



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, June 13, 2017 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

- I. CALL MEETING TO ORDER** *Council Members may participate electronically by phone.
 - A. Roll Call
 - B. Prayer
 - C. Pledge of Allegiance
 - II. PUBLIC COMMENT**
 - III. CONSENT CALENDAR**
 - A. Minutes of May 23, 2017 City Council Meeting
 - B. White Pine Estates Bond Release -\$369,377.32
 - C. Alpine West Meadow Bond Release- \$370.91.55
 - IV. REPORTS and PRESENTATIONS**
 - A. Announcement of Candidates for Mayor and Two (2) City Council Seats
 - B. Commissioner Lee – Report on the Utah County Resource Management Plan
 - V. ACTION/DISCUSSION ITEMS**
 - A. **PUBLIC HEARING – Amending Municipal Code 3-818, Compensation and Salaries:** The Council will receive public comment on increasing compensation for mayor, city council, and planning commission members.
 - B. **Ordinance No. 2017-09, Amending Municipal Code 3-818, Compensation and Salaries**
 - C. **PUBLIC HEARING –Final Budget Fiscal Year 2017-18:** The Council will receive public comment on the Final Budget FY 2017-18.
 - D. **Ordinance No. 2017-11, Final Budget, FY 2017-18**
 - E. **Dawson Request to Lower PI Impact Fee:** The Council will consider reducing the PI impact fee for a home to be built on Sunrise Drive.
 - F. **Interlocal Agreement for Bookmobile Service with Utah County:** The Council will consider approving the agreement for bookmobile service in Alpine.
 - G. **Discussion on Delineating Lambert Park:** The City Council will discuss ideas for delineating Lambert Park.
 - H. **The Trail Corridor Open Space Property Exchange:** The City Council will consider approving a land swap with the property located at 175 West Canyon Crest Road.
 - I. **Resolution No. R2017- 12 The Trail Corridor Master Plan:** The Council will consider approving a master plan for The Trail Corridor open space.
 - J. **Ordinance No. 2017-10 Amendment to the Appeal Authority Ordinance (Article 2.3)** The Council will consider approving a proposed amendment to the Appeal Authority Ordinance.
 - K. **Ordinance No. 2017-08 Amendment to the Site Plan to Comply Ordinance (Article 4.14)** The Council will consider approving a proposed amendment to the Site Plan to Comply Ordinance which would allow staff to review and approve residential site plans for lots not located in an approved subdivision.
 - L. **UCMC Utility Audit:** The Council will consider a proposal to reduce Alpine City's utility costs.
 - VI. STAFF REPORTS**
 - VII. COUNCIL COMMUNICATION**
 - VIII. EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.
- ADJOURN**

Mayor Sheldon Wimmer
June 9, 2017

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6241.
CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing vs. Public Meeting

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

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

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
May 23, 2017

I. CALL TO ORDER: The meeting was called to order at 6:05 pm by Mayor Sheldon Wimmer.

Roll Call: The following were present:

Mayor Wimmer

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

Staff: Shane Sorensen, Charmayne Warnock, David Church

Others: Barry Johnson

II. ADJOURN TO EXECUTIVE SESSION 6:05 pm.

MOTION: Troy Stout moved to go into Executive Session to discuss litigation strategy. Lon Lott seconded. Ayes: 4 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Lon Lott voted aye. Motion passed. Kimberly Bryant was not present at the Executive Session.

III. RETURN TO OPEN MEETING at 7:05 pm.

A. Roll Call

Mayor Sheldon Wimmer

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

Staff: Shane Sorensen, Charmayne Warnock, David Church, Jason Bond, Police Chief Brian Gwilliam, Fire Chief Brad Freeman

Others: Judy Bush, Ed Bush, Chad Bellon, Fred Dawson, Steve Cosper, Carla Merrill, Holly Nash, Loraine Lott, Taylor Anderson, Ecqueadee Anderson, Bryce Huff, Sylvia Christiansen, Ford Nelson, Will Jones, Karissa Neely – Daily Herald, Breezy Anson, Mike Russon, Greg Smith, Ken Berg, Ross Welch, Melanie Ewing

B. Pledge of Allegiance: Taylor Anderson

C. Prayer: Roger Bennett

IV. PUBLIC COMMENT

- Fred Dawson said he was building a home on Sunrise Drive and was seeking a reduction in the amount of his pressurized irrigation assessment. He was building on a two-acre lot but would be landscaping only half of it. His impact fee for pressurized irrigation was based on a two-acre lot and he would like it adjusted to reflect one acre of landscaping.

Shane Sorensen explained that the ordinance specified the City Council as the Board of Equalization for a reduction of fees so he sent Mr. Dawson to the Council. He said the challenge was that Mr. Dawson may intend to landscape only half the lot, but the lot could be sold and the subsequent owner may decide to landscape the entire piece.

David Church said the Council could not make a final determination on the issue because it was not an agenda item but they could give Mr. Dawson direction and prepare paper work if they wanted to reduce his fee. An agreement could be recorded against the property stating the owner could landscape only so many square feet. A new owner would have to pay an additional fee if he chose to landscape more. The agreement would run with the land. He suggested that Mr. Dawson pay the full permit fee if he wanted to move forward with his building permit. If the City Council chose to reduce the PI Impact Fee, they could refund a portion of the payment.

- Mike Simmons said he lived on Stonehedge Lane and was very concerned about fireworks in July because the weeds in the open space were already very high. He was discouraged when the City Council opened up almost the entire area of Alpine to fireworks. Other cities in Utah didn't allow them at all. Alpine was

surrounded by forests and open space, and he felt fireworks should not be allowed in Alpine at all. Also, he had a concern about kids digging holes and making mounds in the open space so they could ride their bikes over them. They were also building teepees. He was directed to speak with Jason Bond who was the code enforcement officer.

- Taylor Anderson said that for his Eagle Scout project, he planned to remove the dead shrubs in Moyle Park and replace them with lilacs. He had already talked to the caretaker and had 20 to 25 people committed to help. He estimated it would take about 70 man-hours. He planned to fund the cost of the lilacs and had raised \$600 so far. He still need to talk to the adjacent property owner about his project. Lon Lott suggested the lilacs have netting around them to protect them from deer until they were tall enough to not be affected.
- Will Jones wanted to thank the City for their help on the Trail Day in Lambert Park. There were well over a hundred people there. The forest service was also there. He thanked Trail Committee members Evertt Williams and Breezy Anson. He also thanked Fire Chief Brad Freeman and Police Chief Brian Gwilliam for the work they did. He'd heard people complain about what the officers were paid but they should see the work they had to do.

V. CONSENT CALENDAR

A. Approve City Council minutes from May 9, 2017 meeting

B. Payment to Concrete Innovations for Salt Shed - \$23,375

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

VI. REPORTS AND PRESENTATIONS

A. Youth Council Swearing-in: Shane Sorensen said there was a miscommunication on this item and it would be on a future agenda.

B. Nature Center Presentation: Ed Bush thanked Holly Nash for getting the Nature Center going. He and his wife Judy were working with Mrs. Nash in creating a Nature Center website. He presented a power point demonstration of the website and stressed the mission of this volunteer effort which was to educate people about how to interact with the wildlife. Alpine was surrounded by mountains on the north and east and bordered the national forest, which made it a unique community. One of their committee's goals was to educate people on how to live with the deer. He encouraged the Council to set up a nonprofit foundation so they could accept donations for different projects.

C. Lone Peak Policy and Fire Budget Presentations

Chief Brad Freeman reviewed the accomplishments and proposed budget of the Lone Peak Fire Department. They were proposing a 3% merit increase but not every officer would get 3%. They had two vacancies in the department but were only filling one. Alpine's portion of the budget was \$683,374 which was only 11% over what it had been six years ago.

Chief Brian Gwilliam reviewed the proposed budget for the police department. He said the budget was based strictly on population. Since Alpine had a smaller population than Highland, and Highland was growing much faster, their portion of the budget was larger. He said there was no increase in Alpine's portion of the budget for this fiscal year because of the population spread. They were also proposing a 3% merit increase for the officers. Some officers who were receiving a higher wage had retired so that created a reduction in expenses. They had also decreased part-time wages.

Mayor Wimmer thanked both organization for their work, saying they had a tough job.

VII. ACTION AND DISCUSSION ITEMS

A. Hi-Light Dance Studio – 81 South 110 West – Dan Nelson: Jason Bond said the owners of the existing dance studio wanted to add onto the building and create some additional parking on the adjacent land. The Planning commission had reviewed the plan and recommended approval subject to several conditions.

Roger Bennett asked if the parking shown on the plan would be sufficient for their needs. Jason Bond said it had been reviewed and it should be since many of the students were dropped off and picked up.

Lon Lott had a question about the layout on the north. He said he wouldn't be opposed to it staying the way it was rather than tapering it down. He also asked about the lighting plan. Jason Bond said they were downward facing lights.

MOTION: Lon Lott moved to approve the Hi-Light Dance Studio site plan as presented with the following conditions:

1. The north side stay as it was.
2. The parking stalls within the 30-foot setback be eliminated and replaced with landscaping.
3. Work with the City Engineer on a lighting plan.
4. Provide the City with a materials list including colors and materials.

Ramon Beck seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett, Ramon Beck, Troy Stout voted aye. Motion passed.

B. Ordinance No. 2017-06, Amended Annexation Policy Plan: The Public Hearing for the Proposed Amendment to the Annexation Policy Plan was held at the previous meeting on May 9, 2017, but a decision was tabled until the financial projections were done. The amended plan would include two more properties: Pine Grove consisting of 157.86 acres with a projection of 24 lots and North Area consisting of 70.72 acres with a projection of 31 lots.

Jason Bond said the policy plan included financial projections which included average cost and revenue per household. A copy of the plan had been emailed to representatives of the two new areas.

Roger Bennett said that item #3 stated that the proposed annexation would not create an island or a peninsula. If Alpine Cove wasn't annexed and these properties were, it would create an island or peninsula. Sheldon Wimmer said that state law had changed to allow the creation of a peninsular or island, and they needed to remove #3 in the Annexation Policy Plan to reflect the change.

Roger Bennett said they should also want to take out the language that stated the City would only annex property where they could provide urban services. That wouldn't work for Schoolhouse Springs because it wasn't going to be developed.

Troy Stout asked if any of those properties had submitted annexation petitions because he didn't want to create the expectation that a property would be annexed just because it was in the plan. Sheldon Wimmer said Alpine Cove had submitted an annexation petition. The Melby property (North area) had been sent to them by the county because they had applied for development in the county. Pine Grove had also submitted an annexation petition.

Roger Bennett said it stated in the Annexation Policy Plan that being included in the Plan did not guarantee annexation.

Troy Stout said he understood that the City would have more influence over the development if it was annexed, but he was still concerned about creating a sense of entitlement.

Lon Lott said that the expectations for development were already set in another arena. Alpine Cove had 62 lots. Box Elder South (Lambert Park Estates) had 59 lots. The East Area could have about 12 lots. Pine Grove had already been rezoned by the county and could be developed in the county. It appeared that the expectations were already laid out on the table.

Sheldon Wimmer said that the City was not bound by the county. The City could decide what density they wanted. If the landowner didn't like what the City would allow, they could develop in the county.

Ross Welch said the county rezoned Pine Grove to TR-5 with a minimum lots size of one acre. He didn't agree with the projection of 24 lots because the concept plan they took to the county contained 100 acres. They actually had 150 acres so he planned on 34 lots on the entire acreage.

MOTION: Roger Bennett moved to adopt Ordinance No. 2017-06 Amending the Annexation Policy Plan to include Pine Grove and the North Area, and delete #3 in the expansion area map section and delete the policy statement about urban services. Ramon Beck seconded. Ayes: 4 Nays: 1. Roger Bennett, Ramon Beck, Lon Lott, Troy Stout voted aye. Kimberly Bryant voted nay. Motion passed.

Troy Stout said he was hesitant about approving it because they had been burned before, and he didn't want to be shoved around by the county. The City should bring in a certain property under a certain density and stick to it. He said he voted aye because the landowners had already petitioned or were currently petitioning, and because including them in the Plan was not an agreement to annex.

C. Lambert Park Master Plan: Troy Stout said the traffic on the biking trails in Lambert Park had tripled in the last year or two. As the pressure on the park increased, the complexion of the park would change. There were assets in the park that could not be replaced and they needed to put protections in place. He said the ultimate goal was to preserve the park as a permanent wild open space with no pavement, no commercialization, and no structures that were not related to supporting the park. He wanted to be realistic, though. If the City needed a well they may look to the park, but he wanted it to be a place of solitude and enjoyment.

He reviewed a list of priorities.

- Treat the entire park as one whole piece
- Lines (fences) of demarcation
- Defined trail heads
- Parking lots (road base vs asphalt)
- Signage: Trailheads, on-trail, demarcation
- Annual funds in the budget for upkeep and improvements
- Enforcement in the park
- Creation of a foundation for contributions from citizens and groups
- Long-term protection

Ramon Beck asked if motorized vehicles would be allowed, noting that there were those who wanted to enjoy parts of the park but couldn't walk.

Roger Bennett said that in the past, the City sold a portion of the Lambert Park to build Burgess Park and Creekside Park. The City had just picked up a lot of natural open space with the recordation of Three Falls. Where would they put more soccer fields?

Jason Bond said he would take the discussion points to the Planning Commission to begin work on the Master Plan for Lambert Park.

Troy Stout said he would like to see a timeline with the delineation of the park done before the first snow. Also, he would like to have Lambert Park on the agenda at least once a month for updates. He suggested that for delineation of the park, they build a split rail fence or a buck and pole fence as suggested by Sheldon Wimmer.

Will Jones said people were dumping garbage in the park. There was green waste dumped by the poppies at the Lambert Homestead. People couldn't dump their trash so readily if they couldn't drive up there. Regarding the Bowery, he had someone who would draw a design. He wanted to put in a good fire pit and build an amphitheater.

1 There should be water buckets to put out the fire. Currently the fire pit was located under the trees and that needed to
 2 be moved.

3
 4 Relating to Smooth Canyon park, Will Jones said the restroom were locked during the soccer games. It was noted
 5 that there had been problems with vandalism in the restrooms. Shane Sorensen said the restrooms in Lambert Park
 6 were almost ready for use.

7
 8 **D. Ordinance No. 2017-05, Amending Municipal Code, Section 13-240, Registration and Licensing of**
 9 **Dogs:** The proposed amendment would amend Item B to allow four dogs and eliminate Item D permitting a Hobby
 10 Breeder License. The City Council had reviewed this item at the meetings of April 23, 2017 and May 9, 2017.

11
 12 **MOTION:** Ramon Beck approve Ordinance No. 2017-05 amending the ordinance on the registration and licensing
 13 of dogs. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Ramon Beck, Kimberly Bryant, Lon Lott, Roger Bennett,
 14 Troy Stout voted aye. Motion passed.

15
 16 **E. Ordinance No. 2017-07. Minor Subdivision Approval.** Jason Bond said the proposed ordinance
 17 would allow staff to review and approve minor subdivisions, which would make the process go faster.

18
 19 Lon Lott said he had attended the Planning Commission meeting where this was discussed and there were those who
 20 were adamant that they wanted to review the minor subdivisions.

21
 22 Planning Commission members Carla Merrill said there were usually only three or four minor subdivision a year
 23 and the Planning Commission was fine with having them on their agenda. She said she felt strongly, as did a
 24 majority of the Planning Commission members, that the ordinance should be left as it was.

25
 26 Ramon Beck said he believed the intent was to streamline the process. He agreed with turning it over to staff.

27
 28 Shane Sorensen said he had prepared the subdivision reviews for 22 years and it was his experience that one's
 29 employment life was dictated by someone submitting a development plan. The subdivision reviews took a long time
 30 to prepare, which were done two weeks in advance of the agenda item. He said that most of the minor subdivisions
 31 were very straightforward. If there was anything controversial, they would come to the Council for review.

32
 33 **MOTION:** Roger Bennett moved to approve Ordinance No. 2017-07, allowing staff to review and approve minor
 34 subdivisions. Troy Stout seconded. Ayes: 5 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Kimberly Bryant,
 35 Lon Lott voted aye. Motion passed.

36
 37 **F. Ordinance No. 2017-09, Amending Section 3-818 of the Alpine Municipal Code** setting the
 38 compensation for the mayor and councilmembers, and per diem for members of the planning commission. David
 39 Church said this item would need a public hearing so it would be on the next agenda with a public hearing and as an
 40 action item. He said the proposed amendment would raise the monthly compensation of the mayor from \$800/month
 41 to \$1000/month. The council compensation would increase from \$400/month to \$500/month. Planning commission
 42 member compensation would be \$50 per meeting and \$75 for the chair. For the council and mayor, there would be
 43 an additional compensation of \$500 per term for an electronic device such as a tablet or computer to receive
 44 communication.

45
 46 **G. UCMC Utility Audit – Bryce Huff:** Shane Sorensen introduced Bryce Huff from UCMC, which
 47 specialized in auditing utilities bills for various institutions to discover ways they could save money. UCMC had
 48 looked at Alpine City's costs for utilities and found \$63,000 worth of savings that could be made, particularly with
 49 Rocky Mountain metering. Different types of meters had different rate schedules and there were some places in the
 50 city where they could switch to a different meter and save money. UCMC would review the rates on a monthly basis
 51 and note if something was not right on a bill. They charged 50% of the amount they saved the city on the monthly
 52 bill. The contract would be for a period of five years.

53
 54 Troy Stout left the meeting.
 55

Lon Lott asked if there was an escape clause after two years if it didn't prove to be useful. Bryce Huff said that if the city wasn't saving money, they wouldn't be paid. If they city wanted out, they could say they were not applying the knowledge they gained. The company audited the utility bills every month then told the city how much they would have paid before they made the rate changes. Lon Lot said he would like to see more information before he approved the contract.

MOTION: Ramon Beck moved to approve a utility audit with UCMC. Lon Lott seconded. Ayes: 2 Nays: 2. Ramon Beck and Kimberly Bryant voted aye. Lon Lott and Roger Bennett voted nay saying they would like more information. Troy Stout was not present at the time of the motion. Motion failed.

VIII. STAFF REPORTS

Jason Bond reported that work on the corridor trail along Dry Creek would begin that week. Notification letters had been sent to the people who lived next to it.

Charmayne Warnock said the filing dates to run for mayor and two city council seats would begin on June 1st and end on June 7th. The Lt. Governor's office had verified that the 3rd Congressional seat vacated by Jason Chaffetz would be on the municipal ballots. There would definitely be a primary election for the congressional seat because there were a lot who registered. If the City did not need to hold a primary election, the state would pay for it. If there were enough municipal candidates to hold a primary election, the city would pay for it.

Shane Sorensen reported on the following:

- The Youth Council had planted flowers in the cemetery.
- He had received an email from Chris Bagley about the lines on pickleball courts. She was concerned that as pickleball became more popular, it would crowd out other sports
- The City had contracted with Sunrise Engineering to come up with a plan for the cemetery expansion. They would be starting right away.
- Construction on Fort Canyon Road was going pretty well. There were little problems every day, such as issues with blue stakes.
- He asked the Council if they wanted to provide a Citizen Budget this year. It wasn't required by law. There wasn't much cost involved in putting one together but it did take some time.
- The weather was getting hotter and there was a lot of snow left. They should caution people to watch children by waterways.

IX. COUNCIL COMMUNICATION

Kimberly Bryant said she had to work every Tuesday until 7 pm and was unable to make it to the Executive Sessions. She said that in the past they had always been at the end of the meeting so it wasn't a problem. Sheldon Wimmer said they would schedule them later in the meeting.

X. EXECUTIVE SESSION: None held

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

The meeting was adjourned at 10:35 pm.

ALPINE CITY
ESCROW BOND RELEASE FORM
Paper Release

BOND HOLDER

Thru Period Ending: June 7, 2017

White Pine Estates
 Location: 630 East 300 North
 Original Bond

Note: This release is to determine, for bonding purposes, the difference between the total bond amount and the amount of improvements that have been constructed to date. Construction began on this development prior to recording the plat. The amount held by the City for the one year warranty period will be the typical 10% of the 110% total amount.

	Quantity	Units	Unit Cost	110% Unit Cost	Total Cost	% Completed This Period	% Completed To Date	Total
MOBILIZATION								
Mobilization	1	LS	\$ 3,590.05	\$3,949.06	\$3,949.06	90%	90%	\$3,554.15
SWPPP								
Construction Track Pad	1	Each	\$ 1,970.34	\$2,167.37	\$2,167.37	90%	90%	\$1,950.64
Silt Fence	1000	LF	\$ 1.27	\$1.40	\$1,397.00	90%	90%	\$1,257.30
Inlet Protection	10	Each	\$ 84.46	\$92.91	\$929.06	90%	90%	\$836.15
SWPPP	1	LS	\$ 2,517.37	\$2,769.11	\$2,769.11	90%	90%	\$2,492.20
SEWER								
Pour in Place Manhole	1	Each	\$ 4,486.01	\$4,934.61	\$4,934.61	90%	90%	\$4,441.15
8" Sewer main	235	LF	\$ 24.77	\$27.25	\$6,403.05	90%	90%	\$5,762.74
Sewer Manhole	1	Each	\$ 2,500.19	\$2,750.21	\$2,750.21	90%	90%	\$2,475.19
4" Sewer Lateral	8	Each	\$ 786.33	\$864.96	\$6,919.70	90%	90%	\$6,227.73
Bedding Material	340	Ton	\$ 18.44	\$20.28	\$6,896.56	90%	90%	\$6,206.90
Trench Material (A-1a)	460	Ton	\$ 12.44	\$13.68	\$6,294.64	90%	90%	\$5,665.18
STORM DRAIN								
Connect to Existing Wing Wall	1	LS	\$ 3,344.10	\$3,678.51	\$3,678.51	90%	90%	\$3,310.66
15" RCP	900	LF	\$ 43.02	\$47.32	\$42,589.80	90%	90%	\$38,330.82
Storm Drain manhole	4	Each	\$ 2,510.78	\$2,761.86	\$11,047.43	90%	90%	\$9,942.69
Storm Drain Curb Inlet	4	Each	\$ 2,117.00	\$2,328.70	\$9,314.80	90%	90%	\$8,383.32
Storm Drain 4'x4' Box	1	Each	\$ 2,759.29	\$3,035.22	\$3,035.22	90%	90%	\$2,731.70
Rip Rap	30	SF	\$ 35.84	\$39.42	\$1,182.72	90%	90%	\$1,064.45
Detention Pond	1	LS	\$ 2,688.46	\$2,957.31	\$2,957.31	90%	90%	\$2,661.58
Bedding Material	780	Ton	\$ 18.44	\$20.28	\$15,821.52	90%	90%	\$14,239.37
Trench Material	260	Ton	\$ 12.44	\$13.68	\$3,557.84	90%	90%	\$3,202.06
WATER								
Connect to Existing Water Main w/ Hot T	1	Each	\$ 4,791.31	\$5,270.44	\$5,270.44	90%	90%	\$4,743.40
8" Water main	275	LF	\$ 31.84	\$35.02	\$9,631.60	90%	90%	\$8,668.44
Fire Hydrant	1	Each	\$ 6,336.42	\$6,970.06	\$6,970.06	90%	90%	\$6,273.06
Water Service	9	Each	\$ 1,582.63	\$1,740.89	\$15,668.04	90%	90%	\$14,101.23
Bedding Material	200	Ton	\$ 11.96	\$13.16	\$2,631.20	90%	90%	\$2,368.08
Trench Material	160	Ton	\$ 12.44	\$13.68	\$2,189.44	90%	90%	\$1,970.50
PRESSURIZED IRRIGATION								
Connect to Existing PI Main w/ Hot Tap	1	Each	\$ 3,937.79	\$4,331.57	\$4,331.57	90%	90%	\$3,898.41
6" C909 PVC Main	275	LF	\$ 18.76	\$20.64	\$5,674.90	90%	90%	\$5,107.41
PI Blow Off	1	Each	\$ 1,309.65	\$1,440.62	\$1,440.62	90%	90%	\$1,296.55
6" Bend	1	Each	\$ 423.89	\$466.28	\$466.28	90%	90%	\$419.65
1" PI Service	8	Each	\$ 994.13	\$1,093.54	\$8,748.34	90%	90%	\$7,873.51
Bedding Material	190	Ton	\$ 11.96	\$13.16	\$2,499.64	90%	90%	\$2,249.68
Trench Material	60	Ton	\$ 12.44	\$13.68	\$821.04	90%	90%	\$738.94
CLEAR AND GRUB								
Clear and Grub	252310	SF	\$ 0.01	\$0.01	\$2,775.41	90%	90%	\$2,497.87
ROADWAY								
Cut to Subgrade	20900	SF	\$ 0.67	\$0.74	\$15,403.30	90%	90%	\$13,862.97
6" A-1 Subgrade Material	670	Ton	\$ 12.44	\$13.68	\$9,168.28	90%	90%	\$8,251.45
9" Road Base	18150	SF	\$ 1.16	\$1.28	\$23,159.40	90%	90%	\$20,843.46
3" Asphalt	18150	SF	\$ 1.28	\$1.41	\$25,555.20	90%	90%	\$22,999.68
Asphalt Removal and Disposal	8200	SF	\$ 0.78	\$0.86	\$7,035.60	90%	90%	\$6,332.04
Utility Trench Prep and pave	6000	SF	\$ 3.51	\$3.86	\$23,166.00	90%	90%	\$20,849.40
CONCRETE								
Curb and Gutter Prep	1235	LF	\$ 6.42	\$7.06	\$8,721.57	90%	89%	\$7,762.20
Curb and Gutter	1235	LF	\$ 15.25	\$16.78	\$20,717.13	90%	89%	\$18,438.24
Remove and Replace Waterway	15	LF	\$ 119.64	\$131.60	\$1,974.06	90%	90%	\$1,776.65
Sidewalk Prep	1563	LF	\$ 5.76	\$6.34	\$9,903.17	90%	88%	\$8,703.70
Sidewalk	7815	SF	\$ 3.60	\$3.96	\$30,947.40	90%	88%	\$27,199.05
ADA Ramps	3	Each	\$ 463.83	\$510.21	\$1,530.64	90%	90%	\$1,377.58

Remove and Replace Curb and Gutter	60	LF	\$ 124.50	\$136.95	\$8,217.00	90%	90%	\$7,395.30
Manhole Concrete Collars	6	Each	\$ 500.00	\$550.00	\$3,300.00	90%	90%	\$2,970.00
Water Valve Collars	2	Each	\$ 350.00	\$385.00	\$770.00	90%	90%	\$693.00
TRAFFIC CONTROL								
Traffic Control	1	LS	\$ 3,282.13	\$3,610.34	\$3,610.34	90%	90%	\$3,249.31
DEMO								
Tree Removal	1	LS	\$ 2,328.90	\$2,561.79	\$2,561.79	90%	90%	\$2,305.61
MISC								
Street Light	3	Each	\$ 2,500.00	\$2,750.00	\$8,250.00	90%	90%	\$7,425.00
Stop Sign	1	Each	\$ 300.00	\$330.00	\$330.00	0%	0%	\$0.00
Street Sign	1	Each	\$ 300.00	\$330.00	\$330.00	0%	0%	\$0.00
TOTAL BOND AMOUNT					\$412,364.96	Amount Released to Date:		\$369,377.32
Release No. 1 (paper release)					\$369,377.32			
TOTAL BOND REQUIRED					\$42,987.65	Previously Released: \$ -		


** At the discretion of the City, up to 80% of the total bond amount may be released as partial payments and 90% of the total will be released at final. The remainder will be held for the one year warranty period.

This Release: **\$369,377.32**

Approved by Alpine City:

Sheldon Wimmer
Mayor

Date


Jed Muhlestein, P.E.
City Engineer


Date

City Council
(by Charmayne Warnock - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 1

Thru Period Ending: June 1, 2017

Alpine West Meadow

Location: Long Drive - Westfield Road
Original Bond

BOND HOLDER

Description	Quantity	Units	Unit Price	110% Unit Cost	Total Cost	% Completed This Period**	% Completed To Date**	Total
SEWER								
8" PVC sewer	1320	L.F.	@ \$ 31.74	\$ 34.91	\$ 46,086.48	90.0%	90.0%	\$ 41,477.83
4' Dia. Manhole	8	EA	@ \$ 3,058.83	\$ 3,364.71	\$ 26,917.70	90.0%	90.0%	\$ 24,225.93
Trench bedding	650	TONS	@ \$ 21.74	\$ 23.91	\$ 15,544.10	90.0%	90.0%	\$ 13,989.69
4" Sewer lateral	24	EA	@ \$ 722.37	\$ 794.61	\$ 19,070.57	90.0%	90.0%	\$ 17,163.51
Core Drill & Connect	2	EA	@ \$ 5,271.71	\$ 5,798.88	\$ 11,597.76	90.0%	90.0%	\$ 10,437.99
CULINARY WATER								
Waterline Hot Tap	3	Each	@ \$ 7,424.91	\$ 8,167.40	\$ 24,502.20	50.0%	50.0%	\$ 12,251.10
3/4" culinary water service	24	EA	@ \$ 1,090.97	\$ 1,200.07	\$ 28,801.61	50.0%	50.0%	\$ 14,400.80
8" DIP Water Line	1645	L.F.	@ \$ 40.18	\$ 44.20	\$ 72,705.71	50.0%	50.0%	\$ 36,352.86
Fire Hydrant Complete	4	Each	@ \$ 5,534.89	\$ 6,088.38	\$ 24,353.52	50.0%	50.0%	\$ 12,176.76
8" Gate Valve	3	Each	@ \$ 2,109.66	\$ 2,320.63	\$ 6,961.88	50.0%	50.0%	\$ 3,480.94
8" DIP Bend	6	Each	@ \$ 997.52	\$ 1,097.27	\$ 6,583.63	50.0%	50.0%	\$ 3,291.82
PRESSURIZED IRRIGATION								
Irrigation Hot Tap	3	Each	@ \$ 6,159.09	\$ 6,775.00	\$ 20,325.00	40.0%	40.0%	\$ 8,130.00
6" Irrigation Line installed	1640	L.F.	@ \$ 26.63	\$ 29.29	\$ 48,040.52	40.0%	40.0%	\$ 19,216.21
6" Gate Valve	3	Each	@ \$ 1,713.87	\$ 1,885.26	\$ 5,655.77	40.0%	40.0%	\$ 2,262.31
6" Fittings installed	5	Each	@ \$ 674.97	\$ 742.47	\$ 3,712.34	40.0%	40.0%	\$ 1,484.93
1" Irrigation Service	24	Each	@ \$ 963.79	\$ 1,060.17	\$ 25,444.06	40.0%	40.0%	\$ 10,177.62
Irrigation Box	3	Each	@ \$ 5,202.04	\$ 5,722.24	\$ 17,166.73	40.0%	40.0%	\$ 6,866.69
STORM DRAIN								
5' Storm drain manhole	3	Each	@ \$ 2,892.73	\$ 3,182.00	\$ 9,546.01	80.0%	80.0%	\$ 7,636.81
Curb Inlet Box Installed	7	Each	@ \$ 1,995.04	\$ 2,194.54	\$ 15,361.81	80.0%	80.0%	\$ 12,289.45
Remove existing catch basin	1	Each	@ \$ 1,500.00	\$ 1,650.00	\$ 1,650.00	80.0%	80.0%	\$ 1,320.00
Catch Basin Installed	2	Each	@ \$ 2,933.68	\$ 3,227.05	\$ 6,454.10	80.0%	80.0%	\$ 5,163.28
15" RCP Storm drain installed	930	LF	@ \$ 38.82	\$ 42.70	\$ 39,712.86	80.0%	80.0%	\$ 31,770.29
36" ADS	295	LF	@ \$ 53.19	\$ 58.51	\$ 17,260.16	80.0%	80.0%	\$ 13,808.12
Connect to existing	2	Each	@ \$ 2,344.91	\$ 2,579.40	\$ 5,158.80	80.0%	80.0%	\$ 4,127.04
Adjust manhole collars	6	Each	@ \$ 373.43	\$ 410.77	\$ 2,464.64	80.0%	80.0%	\$ 1,971.71
5' Storm drain manhole (in roadway)	1	Each	@ \$ 4,432.14	\$ 4,875.35	\$ 4,875.35	80.0%	80.0%	\$ 3,900.28
15" RCP Storm drain installed (in roadway)	335	LF	@ \$ 46.64	\$ 51.30	\$ 17,186.84	80.0%	80.0%	\$ 13,749.47
Storm drain gravel import	600	TON	@ \$ 21.25	\$ 23.38	\$ 14,025.00	80.0%	80.0%	\$ 11,220.00
Catch Basin Tie-in	7	Each	@ \$ 262.50	\$ 288.75	\$ 2,021.25	80.0%	80.0%	\$ 1,617.00
ROADWAY IMPROVEMENTS								
Clear & Grub	1200	CY	@ \$ 4.63	\$ 5.09	\$ 6,111.60	90.0%	90.0%	\$ 5,500.44
Prep Curb and Gutter	4050	LF	@ \$ 3.13	\$ 3.44	\$ 13,944.15	0.0%	0.0%	\$ -
Backfill Curb/Sidewalk Prep	4320	LF	@ \$ 1.77	\$ 1.95	\$ 8,411.04	0.0%	0.0%	\$ -
Base for Curb and Sidewalk	800	TON	@ \$ 9.31	\$ 10.24	\$ 8,192.80	0.0%	0.0%	\$ -
Cut Roadways	1000	CY	@ \$ 7.73	\$ 8.50	\$ 8,503.00	90.0%	90.0%	\$ 7,652.70
Fill Roadways	3500	TON	@ \$ 15.58	\$ 17.14	\$ 59,983.00	0.0%	0.0%	\$ -
Detention Basin	3	Each	@ \$ 1,406.78	\$ 1,547.46	\$ 4,642.37	0.0%	0.0%	\$ -
Gang mail box	2	EA	@ \$ 1,500.00	\$ 1,650.00	\$ 3,300.00	0.0%	0.0%	\$ -
Stop and Street Sign	4	EA	@ \$ 500.00	\$ 550.00	\$ 2,200.00	0.0%	0.0%	\$ -
Street light	6	EA	@ \$ 2,500.00	\$ 2,750.00	\$ 16,500.00	0.0%	0.0%	\$ -
Traffic Control for utility tie-ins	1	L.S.	@ \$ 2,500.00	\$ 2,750.00	\$ 2,750.00	0.0%	0.0%	\$ -
Cleanup	1	L.S.	@ \$ 1,500.00	\$ 1,650.00	\$ 1,650.00	0.0%	0.0%	\$ -
SITE IMPROVEMENTS								
3" Asphalt & 8" Base	66895	S.F.	@ \$ 1.77	\$ 1.95	\$ 130,244.57	0.0%	0.0%	\$ -
24" Curb and Gutter	4050	L.F.	@ \$ 10.61	\$ 11.67	\$ 47,267.55	0.0%	0.0%	\$ -
4' Sidewalk	17710	S.F.	@ \$ 2.87	\$ 3.16	\$ 55,910.47	0.0%	0.0%	\$ -
Handicap Ramps	8	Each	@ \$ 682.50	\$ 750.75	\$ 6,006.00	0.0%	0.0%	\$ -
SWPPP								
Stabilized Construction Entrance/Washout Area	2000	S.F.	@ \$ 0.68	\$ 0.75	\$ 1,496.00	72.0%	72.0%	\$ 1,077.12
Inlet Protection	9	Each	@ \$ 78.22	\$ 86.04	\$ 774.38	72.0%	72.0%	\$ 557.55
Erosion Control - Silt Fence	3200	L.F.	@ \$ 1.40	\$ 1.54	\$ 4,928.00	72.0%	72.0%	\$ 3,548.16
Mobilization	1	Each	@ \$ 7,317.09	\$ 8,048.80	\$ 8,048.80	72.0%	72.0%	\$ 5,795.14
Lot 112 Services	1	L.S.	@ \$ 7,024.40	\$ 7,726.84	\$ 7,726.84	0.0%	0.0%	\$ -
DRY UTILITIES								
4" PVC Installed	4000	LF	@ \$ 3.98	\$ 4.38	\$ 17,512.00	0.0%	0.0%	\$ -
Trenching	4000	LF	@ \$ 4.24	\$ 4.66	\$ 18,656.00	0.0%	0.0%	\$ -
4" Fiberglass Sweep (allowance)	5	Each	@ \$ 203.37	\$ 223.71	\$ 1,118.54	0.0%	0.0%	\$ -
TOTAL BOND AMOUNT					\$ 975,063.49			\$ 370,091.55
Bond Release 1					\$ 370,091.55			
TOTAL BOND REMAINING					\$ 604,971.94			

Previously Released: \$ -

This Release: \$ 370,091.55

** At the discretion of the city, up to 80% of the total bond amount may be released as partial payments and 90% of the total will be released at final. The remainder will be held for the one year warranty period.

Requested by Developer:


Griffin Johnson

Date

Approved by Alpine City:

Sheldon Wimmer
Mayor

Date


Jed Muhlestein, P.E.
City Engineer

6.8.17
Date

City Council
(by Charmayne Warnock - City Recorder)

Date

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Chapter 6 - Resource Management Plan

Introduction

Background

The Utah State Legislature updated the state code regarding general plans (HB 323 in 2015, and HB 219 in 2016) and now requires all counties to address environmental resources on federal public lands within a county in a Resource Management Plan (RMP). This legislation put forth 28 items or resources that must be addressed in the RMP, and the requirement to develop findings, objectives, and policies for the management of each resource. Some of these resources were addressed in the updated 2014 Utah County General Plan, in which case the relevant guidance was brought forward into the new RMP. This document serves to consolidate the baselines and objectives regarding each resource into one place. Legislators allocated one-time funding for the initial county RMP process and Utah County began the process in 2016.

This RMP is a component of the county's general plan. According to state code, a general plan is an advisory document that establishes a vision, influences growth, justifies ordinances, protects private property rights, and anticipates capital improvements. The Utah County RMP identifies local knowledge and develops management objectives and policies related to natural resources on public lands. The RMP is based on the needs and preferences of the county, the residents, and the property owners. It is the county's basic document for management of the public lands and the basis for communicating and coordinating with land management agencies on land planning and resource management issues.

Best Available Information

The best available information was gathered in a regional effort by BioWest in 2016; some data sources were found and added by Rural Community Consultants later in the process. The county recognizes that new data will always be forthcoming and future management and use decisions should be based on the latest, best available information. In using data to make evidence-based decisions, it is in the best interest of Utah County residents, the economy, and the environment to analyze resource condition trends rather than single points of data.

Process

As previously described, in 2015, HB 323 was approved by the Utah Legislature, mandating every county add a resource management plan to their general plan. In 2016, the Mountainland Association of Governments (MAG) contracted with Bio-West to gather environmental data for



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all four counties in the association. Information on current local policy and on current environmental conditions was gathered and compiled into a database.

After the data was gathered, the county contracted with Rural Community Consultants to engage the public, develop policy, and draft the resource management plan. A widely-accessible, public-facing website (UtahCountyPlan.org) was developed for the initiative, and included background information, a survey, and drafts of the plan. The availability of the website and plan development process was advertised through the county's website and social media. The planning commission and county commission held hearings and meetings that followed state noticing protocol to shape the plan. In the summer of 2017, the RMP was formally adopted by the Utah County Commission as part of the general plan.

Citizen Input

The opinions and values of Utah County residents and property owners are extremely important to the county commission. Proper noticing procedures were followed throughout the process and a public open house was held in Provo to publicize the initiative and garner input on resource management. The consultant focused on creating access to the survey for all residents of Utah County by utilizing electronic and paper surveys. The county feels that the sentiments and values of residents were well captured in the public engagement and outreach activities.

Purpose

This RMP outlines the county's objectives and policies for the use and management of natural and cultural resources on public lands. It is the basic document for communicating county objectives and policies concerning public land resources to federal land management agencies. The plan is a tool to coordinate between public land planning and county resource management goals.

Coordination and Cooperation

Utah County expects that federal land management agencies will coordinate with Utah County's local officials and staff, and use the best available information in their planning and decision-making. Coordination is the process by which federal land management agencies meet their mandated responsibility to determine management practices and try to create federal plan consistency with local government plans. Coordination also requires that federal agencies review and keep apprised of local government plans and provide local government with opportunities for meaningful involvement in the development of federal plans.

The Council on Environmental Quality (CEQ) issued a memo in 2002 that provides for a federal agency to invite a local government to be a "cooperating agency" in the preparation of analyses



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and documentation required by the National Environmental Policy Act (NEPA), including resource management plans. County government has jurisdiction by law and special expertise on environmental issues that should be addressed in an environmental analysis, and therefore qualifies as a cooperating agency.

Because of the legal requirement for coordination of federal plans with local plans, the county's status as a cooperating agency by legal jurisdiction, and its expertise in the local custom and culture, it is Utah County's position that:

- 1) Federal agencies shall conduct a consistency analysis of their plans with the county plan and strive for consistency as allowed by law; and
- 2) Federal agencies shall offer cooperating agency status to the county in all actions or efforts that are subject to compliance with NEPA as early as possible in planning processes.



Land Use

The purpose of this section is to outline the legal frameworks and county's positions associated with resource management planning and public lands issues. This section of the county's Resource Management Plan is intended to provide a broad outline of the parameters for influence on federal public lands and should not be considered an exhaustive dissertation of all possibilities. This section does not set forth objectives or policy for zoning, nor is it meant to influence urban or private lands. Please also refer to the other land use section in the Utah County General Plan 2014 and the Utah County Land Use Ordinance.

1. Definition

- a. The designation, modification, and management of land for agricultural, environmental, industrial, recreational, residential, or any other purposes.

