be effective immediately upon execution hereof.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
By: Alpine City Mayor

#### CERTIFICATION

I hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the City Council of \_\_\_\_\_ on \_\_\_\_\_, 2017.

\_\_\_\_\_  
By: Alpine City Recorder

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Creek Side Estates Minor Subdivision**

**FOR CONSIDERATION ON: 10 January 2016**

**PETITIONER: Tom and Shelby Andra**

**ACTION REQUESTED BY PETITIONER: Approve the Minor Subdivision**

**APPLICABLE STATUTE OR ORDINANCE: Article 4.5 (Minor Subdivision)**

### **BACKGROUND INFORMATION:**

The proposed Creek Side Estates minor subdivision located on Matisse Lane includes 2 lots on a site that is 1.9 acres. The site is located in the CR-20,000 zone. The applicants are also working on a boundary line adjustment with the Alpine Cottages Home Owners Association. This needs to be done to swap property with private open space to acquire the necessary frontage on a public street.

### **PLANNING COMMISSION RECOMMENDATION:**

Bryce Higbee moved to recommend approval of the proposed Creekside Estates Minor Subdivision Concept Plan with the following conditions:

1. The Developer finalize and record the Alpine cottages plat amendment that reflects the private open space boundary line adjustment.
2. The Developer meets the water policy.
3. The Developer provides a construction cost estimate for bonding purposes.

Carla Merrill seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, Carla Merrill, and John Gubler all voted Aye.



Date: December 14, 2016

By: Jed Muhlestein, P.E. *JM*  
Assistant City Engineer

Subject: **Creek Side Estates Minor Subdivision– ENGINEER’S REVIEW**  
**2 Lots on 1.93 Acres, CR 20,000 Zone**

### **ENGINEERING REVIEW**

This is the engineering review for the proposed Creek Side Estates minor subdivision. The proposed 1.93 acre development consists of 2 lots ranging in sizes from 0.642 to 1.271 acres. The development is in the CR 20,000 zone near Matisse Lane and 200 North. A map was prepared showing the proposed plan overlaid on existing city infrastructure, it is attached for reference.

This is a minor subdivision that is creating two lots out of one existing lot of record. There will be a small amount of right-of-way deeded to the City along 200 North where improvements already exist.

To acquire the appropriate frontage for the second lot off Matisse Lane an exchange of private open space is proposed between the Alpine Cottages PRD and the subject property. This will require an amendment to the Alpine Cottages PRD Amd plat and each lot owner will need to sign off on the proposed changes.

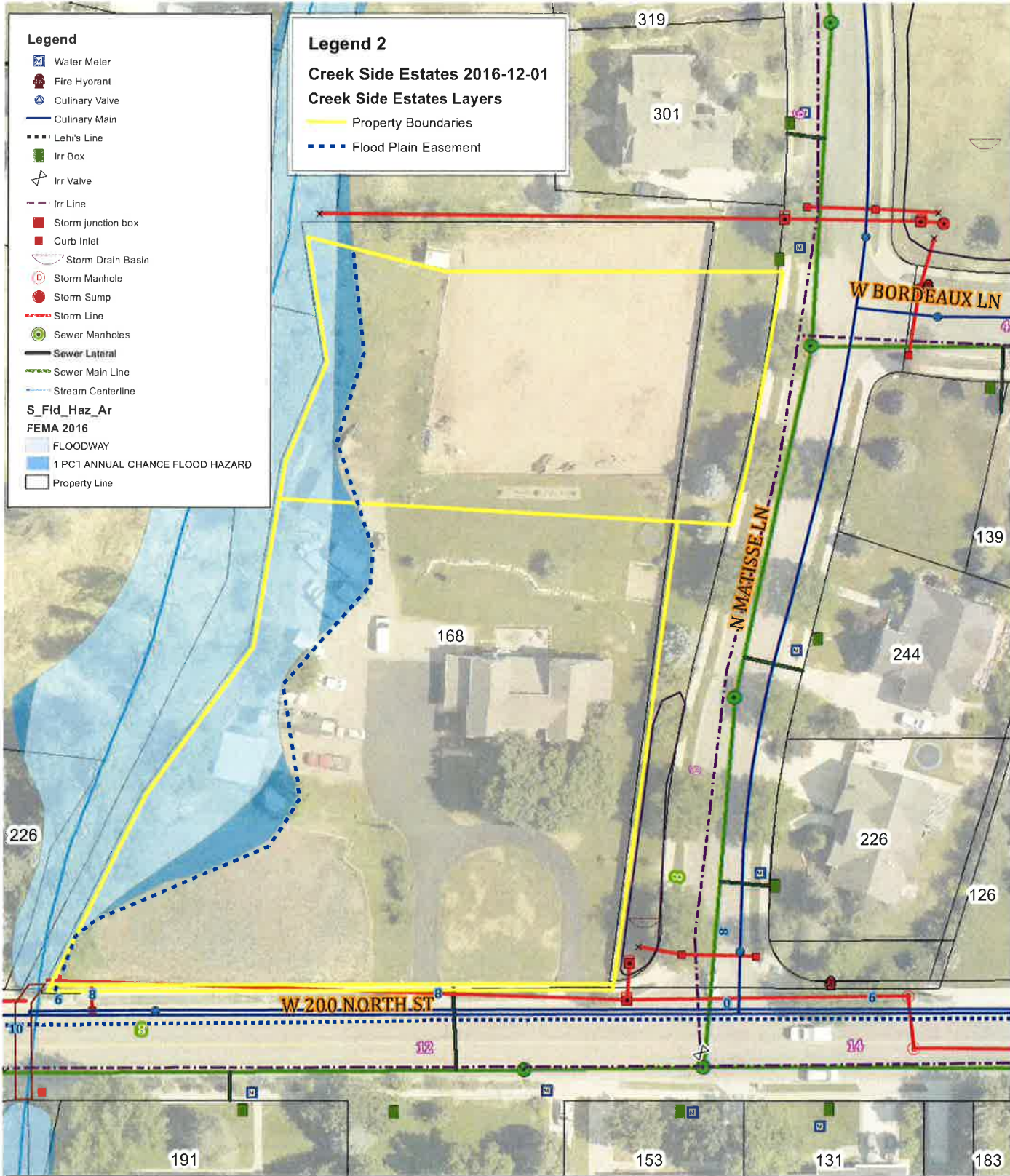
As for subdivision improvements, the only improvements that do not currently exist are individual utility laterals for the new lot. Sewer, water, and pressurized irrigation services will all be required. The water policy and a bond for these utilities will need to be taken care of prior to the recordation of the plat. The Developer will need to provide a construction cost estimate to the City so a bond letter can be created.

The Flood Plain does run along the westerly boundary of the development. The lots are sized sufficiently to contain greater than 20,000 square feet of area located outside the flood plain (4.7.18).

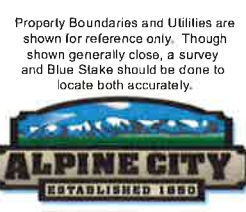
**ENGINEERING RECOMENDATION**

**We recommend approval of the minor subdivision with the following conditions:**

- **The Developer meets the water policy**
- **The Developer provides a construction cost estimate for bonding purposes**



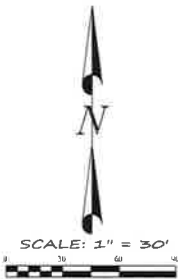
NOTE: Alpine City does not keep records of phone, gas, power, or other utilities not owned/maintained by the city.



# Creek Side Estates Proposal



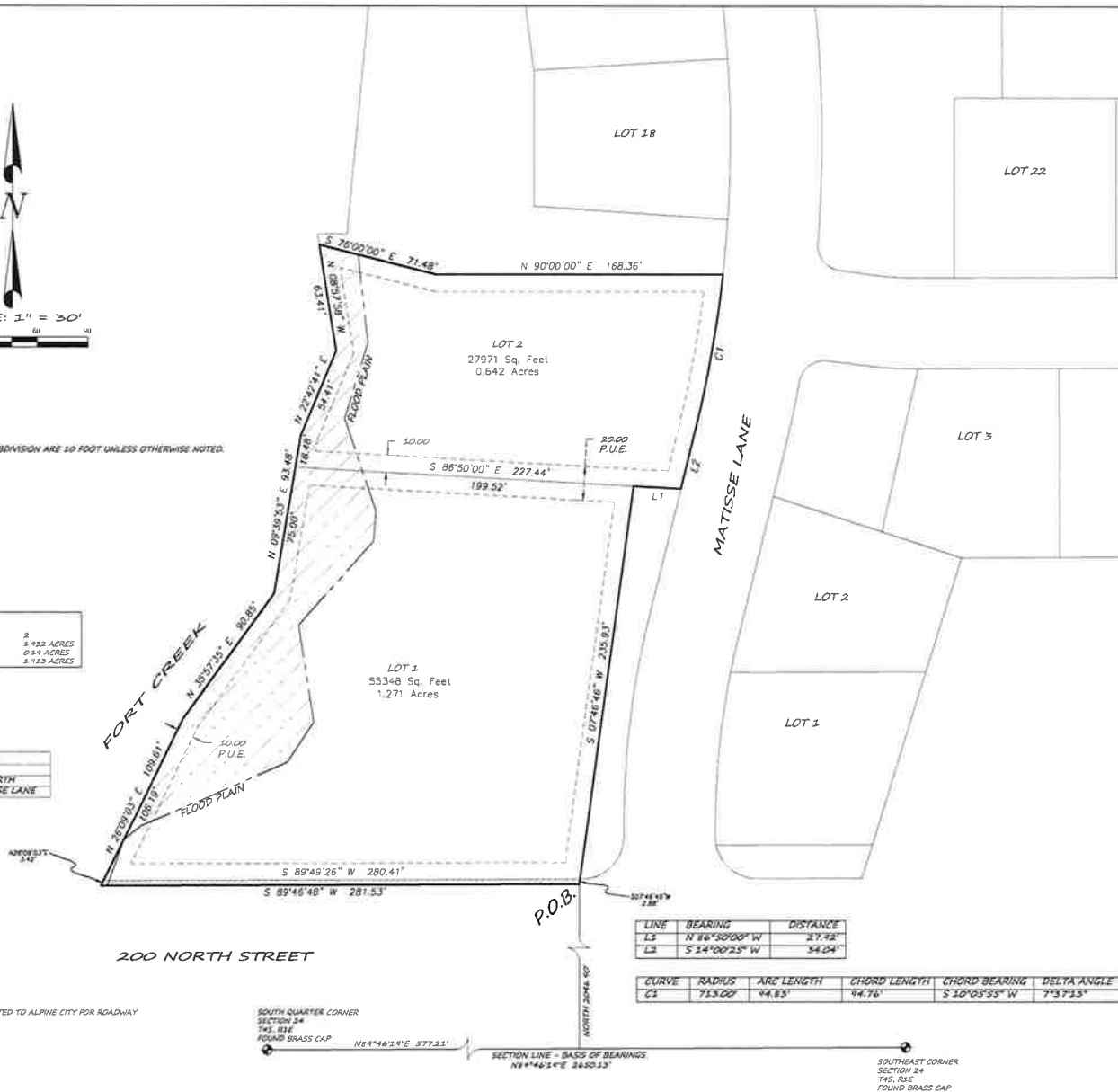
Property Boundaries and Utilities are shown for reference only. Though shown generally close, a survey and Blue Stake should be done to locate both accurately.



GENERAL NOTES:  
ALL EASEMENTS WITHIN THE SUBDIVISION ARE 10 FOOT UNLESS OTHERWISE NOTED.

TABULATIONS:	
TOTAL NUMBER OF LOTS	2
GROSS AREA OF DEVELOPMENT	2.932 ACRES
ROAD DEDICATION AREA	0.51 ACRES
NET AREA OF DEVELOPMENT	2.423 ACRES

ADDRESS TABLE	
LOT	ADDRESS
1	244 WEST 200 NORTH
2	263 NORTH MATISSE LANE



### SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED N89°46'19"E 577.21 FEET AND NORTH 2046.90 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M; THENCE S89°46'48"W 281.53 FEET, THENCE N26°09'03"E 108.61 FEET, THENCE N35°57'38"E 80.85 FEET, THENCE N03°10'33"E 92.48 FEET, THENCE N22°42'41"E 54.41 FEET, THENCE N08°57'08"W 53.41 FEET, THENCE S76°00'00"E 71.48 FEET, THENCE EAST 168.36 FEET TO THE EAST LINE OF MATISSE LANE, THENCE ALONG SAID ROADWAY 94.83 FEET ALONG THE ARC OF A 713.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S10°05'53"W 94.76 FEET), THENCE S14°00'25"W 34.04 FEET, THENCE N88°50'00"W 27.52 FEET, THENCE S07°46'46"W 235.93 FEET TO THE POINT OF BEGINNING. AREA OF ABOVE DESCRIBED PARCEL CONTAINING 1.932 ACRES.

BASIS OF BEARING IS N85°46'19"E ALONG THE SECTION LINE FROM THE SOUTH QUARTER OF SECTION 24 TO THE SOUTHEAST CORNER OF SECTION 24.

SURVEYOR \_\_\_\_\_ DATE NOVEMBER 11, 2016

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF A.D. 2016.

### ACKNOWLEDGEMENT

STATE OF UTAH \_\_\_\_\_  
COUNTY OF UTAH \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF ALPINE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ENGINEER (SEE SEAL BEHIND) CLERK-RECORDS (SEE SEAL BEHIND)

### PLANNING COMMISSION APPROVAL

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016 BY THE ALPINE CITY PLANNING COMMISSION:

CHAIRMAN, ALPINE CITY PLANNING COMMISSION \_\_\_\_\_

### APPROVAL AS TO FORM

APPROVAL AS TO FORM ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016.

CITY ATTORNEY \_\_\_\_\_

## CREEK SIDE ESTATES

### PLAT "A"

LOCATED IN SE 1/4 SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M ALPINE, UTAH, COUNTY OF UTAH

RECORDING SEAL NOTARY PUBLIC SEAL ENGINEER SEAL SURVEYOR SEAL







GENERAL NOTES:  
 1. ALL EASEMENTS WITHIN THE SUBDIVISION ARE 10 FOOT UNLESS OTHERWISE NOTED.  
 2. UTILITY STUBS ARE TO BE AS PER ALPINE CITY STANDARD DRAWING NO. 13A "STANDARD LOT UTILITY LOCATIONS".

TABULATIONS:	
TOTAL NUMBER OF LOTS:	2
GROSS AREA OF DEVELOPMENT:	1.933 ACRES
ROAD DEDICATION AREA:	0.314 ACRES
NET AREA OF DEVELOPMENT:	1.619 ACRES

ADDRESS TABLE	
LOT	ADDRESS
1	268 WEST 200 NORTH
2	265 NORTH MATISSE LANE

# UTILITY PLAN CREEK SIDE ESTATES PLAT "A" LOCATED IN SE 1/4 SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M ALPINE, UTAH, COUNTY OF UTAH

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED N89°46'18"E 577.21 FEET AND NORTH 2046.90 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M; THENCE S89°46'48"W 281.53 FEET, THENCE N28°09'03"E 109.61 FEET, THENCE N30°37'55"E 89.85 FEET, THENCE N09°39'53"E 93.48 FEET, THENCE N22°42'41"E 54.41 FEET, THENCE N08°57'58"W 63.41 FEET, THENCE S78°00'00"E 71.48 FEET, THENCE EAST 188.36 FEET TO THE EAST LINE OF MATISSE LANE, THENCE ALONG SAID ROADWAY 94.83 FEET ALONG THE ARC OF A 713.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S10°05'55"W 94.76 FEET), THENCE S14°00'25"W 34.04 FEET, THENCE N80°50'00"W 27.92 FEET, THENCE S07°46'46"W 235.93 FEET TO THE POINT OF BEGINNING. AREA OF ABOVE DESCRIBED PARCEL CONTAINING 1.933 ACRES.

BASIS OF BEARING IS N89°46'18"E ALONG THE SECTION LINE FROM THE SOUTH QUARTER OF SECTION 24 TO THE SOUTHEAST CORNER OF SECTION 24.

SURVEYOR \_\_\_\_\_ DATE: DECEMBER 12, 2016

LINE	BEARING	DISTANCE
L1	N 89°50'00" W	27.92'
L2	S 14°00'25" W	34.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	713.00'	94.83'	94.76'	S 10°05'55" W	71°57'13"

SOUTH QUARTER CORNER  
 SECTION 24  
 T4S, R1E  
 ROUND BRASS CAP  
 N89°46'18"E 577.21'

SECTION LINE - BASIS OF BEARINGS  
 N89°46'18"E 2430.23'

SOUTHEAST CORNER  
 SECTION 24  
 T4S, R1E  
 ROUND BRASS CAP

AREA TO BE DEDICATED TO ALPINE CITY FOR ROADWAY PURPOSES





**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 2016.

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF UTAH )  
ON THE \_\_\_\_ DAY OF \_\_\_\_, A.D. 2016, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

A NOTARY PUBLIC COMMISSIONED IN UTAH

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, KEVIN S. BISHOP, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6508632 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH IS LOCATED N89°46'18" E 377.21 FEET AND NORTH 2046.90 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M; THENCE N07°46'46" E 235.93 FEET, THENCE S88°50'00" E 27.82 FEET, THENCE N14°00'25" E 34.04 FEET, THENCE S4.83 FEET ALONG THE ARC OF A 713.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N10°25'55" E 94.76 FEET), THENCE WEST 168.36 FEET, THENCE N78°00'00" W 71.48 FEET, THENCE N08°57'58" W 8.41 FEET, THENCE EAST 17.35 FEET, THENCE N05°19'05" E 156.67 FEET, THENCE N05°18'17" W 35.56 FEET, THENCE N17°51'37" W 8.06 FEET, THENCE S88°12'00" E 232.28 FEET, THENCE S89°17'54" E 148.11 FEET, THENCE S88°34'00" E 210.14 FEET, THENCE N88°26'48" E 124.76 FEET, THENCE S08°47'02" W 239.95 FEET, THENCE S07°41'42" W 227.81 FEET, THENCE S00°49'34" W 86.26 FEET, THENCE S89°30'14" W 130.88 FEET, THENCE S88°46'48" W 94.53 FEET, THENCE S89°38'14" W 110.00 FEET, THENCE S17°16'57" W 201.42 FEET, THENCE N88°49'52" W 165.38 FEET TO THE POINT OF BEGINNING.