2. Related Resources

- a. Wilderness, Recreation and Tourism, Energy, Land Access, Wild and Scenic Rivers, Law Enforcement, Water Quality and Hydrology, Threatened, Endangered, and Sensitive Species, Cultural, Historical, Geological, and Paleontological

3. Best Available Information Sources

- a. [Department of the Interior: PILT Payments](#)
- b. [Headwaters Economics](#)
- c. SITLA Land Ownership 2016
- d. The [Federal Land Policy and Management Act](#)
- e. [Procedures of Sovereign Land Management](#)
- f. [SITLA](#)
- g. A History of Utah County
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. In Utah County, 42 percent of the land is private, 40 percent is public (BLM and USFS), 14 percent is various state land, and 3 percent is wilderness.
 - ii. Private Property:
 1. Private lands are regulated by land use ordinances and zoning districts, as approved by local and county governments. Zoning districts, and the regulations established within the zoning districts, are authorized by Utah Code § 17-27a-505 and 10-9a-505. Land use ordinance and zoning maps are legislative



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decisions and are established through planning processes open to public discussion and adopted by county and city councils.

- iii. Utah County:
 - 1. Utah Code § 17-27a-401 requires counties to create a general plan that includes findings, objectives, and policy statements for the resources within its boundaries. It also allows Utah County to “define the county’s local customs, local culture, and the components necessary for the county’s economic stability.”
- iv. U.S. Bureau of Land Management (BLM):
 - 1. Utah County BLM lands are managed by BLM Field Office in Salt Lake City. Decisions for all BLM-administered lands are made according to mandates stipulated in the Federal Land Policy and Management Act (FLPMA) of 1976. FLPMA requires the BLM to manage lands under a multiple-use philosophy. A component of FLPMA is the requirement for an open and public land use planning process in the development of resource management plans (RMP). Each BLM Field Office must develop a RMP to guide future land use activities on public lands. The RMP defines goals, objectives, and rules for commercial and extractives industries, transportation, recreation, and conservation. BLM also has management authority over various isolated tracts of land in Utah that were not included in land and resource management plans. In some cases, BLM seeks to transfer these lands out of federal ownership (BLM 2001).
- v. U.S. Forest Service (USFS):
 - 1. National Forest System lands in Utah County include portions of the Uinta-Wasatch-Cache National Forest and the Manti-La Sal National Forest.
 - 2. The USFS develops forest plans under the National Forest Management Act of 1976 (P.L. 94-588). Forest plans provide strategic direction for management of all resources on a National Forest for 10 to 15 years. Forest plans describe the desired conditions and provide guidance for projects. They do not make site-specific decisions or require any specific actions, but all projects conducted on a national forest must be consistent with the strategic direction in its forest plan.
- vi. National Park Service (NPS):
 - 1. The NPS manages national parks and national monuments, including the Mount Timpanogos Cave. The agency prepares a variety of planning and environmental documents to help guide management of park resources and visitor use and activity. Plans follow NPS planning procedures and comply with the Organic Act of 1916.
- vii. Military Lands



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1. Camp W. G. Williams, known as Camp Williams, is a National Guard training site operated by the Utah National Guard. It is located north of Saratoga Springs and Cedar Fort and straddles the border of Utah and Salt Lake Counties. Camp Williams is also home to the Non-Commissioned Officer's Basic Leader Course.
- viii. State Institutional Trust Lands Administration (SITLA):
 1. Trust lands are parcels of land throughout the state that were granted by Congress to Utah at the time of statehood. Although trust lands support select public institutions, they are not public lands. Trust lands were allocated specifically to generate revenue to support designated state institutions, including public schools, hospitals, teaching colleges, and universities.
 2. Unlike public lands, trust lands are parcels of land held in trust to support 12 state institutions, primarily public schools, but also state hospitals, teaching colleges, and universities. While 67 percent of Utah is held in public domain, only about 6 percent of the state's acreage is set aside as trust lands (Utah SITLA n.d.).
- ix. Sovereign Lands
 1. "The State of Utah recognizes and declares that the beds of navigable waters within the state are owned by the state and are among the basic resources of the state, and that there exists, and has existed since statehood, a public trust over and upon the beds of these waters. It is also recognized that the public health, interest, safety and welfare require that all uses on, beneath or above the beds of navigable lakes and streams of the state be regulated, so that the protection of navigation, fish and wildlife habitat, aquatic beauty, public recreation and water quality will be given due consideration and balanced against the navigational or economic necessity or justification for, or benefit to be derived from, any proposed use" (Utah Lake Commission 2009).
 2. "The Equal Footing Doctrine serves as the basis for Utah's claim to fee title ownership of sovereign lands (more widely known as submerged lands). The Equal Footing Doctrine is a principle of Constitutional law that requires that states admitted to the Union after 1789 be admitted as equals to the Original Thirteen Colonies in terms of power, rights, and sovereignty including sovereign rights over submerged lands. The Utah Enabling Act, enacted by the U.S. Congress on July 16, 1894, officially declared Utah as a state 'to be admitted to the Union on an equal footing with the original States'" (Utah Lake Commission 2009).
 3. "The Utah State Legislature has designated the Division of Forestry, Fire & State Lands as the executive authority for the management of sovereign lands, and the state's mineral estates on lands other than school and institutional trust lands. Sovereign



lands are defined by the Utah State Legislature as ‘those lands lying below the ordinary high water mark of navigable bodies of water at the date of statehood and owned by the state by virtue of its sovereignty’” (Utah Lake Commission 2009).

- x. Other State Lands
 - 1. The Utah Department of Transportation (UDOT) owns 259 acres of land in the MAG region. These lands are related to rights-of-way purchased along state highways (Bio-West 2016).
- b. Control v Influence
 - i. Most developable land in the county is privately owned. Zoning within the county is left up to local and municipal governments. Zoning districts, and the regulations established within the zoning districts, are authorized by Utah State Code ([17-27a-505](#)) and municipalities ([10-9a-505](#)).
- c. Economic Considerations
 - i. “Land use” is not a resource in the same sense as most other resources to be considered in county resource management plans. In this case, land use is the designated, preferred, or allowable uses of a given piece of land based on the planning preferences of the landowner or jurisdiction responsible for the land. The implementation and management of those uses, such as agriculture, wildlife, water quality, etc., are examined in the respective chapters of this document. Important public policy concerns are the costs of administering public lands and the revenues generated from public land uses. Economic cost-benefit analyses should be completed prior to considering shifts in land use.
 - ii. “Payments in Lieu of Taxes” (PILT) are Federal payments to local governments that help offset losses in property taxes due to non-taxable Federal lands within their boundaries. PILT payments help local governments carry out such vital services as firefighting and police protection, construction of public schools and roads, and search-and-rescue operations. The payments are made annually for tax-exempt Federal lands” (U.S. Department of the Interior 2017).
 - i. In fiscal year 2014, Utah County received \$1,711,416 in PILT payments. 70.6 percent of these payments were made available as unrestricted funds, and the rest were designated for improvement of schools and roads (Headwaters Economics 2016).
- d. Custom + Culture
 - i. Before the first white settlers arrived in Utah County in the 1800s, native peoples used the land for hunting, gathering, and agriculture. The original white settlers farmed and ranched, bringing livestock to the valley for grazing. These land uses are part of the custom and culture of Utah County, even as the use changes dramatically to focus on urban development.



5. Policies

- a. Support utilizing public lands for multiple uses. Vigorously pursue multiple-use land policies on public lands, where traditional and appropriate.
- b. Identify areas of public lands with high scenic, wildlife, or watershed value and protect these areas from further development. Endeavor to protect scenic and wildlife resources without unduly interfering with landowners' ability to utilize their lands. Preserve scenic vistas and wildlife habitat by limiting hillside development.
- c. Consult with public land management agencies to ensure dark skies are not compromised on public lands.
- d. Encourage public land management agencies to implement measures to ensure natural quiet is not degraded.
- e. Support land exchanges that are advantageous to Utah County residents for reasons such as:
 - i. Protection of community watersheds;
 - ii. Protection of lands that are important to county residents for recreational or other economic values;
 - iii. Protection of lands from developments that might otherwise lead to a net increase in county costs for infrastructure and public services; or
 - iv. Consolidation of land-ownership patterns to reduce fragmentation.
- f. Cooperate with land management agencies to preserve, in as near as natural condition as possible, areas or features of unique natural phenomenon.
- g. Support the creation and maintenance of a public shooting range in order to encourage firearm safety and minimize safety risks to the public and environment.
- h. Utah County shall remain active in federal land planning.

6. Desired Management Practices

- a. Federal public lands that are within or adjacent to a municipality's proposed annexation boundary or that are smaller than 40 acres should be prioritized for disposal.
- b. State and federal agencies should privatize public lands suitable for agriculture and road material.
- c. Make public land available for a variety of rights-of-way, alternative energy sources, and permits, where consistent with resource goals, objectives, and prescriptions.



Economic Considerations

Findings

The level of success of a local or regional economy touches every person, family, business, and government organization. Strong economies create jobs and payrolls, and generate tax revenues to provide infrastructure and services. All natural resources and public services described in this RMP are related to the local economy.

Utah State Code ([17-27a-401](#)) states that a general plan “may define the county’s local customs, local culture, and the components necessary for the county’s economic stability.”

Sustainable economic growth does not just happen. Developing infrastructure, identifying resources, and preserving access to those resources on federal public lands for commerce requires careful planning by stakeholders. A holistic approach to planning and resource management should include economic considerations, resident quality of life and welfare, and natural impacts.

Issues like water supply, air quality, and law enforcement are vital to the health, safety, and welfare of residents, as well as regional economic success. Recreational access and opportunity are also very important to the quality of life of residents and sustain some businesses. Utah County has some of the highest agricultural yields of any county in the state, but the vast majority of these products are produced on private lands. The county doesn’t intend to alter the private property rights of local landowners with this resource management plan. Where economic activity occurs on federal public lands (e.g. livestock grazing, recreation, tourism), the county seeks to influence federal policy for positive economic returns. The county desires to increase the number of quality jobs in all industries within its borders and champions employment opportunities for the current workforce and future generations.

Individual economic considerations are accounted for in individual resource sections. Not all economic considerations have been studied; therefore, some data is unavailable.

Policy

1. The encouragement of water sports or recreational activity on public lands or public lands adjacent to recreation areas is to the advantage of the economy of the county and its residents.
2. Encourage federal agencies to provide the opportunity for sustained economic growth of industries and communities dependent upon public lands outputs.
3. Establish an environment which is friendly to new industries that diversify the economic base, use local labor, and are sensitive to environmental concerns.



Desired Management Practices

1. Promote tourism of public lands and regional attractions.
2. Identify recreational and cultural attractions on public lands for interested tourists or residents within the county.



Agriculture

1. Definition

- a. The practice of farming, including cultivation of the soil to grow crops and the rearing of animals to provide food or other products.

2. Related Resources

- a. Water Rights, Irrigation, Canals & Ditches, Noxious Weeds, Water Quality, Land Use, Land Access, Livestock & Grazing, Economic Considerations

3. Best Available Information Sources

- a. USU Cooperative Extension
 - b. A History of Utah County
 - a. UDAF: [Century Farm Registration](#)
 - b. UDAF: [Utah Agricultural Statistics](#) (2015)
 - c. UDAF: [Utah Agriculture Sustainability Task Force](#) (2012)
 - d. USDA County Resource Assessment
 - e. [Utah County Resource Assessment](#)
 - f. [USDA Census of Agriculture 2012](#)
 - g. [Rangeland Resources of Utah](#) (2009)
 - h. [USDA Farm Service Agency Cropland Compliance Report](#)
 - i. USDA Natural Resources Conservation Service
 - j. [NRCS, USDA, Utah County, Utah Resource Assessment, August 2005](#)
 - k. [The Economic Contribution of Agriculture to the Economy of Utah in 2011](#)
 - l. [Utah Annual Statistical Bulletin, in cooperation with the Utah Department of Agriculture and Food, County Estimates: Cattle](#)
- Full works cited page available [here](#)*

4. Findings

- a. Overview
 - i. Crops, including fruits and vegetables but primarily grains, are all grown in Utah's soils. Feed crops intended for livestock make up much of the state's production. Additionally, many materials used for technological purposes are derived from crops, such as building materials and medical supplies (BioWest 2016).



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- ii. According to the Utah Agriculture Sustainability Task Force (2012), “The number and size of farms and ranches has dramatically changed in Utah. From 1900 to 1990, the number of Utah farms decreased. Beginning in 1990 the number of farms began to increase again. The 2011 Utah Agricultural Statistics report recorded 16,600 farms.” The average age of the principal farm operator in Utah County was 58.8 in 2012 (USDA 2012).
 - iii. Factors affecting agricultural productivity include:
 - Water supply and quality
 - Lack of protection and vision for arable lands
 - Urban development
 - Displacement or fragmentation of farms
 - Reallocation of irrigation water
 - Changes in roadways and circulation routes needed to transport agricultural products
 - Acceptability of agriculture activity in the urban interface
 - Loss of productivity to invasive species and weeds
 - Plant and animal disease
 - Soil quality
 - Air quality
 - Regulations on resources may also impact agriculture productivity (BioWest 2016).
- b. Crops
- i. According to the 2012 Census of Agriculture and USDA Natural Resources Conservation Service records, the top crops by acreage are forage-land used for all “hay and haylage, grass silage, and greenchop,” which accounts for 43,149 acres. These amounts place Utah County as the 9th out of 29 counties in the state for this type of acreage.
 - ii. Other top crops by acreage, in descending order of area, include “wheat for grain, all” (12,432 acres), “winter wheat for grain” (12,272 acres), “corn for silage” (5,617 acres), and “cherries, tart” (3,792 acres) (USDA 2012).
 - iii. According to the USDA Census of Agriculture (2012), the county has 723 acres of “vegetables harvested for sale.” Overall, in Utah County there are 2,462 farms covering 343,077 acres. There are 6,015 acres of orchards on 192 different farms. Utah ranks second nationally in tart cherry production. Tart cherries are produced primarily for processing and canning (UDAF 2012).
 - iv. The Utah County Resource Assessment (NRCS 2005) stated that “Control of noxious and invasive plants is an ever increasing problem” and “small, part-time farms are less likely to adopt conservation due to cost and low farm income.”
- c. Livestock



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- i. Livestock are also considered part of agriculture. In Utah County, there are 18,132 beef cows on 780 farms and 15,518 milk cows on 45 farms (USDA 2012).
- d. Control and Influence
 - i. In Utah County, private property owners and farm operators control this resource. Most crop farming occurs on private land with little outside influence. The public agency with the most influence on agriculture in the county is the Natural Resources Conservation Service. The county and municipalities have influence over land uses and zoning, which will impact agriculture. Some grazing takes place on public lands within the county.
- e. Economic Considerations
 - i. Utah County's agriculture contributes to local, regional, and national food security, as well as the economy.
 - ii. According to the 2012 Census of Agriculture, the market value of products sold in Utah County was more than \$222 million, and average per farm was \$90,426.
 - iii. According to the USDA Agricultural Statistics Services (2012), Utah County is one of the most agriculturally diverse counties in Utah, producing a wide variety of agricultural products including fruit, honey, and potatoes. It is also one of the state's largest producers of alfalfa hay, wheat, and livestock. Utah County has the second highest market value of agricultural products sold in Utah (behind Beaver County) due to its strong crop and livestock production.
 - iv. A recent report published through Utah State University (2016) showed that agriculture contributes more than 15 percent of the state's total economic output. "Agriculture processing and production sectors combine to account for \$21.2 billion in total economic output in Utah after adjusting for multiplier effects (compared to \$15.2B in 2008)" (Ward and Salisbury 2016). In terms of employment and taxes, the study found "A total of 79,573 jobs are agriculture related generating compensation \$3.5 billion (compared to 66,500 jobs in 2008)," and that "The agriculture production and processing sectors generate \$497 million in state and local taxes (compared to \$350 million in 2008)" (Ward and Salisbury 2016).
 - v. "Economic sectors include: jobs, income, and quality of life to both rural and urban areas within the state. In 2011 production agriculture (including the value of commodities produced and used on the operation where they were produced) accounted for 3.1% of the state economy. The effect of total employment associated with production agriculture was estimated at 21,254 jobs, and labor income was estimated at \$356 million. Production agriculture, along with its associated processing sector, accounted for 14.1% of the total state economic output, employed approximately 78,000 individuals, and yielded \$2.7 billion in labor income. The yearly contribution of agriculture to fiscal revenues (taxes) for state and local



entities is estimated at \$298 million. An additional \$285 million is contributed to federal entities" (Jakus et al. 2013).

- vi. Agricultural production within Utah contributes to both stability and diversity to the local, regional, and national economy. Utah's farm income for all commodities in 2014 was almost over \$2.4 billion. This total can be divided into two main categories:
 - 1. Income from Livestock and Animal Products: \$1,843,108,000
 - 2. Income from Crops: \$532,111,000 (UDAF 2015)
- vii. The primary crops produced in Utah include wheat, feed crops (barley, corn, hay, oats), safflower, onions, and fruits (apples, apricots, cherries, peaches). The highest cash receipts in 2014 were from hay production (nearly \$258 million) and wheat (\$42 million). The total value of hay production was \$442 million and includes both cash receipts and hay retained by the producer as feed for their own livestock (UDAF 2015).
- f. Custom + Culture
 - i. Agriculture became an integral endeavor of Utah County as pioneers settled in the area. Agriculture was not new to the western United States, but the intensity and scale of crop production significantly increased the demand created by the pioneer settlers (BioWest 2016).
 - ii. After the veritable plague of grasshoppers from 1854 to 1856, Mormon settlers began "eating whatever they had remaining and adding wild mushrooms, sego lily bulbs, and many other roots and berries to their diet, the Mormons eventually established viable agricultural communities in Utah County that sustained them and their families" (Holzapfel 1999).
 - iii. In 1970, "the fruit industry began a revival as growers started buying cheaper land outside of urban areas. Many fruit producers moved and developed land around southern Utah County. As part of that expansion, we've seen significant growth in tart cherries and apple trees. They are now two of the largest fruit crops produced in the state . . . Utah also ranks high nationally in the production of other fruit. We are third in production of apricots, eighth in sweet cherries, ninth in pears and 18th in peaches. Utah County is the state's largest producer of tree fruit, except apricots" (UDAF 2012).
 - iv. In the 20th century, agriculture was still practiced and honored. "The Utah Century Farms Committee honored the Ted Clifford Voorhees farm in Utah County as its first "Century Farm" during ceremonies in December, 1995" (UDAF n.d.).
 - v. "The Voorhees farm has been continuously operated by members of the same family for 140 years (as of 2013), and is one of the oldest farm/ranch operations in Utah. The farm was homesteaded on March 17, 1873, by Christian Olsen (C.O.) Hansen in the area now known as Leland, located west of Spanish Fork. In 1888 John J. Hansen built a home on his section of the homestead. That home still stands" (UDAF n.d.).



- vi. Today, there are approximately 54 designated Century Farms in Utah County, with 23 in Spanish Fork City alone (UDAF n.d.). These farms represent the continued shared heritage of agriculture.
- vii. According to a survey completed in 2016, agriculture, livestock, and grazing received one of the lowest rankings when respondents were asked about county resource management planning priorities.

5. Objectives

- a. Communities have healthy economies that include the agricultural production of food, feed, and fiber.
- b. Best agricultural practices on public lands, including water saving measures, are standard within the county.

6. Policies

- a. Protect cropland by controlling noxious weeds on public lands and surrounding areas.



Air Quality

1. Definition

- a. The degree to which the ambient air is pollution-free, measured by a number of indicators of pollution.

2. Related Resources

- a. Fire Management, Energy, Mining

3. Best Available Information Sources

- a. [Utah Division of Air Quality 2015 Annual Report](#)
- b. [Utah County Bureau of Air Quality](#)

Full works cited page available [here](#)

4. Findings

a. Overview

- i. Air pollutants are those substances present in ambient air that negatively affect human health and welfare, animal and plant life, property, and the enjoyment of life or use of property. Ambient pollutant concentrations result from the interaction between meteorology and pollutant emissions. Because meteorology can't be controlled, emissions must be managed to control pollutant concentrations.
- ii. "The Clean Air Act (CAA) requires the Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards (NAAQS) for pollutants considered harmful to public health and the environment. The CAA establishes two types of air quality standards: primary and secondary. Primary standards are set to protect public health, including the health of sensitive populations such as asthmatics, children, and the elderly. Secondary standards are set to protect public welfare, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings... The EPA has established health-based NAAQS for six pollutants known as criteria pollutants. These are carbon monoxide, nitrogen dioxide, ozone, particulate matter, sulfur dioxide, and lead... The Division of Air Quality monitors each of these criteria pollutants, as well as several non-criteria pollutants for special studies at various monitoring sites throughout the state" (Utah Division of Air Quality 2015).

b. Utah Valley

- i. "The same mountain and lake combination that moderates the climate also contributes to the presence of frequent wintertime temperature



inversions. Temperature inversions, periods when the coldest air is trapped close to the ground, lock in stagnant air and pollutants which progressively intensify. Inversion periods that produce cold, fog, icy roads, and air pollution can last up to several weeks in Utah County. The layer of hazy pollution associated with the inversions comes from the increasing number of automobiles and their emissions and pollutants from the commercial and industrial uses associated with the growing county population. This layer of haze makes it difficult for sunlight to penetrate to the surface of the ground and resolve the inversion problem by heating the lower layer of air. In such an inversion situation, relief is only available when a weather front moves into the county with enough energy to break the inversion and bring in fresh air and sunlight” (Utah County Commission 2014).

- ii. “Testing for carbon monoxide, nitrous oxide, ozone, and particulate matter has been in progress for a number of years in Utah County. Historically, the county has exceeded air quality standards for carbon monoxide, and more recently, particulate matter, largely due to heavy automobile use and industrial discharges; and particulate matter, from industry, wood burning stoves, construction disturbance, road dust, diesel engine discharges, agriculture operations, and illegal refuse burning” (Utah County Commission 2014).
 - iii. Based on historical sampling, Utah County is designated as a non-attainment area for large particulate matter (PM_{10}) and the western portion is a non-attainment area for small particulate matter ($PM_{2.5}$). Provo is a maintenance area for CO (carbon monoxide) (Utah Division of Air Quality 2015).
 - iv. “Utah County’s Health Department runs the Bureau of Air Quality. Their mission is to improve the quality of life for Utah County residents by monitoring and controlling harmful air pollutants. Motor vehicles are a major source of air pollution resulting in the need for an inspection maintenance (I/M) program. The Bureau of Air Quality Programs perform a variety of inspections, both covert and overt, on nearly 200 certified gas I/M stations located throughout Utah County” (Utah County Bureau of Air Quality 2011).
- c. Control v Influence
- i. The Clean Air Act (1970), as amended, sets the laws and regulations regarding air quality, gives authority to the EPA to set standards and rules, and delegates regulatory authority to individual states with EPA oversight, provided certain standards are met. The purpose of air quality conformity regulations, enforced by the EPA and the DAQ in Utah, are to protect public health and welfare by decreasing pollutant concentrations through emissions reduction. Construction and mining projects require assessment of air quality impacts and may require an emissions permit



and/or a fugitive dust control plan from the DAQ. Fines of up to \$10,000 per day may be issued if rules and laws are not properly followed.

d. Economic Considerations

- i. Economic consequences of poor air quality may include:
 1. Increased time away from work and health care costs associated with stroke, heart disease, chronic and acute respiratory diseases including asthma, and premature death.
 2. Decreased appeal of tourism.
 3. Deterring new businesses and industries from moving to the area.
 4. Increased operating expenses for significant pollutant sources due to pollution control measures as required by air quality management plans.
 5. Stunted growth and yield of agricultural crops.
 6. Threat of additional federal regulation and potentially reduced highway funding (World Health Organization 2014, Pope et al. 1992, Utah Economic Council 2014, UDAQ 2012, NOAA 2009).
- ii. For these reasons, maintaining air quality is important to Utah County.

e. Custom + Culture

- i. "Preservation of water and water features, maintaining healthy air quality, awareness of natural hazards, wildlife protection and forest conservation, are all important for the residents and visitors of Utah County" (Utah County Commission 2014).

5. Policies

- a. The county recognizes that one of the threats to the county's air quality is catastrophic wildfire and encourages agencies to enact programs that allow prescribed burning, forest improvement techniques such as forest thinning, pruning, and removal of brush and insect-killed trees, and other methods for reducing fire hazard that ultimately protects air quality.
- b. Prescribed burns should be consistent with the State of Utah Division of Environmental Quality (UDEQ) permitting process and timed in conjunction with meteorological conditions so as to minimize smoke impacts.
- c. Encourage the best economic use of energy sources on public lands to reduce the discharge of air pollutants.

6. Desired Management Practice

- a. Agencies should establish forest management programs that encourage fuel reduction of forests and wildlands by means other than burning, utilizing all means of fuel reduction including but not limited to: logging, forest thinning, and chipping, brush mastication, livestock grazing, herbicide use, and public firewood utilization.
- b. Federal agencies should manage emissions to prevent deterioration to air quality in Class I airsheds.



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Canals + Ditches

1. Definition

- a. The man-made passageways to move water from one area to another.

2. Related Resources

- a. Land Use, Livestock and Grazing, Irrigation, Agriculture, Water Rights, Water Quality and Hydrology, Wetlands, Riparian Areas, Fisheries, Recreation and Tourism, Wild and Scenic Rivers, Wildlife, Fire Management, Threatened, Endangered, and Sensitive Species.

3. Best Available Information Sources

- a. A History of Utah County
- b. [Rangeland Resources of Utah](#)
- c. Utah Division of Water Rights
- d. Public Lands and Utah Communities: A Statewide Survey 2008
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Ditches, canals, and pipelines are used to convey diverted water from the source to the location where beneficial use is taken. Open channels are not suitable for many uses, so piping must be used for water that must be safe to drink or supplied via a pressurized network. Traditionally, irrigation water has been distributed via a network of canals and ditches from rivers and streams, but with time and circumstances dictating, many have been converted to pipelines. Additionally, because of the extensive conversion of agricultural lands into more urban uses, some irrigation water is now distributed through secondary irrigation supply lines that often parallel the municipal culinary water supply, allowing people to irrigate using water previously allotted to farmland. Water deliveries are an essential component of agricultural production, and may also be relied upon for urban landscape watering and gardens (Bio-West 2016).
- b. Control and Influence
 - i. Canal and irrigation companies are outside of the county's control, but could be influenced by private shareholders. According to the Utah Division of Water Rights, there are dozens of water companies in Utah County operating with various company rights, share statements, exchanges, and supplemental numbers (Utah Division of Water Rights 2014).



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- ii. Canal safety plans are protected by law and held private by the irrigation companies. The canals generally are maintained by individual canal companies and a good amount of drainage water has unrestricted access to dump into canals.
- c. Economic Considerations
 - i. Without ditches and canals, the county would have very little agriculture.
 - ii. Many organizations holding water rights operate on finite budgets for which regular available funding is limited. These funds typically cover only basic maintenance and intermittent minor upgrades. Occasionally, such organizations can apply for and receive funding to accommodate more extensive upgrades. Funding sources are available for water delivery systems to pay for post-break repairs, maintenance, or the capital upgrades that are necessary to preserve public safety (Bio-West 2016).
- d. Custom + Culture
 - i. To sustain the influx of pioneer settlers, canals and ditches were constructed throughout Utah, making agriculture possible despite the dry climate. Subsequent development of agriculture brought further expansion of ditches and canals (Bio-West 2016).
 - ii. "Two separate canals, the High Line and the Mapleton, eventually brought Strawberry water to a large area in southern Utah County. The eighteen-mile-long High Line Canal, which extended southwesterly from the powerhouse, passing Salem, Payson, Spring Lake, and Santaquin and then through Goshen Pass, furnished water to 17,000 acres of farmland near Payson, Salem, Santaquin, and Genola. The 6.8-mile-long Mapleton Canal served the Springville and Mapleton area" (Holzapfel 1999).
 - iii. "Survey responses regarding the importance of water resources derived from public lands and used to irrigate crops and pastures were fairly uniform across Utah... few respondents in any area of the state considered irrigation water to be not important or only slightly important. In each of the county clusters, a large majority of respondents considered water resources for irrigation to be "very important," with the percentage of respondents selecting that response ranging from 63.5% in the Davis/Salt Lake/Utah/Weber county area to approximately 92% in the Piute/Sanpete/Sevier clusters" (Krannich 2008).
 - iv. In the same study, 85.5 percent of respondents from the Davis/Salt Lake/Utah/Weber County area expressed that the importance of water resources used to supply homes and businesses to the overall quality of life for people living in their community is "very important" (Krannich 2008).



5. Objectives

- a. Ditches and canals on public lands are protected, as needed, to deliver water to water rights holders.
- b. Ditches and canals on public lands are managed for the safety of the public.
- c. Ditches and canals on public lands are managed for optimum efficiency and conservation.

6. Policies

- a. Public canals and ditches on public lands or their rights-of-way should be protected for future recreational use (e.g., trail development).



Cultural, Historical, Paleontological, and Geological

1. Definition

Generally speaking, this refers to human and natural resources which have intrinsic value because of their age, anthropological, heritage, scientific, or other intangible significance.

- a. Cultural: of or relating to culture; societal concern for what is regarded as important in arts.
- b. Historic: of, or pertaining to, history or past events.
- c. Geological: the study of the Earth, its rocks, and their changes.
- d. Paleontological: includes the study of non-human fossils to determine organisms' evolution and interactions with each other and their environments.

2. Related Resources

- a. Recreation and Tourism, Land Use, Land Access, Energy, Law Enforcement, Mining, Mineral, Air Quality, Water Quality and Hydrology

3. Best Available Information Sources

- a. Floodsafety.noaa.gov
- b. Utah Geological Survey
- c. A History of Utah County
- d. [Profits Through Preservation, The Economic Impact of Historic Preservation in Utah, Executive Summary](#)
- e. [Timpanogos Cave National Monument](#)
- f. nps.gov
- g. [Utah Geological Survey 1994](#)
- h. [Putting Down Roots in Earthquake Country](#) (2008)
- i. [UGS/USGS: Wasatch Fault Study](#)
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Cultural and historical
 1. Cultural resources include archaeological sites, standing structures (e.g., buildings, bridges), and even places of importance that are more than 50 years of age. Many historical and cultural resources are very sensitive and protected by law.
 2. "Generally, the prehistory of the Great Basin region is divided into three distinct stages. The first, a period spanning several thousand years to about A.D. 500, is known as the Archaic... The



second, a period ranging from A.D. 500 to the 1300s is known as the Fremont, or Formative, period. The third and final period dates from the 1300s until European contact in 1776 and is known as the Late Prehistoric period. It should be noted that Archaic and Fremont refers to a strategy of subsistence and settlement, not to a particular people" (Holzapfel 1999).

3. Some of the earliest human remains found in Utah County are dated between 3,649 and 3,352 B.C (Holzapfel 1999).
 4. "Many Fremont sites are found along the old channels of Utah Valley's rivers, including Currant Creek and the Provo River. Numerous mounds, formed by the collapse of adobe-walled surface structures and earth lodges, were also found along streams and rivers in Utah Valley before they were leveled by early white farmers. The George Montague Wheeler expedition (1872-73) noted in its published report a description of some of these mounds in Utah Valley: 'West of the town [Provo], on its outskirts and within three or four miles of the lake, are many mounds.' Additionally, 'Northwest of Provo on the level fields, half-way from the town to Utah Lake is a field containing a number of mounds more or less perfectly preserved; some are entirely untouched, except on the outer edges, where the Mormons' grain patches encroach upon them.' More than a hundred such mounds were located west of Provo in the 1930s" (Holzapfel 1999).
 5. Today the National Register of Historic Places lists 174 sites in Utah County (National Parks Service 2016).
- ii. Paleontological
 1. The Utah Antiquities Act (UCA 9-8-404 et seq.) protects significant paleontological resources and applies to all paleontological resources that are on or eligible for inclusion in the State Paleontological Register.
 - iii. Geological
 1. Geologic resources include fossils (paleontological resources) that are defined as the remains, traces, or imprints of ancient organisms preserved in or on the earth's crust, providing information about the history of life on earth. The Utah Antiquities Act (UCA 9-8-404 et seq.) protects significant paleontological resources and applies to all paleontological resources that are on or eligible for inclusion in the State Paleontological Register. Other regional geologic resources of significance include Timpanogos Cave National Monument and thermal springs in Midway (Bio-West 2016).
 2. "Much of Utah County's landscape is layered rocks that come in many colors and configurations and range from rocks formed



more than two billion years ago to strata being laid down today” (Holzapfel 1999).

3. “Much of the scenery that impresses county residents and visitors began to form 386 to 320 million years ago. During that time, limestone and other sediments that became the Oquirrh Mountains and the highest peaks of the Wasatch Mountains were deposited. Later, mineral-laden fluids and molten rock flowed into the existing rocks, making ore deposits of various metals” (Holzapfel 1999).

iv. Seismicity

1. “Utah straddles the boundary between the extending Basin and Range Province to the west and the relatively more stable Rocky Mountains and Colorado Plateau to the east. This boundary coincides with an area of earthquake activity called the Intermountain Seismic Belt (ISB). Utah’s longest and most active fault, the Wasatch fault, lies within the ISB. Unfortunately, the heavily populated Wasatch Front (Ogden – Salt Lake City – Provo urban corridor) and the rapidly growing St. George and Cedar City areas are also within the ISB, putting most of Utah’s residents at risk” (Utah Seismic Safety Commission 2008).
2. The Wasatch fault zone extends about 240 miles along the Wasatch Front from Malad City, Idaho, on the north to Fayette, Utah, on the south. The fault is divided into 10 segments based on various geologic criteria; fault movement on a given segment is capable of generating earthquakes as large as M 6.5–7.5. Geologic evidence indicates that the five central segments between Brigham City and Nephi are the most active. These five segments coincide with the most densely populated part of Utah (Utah Geological Survey 2010).
3. Even though no large earthquakes have ruptured the Wasatch fault in the 163 years since Mormon settlers first arrived in Utah, abundant geologic evidence shows that the central Wasatch fault has generated more than two dozen large (M ~7) earthquakes in the recent geological past. An earthquake of this size is a serious threat to the citizens of Utah and has the potential to be extremely destructive (Utah Geological Survey 2010).
4. The Wasatch fault is an active fault; geological evidence shows earthquakes have occurred within the last 300 years, which have created vertical displacements of 15 to 20 feet in some segments of the fault. Less severe earthquakes have occurred, on average, every ten years in Utah County. Surface fault ruptures can damage or destroy buildings and may sever transportation routes and utility and water supply lines, causing additional dangers for



- fighting fires and restricted mobility of medical and safety personnel (Utah County Commission 2014).
5. Ground shaking is the most common hazard associated with earthquakes and exists countywide. In areas with a high water table or near a water feature, ground shaking can cause soils to become temporarily unstable. This temporary condition of soil instability is known as liquefaction. Structures affected by liquefaction may not be shaken apart, but may tilt, sink, or list over on their side. The State of Utah has adopted certain building codes, which include standards and requirements relative to seismic concerns (Utah County Commission 2014).
 6. Much of Utah County is at risk for liquefaction in the event of an earthquake. The risk is low west of Utah Lake, but there is a high risk from Provo to Payson (Anderson et al. 1994).
 7. Building codes that meet seismic standards are controlled by the county, and in some places the individual municipalities.
- v. Landslides, rockfall, and debris flow
1. "Steep sloping ground and an unusual amount of water can result in landslides, mud flows, or debris flows. Certain types of rocks in Utah County, such as the Manning Canyon Shale, have a structural makeup that has a propensity for landslide activity, especially during a period when these soils are saturated from heavy rainfall or snow melt. Debris flows, defined as a mass of mud, rock fragments, soil, and water, moving much like a stream, occur mainly in the cloudburst flood channels of the mountain front. When fire destroys vegetation on the mountain-front, the risk for, and scale of, debris flows may be Increased" (Utah County Commission 2014).
 2. "Rock fall can occur during an earthquake when exposed rocks on steep slopes are dislodged by ground shaking, or as an individual event when broken free from the mountainside by the freeze-thaw regime of winter climate. In either case, large rocks rolling and bouncing down the slope of the mountainside can be damaging and dangerous to those living near the base of the mountains" (Utah County Commission 2014).
 3. In 1983, a "major landslide occurred in Utah County above the town of Thistle. The landslide blocked the Spanish Fork River, which flooded the town of Thistle until it was underwater. The event caused 1 fatality and 2 injuries as well as damages topping \$200 million" (National Weather Service n.d.).
 4. "Record-breaking precipitation in the fall of 1982, followed by a deep winter snow pack, then warm spring temperatures and rapid snowmelt in 1983 set the stage for the Thistle landslide. Once triggered, the slide reached a maximum speed of 3.5 feet per hour



and dammed Spanish Fork River within a few days" (Milligan 2005).

5. "The landslide ultimately reached 1000 feet in width, nearly 200 feet in thickness, and over one mile in length. The lower end of the slide formed a 220-foot-high dam where it abutted against a sandstone cliff at the base of Billies Mountain. Behind this dam, 'Thistle Lake' reached a maximum depth of 160 feet before being drained by diversion culverts" (Milligan 2005).
6. "The Thistle landslide and 'Thistle Lake' severed railroad service between Denver and Salt Lake City, flooded two major highways (U.S. 6 and U.S. 89), devastated the town of Thistle, and resulted in Utah's first Presidential disaster declaration. Direct damage exceeded \$200 million (in 1983 dollars), making Thistle the most expensive landslide to date in U.S. history" (Milligan 2005).
7. "The 1983 landslide consisted of detritus from the North Horn and Ankareh Formations that moved along a trough-shaped depression in deeper bedrock (a paleovalley). Landslides in Spanish Fork Canyon are nothing new. In fact, the area of the 1983 landslide has undergone repeated historical and prehistoric movement" (Milligan 2005).
8. "Furthermore, the Thistle Landslide and immediate area has continued to move intermittently since the 1983 wet year. Minor mudslides (earth flows) periodically occur near its flanks and head. Following a wet winter, almost the entire slide (except for the 'dam' section) moved in spring of 1998. This 1998 reactivation also enlarged the head of the slide by an area about the size of several football fields" (Milligan 2005).

b. Economic Considerations

- i. Though unmeasured in the economy, the value brought to the county by paleontological research and tourism is important.
- ii. Cultural, historical, geological, and paleontological resources are often connected with tourism and recreation. For example, the Utah Geological Survey has created a GeoSites online interactive map to help people explore Utah's geological sites.
- iii. Historic buildings and districts provide character, a sense of stability, and a unique marketing angle for businesses; thus, community planners can draw upon local historic resources to stimulate economic development.
- iv. A study by the Utah Heritage Foundation (2013) found that, "Utah benefited by \$717,811,000 in direct and indirect spending by visitors to Utah heritage sites and special events, and \$35,455,268 in investment that stayed in Utah rather than sent to Washington, D.C. because of projects that utilized the Federal Rehabilitation Tax Credit."



- v. “Historic preservation in Utah is not about putting a fence around monuments. The historic resources of Utah are part of the daily lives of its citizens. However, the historic resources of Utah are also providing a broad, significant contribution to the economic health of this state” (Utah Heritage Foundation 2013).
- c. Custom + Culture
 - i. The custom and culture of Utah County is to respect all cultures and preserve or honor significant historical stories, figures, objects, structures, or events. It is the custom of the county and its residents to rely on the land and geology for fuel, fiber, food, and minerals. Mining, mineral extraction, and ranching have been a way of life for more than a century. Historic photos and accounts evidence the tradition of resource utilization and dependence in Utah County.

5. Policies

- a. Seek to identify, preserve, and protect significant cultural resources and ensure that they are available for appropriate uses by present and future generations.
- b. Seek to reduce imminent threats and resolve potential conflicts from natural or human-caused deterioration, or potential conflict with other resource uses by ensuring that all authorizations for land use and resource use will comply with the National Historic Preservation Act (NHPA).
- c. The county favors management that makes cultural, historic, geological, and paleontological resources available for educational purposes that can be enjoyed by the public.

6. Desired Management Practices

- a. Describe, as appropriate, high interest or unique geological, paleontological, biological, archeological, or historical features for public information and, as appropriate, develop interpretive information for these sites.
- b. Identify all cultural and historic sites on federal land in the county. Prioritize the importance of, and prospects for, protecting these sites.



Energy Resources

1. Definition

- a. Renewable or nonrenewable resources used to obtain energy

2. Related Resources

- a. Mining, Mineral Resources, Cultural, Historical, Geological, and Paleontological, Water Quality and Hydrology, Water Rights, Air Quality, Land Use, Land Access

3. Best Available Information Sources

- a. [PacifiCorp](#)
- b. [Wind Power in Utah](#)
- c. [Rangeland Resources for Utah \(2009\)](#)
- d. [Rocky Mountain Power](#)
- e. [U.S. Energy Information Administration](#)
- f. UDNR: [Utah Geological and Mineral Survey](#)
- g. UDNR: [Division of Oil, Gas and Mining Statistics](#)
- h. [Utah Petroleum Association](#)
- i. GOED: [Energy and Energy-Related Mining in Utah](#) (2015)
- j. [Utah Renewable Energy Zones Task Force Report](#) (2009)

Full works cited page available [here](#)

4. Findings

a. Overview

- i. “The unique geologic history, geography, and climate of Utah have resulted in an abundance of nonrenewable and renewable energy resources. Nonrenewable energy resources include fossil fuels, such as oil, coal, and natural gas, as well as naturally occurring elements, such as uranium. Renewable energy resources are those that are replenished by natural processes and include geothermal, solar, and wind energy” (Utah State University 2009).
- ii. Public and private utilities draw upon renewable and nonrenewable resources to provide electric and fuel (natural gas, propane, oil, gasoline) energy supplies (Bio-West 2016).
- iii. Utah produces 4.3 percent of its power from renewable sources, which ranks 35th among all states in the United States. Of the power produced in the Mountainland Association of Governments (MAG) region, about 4 percent is produced from renewable sources, primarily from hydroelectric and wind facilities (Bio-West 2016).



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- iv. Natural gas, oil, nuclear, geothermal, and coal are not extracted or exploited in a significant way in Utah County. The Tabby Mountain Coalfield does extend into the southeastern parts of the county, but this area hasn't seen commercial production of coal. Energy resources most likely to affect Utah County on private or federal lands are solar and wind power (Utah State University 2009).
- v. Geothermal
 - 1. Most of the geothermal springs in the Utah Valley are fault controlled (Klauck 1984).
 - 2. While there are a number of geothermal springs in Utah County, they are not presently being utilized for energy production (Utah State University 2009).
- vi. Wind
 - 1. "The United States Department of Energy (2008) reports that Utah has wind resources that will support utility-scale production. Large contiguous areas of high-quality wind energy resources are located . . . on the higher ridge crests throughout the state. The feasibility of developing wind for electricity is contingent on a number of issues, including sufficient wind resource, transmission access, location approval, avian issues, aesthetics, and local community support (Mongha et al., 2006)" (Utah State University 2009).
 - 2. According to Rangeland Resources of Utah (USU 2009), there are three wind canyon drainage sites in Utah County, all on the west side of the Wasatch Mountains.
 - 3. The Spanish Fork Wind Park at the mouth of Spanish Fork Canyon is an 18.9-megawatt wind powered facility. The park is owned by NRG Energy and began operations in 2008. PacifiCorp is purchasing 100 percent of the turbines' output. There are nine 2.1-megawatt turbines (PacifiCorp 2017).
 - 4. Wind turbine technologies continue to improve, and turbines are now able to generate economically competitive electricity in lower wind speed areas through the use of longer turbine blades, taller hub heights, and advanced controls. Also, improvements in wind resource forecasting, wind plant control technologies, and energy storage now allow wind plants to generate electricity at a smoother, more consistent rate than in the past. These factors enable more accurate predictions of output for management by the electric utilities that generate and/or purchase the power generated by wind projects (Four Corners Wind Resource Center, unpublished report).
- vii. Solar
 - 1. The Utah Renewable Energy Zone Task Force did not identify any areas in the county as exceptionally suitable for utility-scale



parabolic-trough solar collectors (Berry et al. 2009). Other counties may have more suitable topography and land area available for large arrays, but many homeowners are choosing to supplement their energy budget with rooftop solar installations. The cost of solar photovoltaic installations has fallen dramatically in recent years and continues to decline, making solar an increasingly economically attractive source of electricity (Four Corners Wind Resource Center, unpublished report).

viii. Oil and Gas

1. From 2013 to 2017, Utah County saw no Applications for Permit to Drill according to the Utah Division of Oil, Gas and Mining (DOGM; 2017).
2. Utah County produced no recorded oil, natural gas, or coalbed methane gas from 2012 to 2016 (DOGM 2017).
3. The Lake Side Power Station is a natural gas turbine power station east of Utah Lake in Vineyard.

b. Control and Influence

- i. Private industry and municipalities develop and sell energy resources. Rocky Mountain Power provides power to all of Utah County and most of Utah; the headquarters is in Salt Lake City and it employs approximately 5,700 people in three western states (Rocky Mountain Power 2017).

c. Economic Considerations

- i. "Having access to urban wind power provides many economic, social and environmental benefits to surrounding communities" (May et al. 2013).
- ii. Development of the renewable energy resources in the Utah County has the potential to be an important contributor to the local economy. Wind and solar resource development costs have dropped dramatically in the last several years. In some places, electricity from solar and wind resources is now cost competitive with other sources of new and existing electricity generation (Four Corners Wind Resource Center, unpublished report).

d. Custom + Culture

- i. Inconclusive

5. Policies

- a. Promote the efficient use of natural resources and the conservation of energy.
- b. Minimize impacts to ecology and scenery from fluid and solid mineral development on public lands while still allowing such development to continue to benefit the economy. Encourage oil, gas, and mining companies to use the best technology and mitigation techniques to protect natural amenities and natural resources.
- c. Promote energy development through education, coordination, and pooling of public lands for more efficient development and landowner participation.



- d. The county will encourage solar renewable energy development in areas where impacts on vegetation and other resources will be minimized through appropriate mitigation measures because of inherent properties of the site.
- e. Support agencies in providing opportunities for mineral exploration and development on public lands under the mining and mineral leasing laws subject to legal requirements to protect other resource values.

6. Desired Management Practices

- a. Provide appropriate opportunities for and manage activities related to locating, lease of, exploration, development, and production of mineral and energy resources on public lands.



Fire Management

1. Definition

- a. The actions to control, extinguish, use, prevent, or influence fire for the protection or enhancement of resources as it pertains to wildlands.

2. Related Resources

- a. Recreation & Tourism, Land Use, Land Access, Energy, Law Enforcement, Air Quality, Floodplains & River Terraces, Water Quality & Hydrology, Wildlife, Noxious Weeds, Forest Management

3. Best Available Information Sources

- a. [Rangeland Resources of Utah](#)
- b. US Forest Service. 2016. [Wildland Fire Touches Every Part of the Nation](#). Managing Wildland Fires. Accessed February 6, 2016.
- c. Utah Department of Natural Resources, Utah Division of Forestry, Fire, & State Lands. 2013. [Master Cooperative Wildland Fire Management and Stafford Act Response Agreement](#).
- d. National Interagency Fire Center: [Federal Firefighting Costs](#) (2015)
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Wildfire is the most prevalent natural disturbance in the state of Utah, and it affects biotic communities statewide. It is an integral component of our forest, range, and desert lands and affects thousands of acres on an annual basis (National Interagency Fire Center 2016).
 - ii. In less developed areas at lower elevations, a key management concern is the spread of cheatgrass that predominantly invades semidesert shrub communities. Cheatgrass has been blamed for much of the reduction of fire return intervals and the occurrence of larger fires (Utah State University 2009).
 - iii. Response to fire incidents, especially wildland fires, relies on proper oversight, guidance, and partnership among a variety of trained professional organizations. Establishing a fire management system is a critical step to the protection of both urban and rural communities (USFS 2016).
 - iv. Fire management refers to the principles and actions to control, extinguish, use, or influence fire for the protection or enhancement of resources as it pertains to wildlands. It involves a multiple-objective



- approach strategy including ecosystem restoration, community preparedness, and wildfire response (USFS 2016).
- v. Fire management refers to the principles and actions to control, extinguish, use, or influence fire for the protection or enhancement of resources as it pertains to wildlands. It involves a multiple-objective approach strategy including ecosystem restoration, community preparedness, and wildfire response (USFS 2016). Response to a wildland fire can involve a basic monitoring status placed on a remote wilderness fire, or involve multiple agencies overseen by an incident-management team encompassing hundreds of firefighters to manage. At a basic level, firefighting resources can be grouped into two broad categories: ground resources and air resources. Often times, both types of resources are dispatched to a wildland fire.
 - vi. There are two main firefighting groups that fall within the “ground resources” category; they include handcrews and engines. Handcrews are specifically trained to fight wildfires. Wildland engines are specially equipped fire engines, often with all-terrain capabilities, to transport water to firelines. Both handcrews and engine crews are sponsored by federal land management agencies such as the USFS, BLM, National Park Service, U.S. Fish and Wildlife Service, and the U.S. Bureau of Indian Affairs (Bio-West 2016).
 - vii. One management tool for forests and fires is prescribed burning, also known as controlled burning. “Prescribed burning is an ecologically sound way to improve wildlife habitat. Land management plans that integrate prescribed burning can enhance the habitat of game species and plants and/or animals of concern. It can open areas for increased movement, reduce ground litter, control brush encroachment, increase nutritional value, and diversify plant species” (Utah State University 2009).
 - viii. “A large percentage of land area within the boundary of Utah County is rural and mountainous with a variety of fuels vulnerable to wild land fire. Vegetation types range from grasses and brush to heavy scrub and timber. Even with the efforts to eliminate accumulated fuels through clearing and controlled burns, most of these areas have large amounts of fuel which can burn violently when ignited. Homes have also been constructed within these wild land fire areas that complicate fire management and control. Protection of natural resources, life and property, and firefighters and their equipment, has continued to add to the cost of fire suppression. Besides the immediate danger to life and property and the loss of vegetation, wild land fire can create secondary concerns of erosion, flooding, landslides, debris flows, water quality degradation, displacement of wildlife and livestock, as well as aesthetic impacts. Wild land fires occur each year in Utah County. The number of fires can be reduced by fire safety education and using common sense during periods of high fire danger. The intensity of these fires can vary



due to weather conditions and the abundance of fuel” (Utah County Commission 2014).

b. Control v Influence

- i. “The Utah County Fire Marshal coordinates fire prevention, suppression, and fire investigation throughout the unincorporated area, while the Wild Land Fire Division of the County Sheriff’s Department specifically provides for the prevention and suppression of wild land fires in the unincorporated private lands and cooperates with the state and federal agencies when wild land fires are initiated on public lands or cross over onto such lands. The adoption by Utah County of the International Fire Code and the Urban/Wildland Interface Area section of the Utah County Code has increased the effectiveness of fire prevention and has reduced the risks, costs, and adverse impacts of wild land fire” (Utah County Commission 2014).
- ii. In Utah, the state legislature tasked the Utah Division of Forestry, Fire and State Lands to devise a comprehensive statewide wildland fire prevention, preparedness, and suppression policy, which is now known as SB-56, 2015. Under this plan, a master cooperative wildland fire management and Stafford Act response agreement is signed each year between numerous federal land management agencies and the State of Utah for cooperation during wildland fire incidents that occur throughout the state (Utah Division of Forestry, Fire and State Lands 2013).

c. Economic Considerations

- i. Fire suppression is expensive to taxpayers. In the past 30 years, money spent by federal agencies nationwide on firefighting has increased from \$2.5 million in 1985 to well over \$2 billion in 2015 (National Interagency Fire Center 2015). With climate change and expected increase in temperatures and drought periods, fires suppression costs are projected to rise. In Utah, fire suppression costs averaged \$33.4 million per year during the 10-year period of 2003–2012 (University of Utah, Bureau of Economic and Business Research 2014). One area of major concern is the wildland-urban interface. As development in this interface continues, firefighting costs will increase (Utah Division of Forestry, Fire and State Lands 2013).
- ii. Wildfires come with serious costs; the cost of fire suppression is only a fraction of the true, total costs associated with a wildfire event. Some of the costs associated with wildfire suppression include the direct costs (resources lost and structures burned), rehabilitation costs (post-fire floods and land restoration), indirect costs (lost sales and county taxes), and additional costs (loss of life and damage to air quality). A synthesis of case studies reveal a range of total wildfire costs anywhere from 2 to 30 times greater than the reported suppression costs (Western Forestry Leadership Coalition 2009).

d. Custom + Culture



- i. Fire fighting and management is, and always has been, important to citizens in Utah County. Proper fire prevention, management, and mitigation is critical to protecting the health, safety, and welfare of the county and its residents. As evidenced in historic stories and photos, people in Utah County have been training and preparing for structure and wildland fires for decades.

5. Policies

- a. Work with the Utah Division of Forestry, Fire and State Lands to implement the Wildland Fire Plan and to reduce wildfire hazard in the wildland-urban-interface on public lands.
- b. Wildland fire should be utilized to protect, maintain, and enhance resources and, when possible, will be allowed to function in its natural ecological role.
- c. The county supports comprehensive fire management that helps reduce catastrophic wildfires.
- d. The county values fire management as a protection for the aesthetic beauty of the county, the local economy, and the citizens of the county.

6. Desired Management Practices

- a. Use pre-planned prescribed fire resulting from planned or unplanned ignitions to accomplish resource management objectives, such as reducing fuel load build-up, range or wildlife habitat improvement, etc.



Fisheries

1. Definition

- a. The places where fish breed and live, or where people hunt for fish. The term also includes game and nongame fish species.

2. Related Resources

- a. Canals & Ditches, Irrigation, Floodplains & River Terraces, Riparian Areas, Water Quality & Hydrology, Water Rights, Wetlands, Wild & Scenic Rivers, Wildlife, Recreation & Tourism

3. Best Available Information Sources

- a. [Wildlife Management in Utah - Utah Education Network](#)
- b. [UDWR - Blue Ribbon Fisheries](#)
- c. [The Economic Contribution and Benefits of Utah's Blue Ribbon Fisheries \(2013\)](#)
- d. [Utah Angler Survey 2012](#)
- e. DWR [Utah's State Listed Species by County](#)
- f. [DNR Blue Ribbon](#)

Full works cited page available [here](#)

4. Findings

a. Overview

- i. A fishery refers to the species composition of fish within rivers, streams, and lakes. The term typically implies management actions, such as stocking, to meet specific objectives for a given water body. Fisheries in the Mountainland Association of Governments (MAG) region of Utah are predominantly managed for sport fish (e.g., trout, bass) (Bio-West 2016).
- ii. "A variety of fish are found in Utah Lake and most all streams, lakes and ponds have native and planted trout. Stretches of the Provo River, through Utah County, are designated as a blue ribbon trout fishery" (Utah County Commission 2014).
- iii. Statewide, Utah's current fish and wildlife resource is highly diverse. Approximately 647 vertebrate species inhabit the state; of these, 381 are considered permanent residents, including 78 species of fish (Powell 1994).
- iv. Important components that affect management and use of fisheries are: sportfishing, the presence of exotic and invasive aquatic species, diseases that have a negative effect on target organisms, and threatened, endangered, and sensitive species.

b. Fishing



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- i. “During calendar year 2011, DWR issued 483,806 Utah resident and non-resident fishing or combination hunting and fishing licenses, a 17% increase over the number of licenses sold in calendar year 2005 – the last year in which a statewide angler activity survey was conducted. [The data] estimated a total of 2,448,299 fishing trips by resident and non-resident anglers over the 2011-2012 study period. Statewide, trip numbers were highest during July and August, with over 350,000 trips estimated for each of those months” (Krannich et al. 2012).
 - ii. UDWR stocks fish in many waters around the state. Utah’s system of state fish hatcheries makes it possible to supply more people with a better quality fishing experience involving higher catch rates and/or larger fish specimens than would otherwise be possible given the capacity of our waters to produce fish and the population’s demand for fishing opportunities.
 - iii. The UDWR maintains community fisheries such as ponds and reservoirs that are stocked with fish. Utah County has nine ponds stocked by UDWR, such as the Salem Pond, Spring Lake, Highland Glen Park, and many others (UDWR 2016).
 - iv. The Lower Provo River above Olmstead Diversion is arguably one of the best trout fisheries in the western United States. This tailwater fishery provides anglers with access to large brown trout and numerous fish between 14 and 18 inches long. Anglers visiting this fly and lure-only section will be treated to a truly memorable Blue Ribbon experience (UDWR 2015).
- c. Sensitive Species
- i. The following are on the Utah Sensitive Species List in Utah County:
 - 1. Bluehead sucker (*Catostomus discobolus*)
 - 2. Bonneville cutthroat trout (*Oncorhynchus clarkii utah*)
 - 3. Colorado River cutthroat trout (*Oncorhynchus clarkii pleuriticus*)
 - 4. June sucker (*Chasmistes liorus*)
 - 5. Least chub (*Chasmistes liorus*)
 - 6. Roundtail chub (*Gila robusta*)
 - 7. Southern leatherside chub (*Lepidomeda aliciae*) (UDWR 2015)
- d. Aquatic Invasive Species
- i. Aquatic invasive species (AIS), also referred to as aquatic nuisance species, are defined by the UDWR as nonnative species of aquatic plants and animals that cause harm to natural systems and/or human infrastructure. Not all nonnative fish species are considered AIS, such as those that are desirable for sport fishing. These may include nonnative rainbow trout, largemouth bass, and catfish (UDWR 2009).
 - ii. Invasive mussels in Utah waters have no natural competitors, so once they are established, they spread quickly, colonizing nearly any and all underwater surfaces. They are currently impossible to remove from contaminated water bodies and are easily spread to other waterbodies.



The mussels can clog water transmission and power generation infrastructure, harm water-based recreational equipment, and outcompete both native and nonnative game species for nutrients. All these impacts can have profound impacts on sport fish populations (UDWR 2009).

- iii. Preventing the spread of AIS is currently the most effective management action. The UDWR has a statewide system of boat cleaning/decontamination stations, inspection check-points, and angler education efforts.
- e. Control and Influence
 - i. The UDWR is responsible for managing fisheries, aquatic pests (quagga mussel), and boat washing in Utah. Fish habitats (i.e., the state's streams, rivers, lakes, ponds, and reservoirs) are managed by the underlying landowner, which can include state and federal agencies.
- f. Economic Considerations
 - i. "Recreational fishing provides a significant economic impact to the Utah economy and economic benefit to anglers" (Kim and Jakus 2013).
 - ii. "Economic impacts or contributions are based on anglers' expenditures associated with the fishing trips. Expenditures affect the local and regional economy through the interrelationships among different sectors of the economy. Input-output (IO) analysis of expenditure patterns traces the effects 'upstream' and 'downstream' through the economy, resulting in the multiplier effects. The angler survey, conducted in the months of March, April and May of 2012, revealed that a typical angler spent \$84 per trip on a fishing trip in Utah in 2011. Average expenditure to visit a BRF was estimated to be \$90 per trip" (Kim and Jakus 2013).
 - iii. Fishing of over 78 species in Utah represents a significant sector of Utah's tourism economy. Almost \$400 million was spent in association with fishing, hunting, and wildlife appreciation activities in 1985 (Powell 1994).
- g. Custom + Culture
 - i. "The Utes living on the shores of Utah Lake were known as 'Fish Eaters,' suggesting the abundance of this food source in early historic times" (Holzapfel 1999).
 - ii. Not all fishermen have appropriately managed fisheries as described in Holzapfel (1999): "Eventually, by the early 1870s, the yield of trout from Utah Lake decreased as a result of the methods of fishing, lack of strict enforcement of existing laws regulating fishing, irrigation practices that often left fish high and dry, chemical changes in the water, and, later, the introduction of new species of fish in the lake. The introduction of black bullhead catfish (1871), carp (1880s), channel catfish (1888), and large-mouth bass (1890) in the lake were among the main reasons for native Utah trout becoming extinct."
 - iii. Recreational fishing has been part of the local custom and culture for more than 100 years.



5. Policies

- a. Support natural resource management entities within Utah to prevent invasion of aquatic invasive species (AIS) into the state, and to contain AIS through accepted management practices to areas that are either already infested or become infested.
- b. Support Utah natural resource management entities in establishing and increasing outreach efforts directed at public education. The intent is so Utah's public, particularly the media, governmental agencies, outdoor-associated recreational organizations, boaters, and anglers will realize the threats and impacts from AIS, and become partners in AIS education, interdiction, decontamination, and management.
- c. Coordinate with UDWR to establish and maintain Blue Ribbon fisheries.
- d. The county supports efforts to maintain healthy fisheries within the county for biological diversity as well as recreation and tourism.



Floodplains + River Terraces

1. Definition

- a. A floodplain is the low-lying area near a river, stream, or drainage which floods when the water level reaches flood stage. A river terrace is the bench or step that extends along the side of a valley and represents a former level of the valley floor.

2. Related Resources

- a. Fire Management, Livestock & Grazing, Land Use, Noxious Weeds, Fisheries, Wildlife, Water Quality & Hydrology, Wetlands, Wild & Scenic Rivers, Canals & Ditches, Irrigation, Riparian Areas, Recreation & Tourism, Agriculture

3. Best Available Information Sources

- a. Federal Emergency Management Agency flood zones
- b. A History of Utah County
- c. [National Oceanic and Atmospheric Administration](#)
- d. [Utah Geological Survey](#)

Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Rivers are dynamic systems. River channels can migrate laterally as a result of bank erosion and deposition, and vertically as a result of bed aggradation or degradation. Floodplains, terraces, and other features are formed by these processes, and are therefore part of the river system (Bio-West 2016).
 - ii. Floods occur when a river channel reaches its maximum capacity, often during times of heavy rain or snow melt. Water overflows the river's streambanks and floods into nearby areas that would otherwise be dry. This is especially true when water is delivered at a rate faster than the associated soils can absorb it. Floods also occur when a dam or water impoundment gives way and large amounts of water are released suddenly. For the most part, flooding is a natural process that supports channel maintenance, ecological processes, and riparian vegetation. Nevertheless, floods can cause severe human impacts and therefore must be among resource planning considerations.
 - iii. Within the Mountainland Association of Governments (MAG) region, flooding most often occurs from two distinct event types: (1) spring runoff from melting snowpack at high elevations, and (2) summer rainstorms



(Hylland and Mulvey 2003). While either event can trigger flooding, the dynamics of each are different. Snowmelt is a relatively predictable occurrence dependent on the amounts of winter snowpack and rising spring temperatures. Large accumulations of snowpack melting in spring contributes to some localized flooding of floodplains of stream and river channels. In contrast, summer cloudburst events, especially those driven by monsoonal moisture, cause sporadic and localized flooding events on otherwise dry washes and canyons. Thunderstorm-triggered floods are exacerbated in locations recently affected by wildfires where vegetation cover is absent and soils are more exposed to erosion and channeling water down slope.

- iv. Floods are the leading cause of natural disaster deaths worldwide. Floods also have the potential to cause significant financial impacts in the form of severe damage to structures, transportation systems, and other infrastructure. Wildfire is a secondary cause of flooding because when vegetation is burned, soils are exposed to erosion. Debris flows below fire scars is a considerable risk until vegetation is reestablished. Planning for revegetation through seeding and other mitigation efforts after fires should be addressed in resources management documents (Bio-West 2016).
- v. "Utah County can experience three types of floods: flash floods, riverine floods, and lakeside floods. Flash floods occur when torrential rain delivers water in an upland area at a volume greater than the soil can absorb, when unusually warm spring weather melts the snow pack too quickly, or when a dam, landslide or other obstruction impounding water gives way" (Utah County Commission 2014).
- vi. "Riverine floods occur on the natural flood plain as part of the normal process where water from high stream flows are stored outside the river banks until the flow diminishes" (Utah County Commission 2014).
- vii. "Lake side floods on land surrounding Utah Lake are dependent upon how much water is stored in the winter snow pack, the manipulation of the storage reservoirs upstream and the irrigation releases at the outlet of Utah Lake. Dredging of the Jordan River, the outlet from Utah Lake to the Great Salt Lake, has been used to help reduce flooding along the shoreline of Utah Lake" (Utah County Commission 2014).
- viii. "The Federal Emergency Management Agency, FEMA, has identified the Utah Lake flood plain and several riverine flood plains in Utah County and requires Utah County government to administer special protective regulations in these areas. The FEMA maps show the areas subject to 1% annual chance floods (100 year floods) and areas subject to 0.2% annual chance floods (500 year floods) and have placed those maps in the office of Utah County Community Development. Development in areas subject to 1% annual chance floods should meet floodproofing standards to mitigate flooding concerns. Requirements should be



established to regulate the location of human occupied structures near flood channels not subject to FEMA regulations" (Utah County Commission 2014).

b. Control and Influence

- i. At the federal level, the Federal Emergency Management Agency (FEMA) provides flood data that classifies areas based on their different flood hazards through the National Flood Hazard Layer (NFHL) and National Flood Insurance Program (NFIP). This enables elected officials, emergency responders, and the public to be informed and to reduce, or avoid altogether, impacts from floods, to guide development, and to reduce the risk of floods (Bio-West 2016).
- ii. Federal agencies manage riparian areas and floodplains under Executive Orders 11988 and 11990, Sections 303 and 404 of the Clean Water Act, and the Endangered Species Act. Riparian areas are also managed under individual resource management plans and other agency policies and guidelines, such as the Bureau of Land Management's (BLM) Riparian Area Management Policy.
- iii. The Utah Division of Water Rights processes stream alteration permits in conjunction with the U.S. Army Corps of Engineers.
- iv. Flooding along major rivers is sometimes controlled at the discretion of the dam operators. Individual cities have floodplain ordinances that are supported by the county.

c. Economic Considerations

- i. Major economic considerations for floodplains include higher development costs to mitigate flood risks. Costs include earthen fill to raise building footprints above flood elevations and other flood-control structures on private lands. Flood-control costs may also be passed on to municipal and county governments during flood emergencies.
- ii. Another economic consideration is the cost of floodplain insurance to homeowners. Development in areas subject to floods should meet additional flood-proofing requirements. Laws and regulations regarding floodplain management usually vary between communities.
- iii. In 1983, a "major landslide occurred in Utah County above the town of Thistle. The landslide blocked the Spanish Fork River, which flooded the town of Thistle until it was underwater. The event caused 1 fatality and 2 injuries as well as damages topping \$200 million" (National Weather Service n.d.).
- iv. "The Thistle landslide and "Thistle Lake" severed railroad service between Denver and Salt Lake City, flooded two major highways (U.S. 6 and U.S. 89), devastated the town of Thistle, and resulted in Utah's first Presidential disaster declaration. Direct damage exceeded \$200 million (in 1983 dollars), making Thistle the most expensive landslide to date in U.S. history" (Milligan 2005).

d. Custom + Culture



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- i. “The settlers eventually built Fort Utah along the banks of the Provo River. The initial site presented problems for the group of settlers, however. Periodic flooding became a real concern, so in 1850 a second fort was established somewhere in the vicinity of present-day North Park (500 West 500 North)” (Holzapfel 1999).
- ii. “The county livestock industry contributed to range overgrazing and erosion problems, however, which ultimately resulted in major flooding in the county in 1930 and 1952. Cooperation between ranching interests and the federal government eventually brought about several erosion-control projects and increased supervision of the public lands by the federal government” (Holzapfel 1999).
- iii. Preventing floods and mitigating natural disasters has always been a priority for landowners in Utah County. The custom and culture of the area is to be responsible about structure and infrastructure placement, and respect the inevitable changes in flowing water.

5. Policies

- a. The county supports thoughtful management of floodplains and river terraces as a way to protect human health and safety.
- b. The county values floodplains and river terraces as an important part of the local ecosystem.



Forest Management

1. Definition

- a. The actions for the regeneration, use, and conservation of forests.

2. Related Resources

- a. Fire Management, Noxious Weeds, Wilderness, Wildlife, Water Quality and Hydrology, Livestock and Grazing, Recreation and Tourism, Agriculture

3. Best Available Information Sources

- a. Utah Forest Health Highlights 2014
- b. Forest Resource Statistics for Northern Utah, 1993 (Published in 1997)
- c. Revised Forest Plan Wasatch-Cache National Forest 2003
- d. A History of Utah County
- e. USU: [Utah Forest Types](#) (2012)
- f. USFS: [Utah's Forest Resources](#) (1978)
- g. FFSL: [Utah Forest Action Plan](#) (2016)
- h. Utah County Resource Assessment
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Utah forests are as diverse as the landscape itself. Over 15.1 million acres of forests are administered by federal, state, and local agencies. Another 3 million acres are privately owned (Utah Division of Forestry, Fire & State Lands 2014).
 - ii. Trees and forests are an important resource to the people of Utah. With the urbanization of the last decade, air quality along the Wasatch Front is often poor. This is especially true during inversions in the winter months. Trees help trap and filter particulate pollution in the air. They help reduce energy costs and add to property values.
 - iii. "With more people building homes out into forested lands every year, wildfires are increasingly complex to manage and the danger to fire fighters and homeowners in the Wildland Urban Interface continues to grow. The after-effects of fire on the ground often include invasive species problems and large scale erosion" (Alpine and Timp-Nebo Conservation Districts 2013).
 - iv. "Forests reduce erosion and help regulate snow melt within valuable watersheds. They provide critical wildlife habitat and high quality outdoor recreation opportunities. Invasive species (e.g., Russian olive and



- tamarisk), insect and disease problems, and grazing pressure from wild and domestic animals all pose threats to the health and function of these forests" (Alpine and Timp-Nebo Conservation Districts 2013).
- v. Several factors have contributed to the decline in forest health including a decline in historic logging, grazing patterns, fire exclusion, and invasive or noxious weeds. Drought conditions can negatively affect forest health, causing detrimental changes in vegetative conditions, especially if combined with these other management practices (Utah Division of Forestry, Fire & State Lands 2014).
 - vi. "About 5.2 million acres, or 25 percent, of northern Utah is forested. Fifty-two percent of this forest area is capable of producing commercial wood products and is classified as timberland. Forty-eight percent is classified as woodland, primarily pinyon-juniper. The predominant forest types on the timberland are aspen, Douglas-fir, lodgepole pine, and spruce-fir. The National Forest System manages 70 percent of the timberland; 23 percent is under private ownership, and 7 percent is under other public ownership (local, State, and other Federal). Thirteen percent of the timberland is withdrawn from commercial timber production and is in a reserved status. Most reserved timberland is found under National Forest System management. The total volume of growing stock on nonreserved timberland in northern Utah is 3.4 billion cubic feet. In order, Douglas-fir, lodgepole pine, aspen, Engelmann spruce, and subalpine fir species account for most of the volume. Net annual growth averages 38.6 million cubic feet after the impact of mortality, which averaged 47.9 million cubic feet annually" (U.S. Forest Service 1997).
 - vii. "Forests and woodlands cover a large percent of Utah County, with the majority belonging to the U.S. Forest Service. However, there is also a significant amount in private ownership" (Alpine and Timp-Nebo Conservation Districts 2013).
 - viii. Most forests in the county occur in the Wasatch Mountains, along the eastern edge of the county. Other forest types in the county include:
 - 1. Urban forests within cities
 - 2. Oak-maple forests in low elevations
 - 3. Pinyon-juniper forests in low to mid-elevations
 - 4. Douglas-fir forests in mid-elevations
 - 5. Aspen forests in low to high elevations*Source: (McAvoy et al. 2012)*
 - ix. In 2010 (updated for 2016), the Utah Division of Forestry, Fire and State Lands developed the Utah Statewide Forest Resource Assessment. The assessment:
 - 1. Provides an analysis of the forest conditions and trends in the state;
 - 2. Addresses current state and national resource management priorities;



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3. Spatially delineates priority rural and urban forest landscape areas;
4. Ensures that state and federal resources are being focused on important landscape areas with the greatest opportunity for shared management priorities and achieve meaningful outcomes (see the Utah's Forest Action Plan data for priority areas); and
5. Enables the efficient, strategic, and focused use of limited program resources.

b. Uses

- i. "Utah County has few stands that are useful for milling into lumber. Sporadic cuts of deciduous trees, such as cottonwoods, occur to make warehousing pallets, shipping crates, and supports for mine safety. Junipers are often harvested and trimmed to make fence posts. Various woods are utilized for home fireplace heating, and a few softwoods have been cut to supply local sawmills with dimensional lumber. However, the most important use of the areas covered by the tree communities in Utah County is as watershed. Inexpensive supplies of culinary and irrigation water are produced in the mountain forests adjacent to Utah County's population and agriculture centers and require very little expense for treatment and transportation" (Utah County Commission 2014).
- ii. "The forested land also produces a crop of browse used for grazing livestock, forage for game animals, and scenic landscape that is important to the recreationist. The tourists that are drawn to these mountains for their beauty and recreation aspects bring important out-of-county dollars into the county's economy annually" (Utah County Commission 2014).

c. Plants

- i. "The tree community in any particular spot of Utah County is a product of climate, soils, land forms, and elevation. Trees constitute the major vegetative type in the county. This is true even though Utah County is a productive agricultural county. The majority are deciduous trees; aspen, maple, and oak, although the tree communities of many cool, north-facing slopes in the county are composed of evergreen fir and spruce. Smaller tree communities found west of the Wasatch Mountains are composed of mostly junipers and pinion pines" (Utah County Commission 2014).
- ii. "Douglas fir bark beetle and fir engraver beetle are native pests with cyclic populations that can occasionally build up to epidemic levels without proper forest management. Douglas fir is the most valuable timber species in Utah County, and bark beetles can represent a significant threat to forested property values. The fir engraver beetle is more of a problem with true fir species, such as white fir and sub-alpine fir. These trees have little timber value, but large numbers of dead trees on a property reduce aesthetic value and pose a threat of wildfire" (Utah County Commission 2014).



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- iii. “Aspen forests provide some of the most biologically diverse habitats in the county. Aspen trees are being slowly replaced by conifer species that are more tolerant to shade and browsing. Generally, fire danger is low in these forests, but with an increase in conifers and a buildup of dead and fallen timber, the risk is increasing. In the absence of disturbance, aspen forests are declining. Events such as harvesting or burning are the best way to stimulate new aspen growth. Without proper management, the health and function of these forests can become irreversibly impaired” (Alpine and Timp-Nebo Conservation Districts 2013).
- iv. “The extensive oak brush covered slopes of the Traverse Mountains and the foothills of the Wasatch Mountains is a highly fire prone vegetative type. Termed ‘chaparral’ in some studies, the chaparral is also the critical winter habitat for the mule deer population and constitutes the majority of their food source when deep mountain snow force the deer to congregate in these lower elevations. Unlike the forested areas, the high shrub community has no significance for lumber or wood products. Its basic value is for watershed, browse, and scenic qualities” (Utah County Commission 2014).
- d. Control v Influence
 - i. The Forest Service administers the Uinta-Wasatch-Cache National Forest. The Utah Division of Forestry, Fire and State Lands manages state lands and forests in Utah, while Utah State University contributes forestry research and the developing best practices for private landowners.
- e. Economic Considerations
 - i. Visitors from around the world, together with Utah locals, enjoy Utah’s renowned forests that span from Canyonlands to the alpine zone. While Utah is only 29 percent forested, these forests have high scenic, recreation, wildlife, and other forest use values that make forest health very important (Utah Division of Forestry, Fire & State Lands 2014).
 - ii. The market for forest products is very small in Utah, but it does exist. Forest products may be sold by board feet, by volume, or by piecemeal, depending upon the product and the buyer. A professional forester can assist the seller in choosing the correct unit of measure and in determining value of the product. The non-extractive products and benefits that come from Utah’s forests, such as recreation, water quality, wildlife habitat, and aesthetics, are valuable. These contribute to the quality of life in Utah.
- f. Custom + Culture
 - i. “Other demands, including the use of public lands in the county, continued to draw the attention of local and national government leaders. The federal government’s efforts to manage the Wasatch and Uinta National Forests in the region brought many changes, including the extension of the forest boundaries with the addition of 15,233 acres along



the Wasatch Front in 1949. James L. Jacobs, Uinta National Forest supervisor, began an effort in 1950 to reduce livestock permits in the forest. In 1954 he worked to expand the efforts of the Soil Conservation Service and local municipalities to participate in pilot projects under the new Watershed Protection and Flood Prevention Act. During the same year, a public land order transferred to the Uinta National Forest from the Wasatch National Forest 142,000 acres in the American Fork Canyon area. Additionally, the Pleasant Grove Ranger District was also created, and it included the area originally known as the American Fork Ranger District. Part of the new district also came from the Wasatch National Forest, and other land along the Wasatch Front was transferred from the Spanish Fork District” (Holzapfel 1999).

- ii. “Under the direction of the new forest supervisor, Clarence S. Thornock, two new forest-ranger offices were built in Utah County at Spanish Fork and Pleasant Grove. In addition, several large and complex watershed rehabilitation projects were initiated in 1957, featuring contour trenching along the steep mountain slopes east of Utah Valley. Also, additional campsites were built and several existing sites were modernized during this period of aggressive activity by the National Forest Service in Utah County” (Holzapfel 1999).
- iii. “Yet management of these lands became more complex. As pressure mounted from lumber companies, ranchers, and mining companies on one side, and recreationists and environmentalists on the other, the U.S. Forest Service (USFS) found itself in a crossfire. In the late 1950s the USFS urged Congress to pass the Multiple-Use Sustained Yield Act to officially acknowledge a wide variety of uses of national forest lands. Opposition arose from all sides, each worried about the effect of the law on its particular favored access and use. Finally, when adopted in 1960, the act mandated more environmentally responsible management of the national forests” (Holzapfel 1999).

5. Policies

- a. Encourage timber harvesting to prevent fuel load and biomass buildup.
- b. Utah County encourages federal and state agencies to adopt and maintain scientifically sound forest management policies based on high quality, recently acquired data and to pursue multiple use of public forest resources to provide sustainable and continuous yield of timber, forage, firewood, wildlife, fisheries, recreation, and water.
- c. The county supports prescribed burns as a fuels reduction management tool for resource enhancement when used in conjunction with forest thinning and post treatment salvage or in areas that physically cannot be mechanically thinned when such burns comply with air quality regulations.



6. Desired Management Practices

- a. Agencies should adopt policies that promote and facilitate early detection and control of insect infestations through the use of biological and chemical agents, including salvage of dead and dying forest stands.
- b. Agencies should encourage and provide for the prompt salvage and replanting of forested areas and forest losses due to fire, insect infestation, or other events.



Irrigation

1. Definition

- a. Irrigation is the process in which water is supplied to plants at intervals for agriculture.

2. Related Resources

- a. Land Use, Agriculture, Water Quality & Hydrology, Wilderness, Water Rights, Forest Management, Predator Control, Noxious Weeds, Canal and Ditches

3. Best Available Information Sources

- a. A History of Utah County
- b. USDA: National Agricultural Statistics Services. 2012. [County Summary Highlights](#)
- c. USU Cooperative Extension
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Irrigation is the practice of supplemental application of water to land (beyond that water which is directly received by the land from naturally occurring precipitation) for the purpose of increasing the agricultural output of cropland and to sustain additional vegetation growth throughout the landscape. Much of Utah's agriculture would not be possible if not for irrigation. Utah's arid climate provides limited and frequently unreliable annual rainfalls. Many of the canals and ditches remain open, but over time many have been lined or piped to improve operational efficiency (Bio-West 2016).
 - ii. Dams, canals, and pipelines are constructed to take advantage of the topography of each watershed and redistribute water from rivers and streams outward to lower elevation lands, which are more suitable for crop production (Bio-West 2016).
 - iii. The science and practice of irrigation is intrinsically connected to agriculture in Utah and is dependent on the extensive networks of canals, pipes, and ditches that make the usage of water rights possible. Irrigation also plays a significant role in affecting downstream water quality and hydrology available for subsequent users, whether the user is human, animal, or vegetation (Bio-West 2016).
 - iv. It is often the case that those who manage the agricultural conveyance networks are the same individuals that are the irrigation managers;



however, this is not always the case. This overlap between irrigation supply managers and irrigation water users regularly creates confusion as to whether one is speaking about conveyance (water delivery via ditches and canals) or irrigation (water use). It is beneficial to understand the distinction between conveyance managers and irrigation managers. Farmers and ranchers are the water users, or the irrigators. They may also be involved with managing the diversion from which they receive their water, or they may simply be shareholders that are more comparable to customers subscribed to a service, much like residential water users connected to a municipal water line. Irrigation or canal company officials may never actually irrigate any farmland; their jobs may simply be to manage the conveyance system's water rights, diversions, canals, gates, etc. (Bio-West 2016).

- v. In 2012, Utah County had 75,167 acres of irrigated land (USDA 2012).
 - vi. Primary irrigation water sources for the Mountainland Association of Governments (MAG) region are the Provo, Weber, and Spanish Fork River watersheds, with storage in a number of reservoirs. Water is also provided to the region via the Central Utah Project (CUP) (Bio-West 2016).
 - vii. "Utah County obtains irrigation water from Mona Reservoir in Juab County and Strawberry Reservoir in Wasatch County, and both irrigation and culinary water from Deer Creek Reservoir in Wasatch County. The Jordanelle Reservoir in Wasatch County also provides municipal and industrial water to northern Utah County. Utah Lake lies within the county boundary and some local landowners obtain irrigation water from the lake, however, much of the water is used by downstream owners. There are a few smaller sized impoundments and natural bodies of water that exist within Utah County which are important for local recreational use and water storage" (Utah County Commission 2014).
 - viii. Springs and wells from underground water supplies are heavily used for both culinary and irrigation use in Utah County (Utah County Commission 2014).
- b. Control v Influence
- i. Within each watershed, various entities or individuals have legal claims (i.e., water rights) to use the water for "beneficial use," and are permitted to divert waters from streams into the storage dams, canals, and pipelines. The distribution of water is governed by state law and is based largely on geographic proximity, available supply, and ownership of the water rights (Bio-West 2016).
 - ii. Canal and irrigation companies are outside of the county's control, but could be influenced by private shareholders.
- c. Economic Considerations
- i. Without irrigation, the agriculture in Utah County would be almost nonexistent.



d. Custom + Culture

- i. To sustain the influx of pioneer settlers, canals and ditches were constructed throughout Utah, making agriculture possible despite the dry climate. Subsequent development of agriculture brought further expansion of ditches and canals (Bio-West 2016).
- ii. “Two separate canals, the High Line and the Mapleton, eventually brought Strawberry water to a large area in southern Utah County. The eighteen-mile-long High Line Canal, which extended southwesterly from the powerhouse, passing Salem, Payson, Spring Lake, and Santaquin and then through Goshen Pass, furnished water to 17,000 acres of farmland near Payson, Salem, Santaquin, and Genola. The 6.8-mile-long Mapleton Canal served the Springville and Mapleton area” (Holzapfel 1999).
- iii. “Survey responses regarding the importance of water resources derived from public lands and used to irrigate crops and pastures were fairly uniform across Utah... few respondents in any area of the state considered irrigation water to be not important or only slightly important. In each of the county clusters, a large majority of respondents considered water resources for irrigation to be “very important,” with the percentage of respondents selecting that response ranging from 63.5% in the Davis/Salt Lake/Utah/Weber county area to approximately 92% in the Piute/Sanpete/Sevier clusters” (Krannich 2008).

5. Policies

- a. Water is managed so that growth is not inhibited by water resources.
- b. The county values irrigated agriculture as part of the local economy.
- c. The county supports agricultural efficiency to conserve irrigation water.
- d. The county opposes any plans or policies on public land that might limit access to sources of irrigation water rights.



Land Access

1. Definition

- a. Access to public and private lands.