AREA OF ABOVE DESCRIBED PARCEL CONTAINING 9.130 ACRES.

BASE OF BEARING IS N89°46'18" E, ALONG THE SECTION LINE FROM THE SOUTH QUARTER OF SECTION 24 TO THE SOUTHEAST CORNER OF SECTION 24.

DATE: NOVEMBER 8, 2016

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 2016.

**APPROVAL AS TO FORM**

APPROVAL AS TO FORM ON THIS \_\_\_\_ DAY OF \_\_\_\_, AD, 2016

CITY ATTORNEY: \_\_\_\_\_

**APPROVAL BY LEGISLATIVE BODY**

THE CITY COUNCIL OF ALPINE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS \_\_\_\_ DAY OF \_\_\_\_, AD, 2016.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_, AD, 2016 BY THE ALPINE CITY PLANNING COMMISSION:

CHAIRMAN, ALPINE CITY PLANNING COMMISSION: \_\_\_\_\_

**2ND AMENDED ALPINE COTTAGES PLAT "A"**

BEING A VACATION OF AMENDED ALPINE COTTAGES PLAT "A" LOCATED IN SE 1/4 SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M ALPINE, UTAH, COUNTY OF UTAH

RECORDED SEAL	NOTARY PUBLIC SEAL	ENGINEER SEAL	SURVEYOR SEAL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	713.00	44.83	44.76	N 20°05'55" E	7°15'23"
C2	23.00	34.22	33.25	N 44°54'41" E	8°45'58"
C3	527.00	127.28	126.97	N 07°02'16" E	13°50'17"
C4	713.00	45.53	40.42	N 02°46'14" W	33°23'52"
C5	287.00	78.59	78.54	N 11°43'24" W	14°41'30"
C6	255.00	58.99	55.77	S 12°04'20" E	13°13'08"
C7	167.00	28.99	28.78	S 17°12'41" E	4°52'54"
C8	15.00	22.73	20.62	S 38°12'26" E	16°44'43"
C9	254.00	58.78	58.45	N 84°42'51" E	13°13'33"
C10	23.00	12.44	12.36	N 76°34'53" E	28°57'50"
C11	63.00	173.50	126.80	S 40°08'50" E	15°45'14"
C12	23.00	12.44	12.36	S 22°48'50" W	28°13'04"
C13	23.00	12.50	12.37	S 08°44'44" E	28°59'24"
C14	63.00	197.48	121.64	S 44°14'59" W	13°46'58"
C15	35.00	12.59	12.45	N 78°43'56" W	28°49'36"
C16	234.00	34.54	34.36	N 86°17'08" W	7°48'10"
C17	15.00	22.78	20.63	S 34°01'24" W	17°00'44"
C18	787.00	44.33	44.32	S 12°13'52" W	3°17'45"
C19	473.00	114.24	113.48	S 01°05'16" W	13°50'21"
C20	35.00	34.42	35.46	S 45°00'13" E	40°20'42"
C21	15.00	22.75	20.62	N 38°17'20" W	16°44'44"
C22	167.00	178.24	178.23	N 03°13'48" W	13°50'40"
C23	15.00	22.78	20.63	N 34°17'17" E	17°00'50"
C24	200.00	46.42	46.32	N 84°43'48" E	13°13'54"
C25	23.00	42.45	37.53	S 40°08'32" E	9°13'45"
C26	23.00	33.44	32.58	S 44°04'47" W	13°13'58"
C27	200.00	27.24	27.22	N 86°17'08" W	7°48'10"
C28	713.00	32.21	32.20	N 04°34'43" E	2°15'21"

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Summit Pointe Concept and Preliminary Plan**

**FOR CONSIDERATION ON: 10 January 2016**

**PETITIONER: Mark Wells and Taylor Smith**

**ACTION REQUESTED BY PETITIONER: Review and Provide Direction**

**APPLICABLE STATUTE OR ORDINANCE: Article 4.6 (Major Subdivision)**

### **BACKGROUND INFORMATION:**

The proposed Summit Pointe subdivision includes a total of 4 lots ranging in size from 4.14 acres to 11.95 acres on a site that is approximately 32.9 acres. Three lots are new while Lot 3 of Plat A of the Falcon Ridge PRD subdivision located at the southeast corner of the proposed development will be vacated and added to the Summit Pointe subdivision. The site is located in the CR-40,000 zone.

### **PLANNING COMMISSION RECOMMENDATION:**

David Fotheringham moved to approve the Summit Pointe Subdivision Concept Plan with the following conditions:

1. The Developer work with the City concerning the trail indicated on the Trails Master Plan going through the proposed subdivision.
2. The Property Owner and the City address the right of way access to the north property.
3. A Building Permit not be given until offsite improvements are met.

John Gubler seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, Carla Merrill, and John Gubler all voted Aye.

Excel Engineering, Inc.  
12 West 100 North, Suite 201  
American Fork, UT 84003

RECEIVED DEC 21 2016

December 21, 2016

Alpine City Council/Planning Commission  
Alpine, UT 84004

Dear Alpine City Council,

This letter addresses the engineering feasibility of a public road access to the Hartvigsen property, Utah County parcel #11:008:0003, coming across the southern property boundary shared with Utah County parcel #11:017:0060, owned by Vista Meadows LLC.

The primary engineering constraints that apply to any contemplated public road in this terrain are that 1) roads shall have a maximum slope of not more than 12%, and a sustained grade of not more than 9% (Alpine City Development Code 4.7.9.2); 2) horizontal and vertical curve requirements (ACDC 4.7.6.1 – 2); 3) minimum minor road width requirements with curb, gutter, and sidewalk (ACDC 4.7.4.6.3); and 4) retaining wall requirements (ACDC 3.32).

After analyzing the characteristics of parcel #11:017:0060 I have concluded that it is not possible to engineer a public road through the northern portion of this property that would comply with the Alpine City road ordinances.

Because the natural terrain in this area is 20% slope or greater, it is not possible to build a public road of 9% sustained grade or less without the use of a series of east – west switchbacks which would extend along the entire length and upper half of the Vista Meadows property. The switch backs would allow the road to have sustained grade slopes of 9% but would require the use of extensive retaining walls that would not comply with section ADC 3.32. (Specifically, the height and terracing requirements.)

Even if the city were to grant an exception to the height and terracing requirements of the retaining walls used in any contemplated public road, the significant length and scope of the switch backs would consume a large portion of the Vista Meadows property and would likely create a destruction of the property's economic value.

It appears that access to the Hartvigsen property is more easily obtained from either the east, west, or north. Access from the east or west can be done along existing contours which would not require an elevation change. However, as I mentioned above, any contemplated access from the south would be across 20% north – south contours that would require switch backs and retaining walls that would not comply with city ordinances.

The roadway is not feasible due to terrain and current city zoning requirement constraints.

Sincerely,

A handwritten signature in black ink, appearing to read "David Peterson", with a large, stylized initial "D" and a long, sweeping horizontal stroke at the end.

David W. Peterson, P.E.  
Principal Engineer



**Lone Peak Fire District  
5582 Parkway West  
Highland, UT 84003  
801-420-2529**

**Benjamin D. Bailey, MBA, EMTP  
Fire Marshal / Battalion Chief**

December 21, 2016

Jed Muhlestein  
Assistant City Engineer  
Alpine, UT

Re: Summit Pointe

Jed,

I have reviewed the proposed site plan for Summit Pointe. The following are areas of concern:

- 1) Fire Apparatus Access Road. According to IFC 2015, Chapter 5, the following must be adhered to.
  - a. An approved driving surface capable of supporting a minimum weight of 75,000 lbs.
  - b. A minimum unobstructed width of 20' and height of 13.5' maintained 7/365.
  - c. Any road longer than 750' needs special approval.
  - d. Turning radius, minimum of 40'
  - e. Any road longer than 150' shall be provided with a turnaround in accordance with IFC 2015 Table D103.4.

Exceptions: The Fire Code Official is allowed to make modifications when a proper fire suppression system is installed per NFPA 13 standards.

As required with other projects that are similar in nature, the Fire Department will require that compliance with 1(a)(b)(d) & (e) show in the development plans. Prior to any structures being built, these items must be in place. In order to meet 1(c), any and all structure(s) must have fire sprinklers installed following NFPA 13 standards.

All other IFC 2015 codes must be adhered to as well. I.e. fire hydrant locations, structure distance from fire access, etc.

With these items in place, I believe that that intent of the fire code will be met.

Regards,

Benjamin D. Bailey



Date: December 22, 2016

By: Jason Bond  
City Planner

**Subject: Planning and Zoning Review  
Summit Pointe Concept Plan  
North of Hog Hollow Rd & Matterhorn Dr Intersection– 4 lots on 32.93 acres**

### **Background**

The proposed Summit Pointe subdivision includes a total of 4 lots ranging in size from 4.14 acres to 11.95 acres on a site that is approximately 32.9 acres. Three lots are new while Lot 3 of Plat A of the Falcon Ridge PRD subdivision located at the southeast corner of the proposed development will be vacated and added to the Summit Pointe subdivision. The site is located in the CR-40,000 zone.

### **Lot Area and Width Requirements**

The development shows all lots having frontage on Hog Hollow Road but being accessed from Lakeview Drive with a shared private driveway. The width requirements appear to meet the ordinance and the lot area requirements are more than adequate for the CR-40,000 zone.

### **Access**

At the December 6<sup>th</sup> Planning Commission meeting, a few concerns and questions were brought up concerning access.

- 1.) Lakeview Drive currently appears to be a cul-de-sac and it is proposed to remain that way with a shared private driveway accessing the four lots from the cul-de-sac. A concern was expressed that Lakeview Drive was intended to be a stub street to the proposed Summit Pointe property and if it were left as a cul-de-sac, it would be longer than the required length (450 feet) for a cul-de-sac. After reviewing the records, Lakeview Drive was approved by the City Council to be a cul-de-sac on August 12, 2003.
- 2.) The adjacent property owner to the north has expressed their concerns about maintaining access to their property. Section 4.7.4.3 of the Subdivision Ordinance insures that adjacent properties are not landlocked. This ordinance states:
3. Stub Streets (Amended by Ord. 96-08, 5/28/96; Amended by Ord. 2013-01, 1/15/13) Shall be required to provide adequate circulation -- Temporary turnaround required in certain instances-- Subsequent development of adjacent property to incorporate.

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

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

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

The Planning Commission will need to review the letter from the applicant's Engineer regarding the adjacent property access concerns and make a recommendation to the City Council of what should be done.

### **General Remarks**

Concerns about City access to the homes via the private shared driveway, irrigation of such large lots and fire flow concerns have been addressed on the preliminary plat notes. The City Engineer and Fire

Marshall will need to verify if these concerns have been adequately addressed.

The Trail Master Plan indicates that there should be a trail through the property. There are no proposed trails shown on the plan. The Planning Commission and City Council need to work with the developer concerning the planned trails.

### **RECOMMENDATION**

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

- The Developer work with the City concerning the trail indicated on the Trails Master Plan going through the proposed subdivision.
- The Planning Commission make a recommendation to the City Council regarding access to the adjacent property to the north.





Date: January 2, 2017

By: Jed Muhlestein, P.E. *JM*  
Assistant City Engineer

Subject: **Summit Pointe Subdivision – ENGINEER’S CONCEPT & PRELIMINARY REVIEW, 4 Lots on 32.93 Acres, CR 40,000 Zone**

### **ENGINEERING REVIEW**

The proposed Summit Pointe subdivision consists of 4 lots on 32.93 acres. The lots range in size from 4.14 to 11.95 acres. Technically there are only 3 new lots as Lot 1 is amending the existing Lot 3 of Falcon Ridge Plat A. The development is in the CR 40,000 zone near the west side of Hog Hollow Road or 600 North. This proposal is a different plan for the Eagle Point development that has been discussed in the past for the property. A map was prepared showing the proposed plan overlaid on existing city infrastructure, it is attached for reference.

### **STREET SYSTEM**

There are no new public roads proposed for the development. The proposed access consists of one shared driveway that extends from the end of Lakeview Drive through city open space to serve the development. There is an existing non-descriptive easement on the Falcon Ridge Plat for access for this development.

During the previous Planning Commission meeting a question was asked if the existing portion of Lakeview Drive was intended to be extended through to Hog Hollow. This existing section is approximately 675 feet long, terminates as a cul-de-sac, and was specifically approved to be permanent. See attached City Council minutes dated August 12, 2003. The proposed development does not show any new street dedication and therefore the length of the existing cul-de-sac remains unchanged. As proposed, ten homes would have access from the existing cul-de-sac.

Shared driveways/private drives are seldom mentioned in the development code (3.18.7, 3.19.7); the only mention of design requirements is that they be a minimum width of 20 feet. The drive is proposed at 20 feet wide. In the absence of clear design criteria for such roads we defer to the Fire Department regulations to ensure safe access for emergency personnel. The Fire Department

has reviewed the plan and given recommendations concerning emergency vehicular access. A letter from the Fire Marshal is attached and needs to be considered as part of the approval process as it gives specific guidelines to follow.

## UTILITIES

A detailed utility plan has been provided. In general, the utilities have been reviewed and found to be in compliance with code and per Horrocks Engineer's recommendations (attached). Each will be discussed below.

### Sewer System

There is an existing 8-inch sewer main in Hog Hollow shown to serve the development. A new main line would connect to this and extend uphill to serve each lot. New 4-inch sewer laterals are shown for each lot. The current City Open Space map shows the connection to Hog Hollow crossing city open space. Section 3.16.6 of the Open Space ordinance mentions that "construction and maintenance of City utilities shall be permitted."

### Culinary Water System

Due to its elevation, this development will need to be served by the Grove pressure zone. Each lot has an area not far below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by the ordinance. The only connection available in this area is an existing 8-inch water line at the end of Lake View Drive. Based on the water model (see attached letter), the 8-inch line would need to be upsized to 12-inch, and that 12-inch line would need to be extended to Lot 3. This is reflected on the plans. The remaining portions of the development would require an 8-inch line as shown.

It has been previously discussed that offsite improvements are required to maintain adequate fire flows throughout the entire zone in which this development resides. Those improvements are the Three Falls lower water tank with its associated waterline improvements in Fort Canyon and a new watermain installation from the Grove tank to approximately 1450 N Grove Drive. The Three Falls tank is currently under construction with the Fort Canyon improvements scheduled for the summer of 2017. The Grove Drive water line project is associated with the development of Steve Zolman's property which just recently received concept approval and appears to be progressing. **To ensure adequate fire protection, building permits would not be issued for this development until offsite improvements are complete.**

The alignment of the water and pressurized irrigation lines crosses city open space. Like the sewer main mentioned earlier, construction and maintenance of City utilities is a permitted use in Open Space (3.16.6).

The Fire Marshal has reviewed the development and that letter is attached. Of important note, each home will be required to be sprinkled, a note has been placed on the plat for this requirement. 1-inch water laterals will need to be constructed for each lot as shown on the plans. City personnel will need unobstructed access to be able to read the water meters. A note is on the plat restricting the use of a gate, only to be allowed if the City acquires automatic reading meters in the future.

#### Pressurized Irrigation System

With previous development plans for this property we reviewed in detail and discussed many options of how best to provide outdoor water for this development. We have concluded that because this development is towards the upper end of the pressure zone and because we have experienced some pressure issues in the Grove pressure zone in this area, that the best option would be to require dry pressurized irrigation lines and services to be installed throughout this development that could be used at some point in the future when improvements increase operating pressures in this area. In this case, we would provide outdoor water for this development through the culinary system with adjusted culinary water rates, similar to Box Elder and parts of Willow Canyon. Since there is a relatively low demand on this water system as opposed to that of the irrigation system, more consistent pressure can be provided for outdoor use. A minimum 6-inch pressurized irrigation main would be required as shown on the plans with 1-inch laterals to each new lot.

Lots 1 and 3 contain area above the 5350 elevation. The Public Works department frequently gets low water pressure complaints from home owners who have landscaped above this elevation. The Developer and Staff have discussed this issue; the result of these discussions is a landscaping restriction be placed on the plat for the portions of these lots which are above the 5350 elevation. It is also recommended that each lot be restricted to 1 acre of landscaping. This is reflected on the plat and would be monitored at the site plan application level during the building permit process.

#### Storm Water Drainage System

Because there is no new public street system, the storm drain system is very simple consisting of three culverts where existing drainages reside. Calculations for the culverts have been provided and are approved.

A storm water pollution prevention plan has been submitted for the site addressing best management practices that will be implemented to control erosion on the site during and after construction. A Land Disturbance and UPDES Permit would be required prior to construction. All disturbed areas will be revegetated. When residential construction occurs, each lot will be

required to retain the 90<sup>th</sup> percentile storm event.

### **General Subdivision Remarks**

The existing water and pressurized irrigation services for Lot 3 of Falcon Ridge Plat A will need removed and capped at the main line. This is shown on the plans.

The developer indicated on the application that a request will be made to meet the water policy with cash in lieu of water rights. This will be a condition of final approval.

The developer has previously submitted environmental and geotechnical studies for prior proposals on the property. We accept these studies for this proposal and they are included herewith. We recommend the documents be kept on file and disclosed to potential lot buyers.

Please note that a separate review letter from the Planner was also done for the development.