2. Related Resources

- a. Recreation and Tourism, Land Use, Livestock and Grazing, Energy, Law Enforcement, Fire Management

3. Best Available Information Sources

- a. A History of Utah County
- b. SITLA. 2016. [Land Ownership](#). GIS data obtained July 28, 2016.
Full works cited page available [here](#)

4. Findings

a. Overview

- i. In Utah County, 42 percent of the land is private, 40 percent is public (BLM and USFS), 14 percent is various state land, and 3 percent is wilderness (SITLA 2016). Access to lands is undoubtedly essential to their utilization.
- ii. Common land access issues are a result of:
 - Private land surrounded by or accessed through public lands
 - Public lands surrounded or accessed through private property
 - Private lands within designated wilderness
 - Utah SITLA lands within public lands
- iii. Access to land for motorized (motorcycles, 4-wheel drive, etc.) and non-motorized (mountain bikes, hiking, climbing, etc.) recreation is a **major issue** in the county.

b. Broadband Internet

- i. As high speed Internet connections become an increasingly critical asset for economic development, education, healthcare, public safety, and general quality of life, the tech industry and governments must work collaboratively to prepare for the growing need. Zoning laws, right-of-ways, preferred corridors and infrastructure requirements, and coordination with public land management agencies may need to be analyzed in the future to maximize this utility. (K. Cole, Governor's Office of Economic Development, unpublished report).

c. Control and Influence

- i. County governments play a role in facilitating land access regardless of ownership. This is accomplished by acquiring and maintaining rights-of-

Commented [1]: What constitutes a "major issue" here? Is there not enough land? Not enough balance between types?

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way or easements across property. Counties also acquire and enforce access by participating in planning processes of federal and state agencies and via litigation.

d. Economic Considerations

- i. Utah County residents' quality of life is tied to accessing public lands for resource utilization and recreation. Physical access via roadways, especially for motorized vehicles, is required for the development and utilization of mineral, recreational, and other resources. Of special concern are small inholdings managed by the BLM within close proximity to urban areas.

e. Custom + Culture

- i. It is the custom and culture of Utah County to support and protect private property rights, including access to public and private lands. Utah County feels strongly that state and federal landscape and amenities should be accessible by multiple modes of transportation, be utilized by multiple user groups for varying purposes, be inclusive to all persons with disabilities, and follow relevant accessibility guidelines.

5. Policies

- a. Work with federal agencies to increase the use of existing trails.
- b. Identify all county roads and public rights-of-way to protect the county's resources and promote public health and safety (i.e., search and rescue, fire protection, resource conservation, law enforcement, emergency medical services).
- c. Encourage existing and proposed pedestrian and bicycle trail systems to provide access to outlying trails on public lands. Form a team with county or federal agencies in the creation of such trails.
- d. The county supports the concept of motorized vehicles being used only on designated roadways or routes in order to control erosion and other resource impacts.
- e. Allow consideration of new roads and trails by working with the appropriate land management agency.
- f. Lawfully acquire necessary rights-of-way to facilitate public access to National Forest System lands and to meet resource management objectives.
- g. The county supports public lands management by federal agencies that provides opportunities for a range of motorized recreation experiences on public lands while protecting resources and minimizing conflicts among various users.
- h. Any fire, military, emergency, or law enforcement vehicle being used for emergency or administrative purposes is exempt from OHV restrictions.
- i. Cooperate with the Forest Service to upgrade certain Forest Service roads in preparation to improve those roads into Class B roads.
- j. Continue to improve all roads on public lands within the county system.



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- k. Maintain structures such as bridges and cattle guards to be structurally sound and safe for use.



Law Enforcement

1. Definition

- a. The designated personnel group who has federal, state, or local authority within a jurisdiction to enforce the law or respond to an emergency.

2. Related Resources

- a. Recreation and Tourism, Land Use, Land Access, Fire Management, Water Rights

3. Best Available Information Sources

- a. A History of Utah County
- b. 2015 Utah Counties Fact Book
- c. [Brand Inspection and Registration Program, Livestock Inspection Bureau Information](#)

Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Law enforcement in Utah County includes many jurisdictions.
 - ii. Key law enforcement issues related to natural resources management and public lands are coordination among jurisdictions of various law enforcement personnel and funding issues such as funding for search and rescue operations.
 - iii. An example of law enforcement coordination involving public lands is livestock theft. The Livestock Inspection Bureau at the Utah Department of Agriculture and Food deals with cases of livestock theft, in close coordination with county sheriff's offices. Cases of livestock theft are eventually prosecuted through the county attorney. Additionally, in situations of disease outbreak, the Livestock Inspection Bureau works with sheriff's offices to help enforce livestock quarantines (UDAF 2017).
 - iv. State law enforcement includes:
 - Utah Highway Patrol
 - Utah Division of Wildlife Resources Conservation Officers
 - Utah Department of Agriculture and Food, Livestock Inspection Bureau
 - State Park Rangers
 - v. In 2013, the Utah Association of Counties reported that there were 1,002 law enforcement employees for Utah County. There were 12,661 adult



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arrests and 0.62 violent crimes per 1,000 people in 2013 (Utah Association of Counties 2015).

- b. Control v Influence
 - i. An appropriate level of service for law enforcement is essential for all levels of government to protect the health, safety, and welfare of the county, which will in turn positively impact the local industry. Benefits are direct and indirect.
- c. Economic Considerations
 - i. Annual operating costs for local law enforcement (county sheriff's departments) are influenced by public lands law enforcement activities, including coordination activities with state and federal law enforcement agencies. Costs associated with search and rescue operations are increasing in many areas of the state, particularly with increased recreational use of remote lands. Utah counties have the option to charge people who are rescued and/or can receive reimbursement through the state's Search and Rescue Financial Assistance Program.
 - ii. The Utah Search and Rescue Assistance Card (USARA Card) offers expense-paid rescue to individuals (hunters, hikers, other backcountry enthusiasts) for an annual fee. Money raised by the program will support the State's Search and Rescue Financial Assistance Program. County Search and Rescue teams will receive reimbursement for equipment, training, and rentals from the program. Such expenses are often borne by the counties.
- d. Custom + Culture
 - i. Law enforcement has always been important to citizens in Utah County for the safety, protection, and security it provides.
 - ii. A History of Utah County (1999) recounts when alcohol was being sold illegally in the 1920s, "Local police, aided for the first time by federal agents, made five raids in Lehi and Provo in one day in 1925. Arrests continued throughout the county." Before and after Prohibition era, residents supported law and order in the county, including those who enforced it.

5. Policies

- a. The sheriff's office works cooperatively with state and federal law enforcement to protect the rights of people on public lands.
- b. Federal and state law enforcement that needs to take place in the county should be coordinated through the county sheriff's office.



Livestock + Grazing

1. Definition

- a. Livestock include domestic animals, such as goats, sheep, cattle, or horses, raised for private use or for profit. Grazing is to feed on grass, browse, and other forage.

2. Related Resources

- a. Land use, Land Access, Agriculture, Water Quality & Hydrology, Wilderness, Water Rights, Forest Management, Predator Control, Noxious Weeds, Wildlife, Fisheries, Threatened, Endangered, & Sensitive Species, Economic Considerations

3. Best Available Information Sources

- a. A History of Utah County
- b. [Rangeland Resources of Utah](#)
- c. [Livestock Grazing in Utah: History and Status](#)
- d. [Utah Department of Agriculture and Food](#)
- e. [Utah Agriculture Statistics and Annual Report](#)
- f. [Forest Service and BLM announce 2015 Grazing Fee](#)
- g. [USDA Census of Agriculture](#)
- h. [NRCS, USDA, Utah County, Utah Resource Assessment, August 2005](#)
- i. [USDA's National Agricultural Statistics Service Utah Field Office](#)
- j. [Utah Annual Statistical Bulletin, in cooperation with the Utah Department of Agriculture and Food, County Estimates: Cattle](#)

Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. According to the Utah Annual Statistical Bulletin (2016), livestock estimates for Utah County in 2016 were 61,000 cattle and calves, with 15,900 beef cows and 16,300 milk cows, and 13,300 sheep and lambs.
 - ii. There are 31 BLM, 2 SITLA, and 43 USFS grazing allotments within Utah County (USDA and ARGC 2009). A significant amount of livestock grazing occurs on land administered by these agencies. Grazing also occurs on private lands.
 - iii. "The decline in the sheep industry in Utah, which has been dramatic in Iron, Sanpete, and Utah counties, reflects the decline in demand for wool, consumer preference for lamb, more restrictive predator control policies, and difficulties in obtaining labor. In addition, most sheep are no longer



trailed to and from seasonal ranges and the cost of trucking has likely played a role in the decline of the sheep industry by increasing production costs. The steady decline in sheep numbers has also resulted in many federal grazing permits being transferred from sheep to cattle. Although actual numbers of sheep and lamb losses to predators have declined from about 53,000 animals in 1987 to 29,300 in 2007, the apparent decline in predation losses is confounded by the declining number of sheep. The percentage of losses has remained 10 to 12 percent over the past 20 years. Approximately 80 percent of the annual loss is from loss of lambs, the primary sale product, with the remainder of the loss occurring in breeding herds. The decline in the sheep industry and other factors, such as fire control policies of the past 100 years, are thought by some to have contributed to the gradual increase in woody plant domination on Utah rangelands" (Utah State University 2009).

- iv. "It is apparent that some ranchers in counties, such as Utah, Sanpete, Summit, Carbon, Uintah, and Iron, as well as Box Elder (traditionally centers for sheep production), switched to or reallocated their resources to include cattle production" (Utah State University 2009).
- v. The following are general land use observations as described in the NRCS Utah County Resource Assessment (2005):
 - 1. Grass / Pasture / Hay Lands
 - a. Complications related to overgrazing include poor pasture condition, soil compaction and water quality issues.
 - b. Control of noxious and invasive plants is an ever increasing problem.
 - c. The small, part-time farms are less likely to adopt conservation due to cost and low farm income.
 - 2. Rangeland
 - a. Improper livestock grazing, drought, and other practices have caused a decline in the diversity of rangeland cover and vegetation.
 - b. Continued increase and spread of sagebrush and other woody species has decreased the usefulness of some areas as grazing land.
 - c. Brush and pest management will be necessary in many areas to control.
- b. Control and Influence
 - i. The BLM also administers grazing allotments and public-lands grazing in Utah County. The western portion of Utah County is managed under the 1988 Proposed Pony Express Resource Management Plan and Final Environmental Impact Statement while allotments in eastern Utah County are guided by the 2008 Price Resource Management Plan.
 - ii. In large part, Utah County private property owners and farm operators control this resource where occurring on private property. Where grazing

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takes place on federal lands, federal land managers are responsible for the regulations and restrictions.

c. Economic Considerations

- i. Animal agriculture in Utah represents the single largest sector of farm income in Utah. At a value of more than \$1 billion, 25 of the state's 29 counties report livestock as the dominant agricultural sector (Utah Department of Agriculture and Food n.d.).
- ii. The Livestock Grazing in Utah: History and Status (2008) report states, "Rangelands in Utah are primarily administered by the Bureau of Land Management (BLM) and Forest Service (FS). Data from the BLM indicate that use by domestic livestock has declined more than two-thirds over time. Most of this decline has been associated with the reduction of the sheep industry. Similar data for the FS indicate that declines in the use of FS lands have not been as dramatic as on BLM lands, but usage of FS lands today is about half what it was 60 years ago" (Godfrey 2008).
- iii. Economic trends are described in Rangeland Resources of Utah (USU 2009): "Utah agriculture is dominated by production of livestock, livestock products, and the production of feed crops utilized in the livestock industry. In nominal terms, agricultural receipts in Utah have increased from \$588 million in 1984 to \$1.3 billion in 2007, a 128 percent increase, while Utah livestock and livestock product receipts have also more than doubled in the same period. The implication is that livestock and livestock receipts have fairly consistently contributed from 71 to 78 percent of all agricultural product receipts over the last 24 years. Beef cattle, dairy cattle, swine, and sheep, in decreasing order, contribute the majority of Utah livestock receipts. In terms of receipts from live animal sales, the cattle and sheep industries' contributions vary from 68 to 79 percent, while the swine industry contributions vary from 20 to 30 percent."
- iv. The ability to graze livestock on the forage available is important to operators in the county.
- v. The USFS and BLM grazing fee for 2015 was \$1.69 per head month (HM) or AUM (USFS 2015).

d. Custom + Culture

- i. "Utah County, Utah Lake, and Utah Valley were named after the Native Americans (Utes) who lived in the area. Walker Flat, on the west side of Peteetneet Creek, was named after Chief Wakara. Wanrhodes Canyon was named after an Indian who raised cattle in the area" (Holzapfel 1999).
- ii. In the first half of the 20th century, "the county livestock industry contributed to range overgrazing and erosion problems, however, which ultimately resulted in major flooding in the county in 1930 and 1952. Cooperation between ranching interests and the federal government eventually brought about several erosion-control projects and increased



supervision of the public lands by the federal Government" (Holzapfel 1999).

5. Objectives

- a. All grazing management plans on public lands acknowledge and consider the cultural and economic importance of the livestock industry to the county.

6. Policies

- a. Encourage rangeland health, forage, and grazing stability on public lands. Promote the use of good science to establish data used in rangeland decision making.
- b. The county values livestock grazing on public lands as part of the local ranching heritage and culture.
- c. When livestock management practices on public lands are determined to not be compatible with meeting or making progress towards achievable habitat objectives following appropriate consultation, cooperation, and coordination with local stakeholders, support implementing changes in grazing management through grazing authorization modifications, or allotment management plan implementation. Potential modifications include, but are not limited to, changes in (not in priority order):
 - i. Season or timing of use;
 - ii. Numbers of livestock;
 - iii. Distribution of livestock use;
 - iv. Duration and/or level of use;
 - v. Kind of livestock (e.g., cattle, sheep, horses, or goats); and
 - vi. Grazing schedules (including rest or deferment).
- d. The county supports the ranching industry.

7. Desired Management Practices

- a. Livestock grazing on public land should be managed and regulated by county, state, and federal agencies so as to maintain and enhance desired plant communities for the benefit of watershed, wildlife, water quality, recreation, and livestock grazing as required by the applicable land use plans. Such management should be developed specifically and individually for each public land grazing allotment in order to achieve the desired result throughout the county.
- b. Encourage livestock use on public lands to be compatible with recreation use. Locate structural and design non-structural improvements to meet visual quality objectives.
- c. Support the protection of regeneration from unacceptable livestock damage. Proper livestock management methods will be included in allotment management



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plans and annual operating plans to protect regeneration. Permittees should be held responsible for damages resulting from negligence.



Mineral Resources

1. Definition

- a. Natural resources in the form of minerals (solid inorganic substances).

2. Related Resources

- a. Water Rights, Land Use, Air Quality, Water Quality and Hydrology, Energy, Mining, Cultural, Historical, Geological, and Paleontological, Land Access, Economic Considerations

3. Best Available Information Sources

- a. A History of Utah County
- b. Governor's [Office of Energy Development](#)
- c. [Utah's Extractive Resource Industries 2014](#)
- d. [Public Lands and Utah Communities: A Statewide Survey of Utah Residents 2008](#)
- e. Rangeland Resources of Utah
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Mineral resources are deposits or occurrences of inorganic materials with intrinsic economic value (such as ore, aggregate, oil, and gas) that may be extracted from the Earth's crust. Mineral resources are regulated and managed based on type, and are grouped into three categories: locatable, leasable, and saleable.
 - ii. "Utah County has important mineral deposits of metals concentrated primarily in three sections of the county: American Fork Canyon, the East Tintic Mountains, and, to a lesser degree, at the head of Spanish Fork Canyon. Gold, silver, copper, zinc, lead, and a number of other minerals have been exploited by miners beginning in the nineteenth century" (Holzapfel 1999).
 - iii. "Kennecott Exploration Company (KEC), through a joint venture with Chief Consolidated Mining Company, acquired a porphyry copper lithocap target near Big Hill in the center of the East Tintic district of Utah County" (Boden 2014).
 - iv. The most common soil types in the county are Mollisols, Aridisols, and Entisols. Mollisols make up most of the east side of the county. Aridisols and Entisols are largely found west of Utah Lake (Utah State University 2009).



1. Mollisols

- a. "Mollisols are characterized by a thick, dark, relatively fertile surface soil. They typically form under grassland vegetation, in semiarid to sub-humid shrub steppe, or in forested zones under aspen and where grasses and forbs are important components of the understory. Mollisols are rich in humus (dead and decayed plant matter contributed mainly by the fine root turnover by grasses, forbs, and shrubs) . . . They primarily occur on lake terraces, alluvial fans, foothills, mountains, high plateaus, and valley bottoms. Mollisols are among some of the most important and productive agricultural soils. At higher elevations in Utah, they support rangeland, wildlife habitat, recreation, and timber, while at lower elevations, they support irrigated and non-irrigated cropland, rangeland, and wildlife habitat" (Utah State University 2009).

2. Aridisols

- a. "Aridisols occur where annual precipitation is less than 12 inches and the soil has experienced some development, such as subsoil accumulations of carbonates, clays, silica, salts, or gypsum. Long and dry summers contribute to the formation of this soil order. Aridisols have a light color because the arid climate typically limits plant biomass production and the accumulation of organic matter. They are moderately to very strongly alkaline, and they often have significant accumulations of calcium carbonate in the subsoil. Aridisols support drought resistant vegetation. Sagebrush species, saltbush species, and greasewood are the dominant vegetation types, but their presence and distribution are highly dependent on the soil depth, texture, salinity, and alkalinity" (Utah State University 2009).

3. Entisols

- a. "Entisols are soils of recent origin that do not have discernible horizons with the exception of some darkening of the surface. They occur on younger alluvial terraces and fans, along some valley bottoms, and on stream floodplains. Entisols also occur as shallow soils on bedrock uplands in arid regions. The color of Entisols varies from light to dark, depending on the parent material. Entisols are common in the Great Basin, Colorado Plateau, and Uinta Basin, and can occupy small areas on recent floodplains in any region" (Utah State University 2009).

v. Locatable Minerals



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1. This category includes high-value minerals such as gold, silver, and copper (metallics and non-metallics) that are subject to the Mining Law of 1872 as amended by 30 USC 2. Under the Mining Law, mining claims can be filed for these minerals. The category also includes certain industrial minerals such as gypsum, chemical grade limestone, and chemical grade silica sand. Uncommon varieties of mineral materials such as pozzolan, pumice, decorative rock, and cinders may also be regulated as locatable minerals if demonstrated to have unique market value (Bio-West 2016).
- vi. Leasable Minerals
 1. This category includes gas, oil, oil shale, coal, oil sands, phosphate, and geothermal resources, and are subject to the Mineral Leasing Act of 1920, as amended and supplemented (30 USC 181, et. seq.), the Mineral Leasing Act for Acquired Lands as amended (30 USC 351-359), and the Geothermal Steam Act of 1970 (30 USC 1001-1025). Examples of leasable minerals include coal bed methane, oil and gas, tar sands, potash, and geothermal resources (Bio-West 2016).
- vii. Saleable Minerals
 1. This category includes more common mineral resources including sand, stone, gravel, pumice, clay, and petrified wood. Regulation of these minerals on public lands is authorized by 30 USC 601. State and private lands are regulated by state, county, and local jurisdiction and land use codes. Some saleable minerals are sand and gravel, clay, and stone. Current mining in the Mountainland Association of Government region is focused primarily on saleable minerals, especially sand, aggregate, clay, and stone production (Bio-West 2016).
- b. Control and Influence
 - i. Mineral surveying and extraction on public land is regulated by the BLM and Forest Service.
- c. Economic Considerations
 - i. Inconclusive
- d. Custom + Culture
 - i. When residents of Weber, Davis, Salt Lake, and Utah counties were surveyed on whether public land managers should reduce or increase the extent to which mineral exploration and extraction activities occur on Utah's public lands, 34.1 percent of survey respondents stated that levels should "stay about the same" (Krannich 2008).
 - ii. It is apparent that the extraction and utilization of minerals has been practiced since pioneer settlement in the mid 1800s. "Some of the earliest mining in the county started in American Fork Canyon in 1868. In 1870 the area was organized into a mining district. The canyon boomed with



the discovery of silver, lead, and some gold in the area of Mineral Basin and the establishment of the Miller Mine that same year. One year later, the Miller brothers sold this mine for \$190,000 to General Lloyd Aspinwall and others, who built a narrow-gauge railroad from the town of Lehi to Tibble Fork in American Fork Canyon; it operated from 1872 to 1878” (Holzapfel 1999).

5. Policies

- a. Encourage extractive industries to be in compliance with federal, state, and county laws and regulations, while protecting multiple-use concepts and rights to access on public lands.
- b. Encourage managing agencies to ensure that all mineral development activities on public lands within the county are bonded to cover 100 percent of the reclamation costs.
- c. Avoid or minimize significant and conflicting public or private investments near sites on public lands where mineral activities may occur within the foreseeable future.
- d. It is the policy of Utah County to encourage responsible stewardship of the environment in conjunction with mineral exploration and development. The county supports mineral exploration and development on public lands that is:
 - i. Conducted subject to permits issued by jurisdictional agencies;
 - ii. Consistent with county ordinances;
 - iii. Consistent with local history, customs, traditions, and culture;
 - iv. Free from legally or scientifically invalid and unreasonable barriers;
 - v. Considers resource potential data that is available from industry, Utah Geologic Survey, Department of the Interior, and Department of Agriculture; and
 - vi. Consistent with sound economic and environmental practices.

6. Desired Management Practices

- a. Lands shown to have reasonable mineral potential on public lands in the county should be open to oil and gas leasing with stipulations and conditions that will protect the lands against unreasonable and irreparable damage to other significant resource values. This should include reasonable and effective mitigation and reclamation measures and bonding for such where necessary.
- b. Allow mineral leasing on public lands where it has been determined that stipulated methods of mining will not affect the watershed values to any significant degree.



Mining

1. Definition

- a. The process or industry of obtaining or transporting minerals or aggregate from a mine or other extractive process.

2. Related Resources

- a. Water Rights, Land Use, Air Quality, Water Quality and Hydrology, Energy, Mining, Cultural, Historical, Geological, and Paleontological, Land Access, Economic Considerations

3. Best Available Information Sources

- a. A History of Utah County
- b. U.S. Department of Commerce via Headwaters Economics
- c. Governor's [Office of Energy Development](#)
- d. [Utah's Extractive Resource Industries 2014](#)
- e. [Utah Geologic Survey](#)
- f. [Public Lands and Utah Communities: A Statewide Survey of Utah Residents 2008](#)
- g. [The Economic Contributions of U.S. Mining \(2012\)](#)
- h. [Utah Minerals Program](#)
- i. Utah Division of Oil, Gas, and [Mining](#)
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. There is some mining in Utah County, most of which occurs near mountains.
- b. Control and Influence
 - i. The State of Utah has primacy on regulation and reclamation of mining activities on all lands within the state, and the Utah Legislature assigned responsibility for administration of mining to the Utah Division of Oil, Gas and Mining (DOGM).
- c. Economic Considerations
 - i. In 2015, mining contributed just over \$3 billion directly to the gross domestic product (GDP) of Utah, making up about 2.3 percent of the state's total GDP (National Mining Association 2016).
 - ii. Based on the number of permits issued by the DOGM, Utah County has 94 mineral mines (DOGM 2017).
- d. Custom + Culture



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- i. “Some of the earliest mining in the county started in American Fork Canyon in 1868. In 1870 the area was organized into a mining district. The canyon boomed with the discovery of silver, lead, and some gold in the area of Mineral Basin and the establishment of the Miller Mine that same year. One year later, the Miller brothers sold this mine for \$190,000 to General Lloyd Aspinwall and others, who built a narrow-gauge railroad from the town of Lehi to Tibble Fork in American Fork Canyon; it operated from 1872 to 1878” (Holzapfel 1999).
- ii. Built in 1920 near Goshen, the Tintic Standard Reduction Mill operated for only 4 years. It processed copper, gold, silver, and lead. At its highest productivity, the mill processed 200 tons of ore annually (Holzapfel 1999). In 1978, the mine was listed on the National Register of Historic Places (National Parks Service 2016).
- iii. “Between 1892 and 1893, miners from the Duke-Onyx Company in Chicago mined Hansen’s Cave, stripping it of some of the beautiful formations. Some of the onyx there was reportedly used in the Salt Lake LDS Temple. Eventually, the federal government stepped in and prevented the further exploitation of the caves in that section of American Fork Canyon when it created Timpanogos Cave National Monument in 1922, invalidating all mining claims in the area” (Holzapfel 1999).
- iv. Mining has a rich history in the region. During the late 1800s and early 1900s, the region produced precious metals, coal, and other hydrocarbons. Mineral resources were quickly exploited, and the region suffered from economic hardship for several decades afterwards. In modern times, mining is limited to aggregates, clay, and other stone products.

5. Objectives

- a. All decision-making regarding where mineral extraction on public lands is permitted within the county involves active participation from the county.

6. Policies

- a. The county values mining on public lands as part of the local custom and culture.
- b. The county encourages responsible mineral extraction on public lands.



Noxious Weeds

1. Definition

- a. Plants considered harmful to animals or the environment, typically (but not always) non-native species which spread at the expense of native vegetation, also called invasive plants.

2. Related Resources

- a. Forest Management, Fire Management, Agriculture, Livestock & Grazing, Riparian Areas, Energy Resources, Mining, Recreation & Tourism, Economic Considerations

3. Best Available Information Sources

- a. A History of Utah County
- b. [The Utah Strategic Plan for Managing Noxious and Invasive Weeds](#)
- c. [Noxious Weed Field Guide for Utah](#)
- d. [Rangeland Resources of Utah](#) (2009)
- a. [NRCS, USDA, Utah County, Utah Resource Assessment, August 2005](#)
- b. [Utah Lake Commission](#)

Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. There are many species of exotic and invasive weeds in the Utah. Some species, however, have more potential to be “injurious to public health, crops, livestock, land, or other property.” The Utah Noxious Weed Act of 2008 defined 28 noxious weed species in three prioritization categories. In 2015, the official State Noxious Weed List was updated to include 54 species and prioritization categories were modified.
 - ii. The Utah County Resource Assessment, completed by the NRCS in 2005, stated that “Control of noxious and invasive plants is an ever increasing problem” for grass/pasture/haylands and forests.
 - iii. “An increasing threat to rangeland biodiversity and health is the invasion by non-native plant species. Some of the most prevalent and problematic invasive plants include diffuse knapweed (*Centaurea diffusa*), spotted knapweed (*Centaurea maculosa*), yellow starthistle (*Centaurea solstitialis*), leafy spurge (*Euphorbia esula*), and cheatgrass (*Bromus tectorum*). The vast majority of invasive plants have been introduced from other continents. Cheatgrass, the most widespread and dominant invasive plant in the Intermountain West, was introduced during the mid-



- to late-1800s by means of imported grain from Eurasia. The first records of cheatgrass in the Great Basin came from Provo, Utah, in 1894; Elko, Nevada, in 1905; and Reno, Nevada, in 1906" (USU 2009).
- iv. "Invasive plants can have a significant impact on an array of ecological facets. Invasive plants have reduced species richness, plant diversity, and community productivity. Wildlife habitat and forage have been degraded; soil erosion and stream sedimentation have increased; soil moisture and nutrient levels have been depleted; and fire regimes have been altered. As cheatgrass has become a common component of sagebrush steppe vegetation communities, the nutritional quality of forage has been reduced, the intensity and frequency of fires have changed, and water cycles have been altered. Although many factors are involved, several native animals, such as sage grouse, may have declined as a result of these changes" (USU 2009).
 - v. According to the Noxious Weeds Field Guide of Utah, "Noxious weeds are currently spreading at a rate of more than 4,600 acres per day on federal lands in the United States" (USU 2009).
 - vi. As described in the Noxious Weeds Field Guide of Utah, "Prevention, preserving and protecting lands not presently infested, is the first line of defense against aggressive noxious weeds. Prevention requires awareness and action by land managers as well as the general public, to recognize, report, and control new infestations before they have a chance to expand and spread" (USU 2009).
 - vii. "Attempts to manage and eradicate invasive plant species have been made utilizing various control methods. Historically, mechanical and chemical control techniques were the predominant invasive plant management methods; however, biological and cultural control techniques have been implemented and integrated with other practices. Mechanical control techniques include hand-pulling, hoeing, mowing, tilling, chaining, and bulldozing. Hand-pulling and hoeing are effective in controlling small infestations of shallow-rooted weeds in loose, moist soils. Mowing is commonly used to control invasive range annuals and some perennials; however, the success of mowing is highly dependent on timing. Annuals and some perennials can be suppressed and controlled if mowing occurs before viable seeds form. If not properly timed, mowing can promote the spread of invasive plants by encouraging the spread of seeds and stimulating the production of new stems from vegetative buds. Tilling practices can control annual species, but they rarely provide control of perennial species... More expensive mechanical control techniques, such as chaining and bulldozing, are effective in controlling invasive shrub and tree species. Although these methods require gentler terrain and are becoming increasingly expensive, they are effective in controlling shrubs and trees that do not readily resprout from root systems" (USU 2009).



- viii. “The implementation of one control method is rarely effective in achieving the desired results for curtailing the spread of invasive plants. Successful long-term and cost effective management programs should integrate a variety of mechanical, chemical, biological, and cultural control techniques. Integrated management involves the deliberate selection, combination, and implementation of effective invasive plant management strategies with due consideration of economic, ecological, and sociological consequences... Presently, there are several examples of integrated strategies used to manage invasive plants and improve rangeland communities. Much attention has been focused on the integration of targeted or prescription grazing with other control methods, as the incorporation of grazing management is an essential component in successfully addressing invasive plant problems” (USU 2009).
- b. Control and Influence
 - i. Cooperative weed management areas (CWMAs) can be an effective resource in the prevention, detection, and suppression of noxious and invasive weeds. Coordinated mechanical, chemical, and biological control over large areas by multiple stakeholders has proven successful for a variety of weed species. These areas replace jurisdictional boundaries in favor of natural boundaries that facilitate cooperation, coordination, and implementation of effective integrated weed management programs for listed noxious weeds (Utah Weed Control Association 2017). The Utah County CWMA provides these services for stakeholders in the area.
 - ii. The Utah Noxious Weed Act (Title 4, Chapter 17, Rule R68-09) provides for the control and management of noxious weeds in Utah. Private property owners, municipalities, and state agencies are all subject to the provisions of the Utah Noxious Weed Act. Federal agencies are subject to the provisions of the Federal Noxious Weed Act of 1974 (P.L. 93-629) as amended in 1990 (Section 15, Management of Undesirable Plants on Federal Lands). Under the 1990 amendment to the Federal Noxious Weed Act, federal agencies are directed to enter into agreements with appropriate state and local agencies to coordinate the management of noxious weeds.
 - iii. State land managers, local governments, and property owners are responsible for controlling weed species found on the state’s noxious weeds list, and local weed species of concern, if necessary. Weed control responsibilities extend to lands under local management (roads, rights-of-way, parks, etc.), as well as enforcing provisions of the Utah Noxious Weed Act on private lands. If landowners are unwilling or unable to address weed problems on their own land, state law provides county weed managers the right to treat weeds on private lands (assuming proper notice is provided) and subsequently seek reimbursement or apply liens for the work. Utah County’s weed control division is responsible for enforcing the Utah state weed laws.



- iv. The USDA is a primary leader involved in preventing the introduction of invasive species, largely through the Animal and Plant Health Inspection Service (APHIS). The Natural Resource Conservation Service (NRCS) also contributes to preventative measures and education on plants that may pose a risk to cropland, rangeland, or wildlands.
- c. Economic Considerations
 - i. According to the Noxious Weeds Field Guide of Utah, “Devastation caused by noxious weeds is enormous. Economic losses from weeds exceed \$20 billion annually in the United States, and the cost continues to grow. Weeds often reduce crop yields, and can damage watersheds, increase soil erosion, negatively impact wildland plant and animal communities, and adversely affect outdoor recreation. Ecological damage from uncontrolled noxious weed infestations can be permanent, leaving lands unable to return naturally to their pre-invasion condition” (Bellison 2009).
 - ii. “The invasion of non-native plant species not only produces various ecological modifications, but also results in substantial socioeconomic impacts, particularly to the livestock industry and land management agencies responsible for fire suppression. Invasive plant species cause more economic loss on rangeland than all other pests combined. Invasive plants reduce the carrying capacity for livestock by lowering the forage yield. Consequently, the costs of managing and producing livestock increase” (USU 2009).
 - iii. “The importance of herbicides in modern weed management is underscored by estimates that losses in the agricultural sector would increase about 500% from \$4.1 billion to \$20 billion per year without the use of herbicides” (Whitesides 2004).
 - iv. Other cost considerations involve restoration projects, such as the ongoing removal of phragmites along the shores of Utah Lake. This multi-year project cost at least \$215,000 and involved significant manpower. In this light, proper management, including preventative measures to control weeds, could be more efficient over the long term (Utah Lake Commission 2009).
- d. Custom + Culture
 - i. The introduction and early causes of noxious weeds was described in A History of Utah County (Holzapfel 1999): “The inroads of settlement of the last 150 years displaced many indigenous plants through agriculture and the building of roads, cities, and towns. Crop and row agriculture also impacted the native fauna. The indigenous vegetation was eliminated from large areas in the county and replaced by cultivated plants and numerous noxious weeds. The introduction of livestock—cattle, sheep, and horses—led to the overgrazing and eventual loss of native grasses and to the increase of sagebrush and other desert shrub invaders. Farming and the introduction of domestic livestock fostered the growth of



less desirable weedy plants such as cheatgrass (in Provo by 1894) from the steppes of central Eurasia and Russian thistle (tumbleweed, which quickly spread throughout the West after 1873). In the urban and cultivated segments of the county, the native vegetation has largely been destroyed or replaced; however, some areas in the region still contain the native vegetation.”

- ii. Because ranching and farming is a custom and part of the culture of the county, it is important to maintain ecological integrity in order to support and protect agricultural industries (Whitesides 2004).

5. Policies

- a. Control noxious weeds and poisonous plants on public lands in cooperation with forest users and state and local agencies.
- b. Encourage pack stock and riding stock users on public lands to use certified weed-free feed.
- c. The county supports efforts to secure the agricultural commodities and aesthetic beauty of the county against weed infestations on public lands.

6. Desired Management Practices

- a. Federal agencies protect public lands bordering private lands from predatory animals, rodents, noxious weeds, and vectors.
- b. Treat areas that contain cheatgrass and other invasive or noxious species on public lands to minimize competition and favor establishment of desired species.



Predator Control

1. Definition

- a. The strategies and practices to control the actions of or reduce the number of predator animals.

2. Related Resources

- a. Agriculture, Livestock and Grazing, Threatened, Endangered, and Sensitive Species, Wildlife, Land Use

3. Best Available Information Sources

- a. USDA: APHIS: [Wildlife Services Partnerships and Progress](#)
- b. A History of Utah County
- c. USDA: [Sheep and Lamb Predator and Nonpredator Death Loss in the United States](#), 2015
- d. UDWR: [Predator Control Program Map](#)
- e. [Utah Predator Control Program Summary](#) (2014)
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Predators in Utah include raptors, mountain lions, bears, wolves, coyotes, foxes, weasels, and snakes.
 - ii. The USDA established a program in 1895 called Wildlife Services (WS) to assist land managers in predator control activities for the protection of livestock. "Currently, WS operational activities include conducting rabies control and eradication efforts, managing invasive species, completing wildlife disease surveillance, reducing the impact of predation on livestock, preventing wildlife strikes at airports, protecting transportation infrastructure, and protecting threatened/endangered species, rare habitats, and ecosystems" (APHIS 2009).
 - iii. One primary focus of predator control in Utah is protecting livestock from coyotes, black bear, and mountain lion, and mule deer from coyotes.
 - iv. The Utah Division of Wildlife Resources (UDWR) predator-control program provides incentives for hunters to remove coyotes. The primary goal of the program is to remove coyotes from areas where they may prey on mule deer. Participants receive \$50 for each properly documented coyote that they kill in Utah (UDWR 2014).
 - v. In Utah County, the Wasatch Mountains and associated canyons are inside of the recommended coyote removal zone (UDWR n.d.).



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- b. Control and Influence
 - i. The UDWR is primarily responsible for predator control strategies and enforcement. Most of UDWR's revenue is generated from the sale of hunting and fishing licenses and permits. These funds are restricted for use by the UDWR only. All license dollars collected stay with the UDWR to execute the division's mission to protect and conserve wildlife and habitat in Utah.
- c. Economic Considerations
 - i. Losses due to predation can be significant. In 2014 in Utah, 5,200 sheep and 12,100 lambs were killed by predators, for a total value loss of nearly \$3 million (U.S. Department of Agriculture 2015).
 - 1. Coyotes were by far the largest contributor to predation deaths (2,800 sheep deaths and 8,500 lambs deaths); bears were second (1,100 sheep deaths and 1,700 lambs deaths); and mountain lions third (700 sheep deaths and 900 lambs deaths).
 - ii. Utah cattle are also killed by predators, though not in as many numbers. In 2010 in Utah, 300 head of cattle and 2,300 calves were killed by predators for a total value loss of \$1.1 million (U.S. Department of Agriculture 2011).
 - 1. Coyotes are responsible for the majority of cattle predation, including 58 percent of calf losses and 44 percent of cows.
 - 2. Bears were responsible for 43 percent of the cow losses.
- d. Custom + Culture
 - i. "The mountains in Utah County act as a wildlife shelter. Big-game animals in the region—elk, mountain sheep, mule deer, antelope, and bear—were hunted by Native Americans for meat and fur" (Holzapfel 1999).

5. Objectives

- a. Predators on public lands are managed to be balanced with native plants and animals, along with private property rights and economic needs in the county.

6. Policies

- a. The county supports finding local solutions to predator concerns on public lands.

7. Desired Management Practices

- a. Improve wildlife management to protect agricultural profitability and minimize depredation on public lands.



Recreation + Tourism

1. Definition

- a. Recreation is an activity done for enjoyment. Tourism is the social, cultural, and economic phenomenon of visiting places for pleasure.

2. Related Resources

- a. Land access, Land Use, Cultural Historical Geological Paleontological, Wilderness

3. Best Available Information Sources

- a. [County Tourism Profile](#), Utah 2016, Kem C. Gardner Policy Institute
- b. A History of Utah County
- c. [Utah State Parks Visitation Data](#)
- d. [DNR: Land & Water Conservation Grant Program](#)
- e. [The State of Utah Outdoor Recreation Vision \(2013\)](#)
- f. [Connecting with Utah Communities](#)
- g. [The State of Utah's Tourism, Travel and Recreation Industry](#)
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. "Utah County, Utah's second most populated county with over half a million residents, had a 10% leisure and hospitality share of total private jobs in 2015, ranking 26th statewide. Utah County . . . is home to parks, museums, restaurants, a convention center (Utah Valley Convention Center), specialty retailers, special events, family-friendly amusement centers, including Seven Peaks, Classic Fun Center and Provo Beach, and colleges, such as Brigham Young University. Utah County is also home to Sundance, a four season resort owned by Robert Redford that offers skiing, mountain biking, theater, lodging, and fine dining. Timpanogos Cave National Monument, located in Utah County's American Fork Canyon, offers guided tours of its three-cave system every hour throughout the day. Other outdoor recreation attractions in Utah County are fishing on the Provo River, boating on Utah Lake, and strolling through the Thanksgiving Point Gardens" (Kem C. Gardner Policy Institute 2016).
 - ii. "The tourists that are drawn to these mountains for their beauty and recreation aspects bring important out-of-county dollars into the county's economy annually" (Utah County Commission 2014).



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- b. Control and Influence
 - i. The following agencies all contribute to recreation and tourism policy and management in Utah: Utah Office of Tourism, Utah Office of Outdoor Recreation, Utah Division of State Parks and Recreation, Utah Division of Wildlife Resources, State of Utah School and Institutional Trust Lands Administration, U.S. Bureau of Land Management, U.S. Forest Service.
 - ii. The county can influence recreation by providing adequate recreation infrastructure (showers, campsites, trails, etc) and advertising recreation resources. The county cannot control consumers nor influence competing destinations.
- c. Economic Considerations
 - i. Recreation and tourism is a significant economic consideration for counties in Utah. In 2015, visitors from within the United States and abroad made more than 7.5 million visits to Utah's BLM-managed federal lands, supported 4,447 Utah jobs, and contributed \$460 million in economic activity to the state. A comparison of the first 8 months of 2013 to those same months in 2014 shows that travel exports increased by nearly 6 percent. This increase was 84 percent faster than other U.S. export growth. In 2013, the tourism industry was Utah's second largest export, with nonresident spending at \$6.4 billion (Bureau of Land Management 2016).
 - ii. In 2015, the county saw \$11,610,938 in travel related sales tax revenue, a 13.7 percent increase over 2014. Leisure and hospitality jobs were estimated at 17,969. Timpanogos Cave alone saw 104,023 visitors in 2015, an 8.7 percent increase over 2014 (Kem C. Gardner Policy Institute 2016).
- d. Custom + Culture
 - i. "One of the largest areas of growth in Utah County during the 1980s and 1990s was in the travel and tourism sector. Throughout the state of Utah, tourism in 1994 was a \$3.35 billion business, outstripping agriculture and mining combined" (Holzapfel 1999).
 - ii. "Another recreational activity also had its start in Provo Canyon when Raymond R. Stewart began a small ski resort named Timp Haven in the winter of 1944-45. This first attempt largely failed, but things went better during the next ski season. Expansion continued when two old cabins were brought in—one housed the rope-tow equipment and the other was used for a lunch stand" (Holzapfel 1999).

5. Objectives

- a. The health and quality of wildlife, land, air, and water are the foundations of a sound recreational infrastructure.



6. Policies

- a. Outdoor recreation takes many forms on public land. Opportunities and appropriate places should be provided for the full spectrum of recreational activities, interests, and abilities, including those that involve little or no cost to enjoy. Utah County supports responsible access to our recreational amenities.
- b. Participate as an active partner with public land management agencies to ensure that public land recreational resources are managed in ways that contribute to the protection of resources, the overall quality of life, and the recreational experience of county residents and visitors.
- c. Responsible recreation on public lands is promoted and encouraged via effective education and enforcement.
- d. Work with the public lands agencies to develop mountain biking opportunities on public lands in the County.
- e. Work closely with the public lands agencies to develop off road trails on public lands for ATV use.

7. Desired Management Practices

- a. Develop appropriate facilities on public lands where the present facilities are not meeting the demand and where it meets the highest net public benefit.



Riparian Areas

1. Definition

- a. Riparian areas are zones where terrestrial and aquatic ecosystems directly interact with each other. They occur around numerous types of waterbodies including rivers, lakes, and springs, and are dominated by hydrophilic vegetation.