### **ENGINEERING RECOMENDATION**

**We recommend that Concept and Preliminary approval of the proposed development be approved with the follows conditions:**

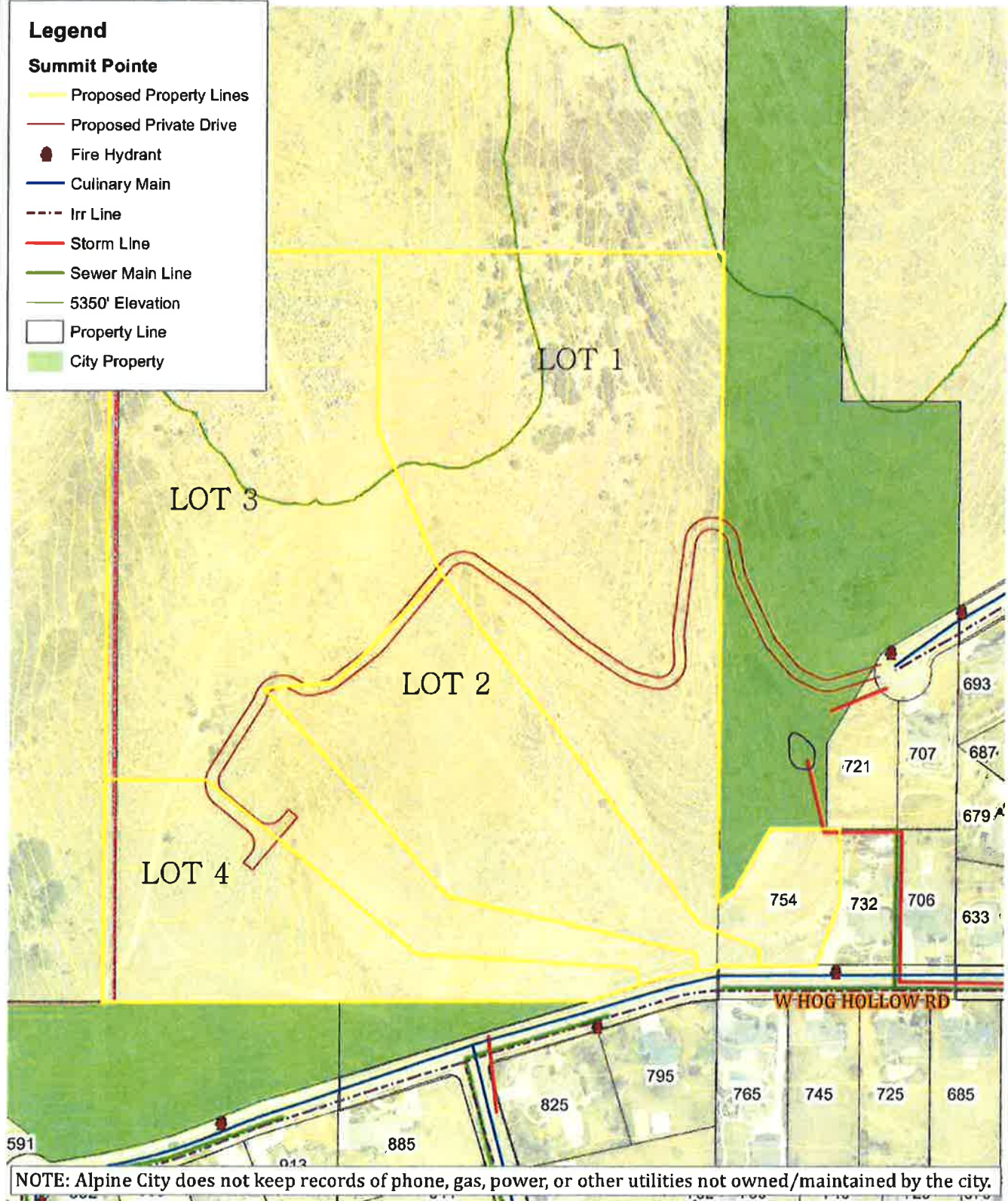
- **Building permits are not released until the stated off-site improvements are complete**
- **The Fire Marshal approves the development**



## Legend

### Summit Pointe

- Proposed Property Lines
- Proposed Private Drive
- Fire Hydrant
- Culinary Main
- - - Irr Line
- Storm Line
- Sewer Main Line
- 5350' Elevation
- Property Line
- City Property



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

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



## Summit Pointe Concept & Preliminary



**CITY COUNCIL MINUTES 8-12-2003**

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Falcon Ridge Subdivision**

**FOR CONSIDERATION ON: August 12, 2003**

**PETITIONER: Steve Langdon**

**ACTION REQUESTED BY PETITIONER: Reinstatement of Plat**

**APPLICABLE ORDINANCE/STATUTE: PRD**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

**INFORMATION:** The City Council at their meeting of June 12, 2001 reinstated the Falcon Ridge Plat containing 5 lots. The developer has made changes discussed at the latest Planning Commission meeting and is requesting 5 lots. This approval has now expired and the Developer is requesting reinstatement of the Falcon Ridge Plat. The Planning Commission at their meeting of August 5, 2003 recommended reinstatement of the Falcon Ridge Plat with the addition that the cul-de-sac on Lakeview Drive would be permanent.

<b>RECOMMENDED MOTION:</b> That the Falcon Ridge Subdivision Plat be reinstated with the provision that the Lakeview Drive cul-de-sac be a permanent cul-de-sac.
--

**MOTION:** David Adams moved to extend the approval for the Lye Subdivision for six months subject to the following notations:

1. The Fire Chief approve the location of the existing fire hydrant
2. The water policy be met
3. An Escrow Bond guaranteeing installation of the improvements be posted
4. Curb and gutter profiles be submitted
5. The surveyor stamp be included on the Plat
6. That it meet all current ordinances.

Thomas Whitchurch seconded. Ayes: David Adams, Mel Clement, Kent Hastings and Thomas Whitchurch. Nays: 0. Motion passed.

**G. FALCON RIDGE SUBDIVISION – REAPPROVAL.**

Ted Stillman said the City Council at their meeting of June 12, 2001 reinstated the Falcon Ridge Plat containing five lots. The developer has made changes discussed at the latest Planning Commission meeting and is requesting five lots. This approval has now expired and the developer is requesting reinstatement of the plat. The Planning Commission at their meeting of August 5, 2003 recommended reinstatement of the Falcon Ridge Plat with the addition that the cul-de-sac on Lakeview Drive be permanent. The radius of the 50-foot cul-de-sac was discussed at length and Greg Kmetzsch representing the Maintenance Department said that 50 feet would make for a tight turn with the snowplow, but it could be done. Shane Sorensen recommended that we approve the 50-foot radius for the cul-de-sac.

**MOTION:** Mel Clement moved to approve the Falcon Ridge Subdivision as presented and grant an exception for a 50-foot radius cul-de-sac with a radius of 40 feet of asphalt with a design that is acceptable to city staff which will minimize the slope in the cul-de-sac. David Adams seconded. Ayes: David Adams, Mel Clement, Kent Hastings and Thomas Whitchurch. Nays: 0. Motion passed.

**H. DRY CREEK ORCHARDS SUBDIVISION – FINAL APPROVAL.**

Ted Stillman said the developers of Dry Creek Estates Subdivision have submitted their Final Plat in accordance with the revised Preliminary Plat that was previously approved. The City Council at their meeting of July 8, 2003 agreed to condemn property for the off-site sewer and that condemnation was in process.

**MOTION:** Thomas Whitchurch moved to grant Final Approval to Dry Creek Orchards subject to the following:

1. That the offsite sewer easement be acquired prior to recordation of the plat
2. That the Fire Chief approve the fire hydrant location
3. That the City water policy be met

David Adams seconded. Ayes: David Adams, Mel Clement, Kent Hastings and Thomas Whitchurch. Nays: 0. Motion passed.

**I. PHEASANT RIDGE SUBDIVISION – FINAL APPROVAL.**

Ted Stillman said that Pheasant Ridge Subdivision is located on Canyon Crest Road, Ridge Drive and Carlisle Lane. The developer has adjusted his connection to Canyon Crest so that a street offset is not required. The Planning Commission recommended Final approval at their meeting of July 15, 2003.

**MOTION:** David Adams moved to grant Final Approval to the Pheasant Ridge Subdivision with the following conditions:

1. The Fire Chief will approve the location of the fire hydrants
2. Verify that there are sufficient water rights to meet the water policy
3. Correct the redlines on the plat and construction drawings
4. The parcel on Canyon Crest will be included in lot No. 3 and will be landscaped and

cc  
8/12/03



**FIRE MARSHAL LETTER**



**Lone Peak Fire District  
5582 Parkway West  
Highland, UT 84003  
801-420-2529**

**Benjamin D. Bailey, MBA, EMTP  
Fire Marshal / Battalion Chief**

December 21, 2016

Jed Muhlestein  
Assistant City Engineer  
Alpine, UT

Re: Summit Pointe

Jed,

I have reviewed the proposed site plan for Summit Pointe. The following are areas of concern:

- 1) Fire Apparatus Access Road. According to IFC 2015, Chapter 5, the following must be adhered to.
  - a. An approved driving surface capable of supporting a minimum weight of 75,000 lbs.
  - b. A minimum unobstructed width of 20' and height of 13.5' maintained 7/365.
  - c. Any road longer than 750' needs special approval.
  - d. Turning radius, minimum of 40'
  - e. Any road longer than 150' shall be provided with a turnaround in accordance with IFC 2015 Table D103.4.

Exceptions: The Fire Code Official is allowed to make modifications when a proper fire suppression system is installed per NFPA 13 standards.

As required with other projects that are similar in nature, the Fire Department will require that compliance with I(a)(b)(d) & (e) show in the development plans. Prior to any structures being built, these items must be in place. In order to meet I(c), any and all structure(s) must have fire sprinklers installed following NFPA 13 standards.

All other IFC 2015 codes must be adhered to as well. I.e. fire hydrant locations, structure distance from fire access, etc.

With these items in place, I believe that that intent of the fire code will be met.

Regards,

Benjamin D. Bailey

## **HORROCKS ENGINEERING REVIEW AND RECOMMENDATIONS**



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

**From:** John E. Schless, P.E.

**Date:** November 29, 2016

**Memorandum**

**Subject:** Summit Point Hydraulic Modeling Results and Recommendations

---

The proposed development is the Summit Point subdivision with 4 residential building lots located at the west end of Lakeview Drive. This is a development that was modeled previously at the Eagle Point development but was modeled again to reflect changes in the proposed development.

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

The proposed secondary irrigation improvements have been reviewed as well with the following recommendations.

**Recommendations:**

1. Install 6 inch pressurized irrigation lines.
2. Install 12 inch culinary waterline from the existing 12 inch waterline in Lakeview Drive to the second fire hydrant. Install 8 inch lines from the second fire hydrant to the end of the private drive.

**Comments:**

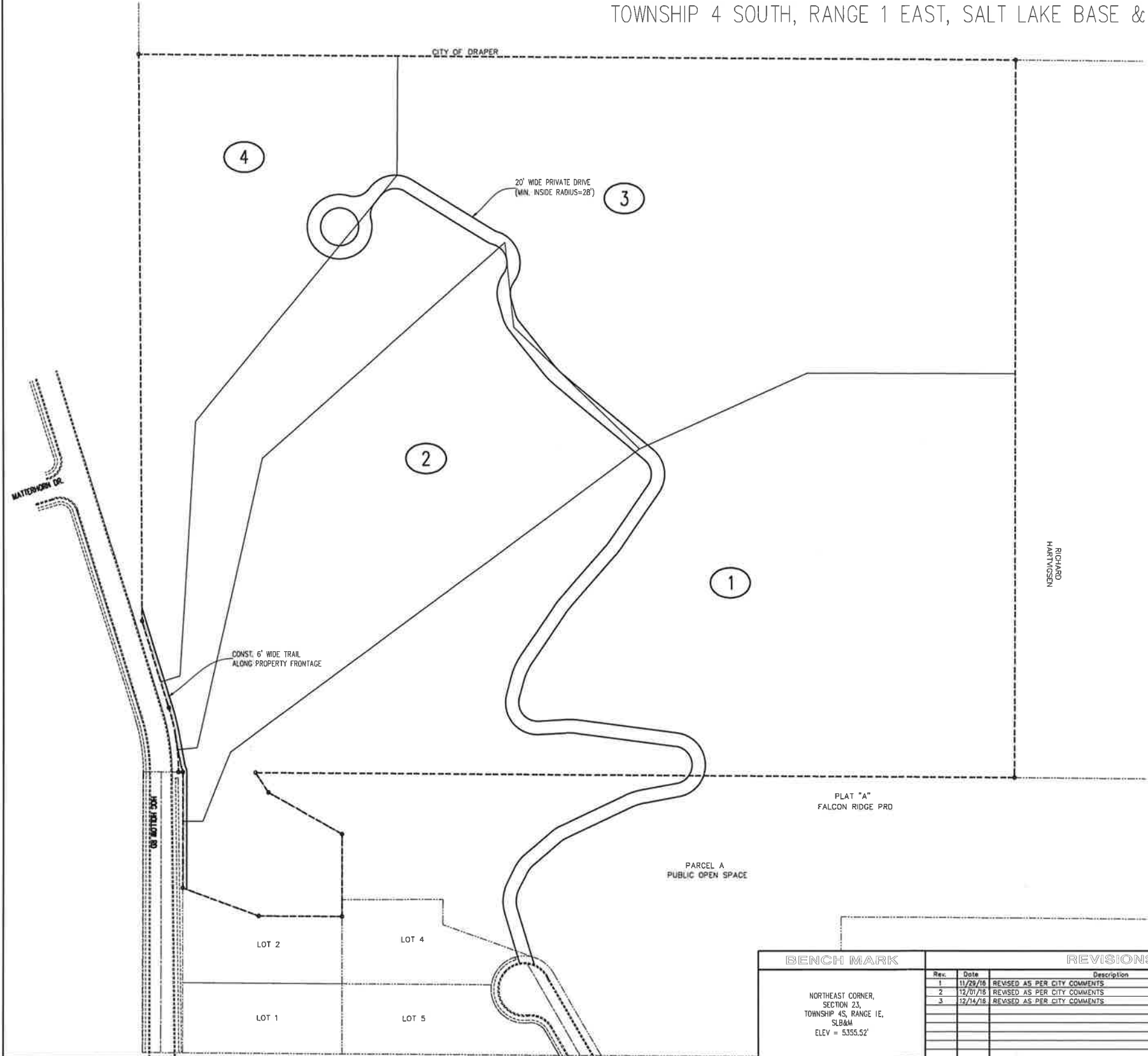
3. Fire flow available in the area surrounding the proposed improvements should be over 1,750 gallons per minute at 20 psi for the proposed dead end lines.
4. Raising fire flows more than this will require significant offsite improvements that I have not modeled at this time.
5. Homes larger than 4,800 sf will need fire sprinklers.
6. Recommendations are based on currently planned improvements being install by the Three Falls development and the Alpine Ridge development.
7. Homes in Lots 1 and 3 should be constructed below elevation 5340 to provide minimum pressures in the homes.
8. Consider placing a note on the plat for lots 1 and 3 noting "Culinary water pressures as designed meet the State of Utah Division of Drinking Water minimum standards at the watermain. Individual homes within this plat may need to adjust their internal plumbing to account for minimal pressures. Individual home booster pumps are not allowed unless approved by the City and Division of Drinking Water"

## **GEOTECHNICAL AND ENVIRONMENTS REPORTS**



# SUMMIT POINTE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



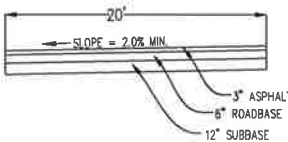
SHEET INDEX	
CV1	COVER SHEET
CV2	PRELIMINARY PLAT
OU1	OVERALL UTILITY PLAN
GP1	GRADING & DRAINAGE PLAN
GP2	GRADING & DRAINAGE PLAN
PP1	PRIVATE DRIVE PLAN/PROFILE
PP2	PRIVATE DRIVE PLAN/PROFILE
PP3	SEWER PLAN/PROFILE
SWPP1	EROSION CONTROL PLAN



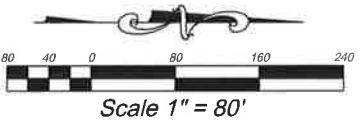
VICINITY SKETCH

## GRADING NOTE

ALL DISTURBED AREAS ARE TO BE RE-VEGETATED PER  
THE GEOTECHNICAL REPORT RECOMMENDATIONS.



20' PRIVATE DRIVE SECTION  
SCALE: NONE



RECEIVED DEC 21 2016

## TABULATIONS

ZONE:	CR-40,000 (1 ACRE)
TOTAL ACRES:	32.929 ACRES
LOT AREA:	32.929 ACRES
ROADS:	0.000 ACRES
OPEN SPACE:	0.000 ACRES (0%)
LOTS:	4
DENSITY:	0.12 LOTS/ACRE

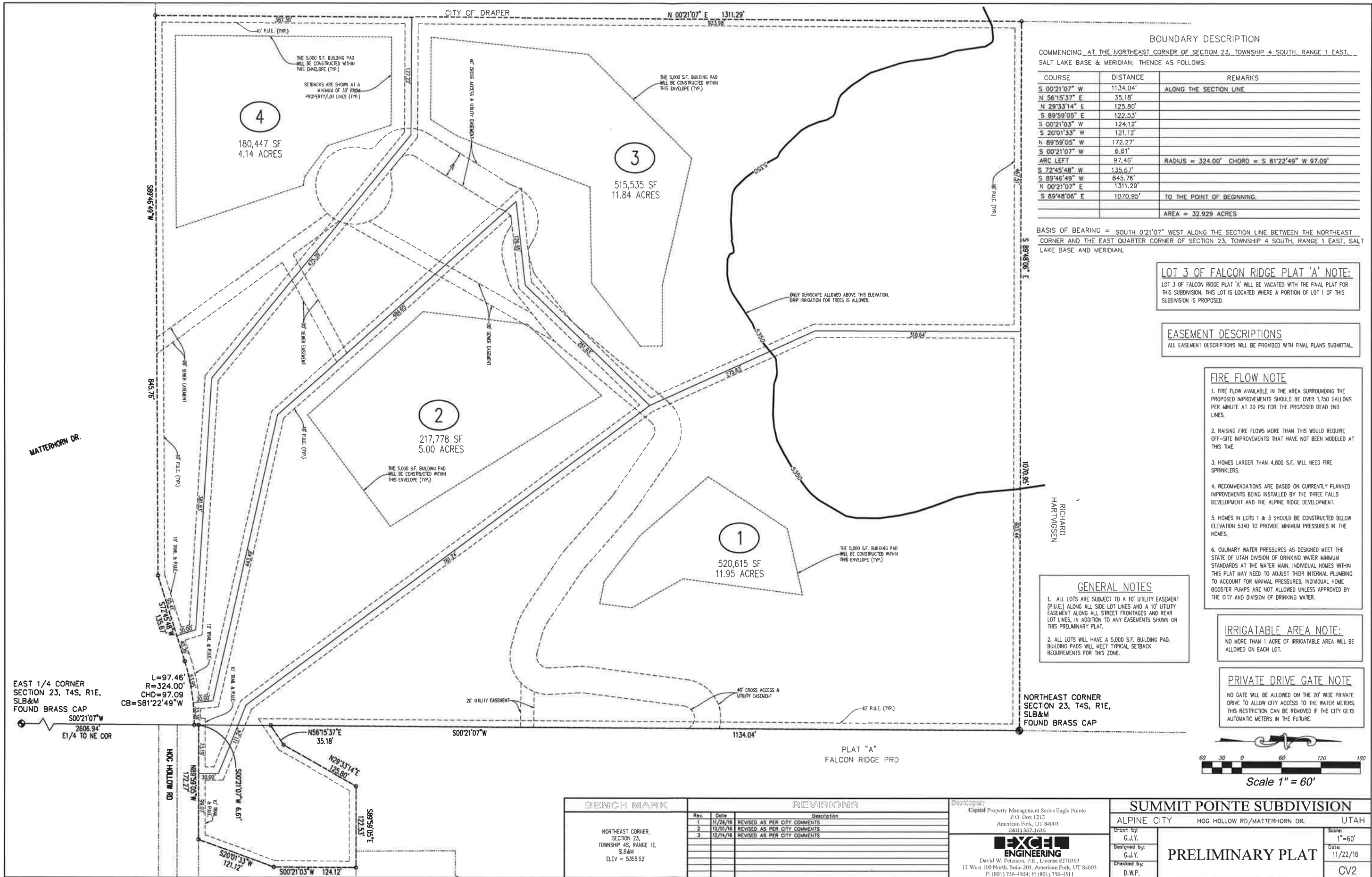
BENCH MARK		REVISIONS	
NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, SLB&M ELEV = 5355.52'	Rev.	Date	Description
	1	11/29/16	REVISED AS PER CITY COMMENTS
	2	12/01/16	REVISED AS PER CITY COMMENTS
	3	12/14/16	REVISED AS PER CITY COMMENTS