2. Related Resources

- a. Livestock & Grazing, Wild & Scenic Rivers, Canals & Ditches, Irrigation, Agriculture, Water Rights, Water Quality & Hydrology, Wetlands, Floodplains & River Terraces, Wildlife, Noxious Weeds, Fisheries, Recreation & Tourism, Fire Management, Land Use

3. Best Available Information Sources

- a. [Utah Division of Wildlife Resources - Wildlife Action Plan](#) (2015)
- a. [Natural Resource Conservation: County Resource Assessment](#) (2005)
- b. [Utah Department of Environmental Quality](#)
- c. Public Lands and Utah Communities: A Statewide Survey
- d. [Utah Comprehensive Wildlife Conservation Strategy](#)
- e. [Social and Economic Value of Riparian Environments](#)
- f. [Nutrient Pollution in Utah](#)
- g. [Utah Lake Commission](#)

Full works cited page available [here](#)

4. Findings

a. Overview

- i. Riparian zones are important in ecology, environmental management, and civil engineering because of their role in soil conservation, their habitat biodiversity, and the influence they have on fauna and aquatic ecosystems, including grasslands, woodlands, wetlands, or even non-vegetative areas.
- ii. According to the Utah Wildlife Action Plan (2015), “riparian areas are the richest habitat type in terms of species diversity and wildlife abundance.” These areas provide habitat to a range of wildlife including amphibians, birds, mammals, fish, and insects. Riparian areas also play a significant role in the erosion processes by slowing water, trapping sediment, and stabilizing banks. Finally, riparian areas provide quality forage for livestock and are valued within grazing allotments (Bio-West 2016).
- iii. Riparian areas should be managed to protect vegetation characteristics. Conservation efforts include preserving existing riparian areas as well as



restoring damaged ones. Preservation should also include the dedication of sufficient water and groundwater to support vegetation. Limiting the removal of water from the system is essential in maintaining the integrity of the riparian area. Restoration efforts must consider factors like hydrology, floodplain, and adjacent land use. Restoration design of riparian areas should follow a protocol that accounts for stream hydrology, soil characteristics, vegetation, adjacent land use, recreation, and other influences. Stream or river modifications may require permits.

- iv. The health of riparian areas is influenced by many factors including hydrology, topography, climate, invasive species, and land use. Because riparian areas are highly sensitive to human disturbances, it is important to manage them appropriately.
- v. The Utah County Resource Assessment (NRCS 2005) includes the following observations related to riparian areas and streams:
 - 1. There is considerable stream bank instability and erosion due to overgrazing of riparian areas and loss of vegetation to hold banks in place.
 - 2. Residue and nutrient management are needed to maintain healthy streams and riparian areas.
- vi. The Utah Comprehensive Wildlife Conservation Strategy (Sutter et al. 2005) prioritizes habitat categories based on several habitat criteria important to the species of greatest conservation need. The top key habitat statewide is lowland riparian (characterized by riparian areas below 5,500 feet in elevation; principal vegetation: Fremont cottonwood and willow), while the third most key habitat is mountain riparian (characterized by riparian areas over 5,500 feet in elevation; principal vegetation: narrowleaf cottonwood, willow, alder, birch and dogwood).
- b. Control and Influence
 - i. Federal agencies manage riparian areas and floodplains under Executive Orders 11988 and 11990, Sections 303 and 404 of the Clean Water Act, and also the Endangered Species Act. Riparian areas are also managed under individual resource management plans and other agency policies and guidelines, such as the BLM's Riparian Area Management Policy.
 - ii. The Utah Division of Water Rights processes stream alteration permits in conjunction with the U.S. Army Corps of Engineers.
- c. Economic Considerations
 - i. Economic benefits of riparian areas are difficult to quantify. They are intertwined with nonmarket ecosystem services like clean water and wildlife habitat. Engineered water treatment plants are extremely expensive. (USFS 2008, Utah Division of Water Quality 2013)
 - ii. Other cost considerations involve restoration projects, such as the ongoing removal of phragmites along the shores of Utah Lake. This multi-year project cost at least \$215,000 and involved significant manpower. In this light, proper management, including preventative measures to control



weeds, could be more efficient over the long term (Utah Lake Commission 2014).

d. Custom + Culture

- i. "Survey participants' opinions about the importance of various public land resources to the quality of life in their communities highlighted several key issues. Respondents generally considered water resources used for agriculture, homes, and businesses, and that provide fish and wildlife habitat, areas with trees and vegetation that provide wildlife habitat, and areas that attract recreational uses and tourism to be most important for local quality of life" (Krannich 2008).
- ii. "Across the 11 multi-county clusters, there were virtually no respondents who consider such resource use to be "not at all important." At the same time, between two-thirds and four-fifths of respondents indicated that they consider such use to be "very important" to local quality of life" (Krannich 2008).
- iii. In the Davis/Salt Lake/Utah/Weber County area, 66.9 percent of survey respondents felt that water resources that provide important habitat for fish and wildlife were very important to the overall quality of life for people living in their community (Krannich 2008).

5. Objectives

- a. Private property rights are balanced with the need to preserve and care for riparian areas on public lands.

6. Policies

- a. Support projects and land uses on public lands that protect the riparian corridors and stream ecology.
- b. Support the use of good science by federal and state agencies to ensure that riparian areas are functioning on public lands.
- c. The county values riparian areas for their ecological and aesthetic values.

7. Desired Management Practices

- a. Minimize significant soil compaction and disturbance in riparian ecosystems. Allow use of heavy construction equipment during period when the soil is less susceptible to compaction or rutting.



Threatened, Endangered, & Sensitive Species

1. Definition

- a. Species of plants, animals, and other living organisms which are, to some degree, threatened by extinction.

2. Related Resources

- a. Wildlife, Land Use, Fisheries, Livestock and Grazing, Noxious Weeds, Fire Management

3. Best Available Information Sources

- a. Blm.gov
- b. U.S. Fish and Wildlife Service
- c. [Utah Wildlife Action Plan](#)
- d. [Endangered and Threatened Animals of Utah](#) - UDWR
- e. Rangeland Resources of Utah
- f. [DWR Utah's State Listed Species by County](#)

Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. The Endangered Species Act (ESA) directs all federal agencies to work to conserve endangered and threatened species and to use their authorities to further the purposes of the ESA. Animal or plant species are classified as endangered, threatened, candidate, or proposed.
 - ii. The State of Utah sensitive species list is prepared pursuant to Utah Administrative Code R657-48. By rule, wildlife and plant species that are federally listed candidates for federal listing, or for which a conservation agreement is in place, automatically qualify for the list. The additional species on the Utah sensitive species list—wildlife and plant species of concern—are those species for which there is credible scientific evidence to substantiate a threat to continued population viability. It is anticipated that wildlife and plant species of concern that are designated will act as an “early warning” system to identify species for which conservation actions are needed. Species on the state sensitive species list are not protected by any special state regulations.
 - iii. In 1997, as part of the state water tax, the Utah Legislature created the Endangered Species Mitigation Fund (ESMF), which significantly expanded the funding base for conservation of wildlife and plant species which are designated as Utah sensitive species or are ESA-listed. The



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- purpose of this fund is to avoid, reduce, and/or mitigate impacts of ESA listings on the people of Utah (Utah Division of Wildlife Resources 2015).
- iv. "There has been a large increase in the designation of wildlife that requires special management over the past several decades . . . The Utah Division of Wildlife Resources indicated that species of concern increased from 64 in 1976 to 90 in 1998, and decreased to 74 in 2003 due to new criteria. In 2009, the UDWR identified 71 species of concern. The UDWR has also identified 90 conservation concern wildlife species, which require additional attention" (Utah State University 2009).
 - v. "The Utah Division of Wildlife Resources has developed a Comprehensive Wildlife Conservation Strategy (CWCS), also known as the Utah Wildlife Action Plan. The CWCS is a proactive plan to restore and enhance populations and habitats of specially designated wildlife species. Emphasis is on preventing the wildlife from becoming endangered and requiring additional protection under the Endangered Species Act (ESA)" (Utah State University 2009).
 - vi. As of March 2017, Utah County has a number of of endangered, threatened, and sensitive species. These can change from year to year, so researchers should consult with individual agencies (Utah Division of Wildlife Resources 2015).
 - vii. "Utah is home to at least 600 rare vascular native plant species (and subspecies/varieties) including some 25 species that are federally listed as endangered or threatened under the Endangered Species Act of 1973. The 600 taxa represent almost 19% of our currently known flora" (Utah Native Plant Society n.d.).
- b. Control and Influence
- i. The BLM and the USFS both maintain their own lists of sensitive species for the lands they administer, using their own criteria. These agencies have their own policies and objectives for managing wildlife and plant populations.
 - ii. "Under the Endangered Species Act, the U.S. Fish and Wildlife Service is required to identify species of plants and animals that are endangered or threatened by their potential for becoming endangered... BLM is required to manage habitats for such species in a manner that would promote their recovery" (U.S. Fish & Wildlife Service 2015).
- c. Economic Considerations
- i. Much of the funding for conservation activities comes from hunter and angler license fees and habitat stamps, as well as federal excise taxes on shooting, boating, and fishing equipment. These sources may indirectly benefit some "non-game" species, but in general funding is harder to come by for these species (Utah Division of Wildlife Resources 2015).



- ii. The ESA prohibits consideration of economic impacts when determining whether to list a species, but it does require consideration of economic impacts when designating critical habitat.
- iii. In 2013, the USFWS and the National Marine Fisheries Service issued a final rule regarding how and when these agencies evaluate the economic impacts of critical habitat designation.
- d. Custom + Culture
 - i. Species extinctions in the late 19th century and early 20th century triggered national awareness and response in the form of active wildlife and plant management.

5. Policies

- a. Support policies that help ensure that the greater sage-grouse (*Centrocercus urophasianus*) remains under the management of UDWR and does not become listed as threatened or endangered.
- b. The county opposes listing any new species as threatened or endangered without proper scientific evidence.
- c. The county supports finding local solutions to protect sensitive species in an effort to prevent federal listing.

6. Desired Management Practices

- a. No land, landscape, habitat, or other area on public lands should be managed for one species. Federal agencies should consider all impacts to ecological, economic, and human or urban development systems when managing for listed species.



Water Quality + Hydrology

1. Definition

- a. Water quality is the condition of water based on physical, chemical, and biological properties with respect to a specific purpose or use. Hydrology is the science of the properties, distribution, and effects of water.

2. Related Resources

- a. Land Use, Fire Management, Wild & Scenic Rivers, Wetlands, Water Rights, Canals & Ditches, Irrigation, Livestock & Grazing, Riparian Areas, Recreation & Tourism, Fisheries, Threatened, Endangered, & Sensitive Species, Agriculture

3. Best Available Information Sources

- a. [Nutrient Pollution in Utah](#)
- b. Prepare 60, [Utah's Water-dependent Economy](#)
- c. [Utah County Resource Assessment](#)
- d. [NRCS](#), Tibble Fork Dam Rehabilitation Begins in Utah County
- e. A History of Utah County
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. "Land within the boundary of Utah County is comprised approximately of 60% federal, state, county and city ownership, including the area of Utah Lake, and 40% in private ownership. Much of the federal and state land is located in the higher elevations of the mountains which provides the needed watershed for the expanding city populations and for irrigation of farm land" (Utah County Commission 2014).
 - ii. "The most fundamental land use in the arid west is watershed use which provides the essential water for agriculture, residential and all other land uses. Any damage to watershed areas should be rehabilitated, and the critical mountain areas should be managed for flood and fire protection, water conservation and erosion prevention. Valley infiltration areas that recharge the ground water supplies should also be protected from development, pollution, excavation, and surface covering that would reduce infiltration. Development patterns and policies should be consistent with adopted regulations protecting watershed, water sources, and water source protection zone areas" (Alpine and Timp-Nebo Conservation Districts 2013).



- iii. "Since the valley floor areas contribute to the water table, the disposal of human and industrial waste into the soil should be minimized by the utilization of sewage treatment facilities whenever possible. Storm water runoff from development should be required to be disposed of on-site to increase the water table recharge, unless a storm drain or surface drain that is controlled by an agency or jurisdiction is available that would allow for the increase of water runoff to an acceptable body of water or sump" (Utah County Commission 2014). "At an elevation of 4,492 feet, Utah County receives 16.82 inches of rainfall and 41.23 inches of snowfall annually" (Alpine and Timp-Nebo Conservation Districts 2013).
- b. Hydrology
 - i. The hydrologic cycle describes movement of water on earth. Some of the processes by which water moves include: precipitation, infiltration (soil moisture and groundwater), and streamflow. In order to account for the distribution of water within a specific area, it is necessary to consider these processes. One of the units used to quantify and analyze water and its effects at a specific location is the watershed. A watershed, or drainage basin, is an area of land in which all water within drains to the same outlet.
 - ii. "Two major concerns of water in Utah County are sufficiency and quality. The county was settled and developed because it is located at one of the few sites in the arid west where supplies of water are sufficient for agriculture and development. The county has a number of streams that originate in the local mountains, and these are supplemented by water from the Provo River, Current Creek, and Thistle Creek, which originate outside of the county boundary. The local water supply is also augmented by inter-basin transfers from the Weber River and tributaries of the Colorado River" (Utah County Commission 2014).
 - iii. "Utah County obtains irrigation water from Mona Reservoir in Juab County and Strawberry Reservoir in Wasatch County, and both irrigation and culinary water from Deer Creek Reservoir in Wasatch County. The Jordanelle Reservoir in Wasatch County also provides municipal and industrial water to northern Utah County. Utah Lake lies within the county boundary and some local land owners obtain irrigation water from the lake, however, much of the water is used by downstream owners. There are a few smaller sized impoundments and natural bodies of water that exist within Utah County which are important for local recreational use and water storage" (Utah County Commission 2014).
 - iv. "Springs and wells from underground water supplies are heavily used for both culinary and irrigation in Utah County. The higher quality of the water and the lack of pumping expenses make springs the preferred source of drinking water systems whenever they are available. Most of the larger springs located in the canyon bottoms and foothill areas of the Wasatch Mountains are currently utilized for culinary water supply. Wells are also



used by cities to supply water for culinary use and fire suppression with some cities utilizing wells to supply the water needed beyond the amount that can be supplied by springs. Population growth in Utah County will be dependant on additional wells from underground aquifers since little additional water can be obtained from existing captured spring flows” (Utah County Commission 2014).

- v. “Mountain watershed areas also provide the runoff that feed the streams and rivers that flow into Utah Lake and the Great Salt Lake. This stream and river water is used for wildlife, irrigation and recreation. It has been the ability to capture and utilize water that has led to the development of Utah County from its early pioneer farming heritage to its current urban and intensive farming development. Preservation of both quantity and quality are necessary” (Utah County Commission 2014).

c. Water Quality

- i. In Utah, water quality is regulated by the state based on the source of pollutants entering waterways, defined as either “point source” or “nonpoint source” pollution. Point sources (PS) discharge pollutants directly into a waterbody, usually through pipes or ditches originating from industries or waste treatment plants. Nonpoint sources (NPS) are pollution sources that do not originate from distinct locations and tend to vary in time and space. Nonpoint source pollution occurs when runoff from rainfall or snowmelt pick up pollutants from the human and natural landscape and transport them indirectly to a waterbody (Bio-West 2016).

ii. Threats to water quality include:

1. “Stream-bank erosion: Sediment is probably one of the most easily recognized water quality issues. Turbid water decreases light penetration, interferes with plant growth, and decreases species diversity. Sediment also decreases the storage capacity of lakes and reservoirs. Solutions include stream fencing, proper grazing management, stream restoration, bank stabilization, and riparian vegetation establishment” (Alpine and Timp-Nebo Conservation Districts 2013).
2. “Nutrients: Increases of phosphorus and nitrogen into receiving waters results in an increase of plant and algae growth, which can led to increased eutrophication rates. Highly enriched conditions result in changes in taste, color, and odor of drinking water and a significant decrease in organism diversity. Solutions include stream fencing, proper grazing management, berms, stream restoration, and riparian vegetation establishment” (Alpine and Timp-Nebo Conservation Districts 2013).

iii. Utah Lake

1. “Utah Lake is a rather shallow body of fresh water, with an average depth of only 9.2 feet. It dominates the valley by occupying 25 percent of its floor. The lake, which covers



approximately 93,000 acres, contains about 900,000 acre-feet of water and is about twenty-three miles in length from north to south and slightly more than half that in width. Utah Lake receives much of its water from the Provo River, Spanish Fork River, Hobble Creek, American Fork River, Dry Fork Creek, and Currant Creek. The latter drains Goshen Valley on the south. However, 20 percent of the lake's water derives from springs. The Provo River originates in the southwestern edge of the Uinta Mountains and drains portions of present-day Wasatch, Summit, and Utah counties. The Jordan River, which flows northward from Utah Valley, bisects the Traverse Mountains through a channel known as the Jordan Narrows and eventually flows into the Great Salt Lake" (Holzapfel 1999).

2. "The lake is commonly perceived as being polluted and undesirable for water recreation due to human-caused pollutants, such as agricultural uses around the lake, steel mill effluent, nutrients from sewage treatment facilities, and overgrazing in the watershed" (Alpine and Timp-Nebo Conservation Districts 2013).
 3. "An evaluation of the current data obtained by the Division of Water Quality indicates the water quality of Utah Lake is fairly good. It is considered to be very hard, with a hardness concentration value of approximately 399 mg/L (CaCO₃)" (Alpine and Timp-Nebo Conservation Districts 2013).
- iv. Big East Lake
1. "Big East Lake is located south of Utah Valley, between Loafer Mountain and Mount Nebo. With a volume of 670 acre-feet of water, it is considered to be the largest of the Payson Lakes, a group of about six lakes in the Payson Canyon Drainage. Some of these lakes, including Big East, have been regulated with dams in order to use their water for agricultural purposes. Big East has a large, staffed campground and other developed facilities, making it a popular summer recreational area for Utah Valley residents. The lake has a very small watershed of only 500 acres, with most of that being unmodified by direct human activity" (Alpine and Timp-Nebo Conservation Districts 2013).
 2. "The water quality of Big East Reservoir (Payson Lake) is good. It is considered soft, with a hardness concentration of approximately 69 mg/L. The water quality constituents analyzed that exceeded established state water quality standards for the reservoir were phosphorus, temperature, dissolved oxygen, and iron" (Alpine and Timp-Nebo Conservation Districts 2013).
- v. Tibble Fork Reservoir
1. "Tibble Fork Reservoir is a small reservoir of only 259 acre-feet of water north of Mount Timpanogos in the Wasatch Front. The



reservoir was created in 1966 by the construction of an earth-fill dam, and the water is used primarily for irrigation; however, a 166 acre-foot conservation pool is maintained throughout the year using the water, as well. The inflow and outflow is the American Fork River, with Mill Canyon Creek also contributing. Silver Lake Flat is just upstream and is an upstream impoundment of Tibble Fork" (Alpine and Timp-Nebo Conservation Districts 2013).

2. "The water quality of Tibble Fork Reservoir is excellent. It is considered to be hard, with a hardness concentration value of approximately 165 mg/L" (Alpine and Timp-Nebo Conservation Districts 2013).
3. Tibble Fork Dam was recently rehabilitated by the NRCS to meet current NRCS and Utah dam safety criteria (National Resource Conservation Service n.d.).

vi. Salem Pond

1. "Salem Pond, consisting of 158 acre-feet of water, is one of the many natural ponds in the south end of Utah Valley. These are small, spring-fed bodies of water at the base of the mountains. The town of Salem was built around the pond, making it one of the few natural lakes in the state that has been surrounded by a residential area. The pond was created by the construction of an earthfill dam in 1851, and the water is used for irrigating 900 acres of land lower in the valley" (Alpine and Timp-Nebo Conservation Districts 2013).
2. "The water quality of Salem Pond is conserved very good [sic]. It is considered to be hard, with a hardness concentration value of approximately 261 mg/L. The parameters that have exceeded water quality standards for the state for beneficial uses include total phosphorus (TP) and dissolved oxygen" (Alpine and Timp-Nebo Conservation Districts 2013).

d. Control and Influence

- i. Point source pollutants are highly regulated under the Clean Water Act of 1972 and Water Quality Act of 1987 through the issuance of permits and possible fines if permit requirements are not met. The U.S. Environmental Protection Agency (EPA) issues discharge permits within the National Pollutant Discharge Elimination System (NPDES). In Utah, the State of Utah was granted primacy by EPA to manage the NPDES permitting program as the Utah Pollution Discharge and Elimination System (UPDES) and is operated by the Utah Department of Environmental Quality (DEQ) Division of Water Quality (DWQ).

e. Economic Considerations

- i. It is much more cost effective to protect the water at its source and prevent contamination than to treat it in a wastewater treatment plant. "Nationwide, every \$1 spent on source water protection saves an average



- of \$27 in wastewater treatment costs" (Utah Division of Water Quality 2013).
- ii. Prepare60, a center established by four water conservancy districts in Utah, published a 2014 report illustrating that \$17.9 billion spent on water infrastructure maintenance alone enables \$5.4 trillion in ongoing economic activity. An investment in water resources of \$15 billion would create 930,000 new jobs, \$93 billion in incremental economic output, and \$71 billion in additional personal income (Aguero 2014).
- f. Custom + Culture
 - i. All people who have inhabited the Utah Valley have depended on clean water in order to sustain life and civilization, as well as the natural environments. This precious resource has been, and always will be, the lifeblood of the county.

5. Policies

- a. Support projects and policies on public lands that maintain and improve soil conditions and vegetative cover in uplands.
- b. Utah County will participate in the management of watersheds on public and private lands to optimize quality and quantity of water.
- c. Maintain and improve our fresh water supplies and watersheds on public lands, and increase our watershed production capabilities.
- d. Maintain water storage capacity of reservoirs on public lands by reducing sediment loading and seeking additional storage.
- e. Manage municipal watersheds on public lands for multiple uses with mitigation measures to protect the water supply for intended purposes. Allow projects when the proposed mitigation measures provide adequate protection.
- f. The county supports finding local solutions to water quality and hydrological concerns on public lands.



Water Rights

1. Definition

- a. The legal right to make use of water from a stream, lake, canal, impoundment, or groundwater.

2. Related Resources

- a. Water Quality & Hydrology, Canals & Ditches, Irrigation, Land Access, Agriculture, Livestock & Grazing, Wildlife, Fisheries, Mining, Wild & Scenic Rivers

3. Best Available Information Sources

- a. Utah Division of Water Rights - Department of Natural Resources
- b. [Utah County Resource Assessment](#)
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Water is a renewable but finite natural resource, and because annual supplies of water vary, its availability is subject to competition between stakeholders. The demand to supply water to Utah's various interests is expected to always be a complex issue for stakeholders to coordinate. Water is a resource taken from a natural system resulting from a fluctuating cycle of precipitation and subsequent absorption into the earth and/or the drainage of water from high elevations to lower elevations. The network of flowing water, both above and below the earth's surface, extends beyond obvious topographic or political boundaries (Bio-West 2016).
 - ii. "All waters in Utah are public property. A 'water right' is a right to divert (remove from its natural source) and beneficially use water. The defining elements of a typical water right will include:
 - 1. A defined nature and extent of beneficial use;
 - 2. A priority date;
 - 3. A defined quantity of water allowed for diversion by flow rate (cfs) and/or by volume (acre-feet);
 - 4. A specified point of diversion and source of water;
 - 5. A specified place of beneficial use" (Utah Division of Water Rights 2011).
 - iii. "Rights for water diversion and use established prior to 1903 for surface water or prior to 1935 for ground water can be established by filing a 'diligence claim' with the Division. Such claims are subject to public notice



and judicial review and may be barred by court decree in some areas of the state” (Utah Division of Water Rights 2011).

- iv. “All other rights to the use of water in the State of Utah must be established through the appropriation process administered by the Division of Water Rights. The steps to this process for an ‘Application to Appropriate Water’ are as follows:
 - 1. An Application to Appropriate Water is filed with the Division.
 - 2. The application is advertised and protests may be received and a hearing may be held.
 - 3. The State Engineer renders a decision on the application based upon principles established in statute and by prior court decisions.
 - 4. If the application is approved, the applicant is allowed a set period of time within which to develop the proposed diversion and use water. When the diversion and use are fully developed, the applicant retains the services of a professional engineer or land surveyor who files ‘proof’ documentation with the Division showing the details of the development.
 - 5. Upon verification of acceptably complete proof documentation, the State Engineer issues a Certificate of Appropriation, thus ‘perfecting’ the water right” (Utah Division of Water Rights 2011).
 - v. “Many areas of the state are administratively ‘closed’ to new appropriations of water. In those areas, new diversions and uses of water are established by the modification of existing water rights. Such modifications are accomplished by the filing of ‘change applications.’ These applications are filed and processed in a manner very similar to that described above for Applications to Appropriate Water” (Utah Division of Water Rights 2011).
 - vi. As water supplies fluctuate from year to year, any water right is subject to available supply. The State of Utah follows the Prior Appropriation System, which grants priority to water rights based upon that water right’s chronologic seniority.
 - vii. “The State Engineer has adopted procedures for enforcing water rights violations. Under the new enforcement procedure, an action is initiated by the Division of Water Rights (DWR) after a violation has been observed by an official working in the DWR or another capacity for the state, or after a complaint is received from a water user, government agency, or other interested party. Private water users can report violations” (Donaldson, F. J. 2007).
 - viii. “Utah County relies heavily on the Utah State Engineer to control the water rights assigned to properties, and the Utah County Health Department to monitor water systems and septic facilities, in making their recommendations concerning land use development in the unincorporated area of Utah County” (Utah County Commission 2014).
- b. Control and Influence



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- i. The appropriation of water from Utah rivers, lakes, and wells is regulated by the Utah Division of Water Rights and is subject to both state and federal laws.
- c. Economic Considerations
 - i. Although water rights are the right to use appropriated water within the requirements of a given beneficial use, water rights are classified as “real property” in the State of Utah and are bought and sold much like real estate (Utah Division of Water Rights 2011).
- d. Custom + Culture
 - i. “The Utah pioneers, in the late 1840’s, were the first Anglo-Saxons to practice irrigation on an extensive scale in the United States. Being a desert, Utah contained much more cultivable land than could be watered from the incoming mountain streams. The principle was established that those who first made beneficial use of water should be entitled to continued use in preference to those who came later. This fundamental principle was later sanctioned in law, and is known as the Doctrine of Prior Appropriation. This means those holding water rights with the earliest priority dates, and who have continued beneficial use of the water, have the right to water from a certain source before others with water rights having later priority dates” (Utah Division of Water Rights 2011).
 - ii. “In the early territorial days, rights to the use of public streams of water were acquired by physical diversion and application of water to beneficial use, or by legislative grant. A ‘county courts’ water allocation system was enacted in 1852 and was in effect until 1880 when it was replaced by a statute providing for county water commissioners” (Utah Division of Water Rights 2011).
 - iii. Water availability and water rights are so important to residents of the county that they were the impetus for the establishment of a whole city. According to A History of Utah County (Holzapfel 1999), “For some time, farmers east of Springville had worked to obtain their own irrigation system and water rights from Spanish Fork Canyon. In 1900 they organized the Mapleton Canal, Road and Irrigation Company to divert water from Spanish Fork Canyon to their farms. Frustrated by the lack of support from the community of Springville, Mapleton farmers petitioned the county commission to allow them to establish their own community. In 1901 their petition was granted.”

5. Policies

- a. Utah County supports projects on public lands that benefit in-stream uses and protect current water right holders.
- b. The county opposes federal policies on public lands that infringe on private water rights.



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- c. The county encourages water conservation on public lands to intelligently use the water that is available in this arid county.
- d. The county values water rights as a necessary protection for growth and survival in the county.



Wetlands

1. Definition

- a. Lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living therein or on.

2. Related Resources

- a. Livestock & Grazing, Land Use, Noxious Weeds, Wildlife, Water Quality & Hydrology, Wetlands, Wild & Scenic Rivers, Canals & Ditches, Irrigation, Riparian Areas, Recreation & Tourism, Agriculture, Water Rights

3. Best Available Information Sources

- a. U.S. Environmental Protection Agency
- b. U.S. Army Corps of Engineers
- c. National Wetlands Inventory - U.S. Fish and Wildlife Service (2015)
- d. [Utah Wetland Information Center](#)
- e. [UDOT Wetlands Fact Sheet](#)

Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Wetlands have been defined in different ways by numerous entities and agencies. However, the U.S. Army Corps of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) jointly define wetlands as: “Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that do under normal circumstances support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.” This definition of wetlands is perhaps the most relevant to local land managers and planners because the Corps and the EPA are the agencies that have legal jurisdiction over wetlands, including those wetlands on private property. Wetlands provide numerous benefits including wildlife habitat, aquifer recharge, and water quality improvements.
 - ii. Utah County has approximately 125,991 acres of wetlands (U.S. Fish & Wildlife Service 2016).
 - iii. According to the Utah Wetland Information Center, 1 percent of Utah’s landscape is wetlands (Utah Geological Survey, n.d.). Wetlands are among the most productive ecosystems in the world, comparable to



rainforests (EPA 2015). The primary factor that distinguishes wetlands from other land forms or water bodies is the characteristic vegetation of aquatic plants, adapted to the unique hydric soil. Wetlands have the ability to improve water quality by acting as filters. In addition, wetlands can lessen the effects of flooding by containing stormwater and releasing it gradually. Because these critically productive systems are a scarcity in the region, special emphasis is necessary for their management.

b. Control and Influence

- i. The Corps and the EPA have strict guidelines for any activities occurring on or near a wetland. Under Section 404 of the Clean Water Act (CWA), activities that involve excavation or placement of fill in jurisdictional waters or wetlands require a permit issued by the Corps and may be reviewed by EPA. The extent of jurisdiction is determined on a project-by-project basis in consultation with the Corps. Impacts to or near wetlands can require permits from federal, state, and local agencies.

c. Economic Considerations

- i. Wetlands provide recreational value as well as ecological, social, or economic value. Possibly the most significant economic and social benefit of wetlands is flood control, but wetlands also provide essential functions in filtering water/improving water quality, soil conservation, and providing habitat for waterfowl and other wildlife (World Wildlife Fund 2004). Wetlands also recharge aquifers, securing future water supplies.

d. Custom + Culture

- i. Human life depends on water, and settlements have historically occurred near rivers, bodies of water, and wetlands.

5. Policies

- a. Utah County supports projects, land uses, and water allocation policy on public lands that protect wetlands.

6. Desired Management Practices

- a. Establish trail design standards on public lands that minimize impacts on sensitive riparian corridors.
- b. Manage, maintain, protect, and restore riparian and wetland areas on public lands to the proper functioning condition and achieve an advanced riparian obligate vegetation community.
- c. Encourage the UDWR to identify wetlands and riparian areas with significant wildlife values on public lands to aid in their protection. Best management practices should be used to protect and enhance wetlands and riparian areas.



Wild + Scenic Rivers

1. Definition

- a. An administrative designation created under the National Wild and Scenic Rivers Act of 1968, applied to preserve certain free-flowing rivers that possess outstandingly remarkable scenic, recreational, geologic, fish and wildlife, historic, cultural or other similar values.

2. Related Resources

- a. Recreation & Tourism, Land Use, Livestock & Grazing, Irrigation, Canals & Ditches, Water Rights, Water Quality & Hydrology, Wetlands, Floodplains & River Terraces, Riparian Area, Fisheries, Wildlife, Threatened Endangered Sensitive Species

3. Best Available Information Sources

- a. [Impacts of Wild and Scenic Rivers Designation - Utah State University](#)
- b. [Forest Service Final Eligibility Determination of Wild Scenic Rivers, 2003](#)
- c. [A Compendium of Questions & Answers Relating to Wild & Scenic Rivers](#)
- d. A History of Utah County

Full works cited page available [here](#)

4. Findings

a. Overview

- i. The Wild and Scenic Rivers Act is notable for preserving the special character of rivers, while also recognizing the potential for their appropriate use and development. It encourages river management that crosses political boundaries and promotes public participation in developing goals for river protection (BLM 2012).
- ii. Under the Wild and Scenic Rivers Act, rivers are classified into three categories:
 - 1. Wild rivers represent “vestiges of primitive America” in that they are free-flowing segments of rivers with undeveloped shorelines that typically can only be accessed via trail.
 - 2. Scenic rivers are dam-free river segments with undeveloped shorelines but accessible in places by roads.
 - 3. Recreational rivers are more developed than wild or scenic river segments and can be accessed by roads.
- iii. Section 5(d)(1) of the Wild and Scenic Rivers Act directs federal agencies to identify potential additions to the National Wild and Scenic Rivers System through federal agency plans. Under these provisions, federal



agencies study the suitability of river sections they manage for designation under the Wild and Scenic Rivers Act. Sections that are determined to be suitable can be managed to preserve their suitability by an agency land management plan while awaiting congressional designation (National Wild and Scenic Rivers System 2016).

- iv. Designating river segments as wild, scenic, or recreational would restrict many activities related to the stream and other uses within 0.25 mile of it, and in some cases, these designations could be detrimental to users' ability to develop and manage water resources necessary to meet future growth needs. The ability to obtain approval for water right change applications on, or upstream of, designated streams by existing water users may also be limited. Similarly, federal permits cannot be issued for uses on a stream segment that would be in conflict with the wild and scenic designation.
- v. Designation of wild and scenic rivers may result in non-use, restricted use, or environmental impacts on public and private lands. These restrictions may prohibit future uses that are necessary to continue to assure economic prosperity or may adversely affect the operation, management, and maintenance of existing facilities.
- vi. There are no designated segments within Utah County.
- b. Control and Influence
 - i. Wild and scenic rivers are designated by Congress, but are managed by the USFS and the BLM.
- c. Economic Considerations
 - i. At present, the economic implications of wild and scenic river designation are not totally understood, nor quantifiable. The tradeoff between increases in recreation and tourism sectors and the potential economic loss of future river development should be considered. An analysis of wild and scenic river designation conducted by Utah State University made the following observations: primary impacts of designation relate to a reduction in the grazing in riparian areas; and other impacts include further regulations on adjacent public and private land uses (Keith et al. 2008).
- d. Custom + Culture
 - i. Where citizens of Utah County are not responsible for the designation or management of wild and scenic rivers, and as there is only a short history (since 1968) of this designation in the U.S., no custom or culture can be associated with the federal designation of wild and scenic rivers at this time; however, county residents maintain that rivers in general are an integral element of sustaining and improving the health of the regional economy and ecosystem. Citizens of Utah County have always prized rivers first for the life they give to the human species, and second for their aesthetic, ecological, recreational, and hydropower value. Managing



rivers for multiple uses has historically been, and continues to be, a tradition based on facilitating many values.

- ii. In the Davis/Salt Lake/Utah/Weber County area, 32.9 percent of respondents said they believe designation of wild and scenic rivers on Utah's public lands should be increased. Data from the same survey states that 42.9 percent of respondents from the same area determined that public land managers should moderately or majorly increase the extent to which designation of wild and scenic rivers occurs on Utah's public lands (Krannich 2008).

5. Objectives

- a. River segments that have been designated as wild, scenic, or recreational are adequately protected and functioning.

6. Policies

- a. The county values wild and scenic rivers as contributors to the ecology and beauty of the county.
- b. The county opposes river management that exceeds the statutory authority of the Wild and Scenic Rivers Act.

7. Desired Management Practices

- a. Federal agencies should work with the state, local and tribal governments, and the agencies involved, to coordinate its decision making on wild and scenic river issues and to achieve consistency wherever possible.
- b. Regarding wild and scenic rivers designations, federal agencies should work with affected local, state, federal, and tribal partners to identify in-stream flows necessary to meet critical resource needs, including values related to the subject segments. Such quantifications will be included in any recommendation for designation.



Wilderness Areas

1. Definition

- a. According to the Wilderness Act of 1964, federal lands must have specific characteristics to be considered by Congress for wilderness preservation:
 - i. They must be in a generally natural condition.
 - ii. They must have outstanding opportunities for solitude or a primitive and unconfined type of recreation.
 - iii. They must be at least 5,000 acres or large enough to preserve and use as wilderness.
 - iv. They may also contain ecological, geological, or other features of scientific, scenic, or historical value.

2. Related Resources

- a. Recreation and Tourism, Land Use, Livestock and Grazing, Fire Management, Noxious Weeds, Water Quality and Hydrology, Forest Management

3. Best Available Information Sources

- a. Wilderness Act of 1964
- b. US Department of Interior, Bureau of Land Management. n.d. [Lands With Wilderness Characteristics in the Planning Process](#). Accessed: 1/13/16.
- c. USU: [The Local Impact of Wilderness: An Overtime Analysis of Wilderness Designation 2010](#)
- d. [Utah County Resource Management Plan Map](#)
Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Many people use “wilderness” to describe any remote, rugged, and undeveloped land. The term “wilderness” is a legal definition created under the Wilderness Act of 1964, applied to specific parcels of public lands with certain characteristics. Wilderness designation enables preservation and protection of “Federal lands retaining primeval character and influence” and as such, limits consumptive, motorized, and mechanized uses.
 - i. Other public lands not officially designated as wilderness may be managed under similarly restrictive objectives. These include lands recommended for wilderness designation by the U.S. Forest Service (USFS) as Recommended Wilderness Areas and the Bureau of Land Management (BLM) as Wilderness Study Areas (WSA). These lands are



managed to protect their wilderness character until Congress can act. Other non-wilderness designations which have restrictive management objectives include USFS Roadless Areas and BLM Lands with Wilderness Characteristics (LWC).

- ii. To qualify for wilderness designation, lands must be at least 5,000 acres of contiguous roadless area, or of sufficient size as to make practicable its preservation and use in an unimpaired condition, primarily natural in character with human impacts substantially unnoticeable, provide opportunities for solitude, and after the first three criteria are met, may contain other supplemental values such as ecological, educational, geological, historical, scenic, or scientific values (Bureau of Land Management n.d.; Wilderness Act of 1964).
 - iii. There is a 20,777-acre designated wilderness area to the east of the Traverse Mountains in the Wasatch Range above Alpine City. Wilderness also encompasses Mount Timpanogos between American Fork Canyon and Provo Canyon; this area is 10,447 acres in size. Another designated wilderness area is 7,338 acres east of Mona at the most southwestern corner of Utah County, west of Nebo Loop Road. All three wilderness areas are managed by the Uinta-Wasatch-Cache National Forest (Rural Community Consultants 2016).
- b. Control v Influence
- i. Federal wilderness designation is a legislative action by Congress that sometimes follows a recommendation made by a comprehensive National Environmental Policy Act (NEPA) land management planning process, though wilderness designations may be citizen or legislator driven.
 - ii. In general terms, wilderness designation begins with the adoption of agency planning documents. For the Mountainland Association of Governments (MAG) region, this includes resource management plans from one BLM field office and the Uinta-Wasatch-Cache and Ashley National Forests.
 - iii. As part of each plan, management agencies inventory lands to identify areas which have wilderness characteristics. These areas are then recommended as wilderness, but are not officially set aside as wilderness until designated by Congress. Wilderness areas are managed by federal entities (e.g. BLM, USFS).
 - iv. According to the BLM, the best way for counties to influence future wilderness designation is to enter into a memorandum of understanding with the agency. Counties cannot influence current wilderness study areas except by contacting their congressional representative (P. Jarnecke, Bureau of Land Management, personal communication).
- c. Economic Considerations
- i. The economic effect of wilderness designation is the subject of ongoing debate. For example, when several proposals were made in the early 1990s to increase acres of wilderness in Utah, a 1992 Government



Accountability Office (GAO) study investigated a claim that designating 3.2 million acres of land as wilderness in Utah would cost the state \$9.2 billion annually in future earnings. The debate over the economic impact of designating wilderness areas continues in Utah. An unpublished report from Utah State University in 2010 investigated contradictory claims about the economic impact of designating wilderness areas in Utah (Yonk et al. 2010).

- ii. Economic considerations of wilderness designation should include:
 - 1. Mineral and energy development potential
 - 2. Logging and forest products
 - 3. Grazing restrictions (grazing is allowed in wilderness areas but must meet wilderness guidelines)
 - 4. Private and state land inholdings
 - 5. Land transfers
 - 6. Motorized recreational uses (Bio-West 2016).
- iii. Wilderness designation on public lands has positive effects on:
 - 1. Non-motorized recreation
 - 2. Wildlife habitat
 - 3. Drinking water source protection
 - 4. Watershed protection (Bio-West 2016).
- d. Custom + Culture
 - i. Part of Utah County's culture is outdoor-oriented, with residents and visitors recreating in a variety of ways; this includes the use of motorized all-terrain vehicles where appropriate. Managing lands and providing adequate access for multiple uses has historically been, and continues to be, a tradition based on accommodating a range of local values.

5. Policies

- a. Support and encourage accurate, on-the-ground mapping of roads, fences, rangeland improvements, and any other anthropogenic influence on lands under consideration for LWCs or WSA designations.
- b. The county supports management of existing wilderness according to federal law.
- c. The county favors management that maximizes the public's enjoyment of existing wilderness, including access.

6. Desired Management Practices

- a. Special land use designations should only be used when they are consistent with surrounding management and contribute to the sound policy of multiple use, economic viability, and community stability.



Wildlife

1. Definition

- a. Undomesticated animals usually living in a natural environment, including both game and nongame species.