Developer:  
Capital Property Management Series Eagle Pointe  
P.O. Box 1212  
American Fork, UT 84003  
(801) 367-1636

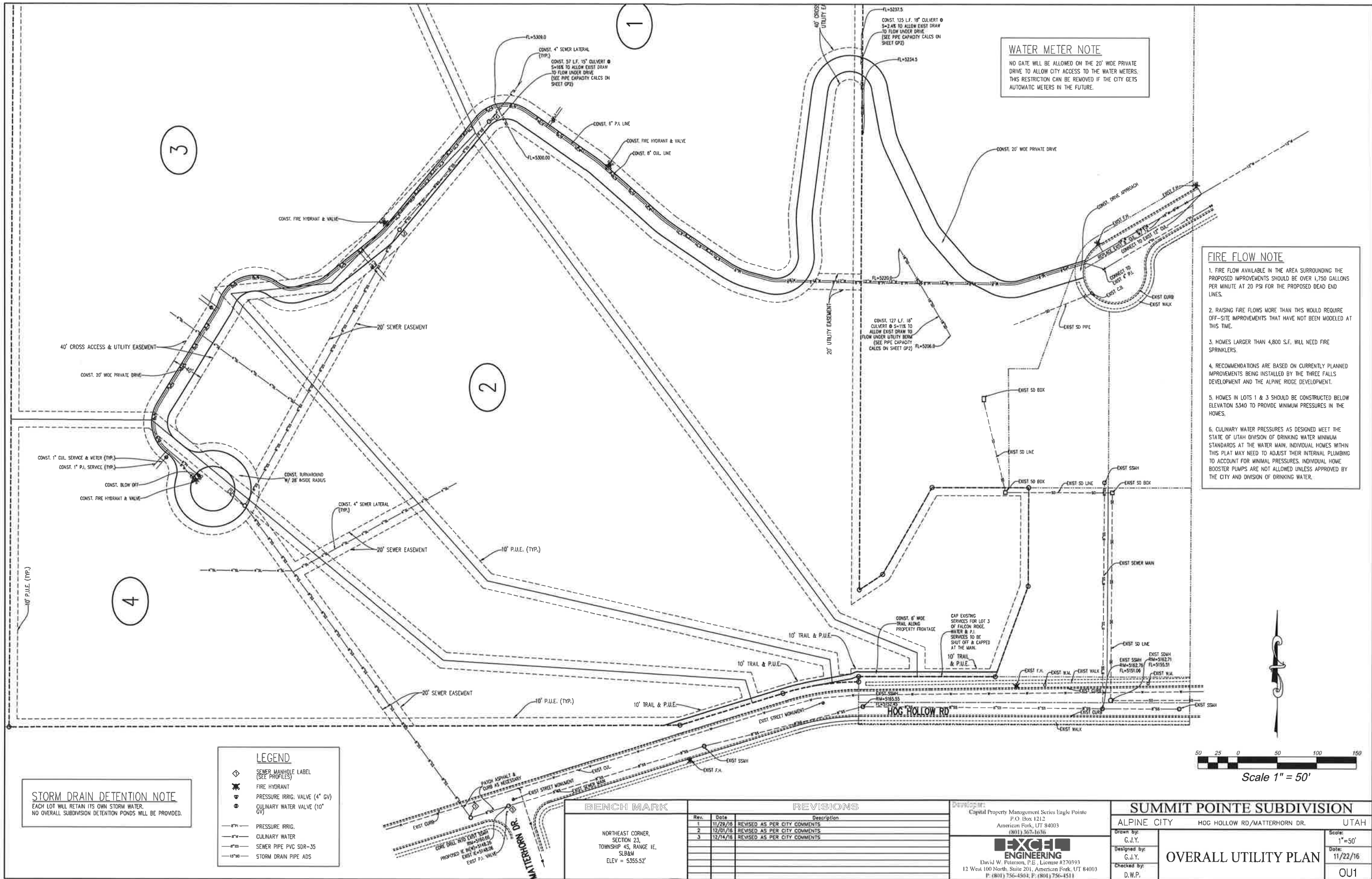
**EXCE ENGINEERING**  
David W. Peterson, P.E., License #270393  
12 West 100 North, Suite 201, American Fork, UT 84003  
P: (801) 756-4504; F: (801) 756-4511

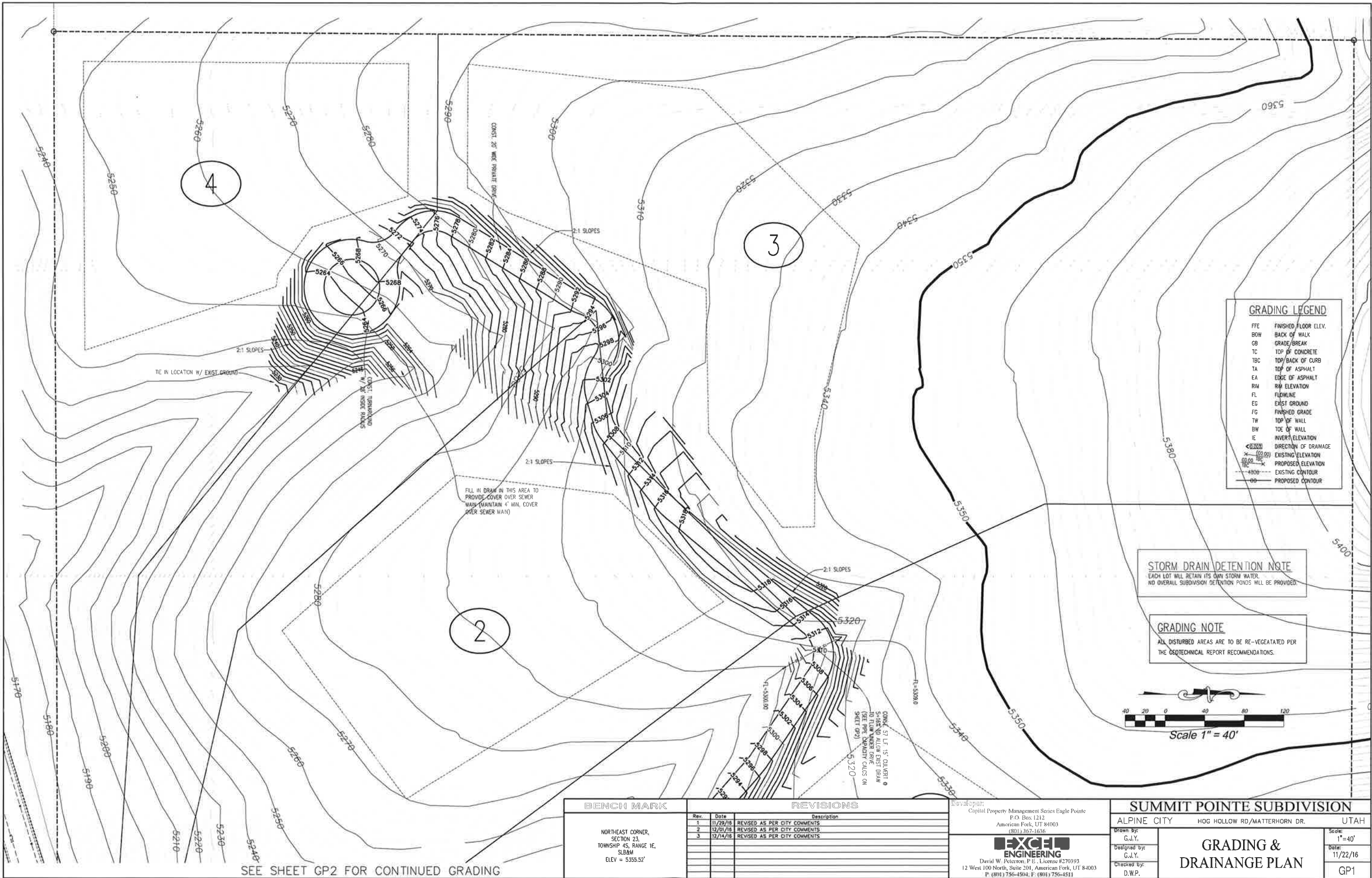
## SUMMIT POINTE SUBDIVISION

ALPINE CITY		HOG HOLLOW RD/MATTERHORN DR.	UTAH
Drawn by:	G.J.Y.	Scale:	1"=80'
Designed by:	G.J.Y.	Date:	11/22/16
Checked by:	D.W.P.		CV1





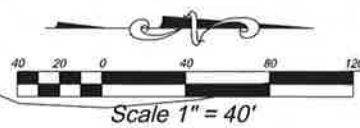




GRADING LEGEND	
FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE/BREAK
TC	TOP OF CONCRETE
TBC	TOP/BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RW	RIGHT ELEVATION
FL	FLOWLINE
EG	EXISTING GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	TOE OF WALL
IE	INVERT ELEVATION
→	DIRECTION OF DRAINAGE
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	EXISTING CONTOUR
---	PROPOSED CONTOUR

**STORM DRAIN DETENTION NOTE**  
EACH LOT WILL RETAIN ITS OWN STORM WATER.  
NO OVERALL SUBDIVISION DETENTION PONDS WILL BE PROVIDED.

**GRADING NOTE**  
ALL DISTURBED AREAS ARE TO BE RE-VEGETATED PER  
THE GEOTECHNICAL REPORT RECOMMENDATIONS.



BENCH MARK	
NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, SLB&M ELEV = 5355.52'	

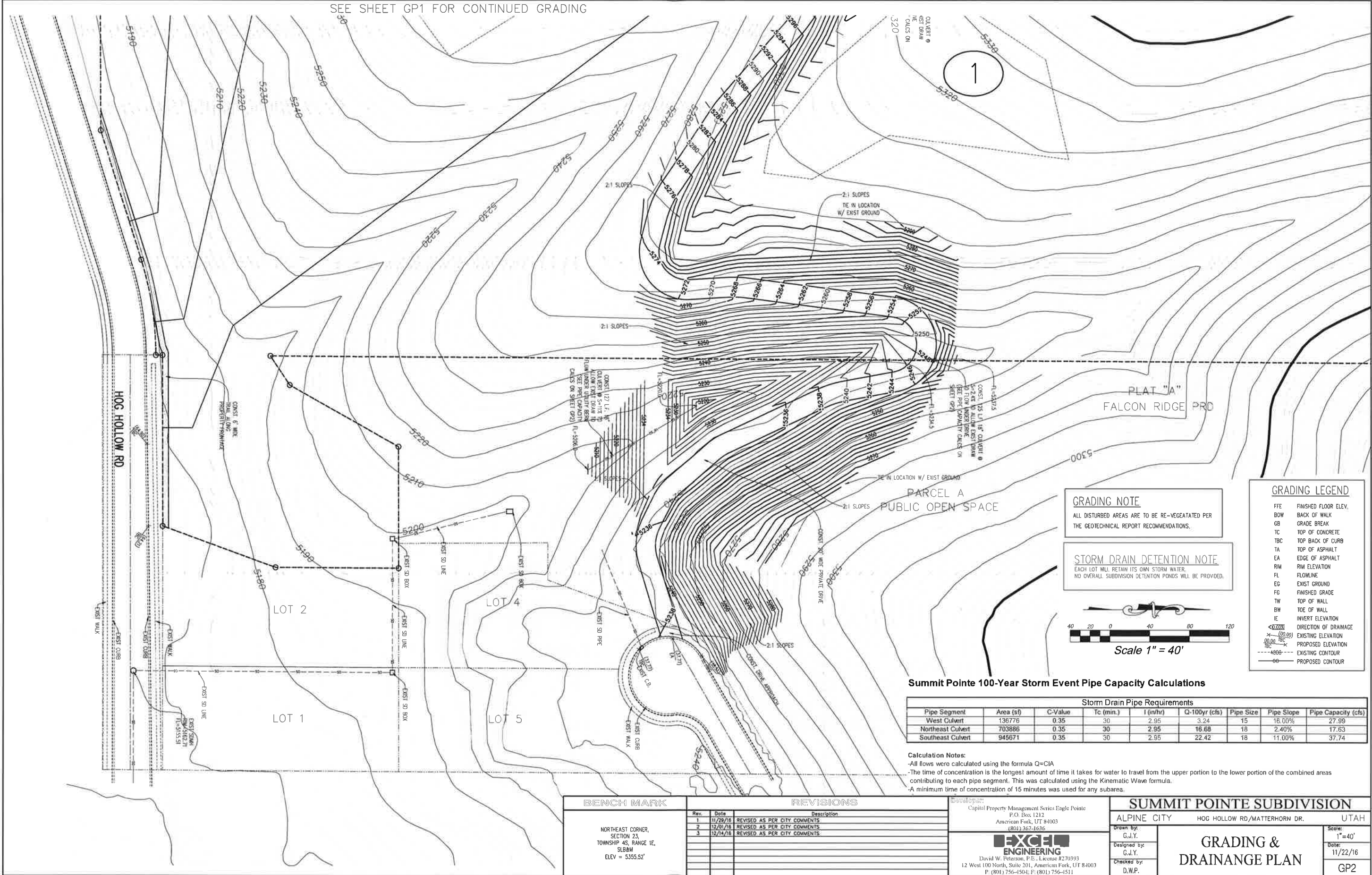
REVISIONS		
Rev.	Date	Description
1	11/29/16	REVISED AS PER CITY COMMENTS
2	12/01/16	REVISED AS PER CITY COMMENTS
3	12/14/16	REVISED AS PER CITY COMMENTS

Developer:  
Capital Property Management Series Eagle Pointe  
P.O. Box 1212  
American Fork, UT 84003  
(801) 367-1636

**EXCE ENGINEERING**  
David W. Peterson, P.E. License #270393  
12 West 100 North, Suite 201, American Fork, UT 84003  
P: (801) 756-4504, F: (801) 756-4511

SUMMIT POINTE SUBDIVISION		
ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
Drawn by: G.J.Y.	<b>GRADING &amp; DRAINAGE PLAN</b>	
Designed by: G.J.Y.		
Checked by: D.W.P.		
Scale: 1"=40'		Date: 11/22/16
		GP1

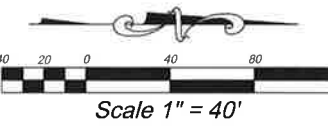
SEE SHEET GP1 FOR CONTINUED GRADING



**GRADING NOTE**  
ALL DISTURBED AREAS ARE TO BE RE-VEGETATED PER THE GEOTECHNICAL REPORT RECOMMENDATIONS.

**STORM DRAIN DETENTION NOTE**  
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GRADING LEGEND	
FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
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TW	TOP OF WALL
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X (00.00)	EXISTING ELEVATION
X (00.00) TBC	PROPOSED ELEVATION
---	EXISTING CONTOUR
---	PROPOSED CONTOUR



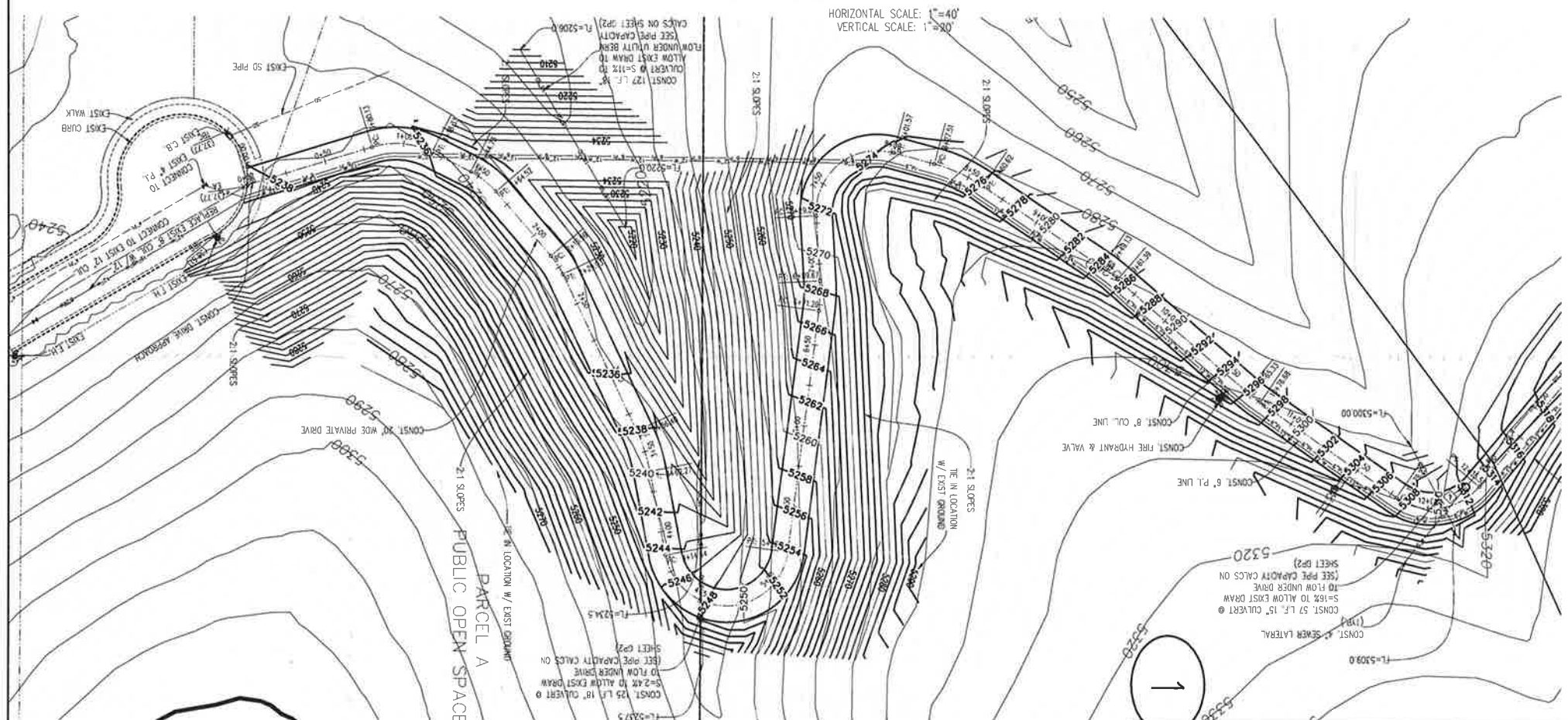
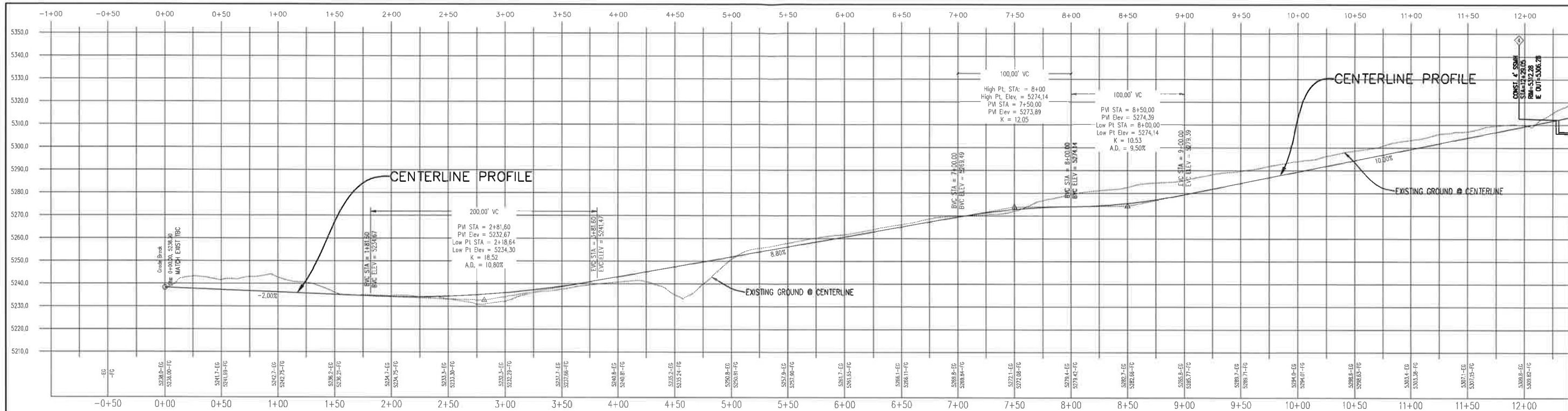
Summit Pointe 100-Year Storm Event Pipe Capacity Calculations

Storm Drain Pipe Requirements							
Pipe Segment	Area (sf)	C-Value	Tc (min.)	I (in/hr)	Q-100yr (cfs)	Pipe Size	Pipe Capacity (cfs)
West Culvert	136776	0.35	30	2.95	3.24	15	16.00%
Northeast Culvert	703886	0.35	30	2.95	16.68	18	2.40%
Southeast Culvert	945671	0.35	30	2.95	22.42	18	11.00%

**Calculation Notes:**  
-All flows were calculated using the formula  $Q=CIA$   
-The time of concentration is the longest amount of time it takes for water to travel from the upper portion to the lower portion of the combined areas contributing to each pipe segment. This was calculated using the Kinematic Wave formula.  
-A minimum time of concentration of 15 minutes was used for any subarea.

<b>BENCH MARK</b>  NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, SLB&M ELEV = 5355.52'	<b>REVISIONS</b>		<b>EXCELSIOR ENGINEERING</b> David W. Peterson, P.E. - License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-1504; F: (801) 756-1511	<b>SUMMIT POINTE SUBDIVISION</b>		
	Rev.	Date	Description	ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
	1	11/29/16	REVISED AS PER CITY COMMENTS	Drawn by: G.J.Y.	<b>GRADING &amp; DRAINAGE PLAN</b>	
	2	12/01/16	REVISED AS PER CITY COMMENTS	Designed by: G.J.Y.		
	3	12/14/16	REVISED AS PER CITY COMMENTS	Checked by: D.W.P.		
					Scale: 1"=40'	
					Date: 11/22/16	
						GP2

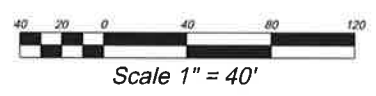




PRIVATE DRIVE  
SEE SHEET NO. PP2

**LEGEND**

- SEWER MANHOLE LABEL (SEE PROFILES)
- FIRE HYDRANT
- PRESSURE IRRIG. VALVE (4" CV)
- CULINARY WATER VALVE (10" CV)
- PRESSURE IRRIG.
- CULINARY WATER
- SEWER PIPE PVC SDR-35
- STORM DRAIN PIPE ADS



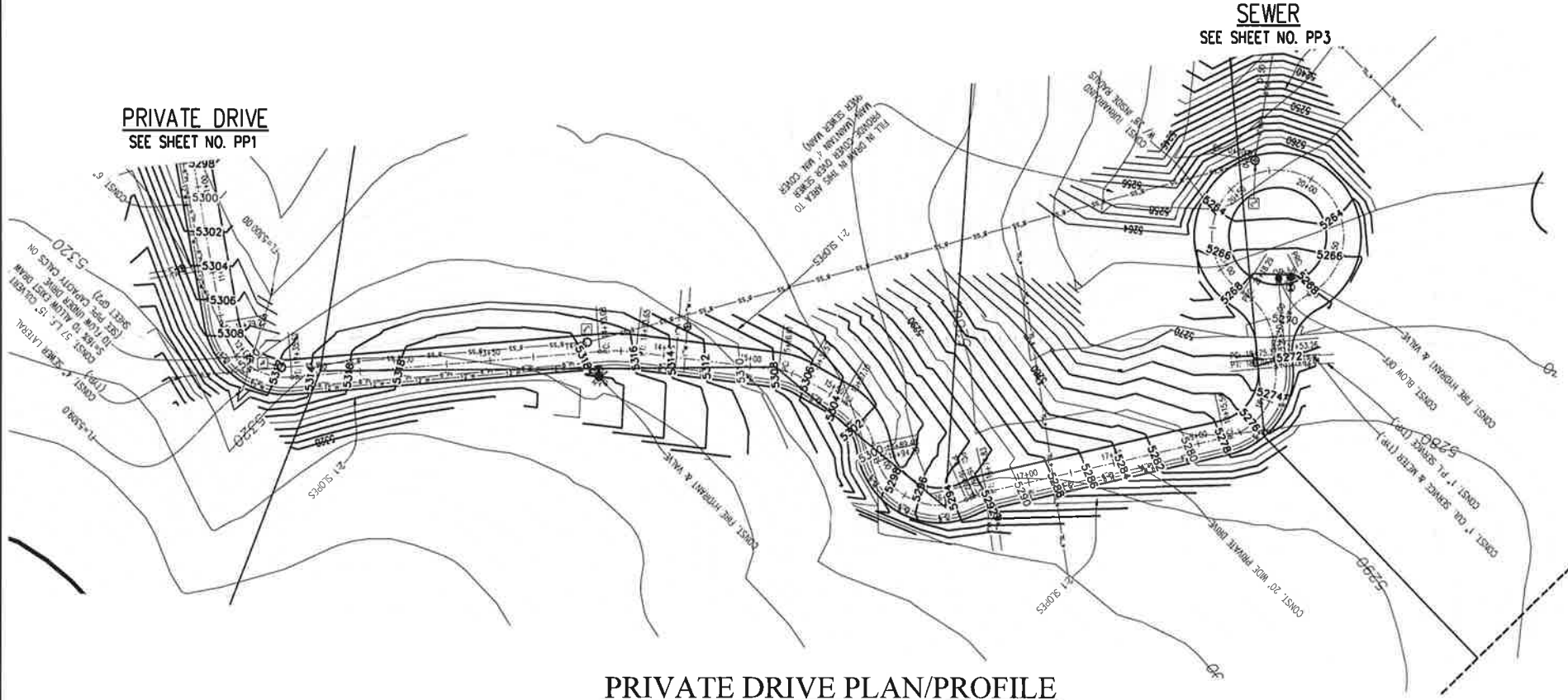
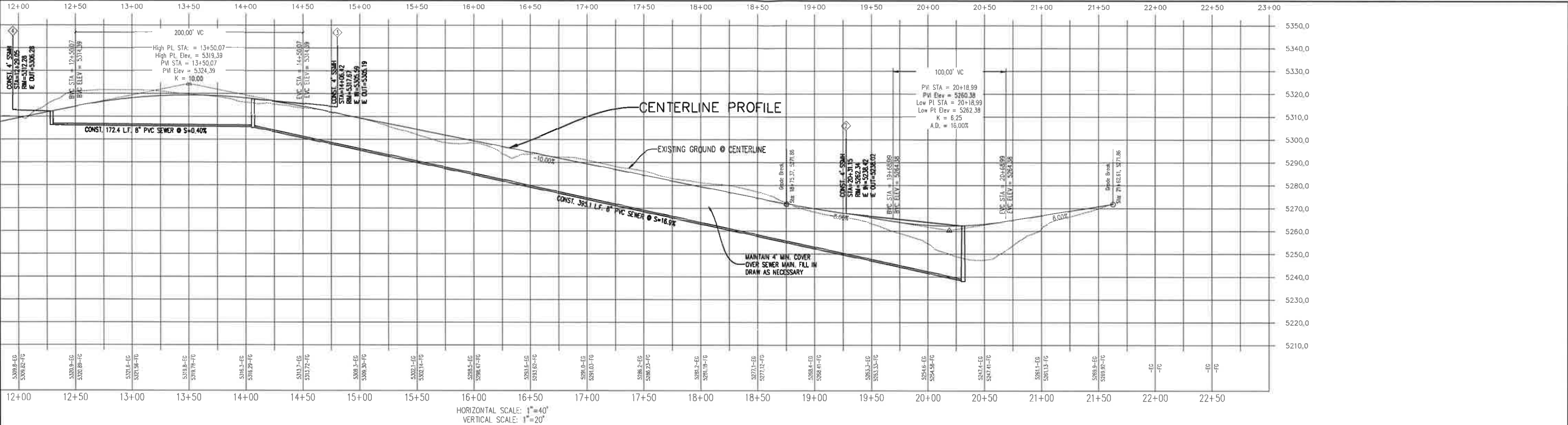
**PRIVATE DRIVE PLAN/PROFILE**

REVISIONS		
Rev.	Date	Description
1	11/29/16	REVISED AS PER CITY COMMENTS
2	12/01/16	REVISED AS PER CITY COMMENTS
3	12/14/16	REVISED AS PER CITY COMMENTS

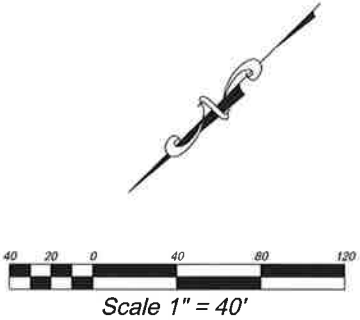
Developer:  
Capital Property Management Series Eagle Pointe  
P.O. Box 1212  
American Fork, UT 84003  
(801) 367-1636

**EXCE ENGINEERING**  
David W. Peterson, P.E. License #270393  
12 West 100 North, Suite 201, American Fork, UT 84003  
P: (801) 756-1504; F: (801) 756-4511

SUMMIT POINTE SUBDIVISION		
ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
Drawn by: G.J.Y.	Designed by: G.J.Y.	Scale: 1"=40'
Checked by: D.W.P.		Date: 11/22/16
		PP1



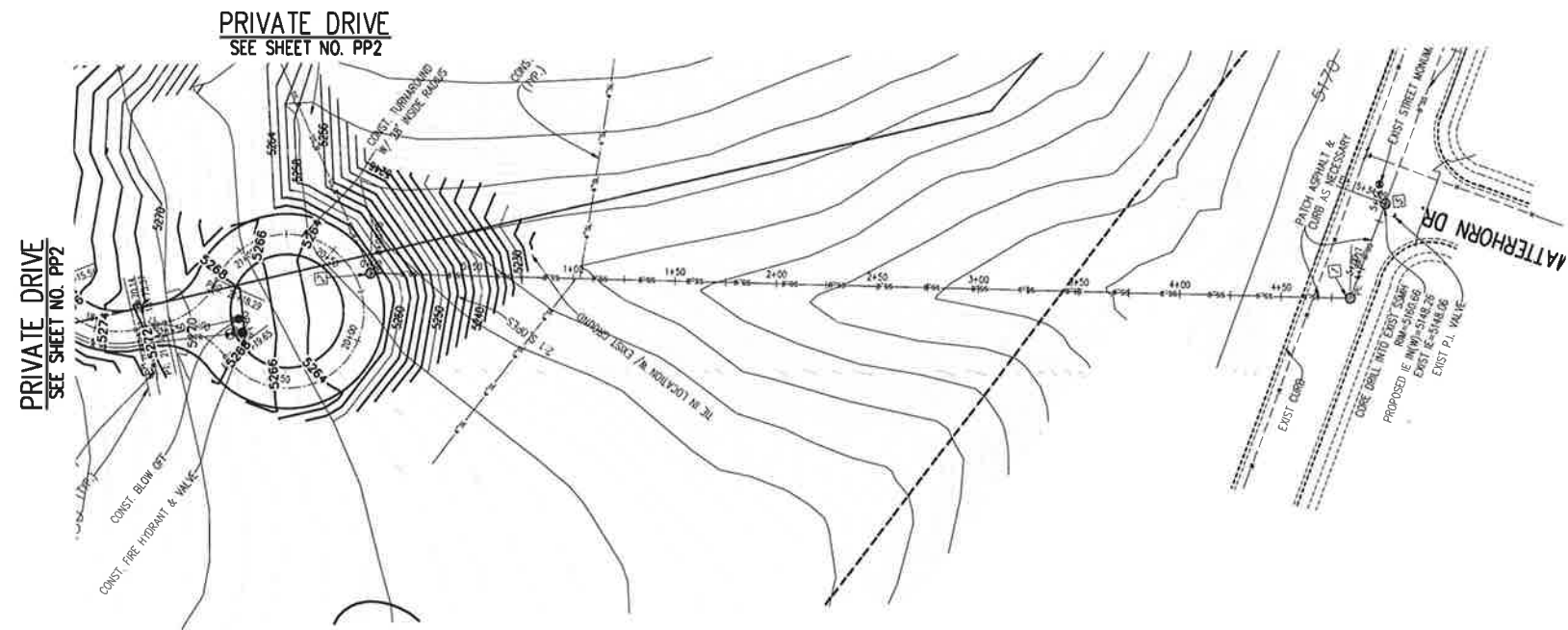
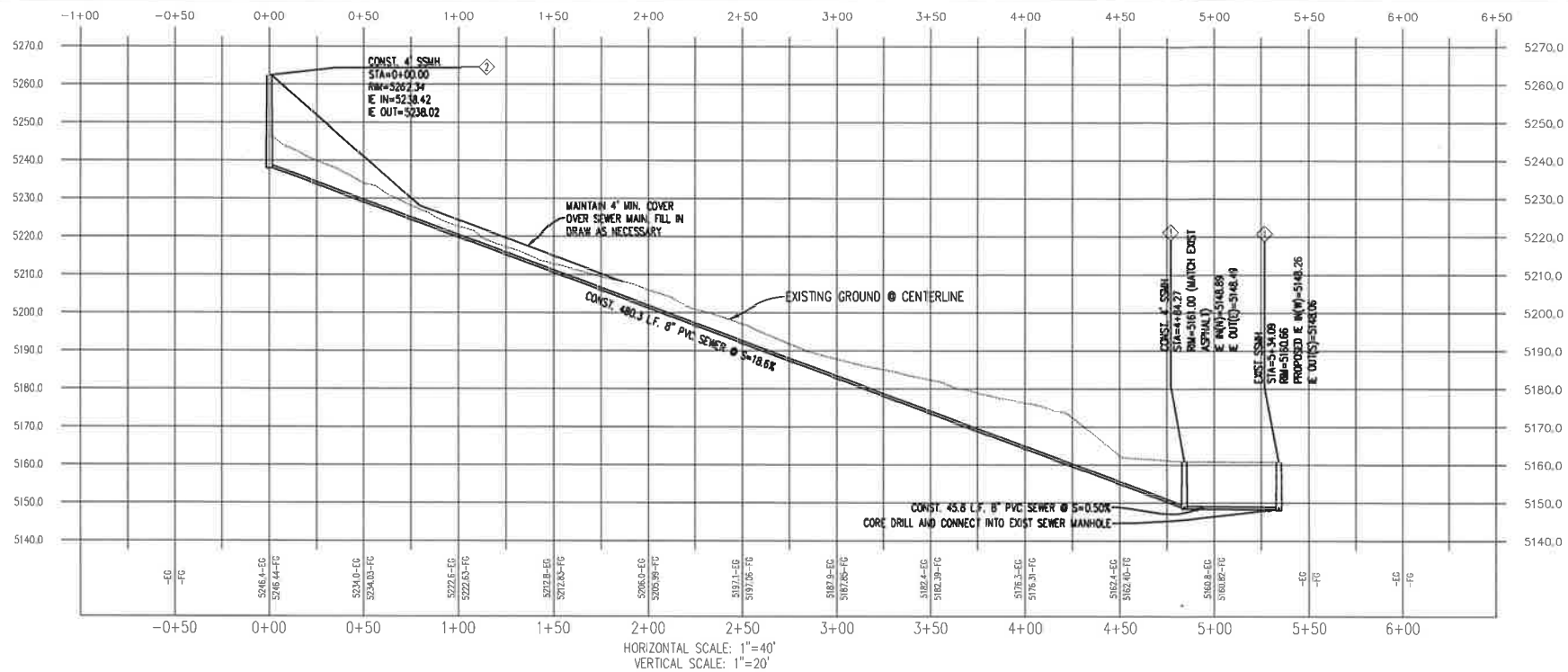
LEGEND	
	SEWER MANHOLE LABEL (SEE PROFILES)
	FIRE HYDRANT
	PRESSURE IRRIG. VALVE (4\"/>
	CULINARY WATER VALVE (10\"/>
	PRESSURE IRRIG.
	CULINARY WATER
	SEWER PIPE PVC SDR-35
	STORM DRAIN PIPE ADS