2. Related Resources

- a. Threatened, Endangered, or Sensitive Species, Predator Control, Agriculture, Livestock and Grazing, Land Use, Fisheries, Forest Management, Recreation and Tourism

3. Best Available Information Sources

- a. A History of Utah County
- b. UDWR: [Elk Management Plan](#) (2012)
- c. UDWR: [Black Bear Guidebook](#) (2016)
- d. UDWR: [Deer Management Plans](#)
- e. UDWR: [Black Bear Management Plan](#)
- f. [Utah Moose Statewide Management Plan](#) (2009)
- g. [Division of Wildlife Resources Website](#)

Full works cited page available [here](#)

4. Findings

- a. Overview
 - i. Utah County's size, urban interface, and biological diversity increase the importance of wildlife issues and the impact of management decisions.
 - ii. "A variety of animals and fowl live in the habitats of Utah County. Like vegetation, animal and fowl habitat is a result of the surrounding environmental conditions of soil and climate. Mule deer and elk are the most numerous big game animals in the county, and both are avidly pursued by local and out-of-state sportsmen. For both of these species, the size of the population is limited by the quantity and quality of food that can be found in the areas where they winter. Residential development has encroached into these critical deer and elk winter areas resulting in a loss of population as they are driven from their normal winter habitat" (Utah County Commission 2014).
 - iii. "Mountain goat, moose, cougar, bear, and many species of smaller mammals are also found in Utah County. Valley varieties of birds, game birds, raptors, and mountain birds and fowl can be found in Utah County. Golden and Bald Eagle winter nesting sites are plentiful in areas near the shores of Utah Lake. A variety of fish are found in Utah Lake and most all



streams, lakes and ponds have native and planted trout. Stretches of the Provo River, through Utah County, are designated as a blue ribbon trout fishery” (Utah County Commission 2014).

- iv. “Populations of many species of wildlife have declined over the past 30 years due to a variety of manmade and natural factors. Unless adequate measures are taken to recover and conserve species populations and habitats, some of these species may become federally listed in the future” (Sutter et al. 2005).
- v. Species management plans provide guidance and direction for a number of species in Utah. These plans are taken through a public process to gather input from interested constituents and then presented to the Utah Wildlife Board for approval. Species covered by statewide plans include wild turkey, chukar, greater sage-grouse, mule deer, elk, moose, pronghorn, mountain goat, bighorn sheep, Utah prairie dog, beaver, northern river otter, black bear, cougar, bobcat, and wolf.
- vi. Black Bear
 - 1. “The black bear has been a protected species in Utah since 1967, when a group of sportsmen petitioned the Utah State Legislature to protect both cougar (*Puma concolor*) and bear” (Utah Division of Wildlife Resources 2011).
 - 2. The management goal in Utah is to “Maintain a healthy bear population in existing occupied habitat and expand distribution while considering human safety, economic concerns, and other wildlife species. A ‘healthy’ bear population is one that has a proportion of breeding age animals that will maintain population levels consistent with habitat, and that maintains genetic variability” (Utah Division of Wildlife Resources 2011).
 - 3. The “Black Bear Guidebook” (2016) distributed by UDWR details the rules, boundaries, and licenses required for hunting.
- vii. Moose
 - 1. “In addition to organized transplants, moose that wander out of the mountains and into populated areas are also relocated. Most nuisance moose situations occur along the Wasatch Front in the spring and summer months when younger moose are dispersing. Additionally, depending on winter severity, moose may wander into towns during the winter months while they are searching for areas with less snow. Some of those moose have been moved to areas throughout Utah to help bolster previously transplanted populations or to start new populations. Still others have been simply been [*sic*] relocated to suitable habitat within nearby units away from cities and towns” (Utah Division of Wildlife Resources n.d.).
- viii. Elk



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1. The general management goals for elk in Utah are stated in the associated management plan. "Manage for a population of healthy animals capable of providing a broad range of recreational opportunities including hunting and viewing. Consider impacts of the elk herd on other land uses and public interests including private property rights, agricultural crops and local economies. Maintain the population at a level that is within the long-term capability of the available habitat." These goals are included along with more specific acreage and population targets (Utah Division of Wildlife Resources 2012).
- ix. Deer
 1. "The winter range within the Heber Valley and Spanish Fork Canyon areas... appear suitable to support planned deer population objectives. Suitable winter range on the Bonneville Shoreline is more limited due primarily to development and poor quality habitat. Deer will likely be forced to winter in an urban setting during more severe winters in this area. The abundance and increase of bulbous bluegrass is a concern in all of the areas of the subunit because this perennial species can form dense mats of cover that may compete with other more desirable herbaceous species and with seedlings and young shrubs, which potentially limits establishment of new plants into the population. The abundance of cheatgrass in the Heber Valley and Bonneville Shoreline areas of the unit is a concern because this annual species can increase fuel loads and increases the chance of a catastrophic fire event" (Utah Division of Wildlife Resources 2016).
- x. Another tool for wildlife management is a cooperative wildlife management unit (CWMU). They can be created by the state as contiguous areas of land open for "hunting small game, waterfowl, cougar, turkey, or big game which is registered in accordance with...the Wildlife Board." CWMUs can span over private, public, and state land, in an effort to manage based on an animal's range, rather than man-made borders. These small management areas rely on local knowledge and stakeholder involvement to conserve wildlife and associated habitat. There are three CWMUs entirely inside of Utah County, and an additional three that share land in Carbon or Wasatch Counties (Utah Division of Wildlife Resources n.d.).
- b. Control and Influence
 - i. The Utah Division of Wildlife Resources (UDWR) is the wildlife authority for the state. It is the UDWR's responsibility to protect, propagate, manage, conserve, and distribute protected wildlife throughout the state (Utah Code, Title 23). "Wildlife" means vertebrate animals living in nature, with the exception of the following: feral animals, coyote, field mouse, gopher, ground squirrel, jack rabbit, muskrat, and raccoon.



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- ii. The BLM and USFS manage wildlife habitat on their respective lands.
- c. Economic Considerations
 - i. The U.S. Fish and Wildlife Service found that Utah residents and non-residents spent over \$1.5 billion dollars in 2011 in Utah on recreation activities associated with wildlife (U.S. Department of the Interior et al. 2011).
- d. Custom + Culture
 - i. Around the area now known as Sundance Resort, “Robert Redford and his family announced early in 1998 a conservation easement for more than 860 acres of critical wildlife habitat, vital watershed, and undisturbed alpine meadows they had purchased from the Chipman family” (Holzapfel 1999).
 - ii. “The mountains in Utah County act as a wildlife shelter. Big-game animals in the region—elk, mountain sheep, mule deer, antelope, and bear—were hunted by Native Americans for meat and fur” (Holzapfel 1999).

5. Policies

- a. Increase partnerships with private, federal, state, local, and wildlife interest groups.
- b. The county supports wildlife management that seeks an optimal balance between wildlife populations and human needs.
- c. The county opposes any federal land management that infringes on state jurisdiction over wildlife.
- d. The county values wildlife as an important part of the ecosystem and beauty of the county.
- e. Support agencies to ensure adequate amount of forage for wildlife on public lands.
- f. Support responsible wildlife management; ensure that wildlife interests are considered in all public land use and resource development decisions.
- g. Encourage partnerships among county residents, the county, and federal and state agencies to improve wildlife and fish habitat.

6. Desired Management Practices

- a. New roads are planned and sited in areas where there are limited impacts to wildlife. When existing roads are maintained, barriers to wildlife movement are altered to allow for movement.
- b. Agencies should coordinate with the county before eliminating, introducing, or re-introducing any species onto public lands and address potential impacts of such an action on private lands, customary use, and private property interests in the public land, and the local economy.



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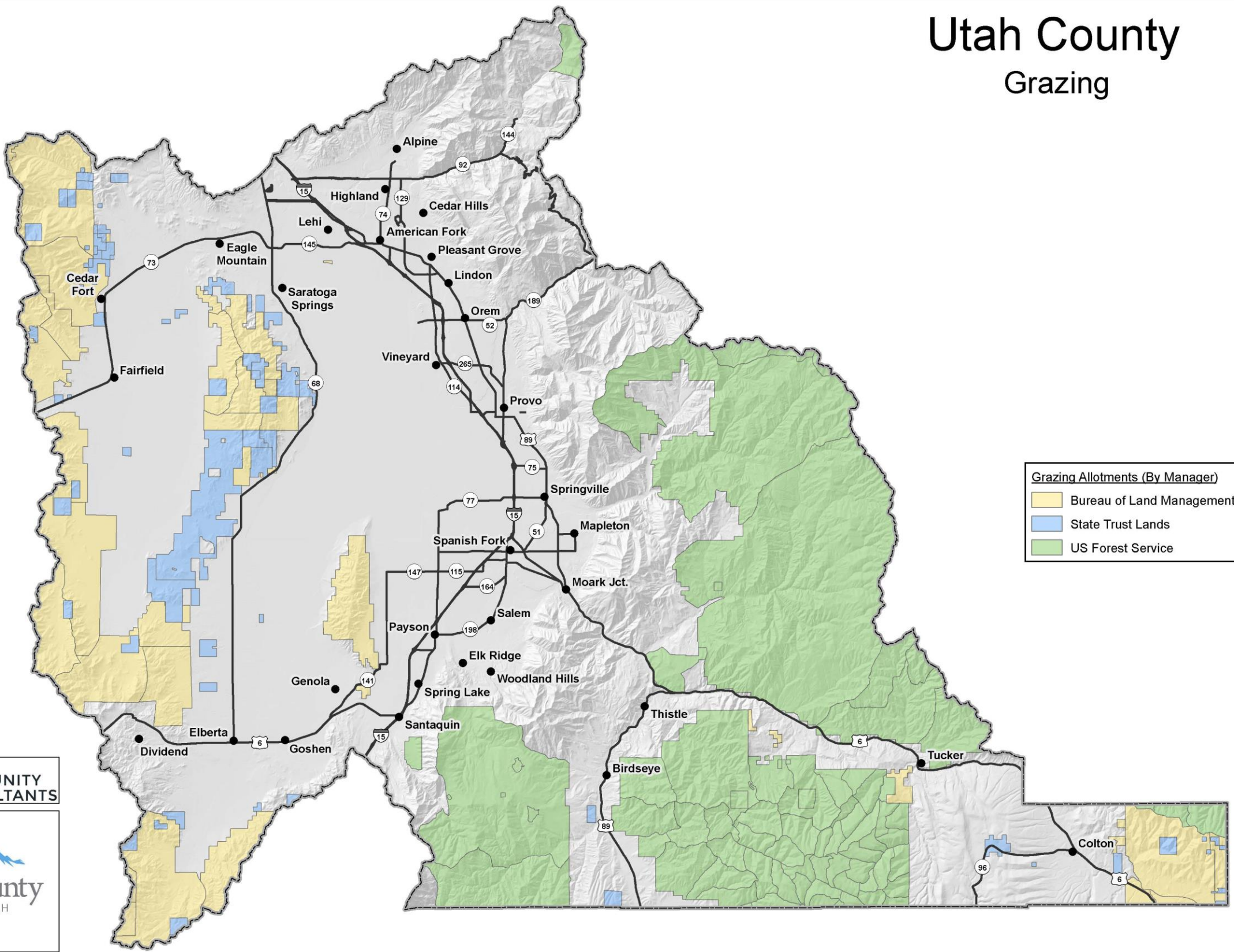
Appendix B- Maps

- Grazing
- Land Access
- Landownership
- Recreation
- Vegetation
- Water Resources



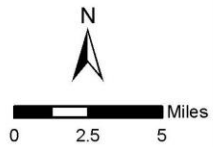
Utah County

Grazing



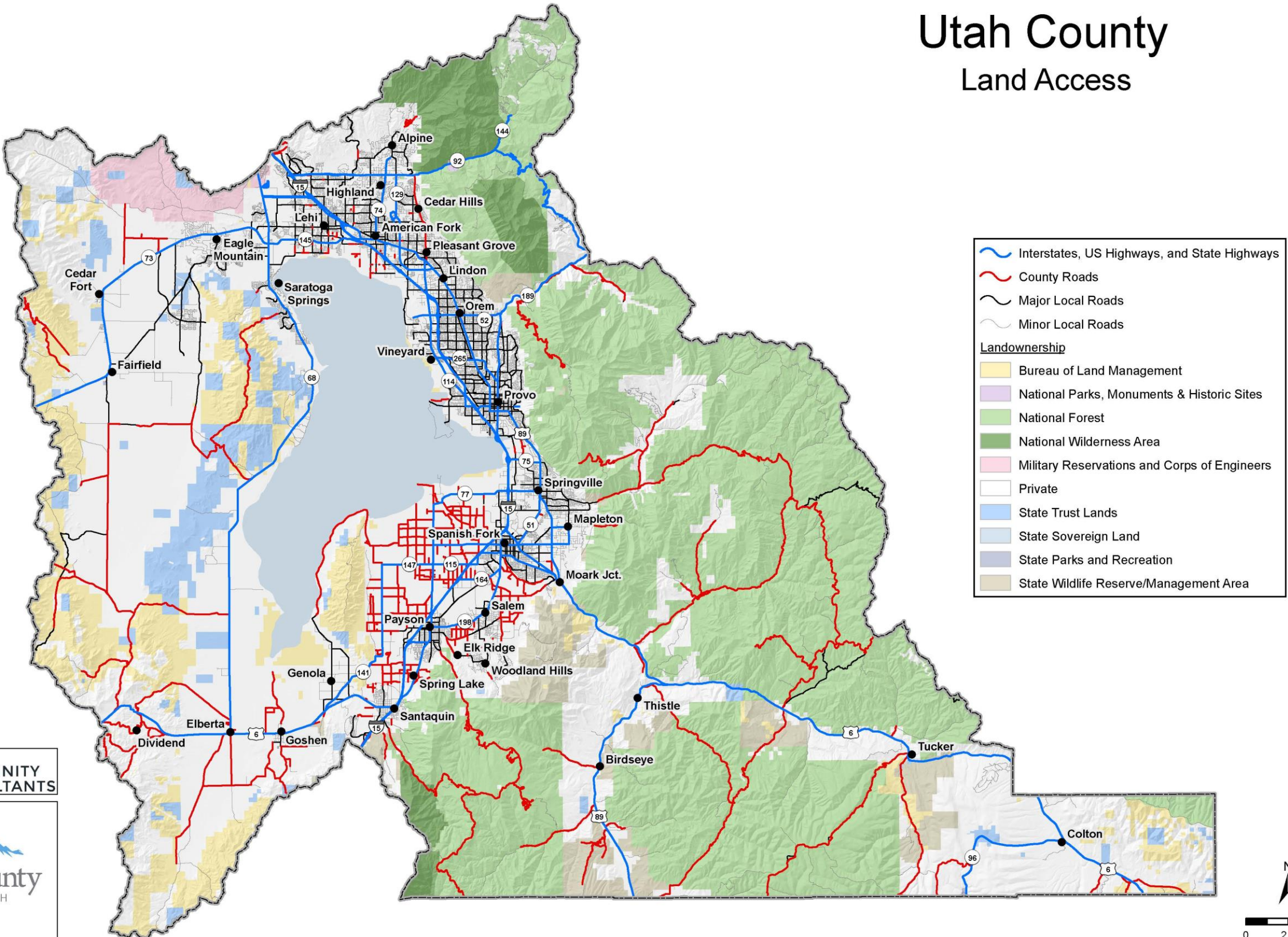
Grazing Allotments (By Manager)

- Bureau of Land Management
- State Trust Lands
- US Forest Service



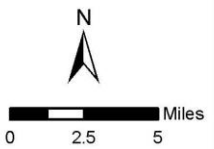
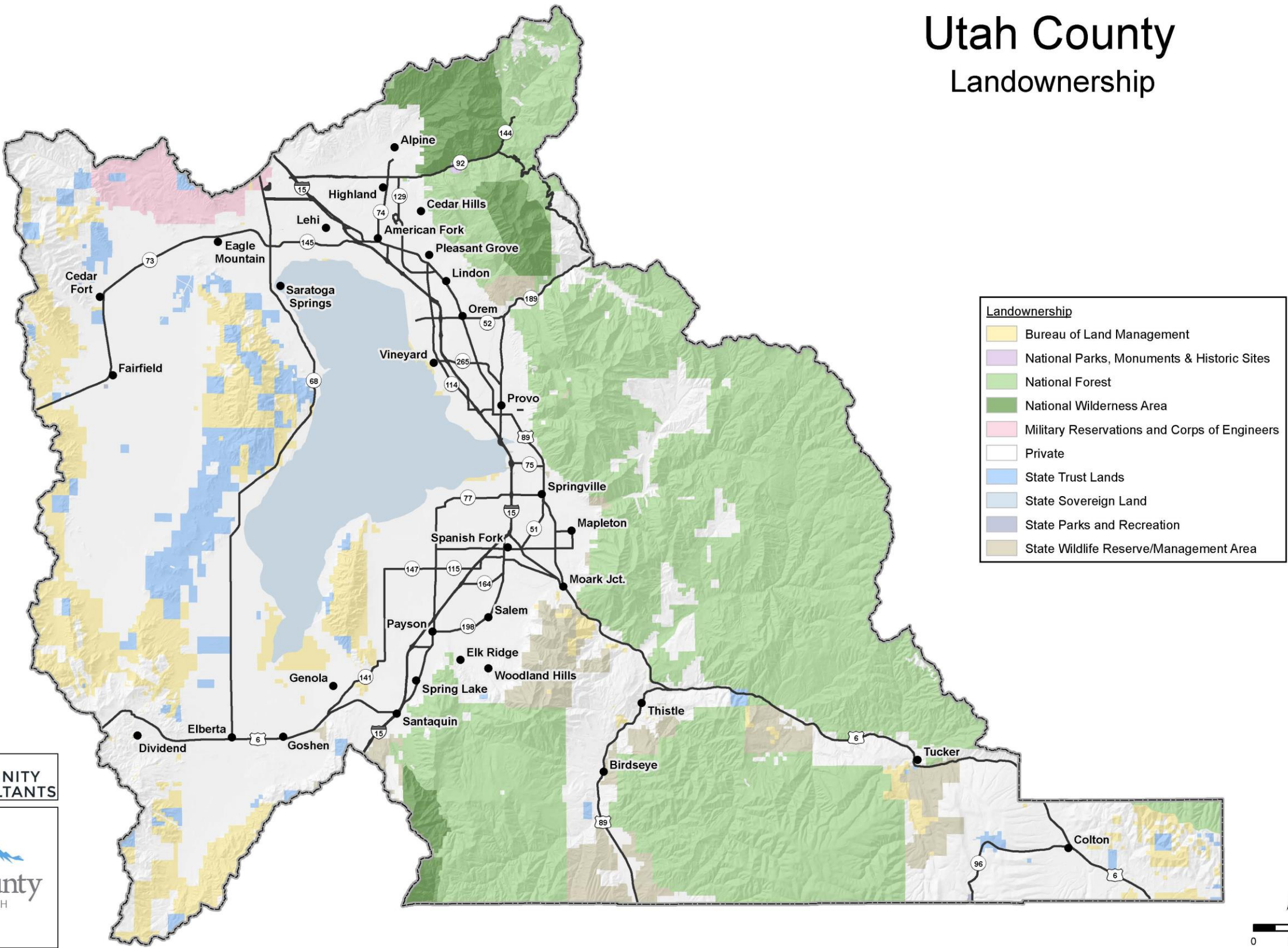
Utah County

Land Access



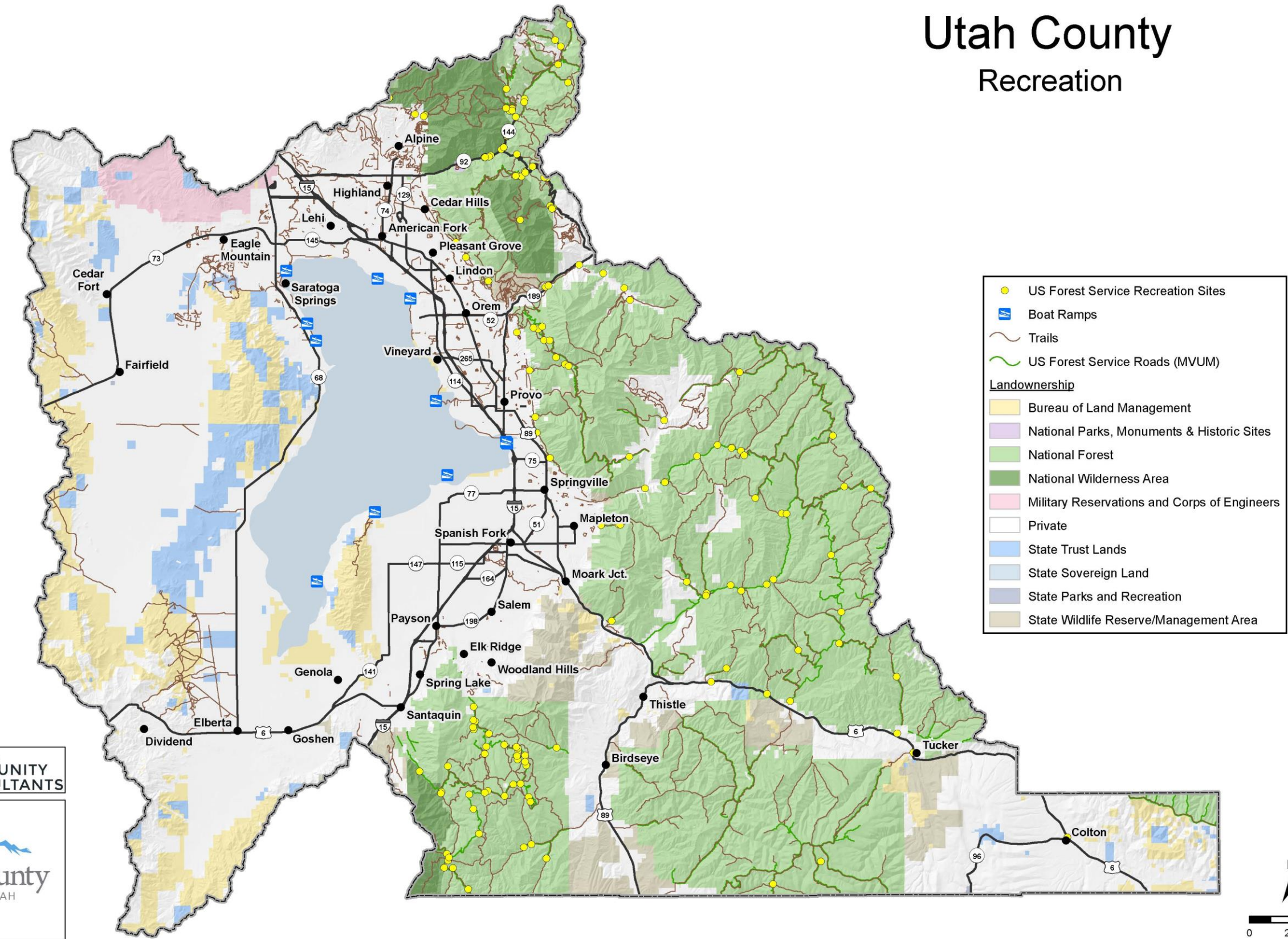
Utah County

Landownership



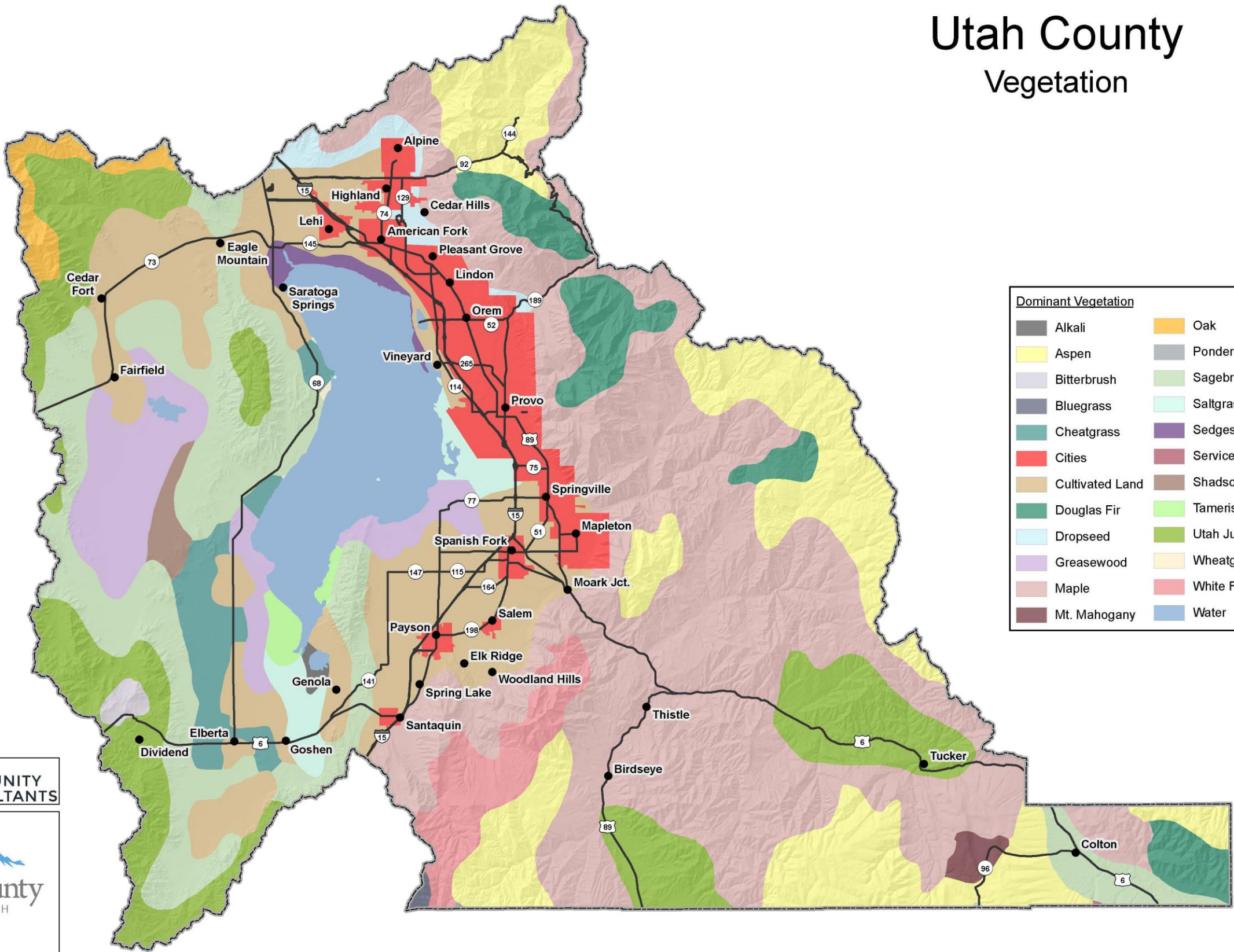
Utah County

Recreation



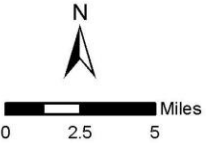
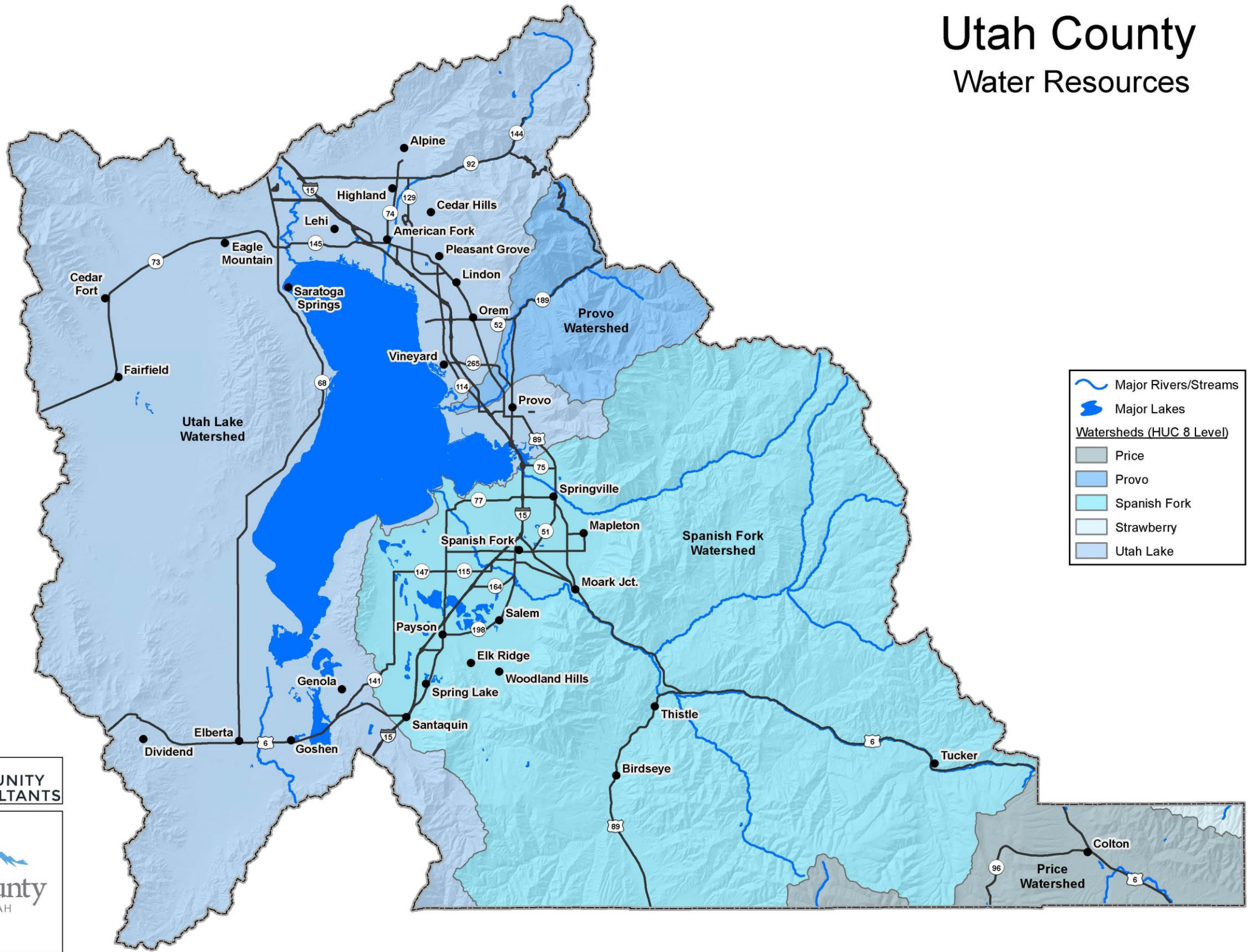
Utah County

Vegetation



Utah County

Water Resources



ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance No. 2017-09, Amending Compensation for Mayor, Council, Planning Commission

FOR CONSIDERATION ON: June 13, 2017

PETITIONER: Sheldon Wimmer

ACTION REQUESTED BY PETITIONER: Consider increasing the compensation for the positions of mayor, city council member, planning commission member, and a per diem allowance for electronic device for communications. The proposed ordinance would take effect on July 1, 2017.

INFORMATION: The compensation for residents serving on the city council or planning commission or as mayor was last amended in 2006.

RECOMMENDED ACTION: *Consider approving the proposed ordinance.*

ORDINANCE NO. 2017-09

AN ORDINANCE AMENDING SECTION 3-818 OF THE ALPINE CITY CODE SETTING THE COMPENSATION OF THE MAYOR AND COUNCIL MEMBERS AND PER DIEM FOR MEMBERS OF THE PLANNING COMMISSION OF THE CITY

WHEREAS, Alpine City has the authority under Utah Code 10-3-818 to set the compensation for the Mayor and members of the City Council; and

WHEREAS, under Utah Code 10-9a-301 the City may establish a planning commissioner to receive a per diem and travel expense for meetings actually attended by the member: and

WHEREAS, The City Council has held a public hearing as required by law on the proposed compensation to the Mayor and Council Members.

NOW THEREFORE BE IT ORDAINED by the City Council of Alpine City as follows:

1. Sections 3-818 of the current Alpine City code is hereby repealed and replaced in its entirety with the following:

3-818. COMPENSATION AND SALARIES

- A. The salary of the Mayor and Council Members and the compensation of the members of the Planning Commission of this city shall be paid in the amount and at such times as is below specified:
 - 1. Mayor \$1000.00/per month
 - 2. Council Member \$500.00/ per month.
 - 3. Planning Commission \$50/per meeting Chair \$75/ per meeting
- B. Any member of the council or mayor who misses more than two council meeting per calendar year, without prior approval of the council, will not be paid their monthly compensation for any month that they miss another council meeting.
- C In addition to the salary paid to the Mayor and Council Members of this city, they shall receive the following additional compensation:
 - 1. \$500 per term of office for the purchase of a pad, computer, or other similar device to receive electronic communication and council packets.
 - 2. Upon the submission to the recorder of a claim, travel expenses and per diem in the amount established by the Utah state department of finance for expenses actually incurred by the person for attending any meeting,

conference, seminar or training session, provided attendance shall have been approved by the city council.

2. This ordinance shall take effect on July 1, 2017.

PASSED this _____ day of _____, 2017.

Mayor

ATTEST:

City Recorder

3-817. ELECTED EXECUTIVES TO APPOINT THEIR DEPUTIES. See U.C.A. ' 10-3-817.

3-818. COMPENSATION AND SALARIES. (Ordinance No. 2006-05)

No ordinance increasing the salary or other compensation for the Mayor or a member of the Alpine City Council shall take effect until 12 o'clock noon on the first Monday in January following a municipal election.

A. The salary of the officers and employees of this city shall be paid in the amount and at such times as is below specified:

- | | | |
|----|---------------------|---|
| 1. | Mayor | \$800.00/month (Ordinance 98-14; amended by Ordinance No. 2006-02) |
| 2. | Council Member | \$400.00/month + \$50.00 for each additional formal meeting attended. (Ordinance 98-14; amended by Ordinance No. 2002-10) |
| 3. | Planning Commission | \$30/meeting Chair \$40/meeting (Ord. 98-14) |
| 4. | | \$ |
| 5. | | \$ |
| 6. | | \$ |
| 7. | | \$ |
| 8. | | \$ |

B. In addition to the salary paid the officers and employees of this city, they shall receive the following benefits:

1. The employee's share of the social security tax.
2. Health and accident insurance for themselves and their families on such basis and cost to the employee or officer as the city council may from time to time establish by resolution.
3. Vacation and sick leave on such basis as the city council may from time to time establish by resolution.
4. Participation in the Utah state retirement program on such basis and cost as the city council may from time to time by resolution establish.
- C. Whenever any person serves in two or more positions either as officers or employees of this city, unless otherwise specifically provided in the employment agreement, by ordinance or resolution, the person shall receive the salary or compensation of the office or employment paying the greater amount.
- D. In addition to all other compensation or salaries any officer or employee of this city may receive, following the submission to the recorder of a claim,



Cost Associated with Proposed Increase
Mayor, City Council and Planning Commission Salaries

	Current Monthly Salary	Proposed Monthly Increase	Total Annual Increase	Total Annual Salary		Total Increase in Budget	Total Budget Amount for Salaries
Mayor	\$ 800	\$ 200	\$ 2,400	\$ 12,000		\$ 2,400	\$ 12,000
City Council	\$ 400	\$ 100	\$ 1,200	\$ 6,000		\$ 6,000	\$ 30,000
	Current Compensation/ Meeting	Proposed Compensation/ Meeting Increase	Total Annual Increase	Total Annual Salary		Total Increase in Budget	Total Budget Amount for Salary
Planning Commission Chair	\$ 40.00	\$ 35.00	\$ 840.00	\$ 1,800.00		\$ 840.00	\$ 1,800.00
Planning Commission	\$ 30.00	\$ 20.00	\$ 480.00	\$ 1,200.00		\$ 2,880.00	\$ 7,200.00
		Grand Total Increase in Budget				\$12,120.00	
		Grand Total Budget Amount for Salaries					\$51,000.00

ORDINANCE NO. 2017-011

**AN ORDINANCE ENACTING AND ADMINISTERING THE ALPINE CITY
FISCAL YEAR 2017-18 ANNUAL BUDGET**

WHEREAS, it is deemed desirable and in the best interest of the City of Alpine, Utah to adopt the annual budget for the operations, debt amortization, and capital outlay of the City.

**NOW, THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ALPINE
DO ADOPT AND ORDAIN AS FOLLOWS:**

**ARTICLE 1
DEFINITIONS**

SECTION 1. "BUDGET YEAR" means the 2017 -2018 fiscal year for which this budget is made.

SECTION 2. "FISCAL YEAR" means that year which begins on the first day of July, 2017, and ends on the last day of June, 2018.

**ARTICLE II
BUDGET ESTABLISHES APPROPRIATIONS**

SECTION 1. APPROPRIATIONS.

From the effective date of the budget as outlined in the attached Exhibit "A", the several amounts stated therein as proposed expenditures, shall address the several objects and purposes therein named.

SECTION 2. ANTICIPATED REVENUES.

The amended anticipated revenues shall include revenue from all sources, including grants and loans and shall be classified in accordance with the chart of accounts of the municipality.

SECTION 3. FUND BALANCE.

The fund balance shall be available for emergency appropriation by the City Council.

**SECTION 4. ANTICIPATED SURPLUS FROM MUNICIPAL UTILITY OR
ENTERPRISE FUNDS.**

The anticipated revenue and proposed expenditures of each utility or other public service enterprise owned or operated by the city is stated in a separate section of the budget (See attached Exhibit A); and as to each such utility, an anticipated surplus, if legally available for general purposes and to the extent such surplus is to be used to support budget operation, is stated as an item of revenue in the budget.

ARTICLE III
ADMINISTRATION OF BUDGET, FINANCIAL CONTROL

SECTION 1. APPROVAL OF EXPENDITURES.

The City Administrator shall be the Finances Director and have charge of the administration of the financial affairs of the city and to that end shall supervise and be responsible for the disbursement of all monies and have control over all expenditures to insure that appropriations are not exceeded. He shall exercise financial budgetary control over each office, department and agency and shall cause separate accounts to be kept for the items of appropriation contained in the budget.

ARTICLE IV
SEVERABILITY

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or application of the ordinance which can be given effect without the invalid provision or applications; and to this end the provisions of the ordinance are severable.

ARTICLE V
ADOPTION & EFFECTIVE DATE

This Ordinance is hereby adopted the 13th day of June 2017 and shall be effective for the Fiscal Year 2017 -2018.