REVISIONS		
Rev.	Date	Description
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3	12/14/16	REVISED AS PER CITY COMMENTS
SUMMIT POINTE SUBDIVISION		
ALPINE CITY		HOG HOLLOW RD/MATTERHORN DR. UTAH
Drawn by:	G.J.Y.	Scale: 1\"/>
Designed by:	G.J.Y.	
Checked by:	D.W.P.	
PRIVATE DRIVE PLAN/PROFILE		Date: 11/22/16
		PP2

Capital Property Management Series Eagle Pointe  
P.O. Box 1212  
American Fork, UT 84003  
(801) 367-1636

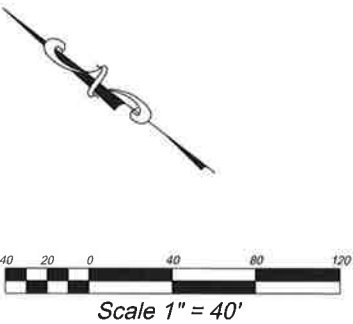
**EXCEL**  
**ENGINEERING**  
David W. Peterson, P.E., License #270393  
12 West 100 North, Suite 201, American Fork, UT 84003  
P: (801) 756-1504; F: (801) 756-1511



SEWER PLAN/PROFILE

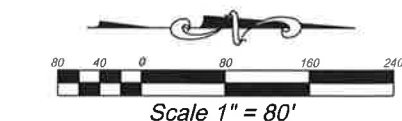
**LEGEND**

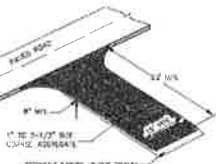
- SEWER MANHOLE LABEL (SEE PROFILES)
- FIRE HYDRANT
- PRESSURE IRRIG. VALVE (4" GV)
- CULINARY WATER VALVE (10" GV)
- 8" PRESSURE IRRIG.
- 8" CULINARY WATER
- 8" SEWER PIPE PVC SDR-35
- 15" STORM DRAIN PIPE ADS




REVISIONS			SUMMIT POINTE SUBDIVISION		
Rev.	Date	Description	ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH		
1	11/29/16	REVISED AS PER CITY COMMENTS	Drawn by:	G.J.Y.	Scale: 1"=40'
2	12/01/16	REVISED AS PER CITY COMMENTS	Designed by:	G.J.Y.	Date: 11/22/16
3	12/14/16	REVISED AS PER CITY COMMENTS	Checked by:	D.W.P.	PP3
Developer: Capital Property Management Series Eagle Pointe P.O. Box 1212 American Fork, UT 84003 (801) 367-1636			<b>EXCEL ENGINEERING</b> David W. Peterson, P.E., License #270593 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-1504, F: (801) 756-1511		





BMP: Stabilized Construction Entrance and Wash Area		SCWEA
	<p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Housekeeping Practices</li><li><input type="checkbox"/> Contain Wires</li><li><input type="checkbox"/> Minimize Disturbed Areas</li><li><input type="checkbox"/> Stabilize Disturbed Areas</li><li><input type="checkbox"/> Protect Slopes/Channels</li><li><input type="checkbox"/> Control Site Perimeter</li><li><input type="checkbox"/> Control Internal Erosion</li></ul>	
<p><b>DESCRIPTION:</b></p> <p>A stabilized pad of seeded stone located where construction traffic enters or leaves the site from or to paved surfaces. The area can be used to spray off vehicles before they leave the site.</p> <p><b>APPLICATIONS:</b></p> <p>At any point of ingress or egress of a construction site where adjacent travelled way is paved. Generally applies to sites over 2 acres unless special conditions exist.</p>		
<p><b>INSTALLATION/APPLICATION CRITERIA:</b></p> <ul style="list-style-type: none"><li>• Clear and grub area and grade to provide maximum slope of 2%.</li><li>• Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).</li><li>• Place coarse aggregate, 1 to 2 1/2 inches in size, to a minimum depth of 8 inches.</li><li>• Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off the construction site. This may be needed during dry periods of work. It is needed when construction is proceeding under dry conditions.</li><li>• Provide bedding as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.</li></ul>	<p><b>TARGETED POLLUTANTS</b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Sediment</li><li><input type="checkbox"/> Nutrients</li><li><input type="checkbox"/> Toxic Materials</li><li><input type="checkbox"/> Oil &amp; Grease</li><li><input type="checkbox"/> Pesticide Materials</li><li><input type="checkbox"/> Other Waste</li></ul>	
<p><b>LIMITATIONS:</b></p> <ul style="list-style-type: none"><li>• Requires periodic top dressing with additional stones.</li><li>• Should be used in conjunction with steel sweeping on adjacent public right-of-way.</li><li>• Must be situated such that waste water does not run off site.</li></ul>	<ul style="list-style-type: none"><li><input type="checkbox"/> High Impact</li><li><input type="checkbox"/> Medium Impact</li><li><input type="checkbox"/> Low or Unknown Impact</li></ul>	
<p><b>MAINTENANCE:</b></p> <ul style="list-style-type: none"><li>• Inspect daily for loss of gravel or sediment buildup.</li><li>• Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.</li><li>• Repair entrance and replace gravel as required to maintain control in good working condition.</li><li>• Expand stabilized area as required to accommodate traffic and prevent erosion at driveway.</li></ul>	<p><b>IMPLEMENTATION REQUIREMENTS</b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Capital Costs</li><li><input type="checkbox"/> O&amp;M Costs</li><li><input type="checkbox"/> Maintenance</li><li><input type="checkbox"/> Training</li></ul> <p><input type="checkbox"/> High    <input type="checkbox"/> Medium    <input type="checkbox"/> Low</p>	

BMP: Concrete Waste Management		CYWM
	<p><b>OBJECTIVES</b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Reduce/Prevent Practices</li><li><input type="checkbox"/> Control Waste</li><li><input type="checkbox"/> Minimize Disturbed Areas</li><li><input type="checkbox"/> Stabilize Disturbed Areas</li><li><input type="checkbox"/> Protect Trees/Channels</li><li><input type="checkbox"/> Control Site Erosion</li><li><input type="checkbox"/> Control Inflow/Infiltration</li></ul>	
<p><b>DESCRIPTION:</b> Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting wash off off-site, partitioning waste out into a designated area, and training employees and subcontractors.</p> <p><b>APPLICATIONS:</b> This technique is applicable to all types of sites.</p>		
<p><b>INSTALLATION/APPLICATION CRITERIA:</b></p> <ul style="list-style-type: none"><li>▶ Storm water will not be able to enter covers, or any storm drainage areas.</li><li>▶ Avoid mixing excess amounts of fresh concrete or cement on site.</li><li>▶ Partition wash-off concrete to a spill-off-the-site designated area, or only.</li><li>▶ Do not wash off concrete into storm drains, open ditches, streets, or streams.</li><li>▶ Do not allow excess concrete to be dumped on-site, except in designated areas.</li><li>▶ When washing concrete to remove fine particles and expose the aggregates, avoid creating a runoff by ensuring it is washed with a broom or level steel. (See Early Beam Brooming manual on sheet).</li><li>▶ Train employees and subcontractors in proper concrete waste management.</li></ul> <p><b>LIMITATIONS:</b></p> <ul style="list-style-type: none"><li>▶ Certain varieties of concrete wastes may not always be possible.</li></ul> <p><b>MAINTENANCE:</b></p> <ul style="list-style-type: none"><li>▶ Inspect and maintain the use of all concrete wastes and ensure properly managed.</li><li>▶ If using a temporary pit, discuss and order concrete on a regular basis.</li></ul>	<p><b>TARGETED POLLUTANTS</b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Sediment</li><li><input type="checkbox"/> Hyacinths</li><li><input type="checkbox"/> Toxic Materials</li><li><input type="checkbox"/> Oil &amp; Grease</li><li><input type="checkbox"/> Pesticides/Herbicides</li><li><input type="checkbox"/> Other Metals</li></ul> <p><input type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Use of 3/4" mesh required</p> <p><b>IMPLEMENTATION REQUIREMENTS</b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Concrete Costs</li><li><input type="checkbox"/> O&amp;M Costs</li><li><input type="checkbox"/> Material Costs</li><li><input type="checkbox"/> Training</li></ul> <p><input type="checkbox"/> High   <input type="checkbox"/> Medium   <input type="checkbox"/> Low</p>	

# STORM WATER POLLUTION PREVENTION PLAN NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. INSTALL A SILT FENCE AS SHOWN ON PLAN PER BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. CONSTRUCTION ENTRANCE MUST BE MAINTAINED AT ALL TIMES. SEE BMP SCWA.
4. INSTALL WASHOUT AREA PER BMP CWM.
5. CONSTRUCTION MAY NOT OCCUR WHEN WIND SPEEDS EXCEED 20 MPH.
6. WATER TRUCKS SHALL WATER A MINIMUM OF ONE TIME PER DAY BETWEEN APRIL 1ST AND OCTOBER 31ST UNLESS WEATHER CONDITIONS HAVE CHANGED AND WATERING WOULD CREATE A MUD TRACKING POTENTIAL.
7. TRUCKS MAY NOT EXCEED 10 MPH ON UNPAVED ROADS.

<div> <div> <div>REVISIONS</div> <table border="1"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/29/15</td> <td>REVISED AS PER CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>12/01/16</td> <td>REVISER AS PER CITY COMMENTS</td> </tr> <tr> <td>3</td> <td>12/14/16</td> <td>REVISED AS PER CITY COMMENTS</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> </div> <div> <div> <div>Developer:</div> <div>Capital Property Management Series Eagle Pointe</div> <div>P.O. Box 1212</div> <div>American Fork, UT 84003</div> <div>(801) 367-1636</div> </div> <div>  <div> <div>David W. Peterson, P.E., License #2701993</div> <div>12 West 100 North, Suite 201, American Fork, UT 84003</div> <div>P. (801) 756-1504; F. (801) 756-1511</div> </div> </div> </div> </div> <div> <div> <div>SUMMIT POINTE SUBDIVISION</div> <div>ALPINE CITY</div> <div>HOG HOLLOW RD/MATTERHORN DR.</div> <div>UTAH</div> </div> <div> <div> <div>Drawn by:</div> <div>G.J.Y.</div> </div> <div> <div>Designed by:</div> <div>G.J.Y.</div> </div> <div> <div>Checked by:</div> <div>D.W.P.</div> </div> </div> <div> <div> <div>Scale:</div> <div>1"=80'</div> </div> <div> <div>Date:</div> <div>11/22/16</div> </div> <div> <div>SWPP1</div> </div> </div> <div> <div>EROSION CONTROL PLAN</div> </div> </div>			Rev.	Date	Description	1	11/29/15	REVISED AS PER CITY COMMENTS	2	12/01/16	REVISER AS PER CITY COMMENTS	3	12/14/16	REVISED AS PER CITY COMMENTS																					
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## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Parks Maintenance Building Site Plan**

**FOR CONSIDERATION ON: 10 January 2016**

**PETITIONER: Alpine City**

**ACTION REQUESTED BY PETITIONER: Provide Staff Direction in  
Preparation for a Public Hearing**

**APPLICABLE STATUTE OR ORDINANCE: Article 3.3 (CR-20,000 Zone)**

### **BACKGROUND INFORMATION:**

A new Alpine City parks maintenance building is proposed to be located at the site located at approximately 545 East 300 North. The attached site plan reflects input from staff and from the public. A charrette was held on December 6, 2016 to give the public an opportunity to offer their suggestions for the improvement of this site. Their suggestions are also attached.

This plan was looked at by the Planning Commission where they offered their suggestions. The City Council should also offer their suggestions in preparation for a public hearing.

### **PLANNING COMMISSION RECOMMENDATION:**

John Gubler moved to recommend to the City Council to move the Parks Maintenance Site Plan Forward with the following condition:

1. Widen the access to two lanes from the road to the parking lot.

David Fotheringham seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, Carla Merrill, and John Gubler all voted Aye.







**From:** mkilgour@comcast.net  
**Sent:** Tuesday, December 06, 2016 2:58 PM  
**To:** Jason Bond  
**Subject:** Charrette for 300 N property municipal building.

Jason:

As I indicated on the phone, the circumstances around our dog's cancer will not allow us to attend the meeting tonight regarding the planning suggestions for the municipal building. Our dog had a major drug called Andriamycin today and I can't leave him or bring him with me this close to his chemotherapy for lymphoma. Thank you for understanding. There may be people there who would expect to see us tonight and I would appreciate it if you explain our absence.

We have 4 major concerns about the property located directly behind our home

- 1) mitigating potential accidents involving children who will find the dry creek area more appealing once it is inviting and accessible
- 2) aesthetics
- 3) noise
- 4) lighting

I would like to suggest for #1 and #2 -- tall split rail fence with narrow openings along the creek access that blends in with the natural look of the area rather than cement or cinderblock

2) using materials for the building that help it blend into a neighborhood -- perhaps a more cabin look (think Walmart in Cedar Hills) rather than a sterile garage look that does not fit in-- we can view this area from the entire rear of our home which is where we spend most of our time. This will help maintain or increase our home values instead of the expected loss of an estimated 20%.

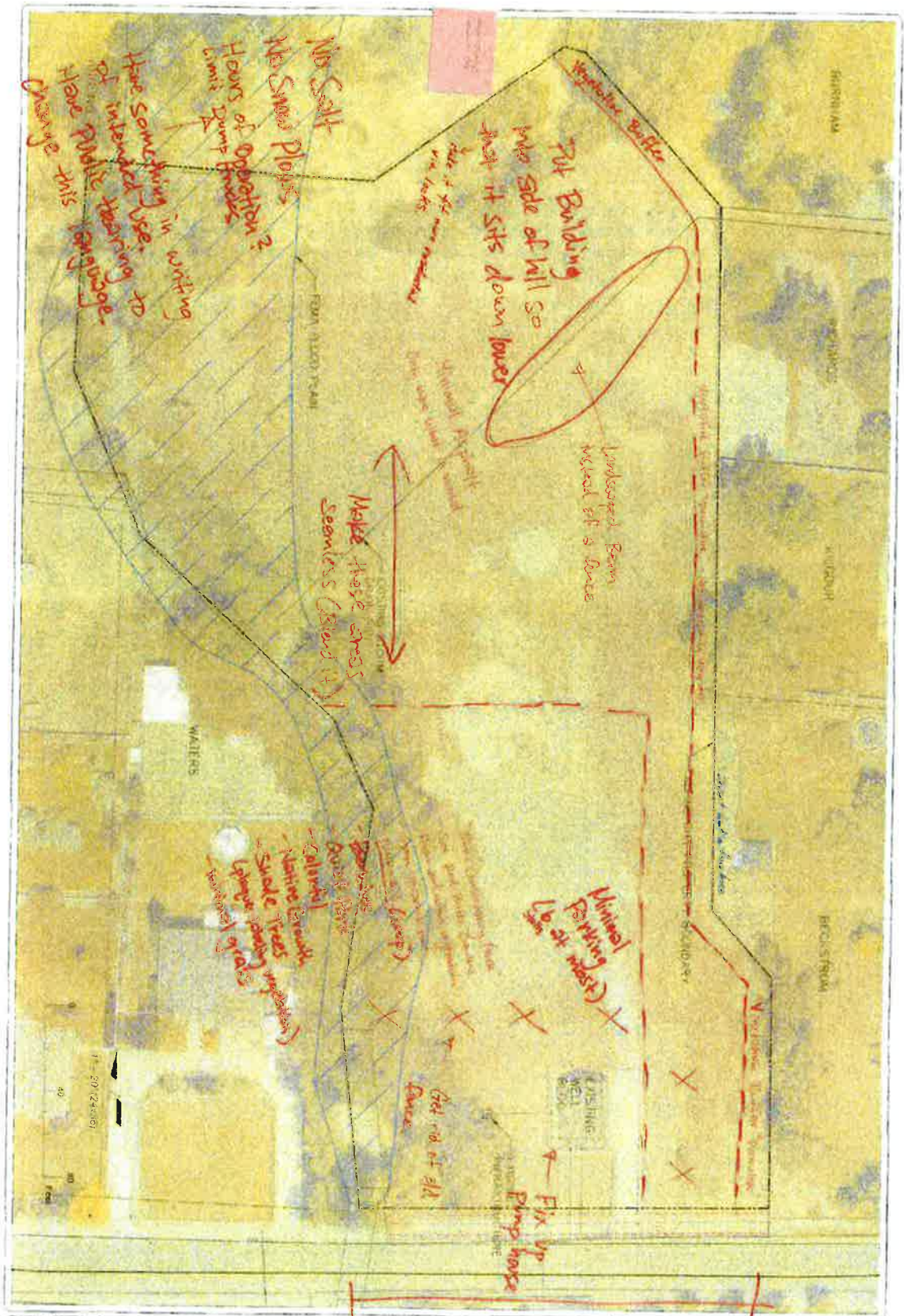
3) we are used to a VERY quiet environment since we moved into our home in 1998 and would like to see noise abatement or very specific time periods put in place for when machines can run or trucks can be in an out and a total ban on idling

4) lighting is a very serious concern because we will be looking directly at the fixtures that are used all day and most of the night. The lights must be on a timer that does not allow them to be on all night or for long periods in the early morning as our bedroom is in the rear of our home with windows that directly view the area

As for the use of the property not being utilized for the municipal building I would like to suggest a small meditation garden without extra parking to discourage traffic (which is of major concern for this narrow road (300 N) and encourage walking. The benefits of meditation are continuously being touted and this would insure the quiet that the neighbors most impacted have enjoyed for the last 18 years.

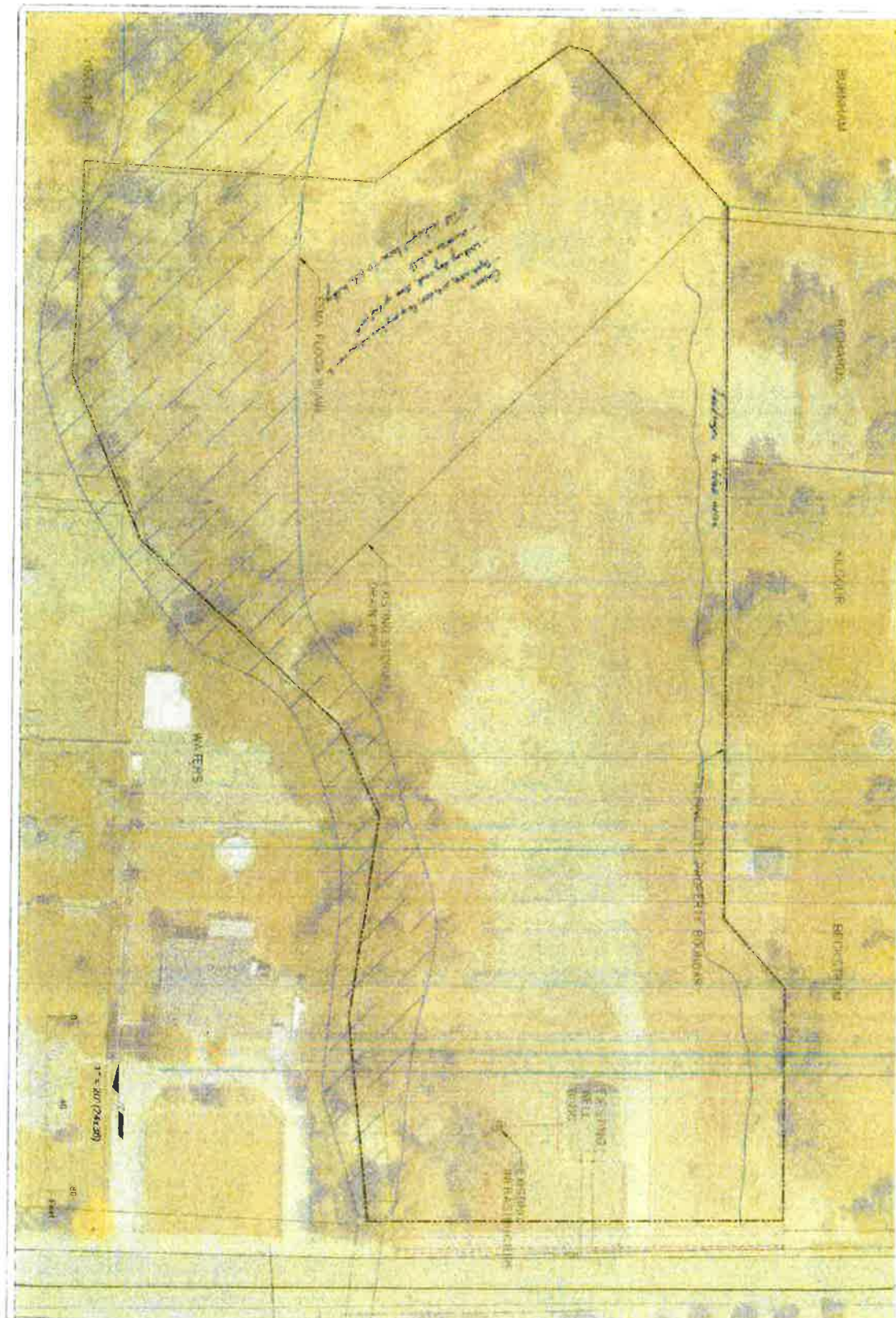
Thank you for your consideration of my thoughts. I will plan to come on Monday at 9 AM if my dog is still doing well. We already had one major setback with a different drug so I hope that I can make it as it means he is doing well.

Again thank you and I apologize for not being able to attend tonight.



Drawing: Sheet: 1 of 1	Engineering: Date: 11-20-2006	300 NORTH AL-18 300 NORTH PARKS BUILDING SITE	REMARKS Nice Curb Appeal	300 NORTH AL-18 300 NORTH PARKS BUILDING SITE
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Drawing Sheet	300 NORTH 300 NORTH PARKS BUILDING SITE	REMARKS	

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Fence Ordinance Amendment (Article 3.21.6)**

**FOR CONSIDERATION ON: 10 January 2016**

**PETITIONER: Staff**

**ACTION REQUESTED BY PETITIONER: Review Potential Amendments**

**APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9 (Amendments)**

### **BACKGROUND INFORMATION:**

As the City receives applications for fence permits, different circumstances can justify an ordinance amendment to further explain the intentions of the fence ordinance. A recent situation showed that the ordinance needs to help differentiate a wall from a fence with maybe a setback. This will prevent a situation where a fence is directly on top of a wall creating a sheer surface that appears to the neighbor as either a wall that is too tall or a fence that is too tall. This is especially the case when both the wall and fence are made of the same material i.e. concrete.

See attached proposed amendment which would require a setback for a fence on top of a retaining wall therefore visually differentiating the two.

### **PLANNING COMMISSION RECOMMENDATION:**

Bryce Higbee moved to recommend approval of the proposed Amendment to the Fence Ordinance Section 3.21.6.7 with the following conditions:

1. The retaining wall shall be set back at least four feet from the back side of the retaining wall
2. Under no condition shall the fence and wall exceed nine feet on the same plane.

John Gubler seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, Carla Merrill, and John Gubler all voted Aye.

### **3.1.9.1 Amendments to the Zoning Ordinance**

Amendments to the Zoning Ordinance may be initiated by the City Council, the Planning Commission, the staff, or by an owner of real property in the area included in the proposed amendment.

Amendments to the Zoning Ordinance:

1. Shall first be submitted to the Planning Commission for its review and recommendation.
2. The Planning Commission shall provide appropriate notice and hold a public hearing on proposed amendments to the zoning ordinance before making a recommendation to the City Council. The Planning Commission may hold additional public hearings if deemed necessary or appropriate by the Planning Commission.
3. The Planning Commission shall prepare and make a recommendation to the City Council on proposed amendments to the zoning ordinance that represents the Planning Commission's recommendation for regulating the use and development of land within all or any part of the area of the City.
4. The City Council shall consider each proposed amendment to the zoning ordinance recommended by the Planning Commission. The City Council shall have the option to hold a public hearing(s).
5. The City Council may adopt or reject amendments to the zoning ordinance either as proposed by the Planning Commission or after making any revisions the City Council considers appropriate.

**3.21.6 FENCES, WALLS AND HEDGES** (amended by Ord. No. 2005-02, 2/8/05; Ord. No. 2013-10, 7/9/13; Ord. No. 2015-06, 05/26/15)

- 3.21.6.1 Requirement.** All fences must be approved by the planning and zoning department and a building permit obtained.
- 3.21.6.2 Front Yard Fences.** Privacy fences, walls and hedges along the street frontage of a lot shall not exceed 3 feet in height when placed within 10 feet of the front property line. Open style fences shall not exceed 4 feet in height when placed within 10 feet of the front property line. Front yard fences may be eight (8) feet in height if they are placed at least 10 feet back from the front property line.
- 3.21.6.3 Interior Side Yard Fences.** Fences alongside yards shall not exceed 3 feet in height for privacy fences and 4 feet in height for open style fences when they are within 10 feet of the front property line. Side yard fences may be eight (8) feet in height when they are located at least 10 feet back from the front property line.
- 3.21.6.4 Rear Yard Fences.** A rear yard fence may be eight (8) feet in height.
- 3.21.6.5 Corner Lot Fences within the Sight Triangle.** The sight triangle on corner lots shall not be obstructed. Privacy fences, walls, or hedges shall not exceed three (3) feet in height, and open-style fences shall not exceed four (4) feet in height, when located within the sight triangle on a corner lot. The sight triangle is defined as the area formed by connecting the corner of the property to points 35 feet back along each property line abutting the street.
- 3.21.6.6 Corner Lot Fences outside the Sight Triangle.** Side yard fences abutting the street may be eight (8) feet in height when they are located at least 35 feet back from the front property line, outside the sight triangle. For interior side fence see 3.21.6.2.
- 3.21.6.7 Fences on Retaining Walls.** A fence that is on top of a retaining wall shall be set back at least 4 ft. from the backside of the retaining wall. Under no condition shall the fence and wall exceed nine feet on the same plane.
- 3.21.6.78 Agricultural Fences.** Fences on property where an identifiable commercial agricultural product is produced shall not exceed eight (8) feet in height, and shall be an open style fence.
- 3.21.6.89 Fences Along Public Open Space and Trails.** See Articles 3.16, Section 3.16.10.1 and Article 3.17 Section 3.17.10.3.1.
- Fences or borders along property lines adjacent to a trail or open space must meet with the City Planner and meet specific standards.
1. When the width of the open space or trail easement is less than 50 feet, bordering fences may not exceed eight (8) feet in height, and shall not obstruct visibility. (Open style fences such as rail fences, field fence, or chain link are preferable.)
  2. When the width of the open space or trail easement is 50 feet or more, fence standards as specified elsewhere in this ordinance apply.
  3. Fences and hedges must be completely within the boundaries of the private property.

4. Hedges or shrubs must be maintained to the same height requirements as fences.
5. The owner of the fence or hedge must maintain the side facing the open space.

**3.21.6.910**

**Conditional Uses for Interior Fences.** A conditional use permit may be approved by the City Planner for an interior fence over eight (8) feet in height for such things as sports courts, gardens and swimming pools. A conditionally approved interior fence shall not exceed twelve (12) feet in height and shall be an open style fence. (Ord. No. 2015-06, 05/26/15)



**ORDINANCE NO. 2017-01**

**AN ORDINANCE ADOPTING AMENDMENTS TO SECTION 3.21.6 OF THE ALPINE CITY DEVELOPMENT CODE RELATED TO A SETBACK REQUIREMENT FOR FENCES ON TOP OF RETAINING WALLS**

**WHEREAS**, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to require a setback for fences on top of a retaining wall; and

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

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

**NOW, THEREFORE, BE IT ORDAINED BY THE ALPINE CITY COUNCIL THAT:**

The amendments to Section 3.21.6 contained in the attached document will supersede Section 3.21.6 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 10th day of January 2017.

---

Sheldon Wimmer, Mayor

**ATTEST:**

---

Charmayne G. Warnock, Recorder

**3.21.6 FENCES, WALLS AND HEDGES** (amended by Ord. No. 2005-02, 2/8/05; Ord. No. 2013-10, 7/9/13; Ord. No. 2015-06, 05/26/15)

- 3.21.6.1 Requirement.** All fences must be approved by the planning and zoning department and a building permit obtained.
- 3.21.6.2 Front Yard Fences.** Privacy fences, walls and hedges along the street frontage of a lot shall not exceed 3 feet in height when placed within 10 feet of the front property line. Open style fences shall not exceed 4 feet in height when placed within 10 feet of the front property line. Front yard fences may be eight (8) feet in height if they are placed at least 10 feet back from the front property line.
- 3.21.6.3 Interior Side Yard Fences.** Fences alongside yards shall not exceed 3 feet in height for privacy fences and 4 feet in height for open style fences when they are within 10 feet of the front property line. Side yard fences may be eight (8) feet in height when they are located at least 10 feet back from the front property line.
- 3.21.6.4 Rear Yard Fences.** A rear yard fence may be eight (8) feet in height.
- 3.21.6.5 Corner Lot Fences within the Sight Triangle.** The sight triangle on corner lots shall not be obstructed. Privacy fences, walls, or hedges shall not exceed three (3) feet in height, and open-style fences shall not exceed four (4) feet in height, when located within the sight triangle on a corner lot. The sight triangle is defined as the area formed by connecting the corner of the property to points 35 feet back along each property line abutting the street.
- 3.21.6.6 Corner Lot Fences outside the Sight Triangle.** Side yard fences abutting the street may be eight (8) feet in height when they are located at least 35 feet back from the front property line, outside the sight triangle. For interior side fence see 3.21.6.2.
- 3.21.6.7 Fences on Retaining Walls.** A fence that is on top of a retaining wall shall be set back at least 4 ft. from the backside of the retaining wall. Under no condition shall the fence and wall exceed nine feet on the same plane.
- 3.21.6.8 Agricultural Fences.** Fences on property where an identifiable commercial agricultural product is produced shall not exceed eight (8) feet in height, and shall be an open style fence.
- 3.21.6.9 Fences Along Public Open Space and Trails.** See Articles 3.16, Section 3.16.10.1 and Article 3.17 Section 3.17.10.3.1.
- Fences or borders along property lines adjacent to a trail or open space must meet with the City Planner and meet specific standards.
1. When the width of the open space or trail easement is less than 50 feet, bordering fences may not exceed eight (8) feet in height, and shall not obstruct visibility. (Open style fences such as rail fences, field fence, or chain link are preferable.)
  2. When the width of the open space or trail easement is 50 feet or more, fence standards as specified elsewhere in this ordinance apply.
  3. Fences and hedges must be completely within the boundaries of the private property.

4. Hedges or shrubs must be maintained to the same height requirements as fences.
5. The owner of the fence or hedge must maintain the side facing the open space.

**3.21.6.10 Conditional Uses for Interior Fences.** A conditional use permit may be approved by the City Planner for an interior fence over eight (8) feet in height for such things as sports courts, gardens and swimming pools. A conditionally approved interior fence shall not exceed twelve (12) feet in height and shall be an open style fence. (Ord. No. 2015-06, 05/26/15)

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Financial Responsibility Ordinance Amendment (Article 4.10)**

**FOR CONSIDERATION ON: 10 January 2016**

**PETITIONER: Staff**

**ACTION REQUESTED BY PETITIONER: Review Potential Amendments**

**APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9 (Amendments)**

### **BACKGROUND INFORMATION:**

The proposed amendment includes changing the amount required for a performance bond for a subdivision from 120% to 110%. The performance bond is the stated percentage of the estimated cost of work and improvements of a given subdivision. The estimated cost is determined by the City Engineer and City Administrator.

This amendment is being proposed to ensure that Alpine City stays in compliance with all applicable rules and regulations for the performance and warranty bonds of a subdivision.

### **PLANNING COMMISSION RECOMMENDATION:**

Bryce Higbee moved to recommend approval of the proposed Article 4.10 Amendment to the Financial Responsibility Ordinance so we are in compliance.

David Fotheringham seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, Carla Merrill, and John Gubler all voted Aye.

### **3.1.9.1 Amendments to the Zoning Ordinance**

Amendments to the Zoning Ordinance may be initiated by the City Council, the Planning Commission, the staff, or by an owner of real property in the area included in the proposed amendment.

Amendments to the Zoning Ordinance:

1. Shall first be submitted to the Planning Commission for its review and recommendation.
2. The Planning Commission shall provide appropriate notice and hold a public hearing on proposed amendments to the zoning ordinance before making a recommendation to the City Council. The Planning Commission may hold additional public hearings if deemed necessary or appropriate by the Planning Commission.
3. The Planning Commission shall prepare and make a recommendation to the City Council on proposed amendments to the zoning ordinance that represents the Planning Commission's recommendation for regulating the use and development of land within all or any part of the area of the City.
4. The City Council shall consider each proposed amendment to the zoning ordinance recommended by the Planning Commission. The City Council shall have the option to hold a public hearing(s).
5. The City Council may adopt or reject amendments to the zoning ordinance either as proposed by the Planning Commission or after making any revisions the City Council considers appropriate.

## ARTICLE 4.10

## FINANCIAL RESPONSIBILITY (Amended by Ord. 2008-08, 5/27/08)

**4.10.1 Improvement Requirements (amended Ord. 97-09 & Ord. 2004-13, 9/28/04).** The City Council shall not approve a final plat until the subdivider provides a performance bond approved by the City Administrator to guarantee that improvements will be installed as shown on the final plat and construction drawings and to guarantee and warrant all improvements for a one-year period commencing upon the final inspection of said improvements by the City. Said performance bond shall be for an amount not less than ONE HUNDRED AND ~~TWENTY-TEN~~ PERCENT (~~420110~~%) of the estimated cost of said work and improvements, as determined by the City Administrator and City Engineer. The purpose of the bond is to insure construction of the required improvements within one year from the date of final approval, without cost to the City, and to guarantee and warrant all improvements for a one-year period commencing upon the final inspection of said improvements by the City. Said required improvements shall include:

1. The grading, graveling, hard surfacing of streets, and installation of culverts in compliance with City standards.
2. The installation of facilities for water supplies, waste water management, storm water control and /or sewers, irrigation facilities when required by the City Engineer.
3. The installation of water, sewer, gas and pressurized irrigation mains and laterals to each lot property line, and fire hydrants as required by the City Engineer, all in accordance with Alpine City Standards.
4. The installation of curbs, gutters and sidewalks on both sides of the street in compliance with City standards.
5. The installation of irrigation and landscaping for planter strips in city-owned areas where there are double frontage lots.
6. The installation of Central Mail Box Units.
7. The installation of brass pins and other property corners.
8. Electrical, telephone and cable television lines shall be located underground except when the subdivider can show the Planning Commission that underground lines are not feasible.
9. The installation of survey monuments in accordance with City specifications.
10. The installation or construction of other on-site or off-site public improvements including but not limited to irrigation culverts, storm runoff detention basins, bridges, public parks, water mains, water pressure reducing stations, access roads, trails.
11. All cut and fill slopes must be treated with topsoil and revegetated.
12. The installation of street signs, street lighting and street planting in accordance with City specifications.
13. Installation of segments of proposed arterial or collector streets.
14. Installation of trails and trail signs when required.
15. Development of open space and parks when required in PRDs.
16. The installation of any other improvements required or specified in the Development Agreement.
17. All development is to be in compliance with City Standards and specifications.