Sheldon Wimmer, Mayor

ATTEST:

Charmayne G. Warnock
City Recorder

FY2017-2018 Proposed Final Budget

		2015-16	2016-17	2017-18
		Prior year	Current year	Future year
General Fund				
Account Number	Account Title	Actual	Budget	Budget
10-31-10	CURRENT YEAR GENERAL PROPERTY	\$ 1,115,237.75	\$ 1,116,000.00	\$ 1,120,000.00
10-31-20	REDEMPTION TAXES	\$ 99,221.46	\$ 60,000.00	\$ 84,000.00
10-31-30	GENERAL SALES AND USE TAXES	\$ 1,098,894.17	\$ 1,000,000.00	\$ 1,050,000.00
10-31-31	MOTOR VEHICLE TAXES	\$ 103,035.05	\$ 106,000.00	\$ 106,000.00
10-31-40	FRANCHISE FEES	\$ 659,525.09	\$ 625,000.00	\$ 630,000.00
10-31-90	PENALTIES & INT. ON DELINQUENT	\$ 2,075.77	\$ 1,500.00	\$ 1,500.00
Total Taxes		\$ 3,077,989.29	\$ 2,908,500.00	\$ 2,991,500.00
Licenses and Permits				
10-32-10	BUSINESS LICENSES AND PERMITS	\$ 28,034.00	\$ 20,200.00	\$ 18,000.00
10-32-20	PLAN CHECK FEES	\$ 115,596.65	\$ 95,950.00	\$ 105,000.00
10-32-21	BUILDING PERMITS	\$ 201,291.91	\$ 150,000.00	\$ 170,000.00
10-32-22	BUILDING PERMIT ASSESSMENT	\$ 2,079.38	\$ 1,000.00	\$ 1,700.00
Total Licenses and Permits		\$ 347,001.94	\$ 267,150.00	\$ 294,700.00
Intergovernmental				
10-33-42	OTHER GRANTS	\$ 16,777.43	\$-	\$ 5,400.00
10-33-56	CLASS C ROAD FUND ALLOTMENT	\$ 349,971.03	\$ 380,000.00	\$ 385,000.00
Total Intergovernmental		\$ 366,748.46	\$ 380,000.00	\$ 390,400.00
Charges for Services				
10-34-13	ZONING AND SUBDIVISION FEES	\$ 22,321.00	\$ 10,000.00	\$ 10,000.00
10-34-14	ANNEXATIONS APPLICATIONS	\$ 755.00	\$ 500.00	\$ 500.00
10-34-15	SALE OF MAPS AND PUBLICATIONS	\$ 4.00	\$ 50.00	\$ 50.00
10-34-22	PUBLIC SAFETY DISTRICT RENTAL	\$ 38,516.00	\$ 38,516.00	\$ 38,516.00
10-34-40	WASTE COLLECTION SALES	\$ 527,438.96	\$ 490,000.00	\$ 495,000.00
10-34-69	YOUTH COUNCIL	\$ 1,130.42	\$ 1,300.00	\$ 1,300.00
10-34-81	SALE OF CEMETERY LOTS	\$ 20,540.00	\$ 8,000.00	\$ 6,000.00
10-34-83	BURIAL FEES	\$ 34,830.00	\$ 10,000.00	\$ 20,000.00
Total Charge for Services		\$ 645,535.38	\$ 558,366.00	\$ 571,366.00

Fines				
10-35-10	TRAFFIC FINES	\$ 47,997.00	\$ 40,000.00	\$ 42,000.00
10-35-15	OTHER FINES	\$ 6,361.73	\$ 1,000.00	\$ 2,000.00
10-35-16	TRAFFIC SCHOOL	\$ 2,205.00	\$ 1,000.00	\$ 500.00
Total Fines		\$ 56,563.73	\$ 42,000.00	\$ 44,500.00
Rents and Concessions				
10-36-20	RENTS AND CONCESSIONS	\$ 42,427.59	\$ 32,000.00	\$ 34,000.00
Total Rents and Concessions		\$ 42,427.59	\$ 32,000.00	\$ 34,000.00
Other Revenues				
10-38-10	INTEREST EARNINGS	\$ 16,684.09	\$ 12,500.00	\$ 20,000.00
10-38-17	ALPINE DAYS REVENUE	\$ 18,503.41	\$ 20,000.00	\$ 40,000.00
10-38-18	RODEO REVENUE	\$ 18,325.00	\$ 20,000.00	\$ 20,000.00
10-38-50	BICENTENNIAL BOOKS	\$ 810.00	\$ 500.00	\$ 500.00
10-38-70	DONATIONS	\$ 5,840.00	\$-	\$-
10-38-90	SUNDRY REVENUES	\$ 10,487.05	\$-	\$-
Total Other Revenues		\$ 70,649.55	\$ 53,000.00	\$ 80,500.00
Transfers and Contributions				
10-39-10	GENERAL FUND SURPLUS	\$-	\$ 1,404,134.00	\$ 1,054,295.00
10-39-15	TRANSFER FROM WATER	\$ 6,000.00	\$ 6,000.00	\$ -
10-39-20	CONTRIBUTION FOR PARAMEDIC	\$ 30,256.25	\$ 29,500.00	\$ 29,500.00
10-39-25	TRANSFER FROM SEWER	\$ 6,000.00	\$ 6,000.00	\$ -
Total Transfers and Contributions		\$ 42,256.25	\$ 1,445,634.00	\$ 1,083,795.00
Total General Fund Revenue		\$ 4,649,172.19	\$ 5,686,650.00	\$ 5,490,761.00
General Fund Expenses				
Administration				
10-41-11	SALARIES & WAGES	\$ 139,598.81	\$ 188,559.04	\$ 187,500.00
10-41-13	EMPLOYEE BENEFITS	\$ 46,302.64	\$ 63,600.00	\$ 77,500.00
10-41-14	OVERTIME WAGES	\$-	\$ 1,500.00	\$ 1,500.00
10-41-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 11,527.46	\$ 13,000.00	\$ 19,200.00
10-41-22	PUBLIC NOTICES	\$ 3,279.70	\$ 3,000.00	\$ 4,000.00
10-41-23	TRAVEL	\$ 6,404.58	\$ 4,500.00	\$ 4,500.00
10-41-24	OFFICE SUPPLIES & POSTAGE	\$ 14,982.74	\$ 20,000.00	\$ 20,000.00
10-41-25	EQUIPMENT - SUPPLIES & MAINTEN	\$ 1,849.31	\$ 1,000.00	\$ 1,000.00
10-41-28	TELEPHONE	\$ 1,554.36	\$ 2,000.00	\$ 3,500.00

10-41-30	PROFESSIONAL SERVICES	\$ 37,405.31	\$ 23,525.00	\$ 30,000.00
10-41-33	EDUCATION	\$ 790.00	\$ 150.00	\$ 150.00
10-41-46	COUNCIL DISCRETIONARY FUND	\$ 10,549.04	\$ 11,000.00	\$ 13,000.00
10-41-47	MAYOR DISCRETIONARY FUND	\$ 7,135.26	\$ 7,500.00	\$ 8,000.00
10-41-51	INSURANCE	\$ 11,768.11	\$ 12,000.00	\$ 9,000.00
10-41-63	OTHER SERVICES	\$ 555.50	\$ 500.00	\$ 500.00
10-41-64	OTHER EXPENSES	\$ 301.34	\$ 4,500.00	\$ 4,000.00
Total Administration		\$ 294,004.16	\$ 356,334.04	\$ 383,350.00
Court				
10-42-24	OFFICE EXPENSE & POSTAGE	\$ 28,735.15	\$ 23,000.00	\$ 25,000.00
10-42-31	PROFESSIONAL SERVICES	\$ 46,461.07	\$ 43,000.00	\$ 40,000.00
10-42-40	WITNESS FEES	\$-	\$ 200.00	\$ 200.00
10-42-46	VICTIM REPARATION ASSESSMENT	\$ 19,237.75	\$ 17,000.00	\$ 20,000.00
Total Court		\$ 94,433.97	\$ 83,200.00	\$ 85,200.00
Treasurer				
10-43-11	SALARIES & WAGES	\$ 14,570.47	\$ 16,481.92	\$ 15,200.00
10-43-13	EMPLOYEE BENEFITS	\$ 5,387.93	\$ 6,100.00	\$ 6,100.00
10-43-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 717.54	\$ 500.00	\$ 500.00
10-43-23	TRAVEL	\$ 337.39	\$ 500.00	\$ 500.00
10-43-24	OFFICE SUPPLIES & POSTAGE	\$ 2,646.53	\$ 750.00	\$ 750.00
10-43-33	EDUCATION	\$-	\$ 500.00	\$ 500.00
10-43-34	ACCOUNTING SERVICES/AUDIT	\$ 10,500.00	\$ 11,000.00	\$ 11,000.00
Total Treasurer		\$ 34,159.86	\$ 35,831.92	\$ 34,550.00
Elections				
10-50-24	OFFICE EXPENSE, SUPPLIES & POS	\$-	\$-	\$ 500.00
10-50-62	MISCELLANEOUS SERVICES	\$ 12,931.40	\$-	\$ 20,000.00
Total Elections		\$ 12,931.40	\$ -	\$ 20,500.00
Government Buildings				
10-52-26	BUILDING SUPPLIES	\$ 7,363.51	\$ 3,000.00	\$ 4,000.00
10-52-27	UTILITIES	\$ 19,197.72	\$ 22,000.00	\$ 22,000.00
10-52-51	INSURANCE	\$ 9,641.53	\$ 2,400.00	\$ 2,400.00
10-52-63	OTHER SERVICES	\$ 7,191.00	\$ 18,000.00	\$ 20,000.00
10-52-72	CAPITAL OUTLAY BUILDINGS	\$ 37,014.70	\$ 58,600.00	\$ 45,000.00
Total Government Buildings		\$ 80,408.46	\$ 104,000.00	\$ 93,400.00

Emergency Services				
10-57-61	POLICE-PROFESSIONAL SERVICE	\$ 1,060,403.04	\$ 1,095,856.54	\$ 1,090,214.00
10-57-63	FIRE-PROFESSIONAL SERVICE	\$ 671,262.00	\$ 675,210.00	\$ 675,610.00
10-57-72	ADMINISTRATION	\$ 75,390.00	\$ 62,067.50	\$ 74,160.00
Total Emergency Services		\$ 1,807,055.04	\$ 1,833,134.04	\$ 1,839,984.00
Building Department				
10-58-11	SALARIES & WAGES	\$ 17,813.83	\$ 20,300.00	\$ 21,500.00
10-58-13	EMPLOYEE BENEFITS	\$ 14,764.12	\$ 17,300.00	\$ 16,500.00
10-58-14	OVERTIME WAGES	\$-	\$ 2,000.00	\$ 2,000.00
10-58-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 395.00	\$ 1,020.00	\$ 500.00
10-58-24	OFFICE SUPPLIES & POSTAGE	\$ 1,652.99	\$ 700.00	\$ 700.00
10-58-28	TELEPHONE	\$-	\$ 1,600.00	\$ 2,000.00
10-58-29	CONTRACT/BUILDING INSPECTOR	\$ 108,066.80	\$ 90,000.00	\$ 90,000.00
10-58-51	INSURANCE & SURETY BONDS	\$ 6,141.55	\$ 10,000.00	\$ 10,000.00
10-58-65	BUILDING PERMIT SURCHARGE	\$ 1,275.10	\$ 4,000.00	\$ 2,500.00
Total Building Departemnt		\$ 150,109.39	\$ 146,920.00	\$ 145,700.00
Planning Department				
10-59-11	SALARIES & WAGES	\$ 96,601.60	\$ 102,750.00	\$ 101,750.00
10-59-13	EMPLOYEE BENEFITS	\$ 37,084.58	\$ 39,900.00	\$ 52,500.00
10-59-14	OVERTIME WAGES	\$-	\$ 600.00	\$ 1,000.00
10-59-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 2,136.00	\$ 1,800.00	\$ 2,200.00
10-59-23	TRAVEL	\$ 722.92	\$ 700.00	\$ 1,500.00
10-59-24	OFFICE SUPPLIES & POSTAGE	\$ 1,905.89	\$ 2,500.00	\$ 3,000.00
10-59-30	PROFESSIONAL SERVICES	\$ 37,915.20	\$ 24,980.00	\$ 46,000.00
10-59-31	LEGAL SERVICES FOR SUBDIVIS	\$-	\$ 2,000.00	\$ 2,000.00
10-59-34	EDUCATION	\$ 410.00	\$ 750.00	\$ 750.00
Total Planning Department		\$ 176,776.19	\$ 175,980.00	\$ 210,700.00
Street Department				
10-60-11	SALARIES & WAGES	\$ 69,328.67	\$ 71,025.00	\$ 68,000.00
10-60-13	EMPLOYEE BENEFITS	\$ 47,525.41	\$ 56,100.00	\$ 61,000.00
10-60-14	OVERTIME WAGES	\$ 11,304.55	\$ 9,500.00	\$ 11,000.00
10-60-23	TRAVEL	\$ 623.64	\$ 750.00	\$ 500.00
10-60-24	OFFICE SUPPLIES & POSTAGE	\$ -	\$ -	\$ 500.00
10-60-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 30,275.75	\$ 26,000.00	\$ 32,000.00

10-60-26	STREET SUPPLIES AND MAINTENANC	\$ 52,470.26	\$ 66,000.00	\$ 70,000.00
10-60-27	UTILITIES	\$ 315.35	\$ 500.00	\$ 500.00
10-60-28	TELEPHONE	\$ 417.50	\$ 750.00	\$ 750.00
10-60-29	POWER - STREET LIGHTS	\$ 51,024.86	\$ 50,000.00	\$ 50,000.00
10-60-51	INSURANCE	\$ 8,641.55	\$ 11,950.00	\$ 11,950.00
10-60-63	OTHER SERVICES	\$ 8,165.44	\$ 12,000.00	\$ 12,000.00
10-60-64	OTHER EXPENSES	\$ 383.68	\$ 3,000.00	\$ 3,077.00
10-60-70	CLASS C ROAD FUND	\$ 421,166.71	\$ 710,000.00	\$ 580,000.00
10-60-73	CAPITAL OUTLAY-OTR THAN BLDG	\$ -	\$ -	\$ 200,000.00
10-60-74	CAPITAL OUTLAY - EQUIPMENT	\$-	\$ 29,250.00	\$ 13,650.00
Total Street Department		\$ 701,643.37	\$ 1,046,825.00	\$ 1,114,927.00
Parks & Recreation				
10-70-11	SALARIES & WAGES	\$ 40,802.31	\$ 41,250.00	\$ 43,600.00
10-70-12	WAGES TEMPORARY EMPLOYEES	\$ 28,645.16	\$ 27,500.00	\$ 27,500.00
10-70-13	EMPLOYEE BENEFITS	\$ 28,329.89	\$ 28,000.00	\$ 28,300.00
10-70-14	OVERTIME WAGES	\$ 1,463.22	\$ 1,200.00	\$ 1,200.00
10-70-23	TRAVEL	\$ 555.23	\$ 1,000.00	\$ 1,000.00
10-70-24	OFFICE SUPPLIES & POSTAGE	\$ 870.84	\$ 2,200.00	\$ 2,200.00
10-70-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 23,632.60	\$ 19,000.00	\$ 25,000.00
10-70-26	BUILDING AND GROUNDS SUPPLIES	\$ 45,516.53	\$ 25,000.00	\$ 26,500.00
10-70-27	UTILITIES	\$ 68,397.34	\$ 5,000.00	\$ 3,500.00
10-70-28	TELEPHONE	\$ 390.00	\$ 500.00	\$ 500.00
10-70-51	INSURANCE & SURETY BONDS	\$ 9,641.55	\$ 10,500.00	\$ 10,500.00
10-70-59	DEER POPULATION CONTROL	\$ -	\$ -	\$ 20,000.00
10-70-60	RODEO	\$ 19,540.43	\$ 20,000.00	\$ 25,000.00
10-70-64	OTHER EXPENSES	\$ 1,224.90	\$ 16,000.00	\$ 16,500.00
10-70-65	ALPINE DAYS	\$ 39,252.47	\$ 40,000.00	\$ 134,450.00
10-70-67	MOYLE PARK	\$ 9,070.17	\$ 9,000.00	\$ 9,000.00
10-70-68	LIBRARY	\$ 11,031.00	\$ 11,000.00	\$ 11,000.00
10-70-69	YOUTH COUNCIL	\$ 4,333.84	\$ 5,000.00	\$ 5,000.00
10-70-70	BOOK MOBILE	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00
10-70-71	TRAILS	\$ 3,195.22	\$ 5,000.00	\$ 5,000.00
Total Parks & Recreation		\$ 349,092.70	\$ 280,350.00	\$ 408,950.00
Cemetery				

10-77-11	SALARIES & WAGES	\$ 40,752.31	\$ 41,250.00	\$ 43,600.00
10-77-12	WAGES TEMPORARY EMPLOYEE	\$ 28,645.15	\$ 27,500.00	\$ 27,500.00
10-77-13	EMPLOYEE BENEFITS	\$ 28,328.22	\$ 28,000.00	\$ 28,300.00
10-77-14	OVERTIME WAGES	\$ 1,463.14	\$ 2,275.00	\$ 2,000.00
10-77-23	TRAVEL	\$ 360.22	\$-	\$ 500.00
10-77-24	OFFICE SUPPLIES & POSTAGE	\$ 362.69	\$ 500.00	\$ 500.00
10-77-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 9,803.56	\$ 11,000.00	\$ 15,000.00
10-77-26	BUILDING AND GROUNDS	\$ 11,156.30	\$ 24,500.00	\$ 15,000.00
10-77-27	CEMETERY PAVING	\$ 5,358.74	\$-	\$-
10-77-28	TELEPHONE	\$ 390.00	\$ 500.00	\$ 500.00
10-77-51	INSURANCE & SURETY BONDS	\$ 8,208.55	\$ 10,000.00	\$ 10,000.00
10-77-63	OTHER SERVICES	\$ 4,570.69	\$ 10,000.00	\$ 12,000.00
Total Cemetery		\$ 139,399.57	\$ 155,525.00	\$ 154,900.00
Garbage				
10-82-11	SALARIES & WAGES	\$ 37,026.33	\$ 49,250.00	\$ 67,000.00
10-82-13	EMPLOYEE BENEFITS	\$ 18,401.10	\$ 32,000.00	\$ 45,500.00
10-82-24	OFFICE SUPPLIES & POSTAGE	\$ 5,771.72	\$ 3,600.00	\$ 3,600.00
10-82-34	TECHNOLOGY UPDATE	\$ 6,542.08	\$ 5,000.00	\$ 5,000.00
10-82-61	TIPPING FEES	\$ 104,778.17	\$ 110,000.00	\$ 110,000.00
10-82-62	WASTE PICKUP CONTRACT	\$ 260,185.86	\$ 250,000.00	\$ 250,000.00
10-82-64	OTHER EXPENSES	\$ 1,414.00	\$ 3,700.00	\$ 1,500.00
Total Garbage		\$ 434,119.26	\$ 453,550.00	\$ 482,600.00
Miscellaneous				
10-99-25	TECHNOLOGY UPGRADE	\$ 13,194.91	\$ 10,000.00	\$ 11,000.00
10-99-80	TRANSFER TO CAPITAL IMP FUND	\$ 1,212,000.00	\$ 1,000,000.00	\$ 500,000.00
10-99-82	EMERGENCY PREP	\$ 478.71	\$ 5,000.00	\$ 5,000.00
Total Miscellaneous		\$ 1,225,673.62	\$ 1,015,000.00	\$ 516,000.00
Total General Fund Expenses		\$ 5,499,806.99	\$ 5,686,650.00	\$ 5,490,761.00
		\$ (850,634.80)	\$ -	\$ -
Account Number	Account Title	2015-2016	2016-2017	2017-2018
Impact Fees Fund				
Impact Fees Revenues				
15-37-21	STREETS & TRANSPORTATION FEES	\$ 45,757.88	\$ 17,000.00	\$ 22,000.00

15-37-31	RECREATION FACILITY FEES	\$ 118,272.00	\$ 20,500.00	\$ 20,500.00
15-37-41	TIMPANOGOS SEWER HOOK ON FEE	\$ 89,821.98	\$ 50,500.00	\$ 55,000.00
15-38-10	INTEREST EARNINGS	\$ 4,505.32	\$ 1,200.00	\$ 4,500.00
15-39-10	FUND SURPLUS	\$-	\$ 40,800.00	\$ 238,000.00
Total Impact Fees Revenues		\$ 258,357.18	\$ 130,000.00	\$ 340,000.00
Impact Fees Expenses				
15-40-12	TIMP SPEC SERV DIST IMPACT FEE	\$ 89,821.99	\$ 80,000.00	\$ 80,000.00
15-40-21	STREET & TRANSPORT EXPENSES	\$-	\$-	\$ 160,000.00
15-40-31	PARK SYSTEM	\$-	\$ 50,000.00	\$ 50,000.00
Total Impact Fees Expenses		\$ 89,821.99	\$ 130,000.00	\$ 290,000.00
Account Number	Account Title	2015-2016	2016-2017	2017-2018
Capital Improvements Fund				
Capital Improvements Revenue				
45-38-10	INTEREST REVENUE	\$ 10,046.57	\$ 5,000.00	\$ 7,000.00
45-38-12	DONATIONS	\$ 1,210.00	\$-	\$-
45-39-10	TRANSFER FROM GENERAL FUND	\$ 1,212,000.00	\$ 748,000.00	\$ 500,000.00
45-39-11	CAPITAL IMPROVEMENTS FUND SURP	\$-	\$-	\$ 144,900.00
Total Capital Improvements Rev		\$ 1,223,256.57	\$ 753,000.00	\$ 651,900.00
Capital Improvements Expenses				
45-40-72	CAPITAL OUTLAY - OTHER	\$ 229,435.85	\$ 170,000.00	\$ 506,500.00
45-40-73	CAPITAL OUTLAY BUILDINGS	\$-	\$ 534,000.00	\$ 425,000.00
45-40-74	CAPITAL OUTLAY - EQUIPMENT	\$ 75,906.49	\$ 49,000.00	\$ 20,400.00
Total Capital Improvements Exp		\$ 305,342.34	\$ 753,000.00	\$ 951,900.00
Account Number	Account Title	2015-2016	2016-2017	2017-2018
Water Fund				
Water Fund Revenues				
51-37-11	METERED WATER SALES	\$ 596,420.70	\$ 560,000.00	\$ 560,000.00
51-37-12	OTHER WATER REVENUE	\$ 11,048.53	\$ 5,000.00	\$ 5,000.00
51-37-16	WATER CONNECTION FEE	\$ 7,065.00	\$ 5,000.00	\$ 5,000.00
51-37-17	PENALTIES	\$ 6,617.24	\$ 5,000.00	\$ 5,500.00
51-37-20	WATER SYSTEM IMPACT FEE	\$ 44,677.14	\$ 27,000.00	\$ 27,000.00
51-38-10	INTEREST EARNINGS	\$ 20,719.99	\$ 12,000.00	\$ 19,000.00

51-38-70	DEVELOPER CONTRIBUTIONS	\$ 29,066.04	\$-	\$-
51-39-11	UNAPPROPRIATED FUND EQUITY	\$-	\$ 736,750.00	\$ 877,450.00
Total Water Fund Revenues		\$ 715,614.64	\$ 1,350,750.00	\$ 1,498,950.00
Water Fund Expenses				
51-80-11	SALARIES & WAGES	\$ 169,947.57	\$ 170,500.00	\$ 160,000.00
51-80-13	EMPLOYEE BENEFITS	\$ 71,801.63	\$ 99,600.00	\$ 90,800.00
51-80-14	OVERTIME WAGES	\$ 11,318.84	\$ 10,000.00	\$ 11,000.00
51-80-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 1,840.00	\$ 1,600.00	\$ 2,500.00
51-80-23	TRAVEL	\$ 3,034.73	\$ 3,600.00	\$ 3,000.00
51-80-24	OFFICE SUPPLIES & POSTAGE	\$ 12,762.08	\$ 15,000.00	\$ 13,000.00
51-80-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 21,206.78	\$ 19,000.00	\$ 21,000.00
51-80-26	BUILDING AND GROUNDS SUPPLIES	\$ 22,749.29	\$ 16,500.00	\$ 15,000.00
51-80-27	UTILITIES	\$ 28,448.17	\$ 25,000.00	\$ 25,000.00
51-80-28	TELEPHONE	\$ 3,580.00	\$ 3,500.00	\$ 1,600.00
51-80-31	PROFESSIONAL & TECHNICAL SERVI	\$ 3,342.83	\$ 13,500.00	\$ 13,500.00
51-80-33	EDUCATION	\$ 290.00	\$ 1,000.00	\$ 1,000.00
51-80-34	TECHNOLOGY UPDATE	\$ 8,530.00	\$ 10,000.00	\$ 10,000.00
51-80-35	DEPRECIATION EXPENSE	\$ 264,216.40	\$ 255,000.00	\$ 255,000.00
51-80-51	INSURANCE AND SURETY BONDS	\$ 14,651.53	\$ 10,900.00	\$ 10,900.00
51-80-62	MISCELLANEOUS SERVICES	\$ 722.14	\$ 700.00	\$ 1,500.00
51-80-63	OTHER EXPENSES	\$ 6,885.84	\$ 6,100.00	\$ 7,500.00
51-80-64	CUSTOMER REFUND	\$-	\$-	\$-
51-80-70	CAPITAL OUTLAY - IMPACT FEE	\$ 4,717.60	\$ 15,000.00	\$ 68,000.00
51-80-72	CAPITAL OUTLAY - BUILDINGS	\$-	\$ 46,500.00	\$ 50,000.00
51-80-73	CAPITOL OUTLAY - IMPROVEMENTS	\$ 46,190.17	\$ 595,750.00	\$ 730,000.00
51-80-74	CAPITAL OUTLAY - EQUIPMENT	\$ 7,237.37	\$ 26,000.00	\$ 8,650.00
51-80-93	1% TRANSFER TO GENERAL FUND	\$ 6,000.00	\$ 6,000.00	\$ -
Total Water Fund Expenses		\$ 709,472.97	\$ 1,350,750.00	\$ 1,498,950.00
Account Number	Account Title	2015-2016	2016-2017	2017-2018
Sewer Fund				
Sewer Fund Revenues				
52-37-11	SEWER SYSTEM USAGE SALES	\$ 1,020,129.51	\$ 1,000,000.00	\$ 1,000,000.00
52-37-12	OTHER REVENUE	\$-	\$-	\$ 10,000.00

52-37-16	SEWER CONNECTION FEE	\$ 4,525.00	\$ 3,000.00	\$ 3,000.00
52-37-20	SEWER SYSTEM IMPACT FEE	\$ 16,526.70	\$ 12,000.00	\$ 12,000.00
52-37-80	DEVELOPERS CONTRIBUTIONS	\$ 44,360.35	\$-	\$-
52-38-10	INTEREST EARNINGS	\$ 13,302.40	\$ 9,000.00	\$ 10,000.00
52-39-11	UNAPPROPRIATED FUND EQUITY	\$-	\$ 97,300.00	\$ 47,350.00
Total Sewer Fund Revenues		\$ 1,098,843.96	\$ 1,121,300.00	\$ 1,082,350.00
Sewer Fund Expenses				
52-81-11	SALARIES & WAGES	\$ 154,521.41	\$ 164,050.00	\$ 137,300.00
52-81-13	EMPLOYEE BENEFITS	\$ 73,805.30	\$ 92,000.00	\$ 87,300.00
52-81-14	OVERTIME WAGES	\$ 11,318.84	\$ 10,000.00	\$ 10,000.00
52-81-23	TRAVEL	\$ 2,158.84	\$ 2,500.00	\$ 2,500.00
52-81-24	OFFICE SUPPLIES & POS	\$ 11,147.92	\$ 12,000.00	\$ 12,000.00
52-81-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 3,131.63	\$ 5,000.00	\$ 5,000.00
52-81-26	BUILDING AND GROUND SUPPLIES	\$ 9,800.35	\$ 10,750.00	\$ 11,600.00
52-81-27	UTILITIES	\$ 487.63	\$ 500.00	\$ 500.00
52-81-28	TELEPHONE	\$ 5,317.56	\$ 4,250.00	\$ 4,250.00
52-81-34	TECHNOLOGY UPDATE	\$ 8,358.12	\$ 5,000.00	\$ 5,000.00
52-81-35	DEPRECIATION EXPENSE	\$ 149,246.41	\$ 130,000.00	\$ 130,000.00
52-81-62	TIMPANOGOS SPECIAL SERVICE DIS	\$ 561,273.99	\$ 598,250.00	\$ 598,250.00
52-81-64	OTHER EXPENSES	\$ 470.00	\$ 1,000.00	\$ 1,000.00
52-81-70	CAPITOL OUTLAY - IMPACT FEE	\$ 22,685.08	\$ 4,000.00	\$ 4,000.00
52-81-73	CAPITAL OUTLAY-IMPROVEMENTS	\$-	\$ 50,000.00	\$ 65,000.00
52-81-74	CAPITAL OUTLAY - EQUIPMENT	\$ 4,347.66	\$ 26,000.00	\$ 8,650.00
52-81-93	TRANSFER TO GENERAL FUND	\$ 6,000.00	\$ 6,000.00	\$ -
Total Sewer Fund Expenses		\$ 1,024,070.74	\$ 1,121,300.00	\$ 1,082,350.00
Account Number	Account Title	2015-2016	2016-2017	2017-2018
Pressurized Irrigation Fund				
PI Revenues				
55-37-11	IRRIGATION WATER SALES	\$ 923,719.65	\$ 870,000.00	\$ 870,000.00
55-37-12	OTHER REVENUE	\$ 1,048.00	\$ 1,000.00	\$ 1,000.00
55-37-16	PRESSURIZED CONNECTION FEE	\$ 4,122.66	\$ 1,500.00	\$ 1,500.00
55-37-21	PRESSURIZED IRR IMPACT FEE	\$ 89,662.93	\$ 25,000.00	\$ 25,000.00
55-38-10	INTEREST EARNINGS	\$ 10,594.09	\$ 12,000.00	\$ 12,000.00

55-38-70	DEVELOPER CONTRIBUTIONS	\$ 18,058.68	\$-	\$-
55-39-11	UNAPPROPRIATED FUND EQUITY	\$-	\$ 354,128.00	\$ 890,227.00
Total PI Revenues		\$ 1,047,206.01	\$ 1,263,628.00	\$ 1,799,727.00
PI Fund Expenses				
55-40-11	SALARIES & WAGES	\$ 131,377.55	\$ 108,500.00	\$ 95,500.00
55-40-13	EMPLOYEE BENEFITS	\$ 60,645.00	\$ 66,100.00	\$ 55,000.00
55-40-14	OVERTIME WAGES	\$ 11,303.43	\$ 13,000.00	\$ 13,000.00
55-40-23	TRAVEL	\$ 1,174.40	\$ 1,200.00	\$ 1,200.00
55-40-25	EQUIPMENT - SUPPLIES & MAINTEN	\$ 26,823.30	\$ 67,500.00	\$ 67,500.00
55-40-26	BUILDING & GROUNDS SUPPLIES	\$ 5,836.26	\$ 2,500.00	\$ 2,500.00
55-40-27	UTILITIES	\$ 193,387.52	\$ 225,000.00	\$ 225,000.00
55-40-28	TELEPHONE	\$ 1,520.69	\$ 1,500.00	\$ 1,500.00
55-40-29	OFFICE SUPPLIES & POSTAGE	\$ 14,383.64	\$ 12,000.00	\$ 12,000.00
55-40-32	ENGINEER SERVICES	\$ 8,077.05	\$ 10,000.00	\$ 10,000.00
55-40-33	TECHNOLOGY UPDATE	\$ 7,666.03	\$ 5,500.00	\$ 5,500.00
55-40-34	ANNUAL AUDIT - UTAH WATER	\$-	\$ 500.00	\$ 500.00
55-40-35	DEPRECIATION EXPENSE	\$ 227,595.96	\$ 223,704.00	\$ 223,704.00
55-40-51	INSURANCE & SURETY BONDS	\$ 19,331.55	\$ 20,000.00	\$ 20,000.00
55-40-62	MISCELLANEOUS SERVICES	\$ 6,276.83	\$ 3,000.00	\$ 3,000.00
55-40-63	OTHER EXPENSES	\$ 1,214.40	\$ 1,500.00	\$ 1,500.00
55-40-73	CAPITAL OUTLAY	\$-	\$-	\$ 585,000.00
55-40-74	CAPITAL OUTLAY - EQUIPMENT	\$ 6,751.23	\$ 33,000.00	\$ 8,650.00
55-40-79	AGENTS FEES	\$ 4,500.00	\$ 2,500.00	\$ 2,500.00
55-40-80	TRUSTEE FEES	\$-	\$ 2,000.00	\$ 2,000.00
55-40-86	BOND PRINCIPAL #0352418	\$-	\$ 345,000.00	\$ 355,000.00
55-40-87	BOND INTEREST #0352418	\$ 153,850.75	\$ 119,674.00	\$ 109,173.00
Total PI Fund Expenses		\$ 881,715.59	\$ 1,263,678.00	\$ 1,799,727.00
Account Number	Account Title	2015-2016	2016-2017	2017-2018
Storm Drain Fund				
Storm Drain Fund Revenues				
56-37-11	STORM DRAIN REVENUE	\$ 173,016.92	\$ 162,000.00	\$ 162,000.00
56-37-12	OTHER REVENUE	\$-	\$ 1,000.00	\$ 1,000.00
56-37-13	SWPP FEE	\$ 9,300.00	\$ 6,000.00	\$ 6,000.00

56-37-21	STORM DRAIN IMPACT FEE	\$ 68,000.00	\$ 8,000.00	\$ 8,000.00
56-38-10	INTEREST EARNINGS	\$ 5,012.34	\$ 3,000.00	\$ 3,000.00
56-38-70	DEVELOPER CONTRIBUTIONS	\$ 49,042.94	\$-	\$-
56-39-12	UNAPPROPRIATED FUND EQUITY	\$-	\$ 97,100.00	\$ 240,600.00
Total Storm Drain Fund Revenues		\$ 304,372.20	\$ 277,100.00	\$ 420,600.00
Storm Drain Expenses				
56-40-11	SALARIES & WAGES	\$ 42,181.65	\$ 42,000.00	\$ 42,000.00
56-40-13	EMPLOYEE BENEFITS	\$ 17,929.03	\$ 23,000.00	\$ 26,000.00
56-40-20	PLANNING	\$ 50.00	\$ 500.00	\$ 500.00
56-40-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 970.00	\$ 2,000.00	\$ 2,000.00
56-40-23	TRAVEL	\$ 341.28	\$ 650.00	\$ 650.00
56-40-24	OFFICE SUPPLIES & POSTAGE	\$ 924.55	\$ 2,500.00	\$ 2,500.00
56-40-26	BUILDING & GROUND SUPPLIES	\$ 4,179.61	\$ 4,500.00	\$ 4,500.00
56-40-27	STORM DRAIN UTILITIES	\$ 543.21	\$-	\$-
56-40-34	TECHNOLOGY UPDATE	\$ 8,226.66	\$ 4,900.00	\$ 5,000.00
56-40-35	DEPRECIATION EXPENSE	\$ 94,943.59	\$ 83,500.00	\$ 83,500.00
56-40-51	INSURANCE	\$ 7,641.55	\$ 10,000.00	\$ 10,000.00
56-40-62	MISCELLANEOUS SERVICES	\$ 4,465.00	\$ 3,550.00	\$ 3,950.00
56-40-73	CAPITAL OUTLAY	\$ 9,588.56	\$ 100,000.00	\$ 100,000.00
56-40-74	CAPITAL OUTLAY - IMPACT FEE	\$-	\$-	\$ 140,000.00
Total Storm Drain Fund Expenses		\$ 191,984.69	\$ 277,100.00	\$ 420,600.00
Account Number	Account Title	2015-2016	2016-2017	2017-2018
Trust & Agency Fund				
Trust & Agency Fund Revenues				
70-26-10	BOND FOR HERITAGE HILLS	\$ 10,800.00	\$-	\$-
70-38-10	INTEREST REVENUE	\$ 1,211.06	\$ 800.00	\$ 1,000.00
Totals Trust & Agency Fund Rev		\$ 12,011.06	\$ 800.00	\$ 1,000.00
Trust & Agency Fund Expenses				
70-40-63	INTEREST PAID ON RETURNED BOND	\$-	\$ 800.00	\$-
70-40-64	MISCELLANEOUS EXPENSES	\$-	\$-	\$ 1,000.00
Total Trust & Agency Fund Exp		\$ -	\$ 800.00	\$ 1,000.00
Account Number	Account Title	2015-2016	2016-2017	2017-2018

Cemetery Perpetual Care Rev				
71-33-56	CEMETERY LOT PAYMENTS	\$ 17,655.00	\$ 12,500.00	\$ 13,000.00
71-33-58	UPRIGHT MONUMENT	\$ 2,320.00	\$ 2,000.00	\$ 2,500.00
71-38-10	INTEREST REVENUE	\$ 4,475.85	\$ 2,500.00	\$ 2,500.00
71-38-90	OTHER REVENUE	\$ (25.00)	\$-	\$-
Total Cemetery Perpetual Care Rev		\$ 24,425.85	\$ 17,000.00	\$ 18,000.00
Cemetery Perpetual Care Exp				
71-40-64	OTHER EXPENSES	\$-	\$ 17,000.00	\$ 18,000.00
Total Cemetery Perpetual Care Exp		\$ -	\$ 17,000.00	\$ 18,000.00

General Fund		
Department	Account Name	Account Number
Government Buildings	Capital Outlay Buildings	10-52-72
Project		Amount
Upgrade Lighting in City Hall/City Shop	\$ 10,000.00	
City Hall-Roof, Paint, Door, Security	\$ 20,000.00	
Total:		\$ 30,000.00
Street	Class C Road Fund	10-60-70
Project		Amount
Grove Drive Improvements	\$ 100,000.00	
100 South Improvements	\$ 50,000.00	
Fort Canyon Road Inspection	\$ 30,000.00	
Routine Yearly Maintenance	\$ 400,000.00	
Total:		\$ 580,000.00
Street	Capital Outlay-Other Than Building	10-60-73
Project		Amount
Grove Drive Improvements	\$ 200,000.00	
Total:		\$ 200,000.00
Street	Capital Outlay-Equipment	10-60-74
Equipment		Amount
Chip Seal Equipment Coop	\$ 5,000.00	
Street Sweeper	\$ -	
Truck for Public Works	\$ 5,400.00	
Backhoe Lease	\$ 1,750.00	
Mini-Excavator Lease	\$ 1,500.00	
Total:		\$ 13,650.00
Impact Fee Fund		
Department	Account Name	Account Number
Street Impact Fee	Street & Transport Expenses	15-40-21
Project	Amount	
Grove Dr/Alpine Blvd Intersection	\$ 60,000.00	
100 South Improvements	\$ 100,000.00	
Total:		\$ 160,000.00
Park Impact Fee	Park System	15-40-31
Project		Amount
Smooth Canyon Park - Playground	\$ 50,000.00	
Total:		\$ 50,000.00

Capital Improvement Fund		
Department	Account Name	Account Number
Capital Improvement	Capital Outlay	45-40-72
Project		Amount
Burgess Park- Basketball Repair	\$ 50,000.00	
Canyon Crest Road Sidewalk	\$ 50,000.00	
Burgess Park-Trail Repairs	\$ 20,000.00	
Dry Creek Corridor Trail	\$ 20,000.00	
Cemetery Construction	\$ 50,000.00	
Tree Removal (various)	\$ 5,000.00	
Grove Drive Improvements	\$ 300,000.00	
Canyon Crest Road Right Turn Lane	\$ 11,500.00	
Total:		\$ 506,500.00
Building	Capital Outlay-Building	45-40-73
Project		Amount
Moyle Park	\$ 25,000.00	
Public Works/Park Maintenance Building	\$ 300,000.00	
Fire Station Remodel	\$ 100,000.00	
Total:		\$ 425,000.00
Equipment	Capital Outlay-Equipment	45-40-74
Project		Amount
Truck for Public Works	\$ 5,400.00	
Small Lawn Mower	\$ 15,000.00	
Total:		\$ 20,400.00

Water Fund		
Department	Account Name	Account Number
Impact Fee	Capital Outlay-Impact Fee	51-80-70
Project		Amount
600 N/Patterson Ln Water Line Upsize	\$ 25,000.00	\$ -
Main St PRV	\$ 43,000.00	
Total:		\$ 68,000.00
Buildings	Capital Outlay-Building	51-80-72
Project		Amount
Public Works/Park Maintenance Building	\$ 50,000	
Total:		\$ 50,000
Improvements	Capital Outlay-Improvements	51-80-73
Project		Amount
Misc Projects/Fire Hydrant Replacement	\$ 25,000.00	
USGS Optimization Model:	\$ 5,000.00	
Electronic Meter Read System	\$ 500,000.00	
Water Line Replacement	\$ 200,000.00	
Total:		\$ 730,000.00
Equipment	Capital Outlay-Equipment	51-80-74
Project		Amount
Truck for Public Works	\$ 5,400.00	
Backhoe Lease	\$ 1,750.00	
Mini-Excavator Lease	\$ 1,500.00	
Total:		\$8,650.00
Other	Capital Outlay-Other	51-80-79
Project		Amount

Sewer Fund		
Department	Account Name	Account Number
Impact Fee	Capital Outlay-Impact Fee	52-81-70
Project		Amount
Improvements	Capital Outlay-Improvements	52-81-73
Project		Amount
Misc System Improvements	\$ 15,000.00	
Public Works/Park Maintenance Building	\$ 50,000.00	
Total:		\$ 65,000
Equipment	Capital Outlay-Equipment	52-81-74
Project		Amount
Truck for Public Works	\$ 5,400.00	
Backhoe Lease	\$ 1,750.00	
Mini-Excavator Lease	\$ 1,500.00	
Total:		\$ 8,650.00

Pressurized Irrigation Fund		
Department	Account Name	Account Number
Other	Capital Outlay-Other	55-40-72
Project		Amount
Improvements	Capital Outlay	55-40-73
Project		Amount
Electronic Meters	\$ 500,000.00	
Public Works/Park Maintenance Building	\$ 50,000.00	
A/C in Healey and Ranch Wells	\$ 30,000.00	
USGS Optimization Model	\$ 5,000.00	
Total:		\$ 585,000.00
Equipment	Capital Outlay-Equipment	55-40-74
Project		Amount
Truck for Public Works	\$ 5,400.00	
Backhoe Lease	\$ 1,750.00	
Mini-Excavator Lease	\$ 1,500.00	
Total:		\$ 8,650.00
Storm Drain Fund		
Department	Account Name	Account Number
Improvements	Capital Outlay	56-40-73
Project		Amount
Public Works/Park Maintenance Building	\$ 50,000.00	
Various Small Projects	\$ 50,000.00	
Total:		\$ 100,000.00
Impact Fee	Capital Outlay-Impact Fee	56-40-74
Project		Amount
600 N SD Improvement	\$ 140,000.00	
Total:		\$ 140,000.00

ALPINE CITY COUNCIL AGENDA

SUBJECT: Dawson request of a reduction of PI impact fee

FOR CONSIDERATION ON: June 13, 2017

PETITIONER: Heather Dawson

ACTION REQUESTED BY PETITIONER: Reduce their PI Impact Fee

INFORMATION: The Dawsons submitted plans for a building permit for a home on Sunrise Drive on a two-acre lot. They plan to landscape half of it and would like the PI Impact Fee (which is based on the square footage of the lot) reduced. The City Council acts as the Board of Equalization and may reduce the fee if they choose. David Church recommended that if the Council does agree to reduce the fee, an agreement be recorded which obligates both the current and future owners to landscape according to the agreement or pay an additional fee if they landscape more than agreed.

RECOMMENDED ACTION: *Consider the Dawson's request.*

5/18/17

Hi Shane,

Here is a topography of our lot... I marked where we think we're planning to take the landscaping. My husband talked to Jed the other day and we are hoping to re-engineer the drainage easement so that it starts at the telephone riser and goes south. So we are assuming our water needs would go to that point. I know this is hard because a lot of this is assumption until we get the easement re-engineered and our landscape plan finalized. Please let me know if you have any questions or recommendations!

Thank you for your time and attention to this!