**4.10.2 Improvements Agreement.** No final plat shall be approved until the subdivider has submitted a subdivision improvement agreement, on a form obtained from the City Recorder, agreeing to construct the required improvements as shown in documents supporting the final plat and agreeing to guarantee and warrant all improvements for a one-year period commencing upon the final inspection of said improvements by the City.

**4.10.3 Guarantee of Performance.** No final plat shall be approved until the subdivider has posted a guarantee assuring the completion of all required improvements and guaranteeing and warranting all improvements for a one-year period commencing upon the final inspection of said improvements by the City. Said guarantee shall meet the following requirements:

1. **Type and Amount of Guarantee.** The type of guarantee shall be in the form of a performance bond for an amount not less than ONE HUNDRED ~~TWENTY-TEN~~ PERCENT (~~420~~110%) of the cost of the required improvements, as determined by the City. The subdivider shall furnish an estimate of the cost of constructing the required improvements. Said estimate shall be prepared by an engineer registered to practice in the State of Utah and approved by the City Engineer.
2. **Duration.** Said performance bond shall begin at the time the bond is obtained and shall terminate at such time as all improvements pass the warranty inspection at the end of the one-year warranty period which commences upon the final inspection of the improvements by the City, or until such earlier time as the City Council may decide.
3. **Default.** In the event the subdivider is in default or fails or neglects to satisfactorily install the required improvements within one year from the date of approval of the final plat by the City Council, or to pay all liens in connection therewith, or the required improvements do not pass warranty inspection by the City at the end of the one-year warranty period, the City Council may declare the bond or other assurance forfeited and the City may install or cause the required improvements to be installed, may repair any improvements found to be in breach of warranty and may pay all liens in connection with the improvements, using the bond and proceeds of the collection of the bond to defray the expenses thereof.
4. **In Process Releases.** Partial bond releases may be made by the City Administrator upon completion of phases of the project satisfactory to the City Engineer and authorized representative. The developer shall make a formal request for a partial bond release to the City Recorder.
5. **Final Inspection and Release.** The subdivider shall be responsible for the quality of all materials and workmanship and shall warrant and guarantee all improvements for a one-year period commencing upon the final inspection of said improvements by the City. At the completion of the work, the City Engineer and authorized representative shall make an inspection of the improvements and shall submit a report to the City Administrator setting forth the condition of such facilities. If all liens are paid and conditions thereof are found to be satisfactory, the City Administrator may release that portion of the bond or other approved security which does not represent the ~~TWENTY-TEN~~ PERCENT (~~20~~10%) of said performance bond. If the condition of materials or workmanship shows unusual depreciation or does not comply with standards of the City, or if any outstanding liens are not paid, the City Administrator may declare the subdivider in default. At the end of the one-year warranty and guarantee period, the City Engineer and authorized representative shall make a warranty inspection of the improvements and shall submit a report to the City Council setting forth the condition of such improvements. If the improvements are found to be in satisfactory condition, the City Staff shall release the remaining ~~TWENTY-TEN~~ (~~20~~10%) of the performance bond or other approved security. If the improvements are not found to be in satisfactory condition, the City Council may declare the subdivider in default.

Note: As a minimum, City Council needs to inspect and sign off after the one-year warranty period before release of the final ~~20~~10%.

**ORDINANCE NO. 2017-02**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 4.10 OF THE ALPINE CITY DEVELOPMENT CODE RELATED TO REDUCING THE PERCENTAGE USED IN DETERMINING THE PERFORMANCE BOND REQUIRED FOR A SUBDIVISION**

**WHEREAS**, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to reduce the percentage used in determining the performance bond required for a subdivision; and

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

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

**NOW, THEREFORE, BE IT ORDAINED BY THE ALPINE CITY COUNCIL THAT:**

The amendments to Article 4.10 contained in the attached document will supersede Article 4.10 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 10th day of January 2017.

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Sheldon Wimmer, Mayor

**ATTEST:**

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Charmayne G. Warnock, Recorder



## ARTICLE 4.10

## FINANCIAL RESPONSIBILITY (Amended by Ord. 2008-08, 5/27/08)

**4.10.1 Improvement Requirements (amended Ord. 97-09 & Ord. 2004-13, 9/28/04).** The City Council shall not approve a final plat until the subdivider provides a performance bond approved by the City Administrator to guarantee that improvements will be installed as shown on the final plat and construction drawings and to guarantee and warrant all improvements for a one-year period commencing upon the final inspection of said improvements by the City. Said performance bond shall be for an amount not less than ONE HUNDRED AND TEN PERCENT (110%) of the estimated cost of said work and improvements, as determined by the City Administrator and City Engineer. The purpose of the bond is to insure construction of the required improvements within one year from the date of final approval, without cost to the City, and to guarantee and warrant all improvements for a one-year period commencing upon the final inspection of said improvements by the City. Said required improvements shall include:

1. The grading, graveling, hard surfacing of streets, and installation of culverts in compliance with City standards.
2. The installation of facilities for water supplies, waste water management, storm water control and /or sewers, irrigation facilities when required by the City Engineer.
3. The installation of water, sewer, gas and pressurized irrigation mains and laterals to each lot property line, and fire hydrants as required by the City Engineer, all in accordance with Alpine City Standards.
4. The installation of curbs, gutters and sidewalks on both sides of the street in compliance with City standards.
5. The installation of irrigation and landscaping for planter strips in city-owned areas where there are double frontage lots.
6. The installation of Central Mail Box Units.
7. The installation of brass pins and other property corners.
8. Electrical, telephone and cable television lines shall be located underground except when the subdivider can show the Planning Commission that underground lines are not feasible.
9. The installation of survey monuments in accordance with City specifications.
10. The installation or construction of other on-site or off-site public improvements including but not limited to irrigation culverts, storm runoff detention basins, bridges, public parks, water mains, water pressure reducing stations, access roads, trails.
11. All cut and fill slopes must be treated with topsoil and revegetated.
12. The installation of street signs, street lighting and street planting in accordance with City specifications.
13. Installation of segments of proposed arterial or collector streets.
14. Installation of trails and trail signs when required.
15. Development of open space and parks when required in PRDs.
16. The installation of any other improvements required or specified in the Development Agreement.

17. All development is to be in compliance with City Standards and specifications.

**4.10.2 Improvements Agreement.** No final plat shall be approved until the subdivider has submitted a subdivision improvement agreement, on a form obtained from the City Recorder, agreeing to construct the required improvements as shown in documents supporting the final plat and agreeing to guarantee and warrant all improvements for a one-year period commencing upon the final inspection of said improvements by the City.

**4.10.3 Guarantee of Performance.** No final plat shall be approved until the subdivider has posted a guarantee assuring the completion of all required improvements and guaranteeing and warranting all improvements for a one-year period commencing upon the final inspection of said improvements by the City. Said guarantee shall meet the following requirements:

1. **Type and Amount of Guarantee.** The type of guarantee shall be in the form of a performance bond for an amount not less than ONE HUNDRED TEN PERCENT (110%) of the cost of the required improvements, as determined by the City. The subdivider shall furnish an estimate of the cost of constructing the required improvements. Said estimate shall be prepared by an engineer registered to practice in the State of Utah and approved by the City Engineer.
2. **Duration.** Said performance bond shall begin at the time the bond is obtained and shall terminate at such time as all improvements pass the warranty inspection at the end of the one-year warranty period which commences upon the final inspection of the improvements by the City, or until such earlier time as the City Council may decide.
3. **Default.** In the event the subdivider is in default or fails or neglects to satisfactorily install the required improvements within one year from the date of approval of the final plat by the City Council, or to pay all liens in connection therewith, or the required improvements do not pass warranty inspection by the City at the end of the one-year warranty period, the City Council may declare the bond or other assurance forfeited and the City may install or cause the required improvements to be installed, may repair any improvements found to be in breach of warranty and may pay all liens in connection with the improvements, using the bond and proceeds of the collection of the bond to defray the expenses thereof.
4. **In Process Releases.** Partial bond releases may be made by the City Administrator upon completion of phases of the project satisfactory to the City Engineer and authorized representative. The developer shall make a formal request for a partial bond release to the City Recorder.
5. **Final Inspection and Release.** The subdivider shall be responsible for the quality of all materials and workmanship and shall warrant and guarantee all improvements for a one-year period commencing upon the final inspection of said improvements by the City. At the completion of the work, the City Engineer and authorized representative shall make an inspection of the improvements and shall submit a report to the City Administrator setting forth the condition of such facilities. If all liens are paid and conditions thereof are found to be satisfactory, the City Administrator may release that portion of the bond or other approved security which does not represent the TEN PERCENT (10%) of said performance bond. If the condition of materials or workmanship shows unusual depreciation or does not comply with standards of the City, or if any outstanding liens are not paid, the City Administrator may declare the subdivider in default. At the end of the one-year warranty and guarantee period, the City Engineer and authorized representative shall make a warranty inspection of the improvements and shall submit a report to the City Council setting forth the condition of such improvements. If the improvements are found to be in satisfactory condition, the City Staff shall release the remaining TEN (10%) of the performance bond or other approved security. If the improvements are not found to be in satisfactory condition, the City Council may declare the subdivider in default.

Note: As a minimum, City Council needs to inspect and sign off after the one-year warranty period before release of the final 10%.

## **RESOLUTION NO. R2017-01**

### **A Resolution of Support for the Utah State Developmental Center and the Murdock Connector**

WHEREAS, the Utah State Developmental Center is recognized as a significant resource to the North Utah County community and the city of Alpine, and

WHEREAS, the city wishes to express its deep appreciation for the dedicated staff of the center who continue to provide an effective, efficient array of critical services and supports that promote independence and quality of life for Utah's most vulnerable people with disabilities in partnership with families, guardians, and the community; and

WHEREAS, the community and the center have had an exceptional working relationship in striving to meet the mission of the center; and

WHEREAS, the community has grown significantly since the beginning of the center in 1932; and

WHEREAS, the city now recognizes the critical public safety need for the East/West transportation road known as the Murdock Connector for adequate response times for emergency personnel;

WHEREAS the center and its residents will benefit economically by the project being funded without center funds, but funds from regional transportation funds; and

WHEREAS the road project will help the future development of the surrounding property owned by the center, providing a direct benefit to the center and its residents; and

WHEREAS the road project will provide a critical transportation corridor on the North end of Utah County to help with congestion relief on many neighboring roads that are at capacity, community connectivity and most importantly allow better response times of emergency personal in the region.

NOW THEREFORE, Be it therefore resolved that the City of Alpine supports the Utah County alignment of the Murdock Connector as attached and seeks the support of any board, committee, government entity and elected official is supporting such alignment that both the center and the community can benefit from the project.

PASSED by the City Council of Alpine City, Utah, this 10th day of January, 2017.

ATTEST:

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Sheldon Wimmer, Mayor

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Charmayne G. Warnock, City Recorder



## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT:** Resolution No. R2017-02 – Authorization to Commit Financial and Legal Obligations Associated with Receipt of Financial Assistance Award for PI Meter Project

**FOR CONSIDERATION ON:** January 10, 2017

**PETITIONEER:** City Staff

**ACTION REQUESTED BY PETITIONER:** Approve resolution

**APPLICABLE STATUTE OR ORDINANCE:** N/A

**PETITION IN COMPLIANCE WITH ORDINANCE:** N/A

**INFORMATION:** One of the requirements of the WaterSmart grant that we are in the process of applying for is that the City Council adopt a resolution giving authorization to commit financial and legal obligations associated with receipt of financial assistance award for the PI meter project. David Church is preparing the resolution. It will be emailed to the Mayor and City Council prior to the meeting.

<p><b>RECOMMENDATION:</b> Approve Resolution No. R2017-02 giving authorization to commit financial and legal obligations associated with receipt of financial assistance award for the PI meter project.</p>
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## **Charmayne Warnock**

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**From:** Shane Sorensen  
**Sent:** Wednesday, December 21, 2016 4:02 PM  
**To:** Sheldon Wimmer; Roger Bennett; Lon Lott; Ramon Beck; Kimberly Bryant; Troy Stout  
**Cc:** Jed Muhlestein; Alice Winberg; Cortnie Graham; Charmayne Warnock; David Church  
**Subject:** Potential Grant/Low Interest Loan for PI Meters  
**Attachments:** Proposal Letter.pdf

Mayor and City Council,

We have been looking at options for funding the installation of PI meters throughout the irrigation. There are some good opportunities out there right now that could be beneficial to the City if this is the direction we want to go. I am bringing this up right now, because one of the opportunities is time sensitive and cannot wait until the January 10 City Council meeting if we want to try to get funding during our next budget year. Following is some info on a couple of options that are available:

### **WaterSmart Grant Program**

This program is administered through the Bureau of Reclamation. With this program, applicants can apply for up to \$1M per project. The applicant must be capable of cost sharing 50% or more of the total project cost. The application is fairly extensive and is due January 18, 2017. The grant award would be made within a few months. Since I did not feel that we have the staff time to put the grant application together in this short time frame, I had Horrocks Engineers put together a proposal to consider when evaluating this option. I received that proposal today. See attached. They have members of their staff that specialize in grant writing and could put this together by the deadline, but we would need to give the approval to get started by the first of next week. This could be done by getting the City Council members to agree to move forward and then ratify the decision at the next City Council meeting on January 10. The cost estimate to prepare the proposal is \$13,290. We would also need to decide what funding amount to request.

I found out the Payson City had applied a year ago for a grant to help with the installation of their individual PI meters. In talking with their City Engineer, he indicated that they have been awarded a grant through the program twice. The first time they were awarded \$1M. In the end, their City Council turned the grant back because they could not come up with the \$1M in matching funds. The City turned around in 2016 and applied for \$300,000 and were awarded that grant. Their plan is to phase in a City-wide PI meter system over 4 years. They will continue to apply for the same grant for the next three years. They feel like this is a good program.

### **Utah Board of Water Resources Low Interest Loan**

The Utah Board of Water Resources recently came up with a new low interest loan



opportunity the is dedicated to assisting with PI water meter projects. This has been in the news recently. They have allocated \$3M per year to go towards eligible projects. The interest rate on the loan is 1%. Applicants must be able to provide 25% of the cost of the project. The Board meets monthly to consider these applications. We are too late for the January meeting, but could potentially go before the board at their February meeting

We are not trying to be presumptuous that the City Council wants to move forward with installing PI meters, however the Council did vote a couple of years ago to include a water conservation component when we discussed our water master plan. The PI meters would be one way to accomplish this. I think it will be a tough road if we take the approach of trying to provide water without any restrictions to keep things in check. With having restrictions in place the last 3-4 years, we have seen savings in our overall water use and the landscape of the City has survived. These programs seem like an excellent opportunity to have meters installed in our system. You might recall me mentioning at a City Council meeting in October that Saratoga Springs realized a 40% water savings after installing PI meters City-wide. I think the ideal program would be to obtain a grant and a low interest loan, and then add some cash from our reserves up front.

Mayor Wimmer will be contacting each of you individually to see what you interest level is for this project. If we decide to move forward, we can address the budget issues for this year and the coming budget year. Feel free to call me with any questions as well. I also have the grant/loan applications if anyone would like to review them.

***Shane L. Sorensen, P.E.***

*Public Works Director/City Engineer*

*20 North Main*

*Alpine, UT 84004*

*Phone: (801) 763-9862*

[ssorensen@alpinecity.org](mailto:ssorensen@alpinecity.org)





Shane Sorensen, P.E.  
20 North Main  
Alpine, Utah 84001

Dec 21, 2016

**Subject: Proposal for Water and Efficiency Grant Application**

Dear Shane:

Horrocks Engineers is pleased to offer this proposal to prepare a water and efficiency grant application for the Bureau of Reclamation WaterSMART program for Alpine City. We estimate it will cost approximately \$13,290 to complete and submit the application. Attached is a manhours breakdown. This can be completed by Jan 18, 2017 which is the application deadline. In order to meet the deadline we need to know by Jan 3 at the latest if you want us to proceed. It would be even better if we could know prior to that.

This proposal assumes that the City will provide available data, some budget information, procure letters of support, and an official resolution of support.

We recommend the City contact the Bureau of Reclamation to discuss the chances of obtaining the grant. The application will be ranked on a scale of 1 to 100 points with evaluation criteria outlined in the funding announcement. We estimate the City's proposed project of installing pressurized irrigation meters will only be eligible for 66 points because the project does not meet several criteria. The total available funding for this year is approximately 14.2 million. Most of the western United States is eligible to apply for this grant.

The Utah Division of Natural Resources has recently approved a new program which will loan up to \$3 Million per year for pressurized irrigation meter installations. We recommend the City contact the Division to see what the demand is and if enough funding will be available for the project.

If you have any questions please call.

Sincerely,  
HORROCKS ENGINEERS

John E. Schiess, P.E.  
Principal Engineer

cc:

# Alpine City

## WaterSMART - Water and Efficiency Grant Application

### PROJECTED MANHOURS AND COSTS

Task & Description	Total Cost	Total Hours	Principal Engineer II, P.E.	Principal Engineer, P.E.	Engineer, P.E.	Sr. Environmen tal Specialist	Environmen tal Specialist	Clerical
BILLING RATE			\$166	\$139	\$101	\$127	\$84	\$52
Federal Forms	480	4		2	2			
Title Page	139	1		1				
Table of Contents	139	1		1				
Technical Proposal								
Executive Summary	139	1		1				
Background Data	695	5		5				
Project Description	469	4		3				1
Evaluation Criteria	3,922	34	1	15	15			3
Performance Measures	1,975	18	1	5	10			2
Environmental And Cultural Resources Compliance	2,616	25				12	13	
Letter of Project Approval (by City)	139	1		1				
Required Permits or Approvals	139	1		1				
Official Resolution (by City)	139	1		1				
Project Budget	1,960	15	1	10	4			
Register for System for Award Management (SAM)	139	1		1				
<b>Total Labor</b>	<b>\$13,090</b>	<b>112</b>	<b>3</b>	<b>47</b>	<b>31</b>	<b>12</b>	<b>13</b>	<b>6</b>

Direct Costs:

Mileage

100

S.U.E. Equipment

GPS

Printing

100

TOTAL DIRECT COSTS

\$200

**PROJECT TOTAL**

**\$13,290**