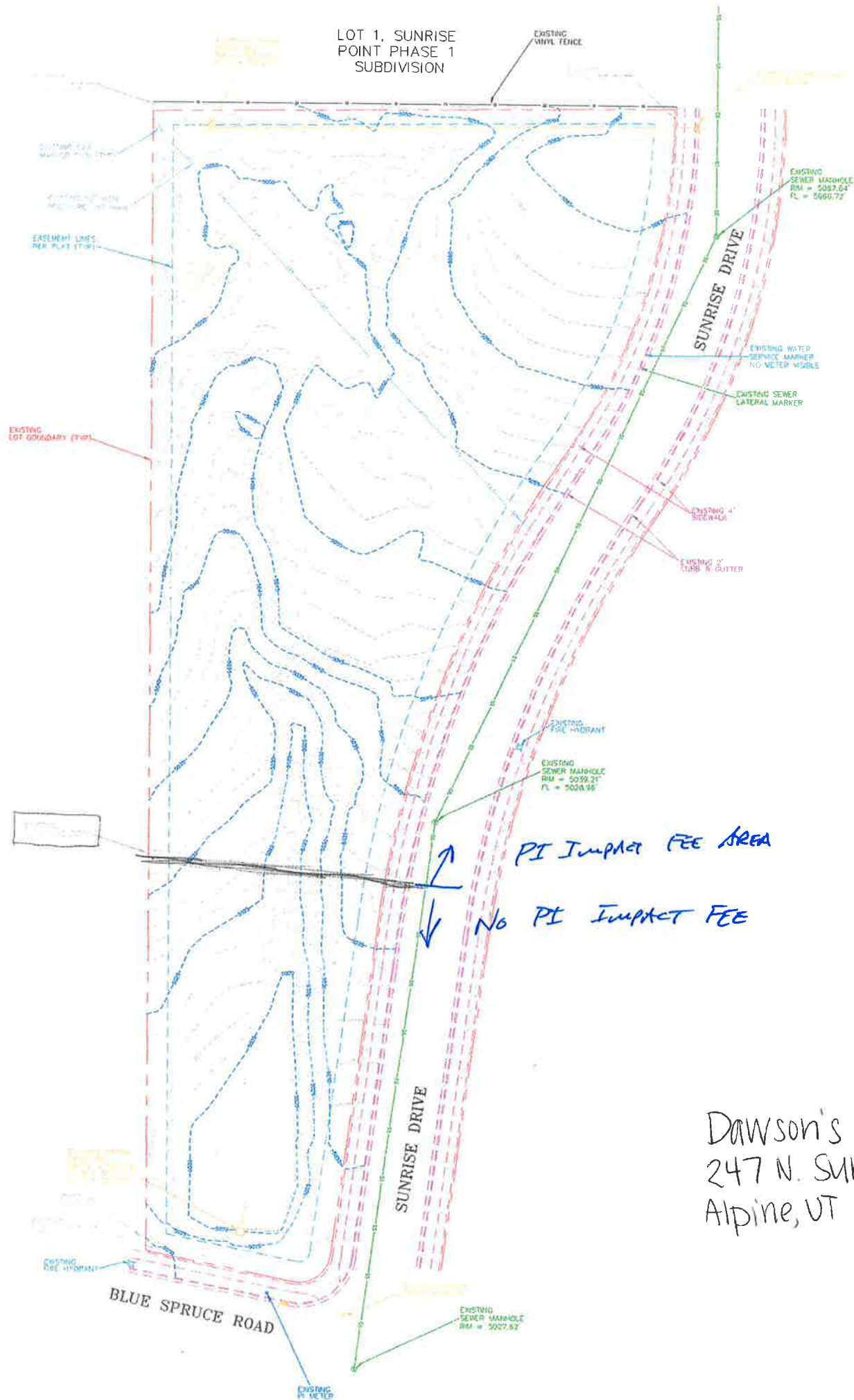
Best,

Heather Dawson

317-697-3286

heather.dawson@gmail.com

LOT 1, SUNRISE
POINT PHASE 1
SUBDIVISION



Dawson's
247 N. Sunrise Dr.
Alpine, VT 04004

ALPINE CITY COUNCIL AGENDA

SUBJECT: Bookmobile Agreement

FOR CONSIDERATION ON: June 13, 2017

PETITIONER: Utah County

ACTION REQUESTED BY PETITIONER: Review and approve the Bookmobile Agreement for 2017-2018.

INFORMATION: The cost for the Bookmobile service is the same as it was for the previous year which is \$13,200.00. The locations for the Bookmobile stops are at the River Meadows Senior Living Center, Creekside Park, and the LDS Chapel on 100 North.

RECOMMENDED ACTION: *Consider approving the proposed Bookmobile Agreement.*

INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN UTAH COUNTY, UTAH, AND ALPINE CITY REGARDING LIBRARY SERVICES

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between UTAH COUNTY, a political subdivision of the State of Utah, with its office located at 100 East Center Street, Provo, Utah 84606, hereinafter referred to as "COUNTY," and ALPINE CITY, a political subdivision of the State of Utah, with its office located at 20 North Main, Alpine, Utah 84004, hereinafter referred to as "ALPINE."

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, the parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, the parties desire to establish a joint undertaking to provide library and bookmobile services for the residents of ALPINE;

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Interlocal Cooperation Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Interlocal Cooperation Agreement shall become effective and shall enter into force, within the meaning of the Interlocal Cooperation Act, upon the submission of this Interlocal Cooperation Agreement to, and the approval and execution thereof by the executive or executive

body of each of the parties to this Agreement. The term of this Interlocal Cooperation Agreement shall be from *July 1, 2017 until June 30, 2018*. This Interlocal Cooperation Agreement shall take effect upon its review as to proper form and compliance with applicable law by the Utah County Attorney's Office and the attorney for ALPINE. Prior to becoming effective, this Interlocal Cooperation Agreement shall be filed with the keeper of records of each of the parties hereto.

Section 2. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Interlocal Cooperation Agreement. The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, COUNTY shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement. The parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records related to this Interlocal Cooperative Agreement in such form and manner as the Utah County Clerk/Auditor shall specify and further agrees that said books shall be open for examination by COUNTY and ALPINE, at all reasonable times. The parties agree that they will not acquire, hold nor dispose of any real property pursuant to this Interlocal Agreement during this joint undertaking. The parties further agree that they will not acquire, hold, or dispose of any personal property during this joint undertaking.

Section 3. PURPOSES

This Interlocal Cooperation Agreement has been established and entered into between COUNTY and ALPINE, for the purpose of a joint undertaking to provide library and bookmobile service for the residents of ALPINE through making stops by the COUNTY'S bookmobile at the following locations within ALPINE:

Tuesday, every other week (24 times per year)

- a. River Meadows Senior Living, 10:15-12:00 (1.75 hours) for a total of 42 hours.
- b. Creekside Park, 12:30-2:30 (2 hours) for a total of 48 hours.
- c. 100 North Main, LDS Chapel, 3:00-5:00 p.m. (2 hours) for a total of 48 hours.

Section 4. MANNER OF FINANCING

ALPINE agrees to pay the sum of \$13,200.00 to COUNTY for the bookmobile services enumerated in Section 3 hereof on or before July 1, 2017.

Section 5. METHOD OF TERMINATION

This Interlocal Cooperation Agreement will automatically terminate at the end of its term herein, pursuant to the provisions of paragraph one (1) of this Agreement. Prior to the automatic termination at the end of the term of this Agreement, either party to this Agreement may terminate the Agreement upon providing sixty (60) days written notice of termination to the other party.

Section 6. INDEMNIFICATION

The parties to this Agreement are public entities. Each party agrees to indemnify and save harmless the other for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

Executed copies of this Interlocal Cooperation Agreement shall be placed on file in the office of the Utah County Clerk/Auditor and with the official keeper of records of ALPINE, and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement.

Section 8. ADOPTION REQUIREMENTS

This Interlocal Cooperation Agreement shall be (a) approved by the executive or the executive body of each of the parties, (b) executed by a duly authorized official of each of the parties

(c) submitted to and reviewed by an authorized attorney of each of the parties, as required by Section 11-13-202.5(3), Utah Code Annotated, 1953 as amended, and (d) filed with the keeper of records of each party.

Section 9. LAWFUL AGREEMENT

The parties represent that each of them has lawfully entered into this Interlocal Cooperation Agreement, having complied with all relevant statutes, ordinances, resolutions, by-laws, and other legal requirements applicable to their operation.

Section 10. AMENDMENTS

This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by the executive or the executive body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and reviewed by an authorized attorney of each of the parties, as required by Section 11-13-202.5(3), Utah Code Annotated, 1953 as amended, and (d) filed with the keeper of records of each party.

Section 11. SEVERABILITY

If any term or provision of the Interlocal Cooperation Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Interlocal Cooperation Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Interlocal Cooperation Agreement unenforceable.

Section 12. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that all parties have participated in the preparation hereof.

Section 13. BINDING AGREEMENT

This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the parties hereto.

Section 14. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the parties at their addresses first above written, or at such other addresses as may be designated by notice given hereunder.

Section 15. ASSIGNMENT

The parties to this Agreement shall not assign this Agreement, or any part hereof, without the prior written consent of all other parties to this Agreement. No assignment shall relieve the original parties from any liability hereunder.

Section 16. GOVERNING LAW

All questions with respect to the construction of this Interlocal Cooperation Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have signed and executed this Interlocal Cooperation Agreement, on the dates listed below:

UTAH COUNTY

APPROVED this _____ day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS VOTE
UTAH COUNTY, UTAH

William C. Lee, Chair

Greg Graves, Commissioner

Nathan Ivie, Commissioner

ATTEST:
Bryan E. Thompson
Utah County Clerk/Auditor

By: _____
Deputy

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Utah County, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable law.

DATED this _____ day of _____, 2017.

By: _____
David H. Shawcroft, Deputy
Utah County Attorney

ALPINE CITY

APPROVED this _____ day of _____, 2017.

By: _____
Mayor

ATTEST: _____
City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Alpine City, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable law.

DATED this _____ day of _____, 2017.

By: _____
Legal Counsel for Alpine City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Discussion on Delineating Lambert Park

FOR CONSIDERATION ON: 13 June 2017

PETITIONER: Troy Stout

ACTION REQUESTED BY PETITIONER: Discuss Plans for Delineating Lambert Park

APPLICABLE STATUTE OR ORDINANCE: Article 3.16 (Open Space)

BACKGROUND INFORMATION:

The City Council has discussed delineating Lambert Park and moving forward with a budget to fence segments of the park before the FY 2018 budget is adopted. The Planning Commission is starting to work on a master plan for Lambert Park and felt at this time that they are not able or ready to give a recommendation to the City Council relating to delineation of the park.

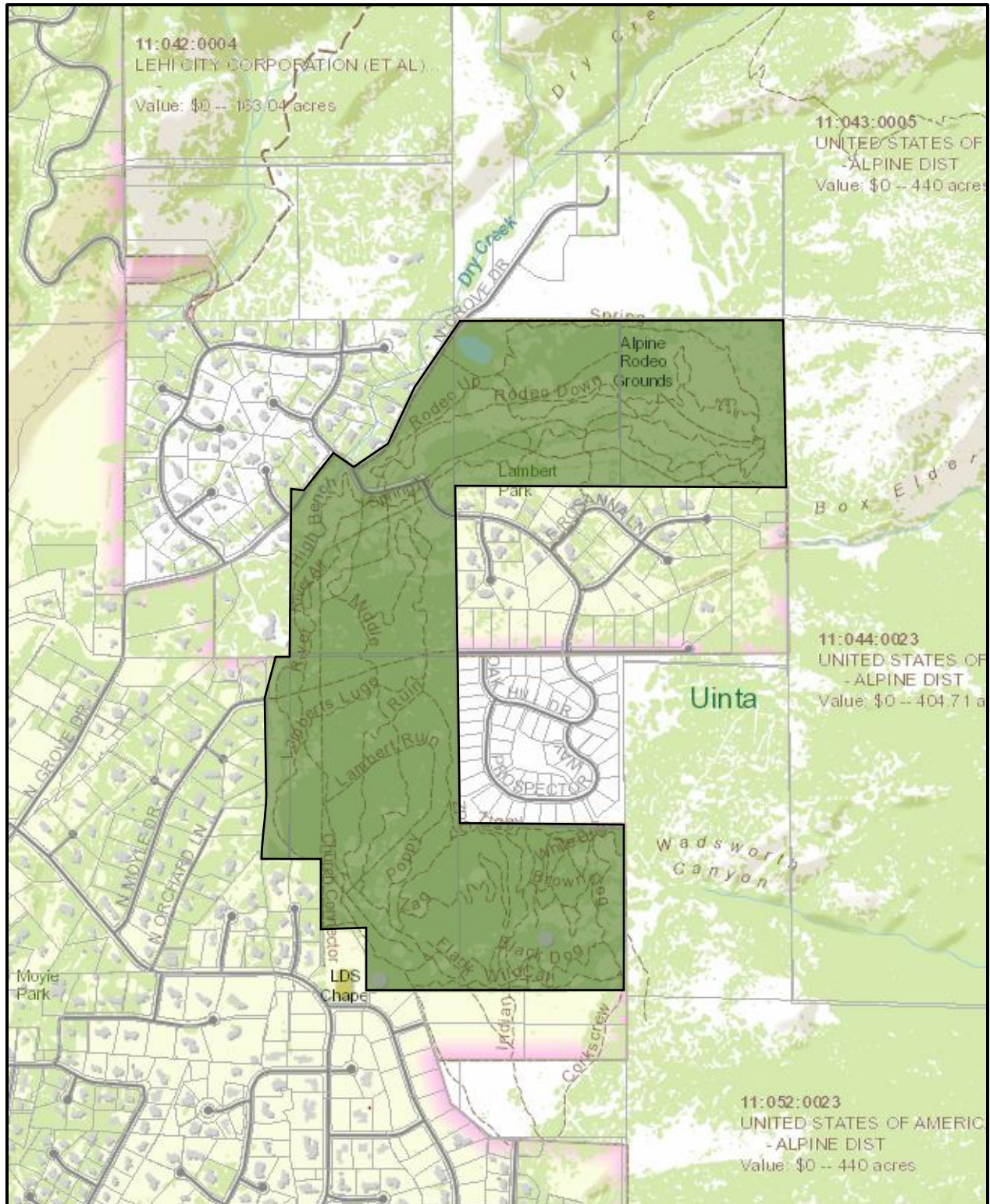
The City does have \$120,000 that is designated to be used in Lambert Park. This money comes from the sale of a small section of property on the west side of Lambert Park.

STAFF RECOMMENDATION:

Give direction to the Planning Commission and staff regarding the delineation of Lambert Park.

LAMBERT PARK BOUNDARIES

(For Reference Purposes Only)



LAMBERT PARK BOUNDARIES

(For Reference Purposes Only)



ALPINE CITY COUNCIL AGENDA

SUBJECT: The Corridor Open Space Property Exchange

FOR CONSIDERATION ON: 13 June 2017

PETITIONER: Jason Bond, City Planner

**ACTION REQUESTED BY PETITIONER: Approval of Proposed
Property Exchange**

APPLICABLE STATUTE OR ORDINANCE: Article 3.16 (Open Space)

BACKGROUND INFORMATION:

The Alpine City open space being referred to as “The Corridor” has a few stretches of trail that are currently on private property. Work has been done to coordinate with property owners to ensure that these areas are either within the City’s open space or within a dedicated easement. Some sections of the trail have already been rerouted and other sections of the trail expect to be acquired in the form of an easement.

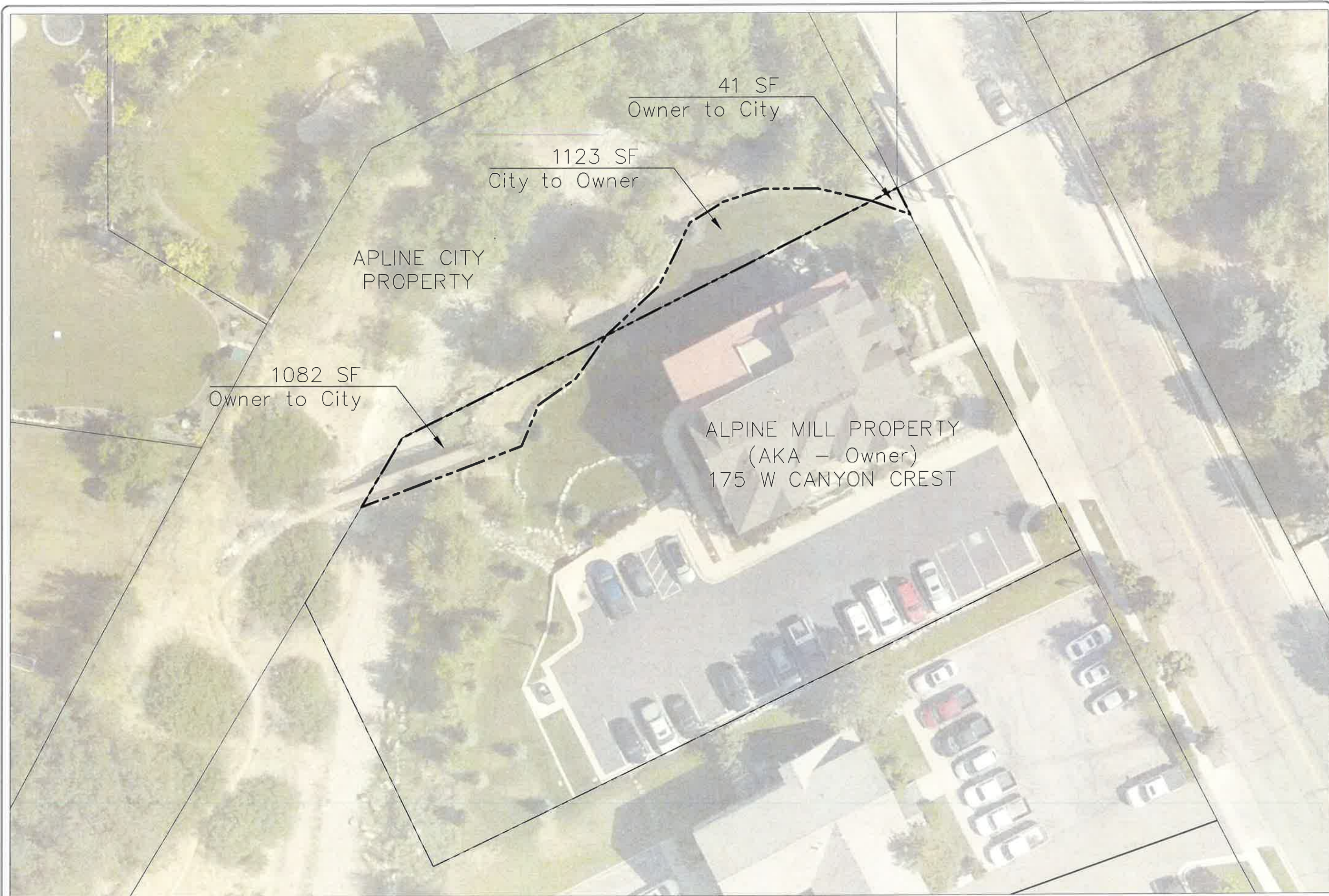
The attachments show a section of trail that is currently on the property located at 175 West Canyon Crest Road. This property also has part of their landscaping on Alpine City open space. It is the City’s understanding that the development of the trail and landscaping was coordinated between the original developer of the site and Alpine City. Unfortunately, an easement for the trail was never recorded and the property has since changed hands a few times. The current property owner prefers to adjust the property line and do a 1:1 trade of property which will place the trail/bridge on Alpine City property and the landscaping on the private property.

Section 3.16.4 requires that land in open space shall not be disposed of in any manner or used for any other than specified in the ordinance except after a recommendation of the Planning Commission and a public hearing and by a super majority vote of the City Council (4 positive votes are required).

PLANNING COMMISSION MOTION:

Jane Griener moved to recommend that the proposed land swap of a segment of Alpine City open space and a segment of property located at 175 West Canyon Crest Road be approved.

John Gubler seconded the motion. The motion was unanimous with 5 Ayes and 0 Nays. Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, and John Gubler all voted Aye.



REMARKS

- 1. Revised (7-7-10) Profile Labels for SDMH-A2 & SDMH-B4

PROPERTY EXCHANGE
June, 2017
175 W CANYON CREST
ALPINE CITY

Engineering File Number: —

Drawing: —
Sheet: 1 of 1

ALPINE CITY COUNCIL AGENDA

SUBJECT: The Corridor Master Plan

FOR CONSIDERATION ON: 13 June 2017

PETITIONER: Jason Bond, City Planner

**ACTION REQUESTED BY PETITIONER: Approve the Master Plan for
The Corridor Open Space**

APPLICABLE STATUTE OR ORDINANCE: Article 2.1 (General Plan)

BACKGROUND INFORMATION:

The City open space that runs along Dry Creek and Fort Creek has been discussed by both the Planning Commission and City Council. This open space is now being referred to as “The Corridor”. Direction has been given to staff to start working on improvements to the trail in this open space. With the central location in the City, this trail and open space has incredible potential to be a venue for community events, create a variety of recreational opportunities, and support future development on adjacent vacant land.

Attached is the proposed master plan for The Corridor open space. The Planning Commission held a public hearing and has given a recommendation to the City Council. Attached is a reflecting the recommendation from the City Planner. See the recommended changes from the Planning Commission below.

STAFF RECOMMENDATION:

The City Planner recommends that the proposed master plan for “The Corridor” open space be approved.

PLANNING COMMISSION MOTION:

Jason Thelin moved to recommend that the proposed master plan for “The Corridor” open space be approved with the following changes:

1. Do not pave the trails
2. Remove “conduit for power (future lighting)” from plan
3. Remove “natural playground” from plan
4. Add “address stream erosion” to plan
5. Add “grade and reroute trail where necessary” to plan



The Corridor Master Plan

Adopted June 13, 2017



ALPINE CITY COUNCIL AGENDA

SUBJECT: Appeal Authority Amendment

FOR CONSIDERATION ON: 13 June 2017

PETITIONER: David Church, City Attorney

ACTION REQUESTED BY PETITIONER: Amend Appeal Authority
Ordinance as Proposed

APPLICABLE STATUTE OR ORDINANCE: Appeal Authority Ordinance (Article 2.3)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The purpose of the change is primarily to not continue having evidentiary hearings (except on variances) and only have arguments based on the record of proceedings. This will make for shorter, cheaper, hearings. This change will require that the Zoning Administrator keep and prepare a good record of proceedings. It will also be important for the City to adopt findings of fact for important decisions so that City records makes sense. This change also attempts to update other provisions of the code to conform to the new state laws.

PLANNING COMMISSION MOTION:

David Fotheringham moved to recommend that Article 2.3 of the Development Code be amended as proposed.

John Gubler seconded the motion. The motion passed with 5 Ayes and 0 Nay. Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, and John Gubler, all voted Aye.

**ARTICLE 2.3 APPEAL AUTHORITY (Ord. 98-02, 1/13/98. Amended Ord. 2006-17, 11/14/06;
Ord. 2013-03, 3/12/13; Ord. 2015-01, 02/10/15)**

2.3.1 APPEAL AUTHORITY

- 2.3.1.1** There is hereby created Appeal Authorities, consisting of an appointed Hearing Officer, which shall act in a quasi-judicial manner to hear appeals regarding the interpretation or application of Alpine City land use ordinances.

2.3.2 HEARING OFFICER

- 2.3.2.1 Establishment and Appointment of Hearing Officer.** There is hereby created the officer of Land Use Hearing Officer. The Alpine City Hearing Officers shall be appointed by the Mayor with the advice and consent of the City Council. The individual appointed as a Hearing Officer shall be a person who is trained in or familiar with the disciplines of planning or law.

- 2.3.2.2 Term of Office.** The Hearing Officer shall serve at the pleasure of the City for an indefinite term. The Land Use Hearing Officer may be dismissed from office by the Mayor, with the advice and consent of the City Council, with or without cause at anytime.

- 2.3.2.3 Duties and Powers.** The Land Use Hearing Officer, as the Appeal Authority, shall

1. hear and decide appeals from decisions granting or denying reasonable accommodations for persons with disabilities from land use regulations; and
2. hear and decide appeals from land use decisions applying or interpreting the land use ordinances.

2.3.3 VARIANCES

1. Any person or entity desiring a waiver or modification of the requirements of a land use ordinance as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest may apply to the Hearing Officer for a variance from the terms of the ordinance.
2. An appeal for a variance shall be filed with the Zoning Administrator.
3. The Hearing Officer shall fix a reasonable time for the hearing of the appeal, and give at least ten (10) days public notice thereof, as well as due notice to the parties in interest and adjacent property owners within 300 feet, and shall decide the same within a reasonable time. Upon the hearing, any party may appear in person, by agent, or by attorney.
4. The Hearing Officer may administer oaths and compel the attendance of witnesses.
5. The Hearing Officer shall cause minutes of his/her proceedings to be kept indicating such fact, and shall cause records or his/her examinations and other official actions; all of which shall be immediately filed at Alpine City Hall and shall be public record.
6. Decisions of the Hearing Officer regarding variances become effective at the meeting in which the decision is made, unless a different time is designated in the Hearing Officer's rules or at the time the decision is made.
7. The Hearing Officer may grant a variance only if:

- (1) Literal enforcement of the ordinance would cause an unreasonable hardship for the

applicant that is not necessary to carry out the general purpose of the land use ordinances;

- (2) There are special circumstances attached to the property that do not generally apply to other properties in the same zone;
 - (3) Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;
 - (4) The variance will not substantially affect the general plan and will not be contrary to the public interest; and
 - (5) The spirit of the land use ordinance is observed and substantial justice done.
8. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection 2.3.3 #7, the Hearing Officer may not find an unreasonable hardship unless the alleged hardship:
 - (1) Is located on or associated with the property for which the variance is sought; and
 - (2) Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
 9. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection 2.3.3 #7, the Hearing Officer may not find an unreasonable hardship if the hardship is self-imposed or economic.
 10. In determining whether or not there are special circumstances attached to the property under Subsection 2.3.3 #7, the Hearing Officer may find that special circumstances exist only if the special circumstances:
 - (1) Relate to the hardship complained of; and
 - (2) Deprive the property of privileges granted to other properties granted in the same zone.
 11. The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
 12. Variances run with the land.
 13. The Hearing Officer may not grant a use variance.
 14. In granting a variance, the Hearing Officer may impose additional requirements on the applicant that will:
 - (1) Mitigate any harmful effects of the variance; or
 - (2) Serve the purpose of the standard or requirement that is waived or modified.

2.3.4 APPEALS FROM LAND USE DECISIONS

2.3.4.1 Standards for Review of Appeals. The Land Use Hearing Officer shall hear and decide appeals from land use decisions applying or interpreting the land use ordinances, and shall comply with the following standards:

1. The applicant, a board or officer of the City, or any person adversely affected by the

Land Use Authority's decision administering or interpreting a land use ordinance may appeal that decision to the Land Use Hearing Officer by alleging that there is error in any order, requirement, decision, or determination made by the Land Use Authority in the administration or interpretation of the land use ordinance.

2. The appeal must be filed within ten (10) days from the date of such decision by filing with the Zoning Administrator and with the Land Use Hearing Officer a written notice of appeal specifying the grounds thereof. ~~The Zoning Administrator shall forthwith transmit to the Land Use Hearing Officer all the papers constituting the record upon which the action appealed from was taken.~~
3. An appeal filed in accordance with this section stays all proceedings in the appeal action, unless the Zoning Administrator certifies to the Hearing Officer, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by restraining order which may be granted by the Hearing Officer or by the district court on application and notice and on due cause shown.
4. The Hearing Officer shall fix a reasonable time for the hearing of any appeal within ~~thirty (30)~~ forty (40) days of the date of filing such appeal with the Zoning Administrator.
5. All appeals including appeals of conditional use decisions rendered by the Planning Commission shall follow the review procedure outlined below.
 - A. Upon scheduling a hearing date, the Land Use Hearing Officer shall notify the City's Zoning Administrator at least two weeks prior to the hearing to allow preparation of the record of proceedings.
 - B. The Zoning Administrator shall prepare a copy of the record of the proceedings, which shall be a complete record from the date of application to the date of the decision appealed from, and provide a copy to the Land Use Hearing Officer and to the person or entity filing the appeal at least one week before the date of the hearing.
 - C. All appeals on decisions applying a land use regulation to a specific application or parcel of land shall be on the record only and not de novo. In appeals from decisions applying the terms of the land use regulation the Hearing Officer shall review the record, and may not accept or consider any evidence outside the record unless the Zoning Administrator fails to provide a record of proceeding.
 - D. The Hearing Officer shall conduct a hearing on each appeal with respect for the due process rights of each of the participants. Notice shall be given of all hearing dates and times. Parties shall be given the right to be heard and present argument. Parties shall be allowed to offer written and oral argument as they desire, in conformance with reasonable rules for such procedure adopted by the Hearing Officer.
 - E. The Land Use Hearing Officer shall review the decision of the Land Use Authority that involves a determination of factual matters on the record, and not de novo, and determine whether the decision was arbitrary, capricious, or illegal. A decision is considered arbitrary or capricious only if the Hearing Officer determines that there was not substantial evidence, as that term has been defined by Utah courts, found in the record to support each essential finding of fact of the Land Use Authority.

F. The Land Use Hearing Officer shall interpret and apply the plain meaning of the land use regulation; and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.

G. After review of the record and written and oral argument on both sides, the Hearing Officer may affirm, reverse, or remand to the appropriate Land Use Authority for further review and consideration the action taken by the Land Use Authority.

~~Proceedings and hearings before the Hearing Officer shall be public and held pursuant to rules adopted by the City and in conformance with the Utah Open and Public Meetings Act and with the general principles of due process. The person or entity filing the appeal may appear at such hearing in person, by agent, or by an attorney of his/her choice and may present to the Hearing Officer any evidence or argument to support the contentions on appeal. The Land Use Authority that rendered the decision that is being appealed shall appear and present any evidence or argument it finds necessary to justify its decision. The Hearing Officer shall cause a record of his/her proceedings to be kept and shall make written findings and conclusions of all of his/her decisions.~~

6. The appellant has the burden of proving that the Land Use Authority erred.
7. The Hearing Officer shall presume that the decision of the Land Use Authority that is being appealed is correct, and shall only modify the decision if the appellant meets its burden of showing that the ~~if there is substantial evidence presented at the hearing of the Hearing Officer that the~~ Land Use Authority erred in its application or interpretation of the land use ordinances.
8. Only decisions applying and interpreting the adopted land use ordinances of the City or requesting reasonable accommodations for persons with disabilities may be appealed to the Hearing Officer. A person may not appeal, and the Hearing Officer, in his/her duties as an Appeal Authority, may not consider, any appeal of a legislative decision of the City Council, such as a decision to adopt or amend any land use (zoning or subdivision) ordinance of the City.
9. Appeals may not be used to waive or modify the terms of requirements of the land use regulation or ordinance, except as specifically allowed by the land use regulation or ordinance.
10. The Hearing Officer shall render his/her decision on the appeal within ~~fifteen (15)~~ thirty (30) days from the date that the hearing is held. The Officer may affirm, wholly or partly, or may modify the order, requirement, decision or determination of the Land Use Authority.
11. A decision of the Hearing Officer takes effect on the date when the Officer issues a written decision, or as otherwise provided by ordinance. A written decision, or other event as provided by ordinance, constitutes a final decision under Subsection 10-9a-802(2)(a) or a final action under Subsection 10-9a-801(4) of the Utah State Code.

2.3.5 DISTRICT COURT REVIEW OF APPEAL AUTHORITY DECISIONS.

1. Any person adversely affected by any decision of the Land Use Hearing Officer or the Board of Adjustment may petition the district court for a review of the decision. However, no person may challenge in district court the City's land use decision until that person has exhausted the person's administrative remedies as provided in Utah State Code Title 10, Chapter 9a, Part 7, Appeal Authority and Variances, if applicable.

2. In the petition, the petitioner may only allege that the Land Use Hearing Officer's or the Board of Adjustment's decision was arbitrary, capricious, or illegal.

3. (a) The petition is barred unless it is filed within 30 days after the Land Use Hearing Officer's or the Board of Adjustment's decision is final.

(b)(i) The time under 3(a) to file a petition is tolled from the date a property owner files a request for arbitration of a constitutional taking issue with the private property ombudsman under Utah Code Annotated 13-43-204 until 30 days after:

A. the arbitrator issues a final award; or

B. the private property ombudsman issues a written statement under Utah Code Annotated 13-43-204(3)(b) declining to arbitrate or to appoint an arbitrator.

(ii) A tolling under Subsection 3(b)(i) operates only as to the specific constitutional taking issues that are the subject of the request for arbitration filed with the private property ombudsman by a property owner.

(iii) A request for arbitration filed with the private property ombudsman after the time under Subsection 3(a) to file a petition has expired does not affect the time to file a petition.

4. (a) The Land Use Hearing Officer or the Board of Adjustment shall transmit to the district court the record of its proceedings including its minutes, findings, orders, and if available, a true and correct transcript of its proceedings.

(b) If the proceeding was taped, a transcript of that tape recording is a true and correct transcript for purposes of this subsection.

5. (a)(i) If there is a record, the district court's review is limited to the record provided by the Land Use Hearing Officer or the Board of Adjustment.

(ii) The court may not accept or consider any evidence outside the Land Use Hearing Officer or the Board of Adjustment record unless that evidence was offered to the Hearing Officer or the Board and the court determines that it was improperly excluded by the Hearing Officer or the Board.

(b) If there is no record, the court may call witnesses and take evidence.

6. The court shall affirm the decision of the Land Use Hearing Officer or the Board of Adjustment if the decision is supported by substantial evidence in the record and is not arbitrary, capricious, or illegal.

7. (a) The filing of a petition does not stay the decision of the Land Use Hearing Officer or the Board of Adjustment.

(b)(i) Before filing a petition under this section or a request for mediation or arbitration of a constitutional taking issue under Utah Code Annotated 13-43-204, the aggrieved party may petition the Land Use Hearing Officer or the Board of Adjustment to stay its decision.

(ii) Upon receipt of a petition to stay, the Land Use Hearing Officer or the Board of Adjustment may order its decision stayed pending district court review if the Land Use Hearing Officer or the Board of Adjustment finds it to be in the best interest of the City.

(iii) After a petition is filed under this section or a request for mediation or arbitration of a constitutional taking issue is filed under Utah Code Annotated 13-43-204, the petitioner may

seek an injunction from the district court staying the Land Use Hearing Officer's or the Board of Adjustment's decision.

ORDINANCE NO. 2017-10

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 2.3 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO APPEALS FROM LAND USE DECISIONS.

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to require that hearings for appeals from a land use decision be based on the record of proceedings and not de novo; 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 2.3 contained in the attached document will supersede Article 2.3 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 13th day of June 2017.

Sheldon Wimmer, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

ARTICLE 2.3 APPEAL AUTHORITY (Ord. 98-02, 1/13/98. Amended Ord. 2006-17, 11/14/06; Ord. 2013-03, 3/12/13; Ord. 2015-01, 02/10/15; Ord. No. 2017-10, 06/13/17)

2.3.1 APPEAL AUTHORITY

- 2.3.1.1** There is hereby created Appeal Authorities, consisting of an appointed Hearing Officer, which shall act in a quasi-judicial manner to hear appeals regarding the interpretation or application of Alpine City land use ordinances.

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- 2.3.2.1 Establishment and Appointment of Hearing Officer.** There is hereby created the officer of Land Use Hearing Officer. The Alpine City Hearing Officers shall be appointed by the Mayor with the advice and consent of the City Council. The individual appointed as a Hearing Officer shall be a person who is trained in or familiar with the disciplines of planning or law.

- 2.3.2.2 Term of Office.** The Hearing Officer shall serve at the pleasure of the City for an indefinite term. The Land Use Hearing Officer may be dismissed from office by the Mayor, with the advice and consent of the City Council, with or without cause at anytime.

- 2.3.2.3 Duties and Powers.** The Land Use Hearing Officer, as the Appeal Authority, shall

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2. hear and decide appeals from land use decisions applying or interpreting the land use ordinances.

2.3.3 VARIANCES

1. Any person or entity desiring a waiver or modification of the requirements of a land use ordinance as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest may apply to the Hearing Officer for a variance from the terms of the ordinance.
2. An appeal for a variance shall be filed with the Zoning Administrator.
3. The Hearing Officer shall fix a reasonable time for the hearing of the appeal, and give at least ten (10) days public notice thereof, as well as due notice to the parties in interest and adjacent property owners within 300 feet, and shall decide the same within a reasonable time. Upon the hearing, any party may appear in person, by agent, or by attorney.
4. The Hearing Officer may administer oaths and compel the attendance of witnesses.
5. The Hearing Officer shall cause minutes of his/her proceedings to be kept indicating such fact, and shall cause records or his/her examinations and other official actions; all of which shall be immediately filed at Alpine City Hall and shall be public record.
6. Decisions of the Hearing Officer regarding variances become effective at the meeting in which the decision is made, unless a different time is designated in the Hearing Officer's rules or at the time the decision is made.
7. The Hearing Officer may grant a variance only if:

- (1) Literal enforcement of the ordinance would cause an unreasonable hardship for the

applicant that is not necessary to carry out the general purpose of the land use ordinances;

- (2) There are special circumstances attached to the property that do not generally apply to other properties in the same zone;
 - (3) Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;
 - (4) The variance will not substantially affect the general plan and will not be contrary to the public interest; and
 - (5) The spirit of the land use ordinance is observed and substantial justice done.
8. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection 2.3.3 #7, the Hearing Officer may not find an unreasonable hardship unless the alleged hardship:
- (1) Is located on or associated with the property for which the variance is sought; and
 - (2) Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
9. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection 2.3.3 #7, the Hearing Officer may not find an unreasonable hardship if the hardship is self-imposed or economic.
10. In determining whether or not there are special circumstances attached to the property under Subsection 2.3.3 #7, the Hearing Officer may find that special circumstances exist only if the special circumstances:
- (1) Relate to the hardship complained of; and
 - (2) Deprive the property of privileges granted to other properties granted in the same zone.
11. The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
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13. The Hearing Officer may not grant a use variance.
14. In granting a variance, the Hearing Officer may impose additional requirements on the applicant that will:
- (1) Mitigate any harmful effects of the variance; or
 - (2) Serve the purpose of the standard or requirement that is waived or modified.

2.3.4 APPEALS FROM LAND USE DECISIONS

- 2.3.4.1 Standards for Review of Appeals.** The Land Use Hearing Officer shall hear and decide appeals from land use decisions applying or interpreting the land use ordinances, and shall comply with the following standards:

1. The applicant, a board or officer of the City, or any person adversely affected by the Land Use Authority's decision administering or interpreting a land use ordinance may appeal that decision to the Land Use Hearing Officer by alleging that there is error in any order, requirement, decision, or determination made by the Land Use Authority in the administration or interpretation of the land use ordinance.
2. The appeal must be filed within ten (10) days from the date of such decision by filing with the Zoning Administrator and with the Land Use Hearing Officer a written notice of appeal specifying the grounds thereof.
3. An appeal filed in accordance with this section stays all proceedings in the appeal action, unless the Zoning Administrator certifies to the Hearing Officer, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by restraining order which may be granted by the Hearing Officer or by the district court on application and notice and on due cause shown.
4. The Hearing Officer shall fix a reasonable time for the hearing of any appeal within forty (40) days of the date of filing such appeal with the Zoning Administrator.
5. All appeals including appeals of conditional use decisions rendered by the Planning Commission shall follow the review procedure outlined below.
 - A. Upon scheduling a hearing date, the Land Use Hearing Officer shall notify the City's Zoning Administrator at least two weeks prior to the hearing to allow preparation of the record of proceedings.
 - B. The Zoning Administrator shall prepare a copy of the record of the proceedings, which shall be a complete record from the date of application to the date of the decision appealed from, and provide a copy to the Land Use Hearing Officer and to the person or entity filing the appeal at least one week before the date of the hearing.
 - C. All appeals on decisions applying a land use regulation to a specific application or parcel of land shall be on the record only and not de novo. In appeals from decisions applying the terms of the land use regulation the Hearing Officer shall review the record, and may not accept or consider any evidence outside the record unless the Zoning Administrator fails to provide a record of proceeding.
 - D. The Hearing Officer shall conduct a hearing on each appeal with respect for the due process rights of each of the participants. Notice shall be given of all hearing dates and times. Parties shall be given the right to be heard and present argument. Parties shall be allowed to offer written and oral argument as they desire, in conformance with reasonable rules for such procedure adopted by the Hearing Officer.
 - E. The Land Use Hearing Officer shall review the decision of the Land Use Authority that involves a determination of factual matters on the record, and not de novo, and determine whether the decision was arbitrary, capricious, or illegal. A decision is considered arbitrary or capricious only if the Hearing Officer determines that there was not substantial evidence, as that term has been defined by Utah courts, found in the record to support each essential finding of fact of the Land Use Authority.
 - F. The Land Use Hearing Officer shall interpret and apply the plain meaning of the

land use regulation; and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.

- G. After review of the record and written and oral argument on both sides, the Hearing Officer may affirm, reverse, or remand to the appropriate Land Use Authority for further review and consideration the action taken by the Land Use Authority.
- 6. The appellant has the burden of proving that the Land Use Authority erred.
- 7. The Hearing Officer shall presume that the decision of the Land Use Authority that is being appealed is correct, and shall only modify the decision if the appellant meets its burden of showing that the Land Use Authority erred in its application or interpretation of the land use ordinances.
- 8. Only decisions applying and interpreting the adopted land use ordinances of the City or requesting reasonable accommodations for persons with disabilities may be appealed to the Hearing Officer. A person may not appeal, and the Hearing Officer, in his/her duties as an Appeal Authority, may not consider, any appeal of a legislative decision of the City Council, such as a decision to adopt or amend any land use (zoning or subdivision) ordinance of the City.
- 9. Appeals may not be used to waive or modify the terms of requirements of the land use regulation or ordinance, except as specifically allowed by the land use regulation or ordinance.
- 10. The Hearing Officer shall render his/her decision on the appeal within thirty (30) days from the date that the hearing is held. The Officer may affirm, wholly or partly, or may modify the order, requirement, decision or determination of the Land Use Authority.
- 11. A decision of the Hearing Officer takes effect on the date when the Officer issues a written decision, or as otherwise provided by ordinance. A written decision, or other event as provided by ordinance, constitutes a final decision under Subsection 10-9a-802(2)(a) or a final action under Subsection 10-9a-801(4) of the Utah State Code.

2.3.5 DISTRICT COURT REVIEW OF APPEAL AUTHORITY DECISIONS.

- 1. Any person adversely affected by any decision of the Land Use Hearing Officer or the Board of Adjustment may petition the district court for a review of the decision. However, no person may challenge in district court the City's land use decision until that person has exhausted the person's administrative remedies as provided in Utah State Code Title 10, Chapter 9a, Part 7, Appeal Authority and Variances, if applicable.
- 2. In the petition, the petitioner may only allege that the Land Use Hearing Officer's or the Board of Adjustment's decision was arbitrary, capricious, or illegal.
- 3. (a) The petition is barred unless it is filed within 30 days after the Land Use Hearing Officer's or the Board of Adjustment's decision is final.
 - (b)(i) The time under 3(a) to file a petition is tolled from the date a property owner files a request for arbitration of a constitutional taking issue with the private property ombudsman under Utah Code Annotated 13-43-204 until 30 days after:
 - A. the arbitrator issues a final award; or

B. the private property ombudsman issues a written statement under Utah Code Annotated 13-43-204(3)(b) declining to arbitrate or to appoint an arbitrator.

- (ii) A tolling under Subsection 3(b)(i) operates only as to the specific constitutional taking issues that are the subject of the request for arbitration filed with the private property ombudsman by a property owner.
 - (iii) A request for arbitration filed with the private property ombudsman after the time under Subsection 3(a) to file a petition has expired does not affect the time to file a petition.
4. (a) The Land Use Hearing Officer or the Board of Adjustment shall transmit to the district court the record of its proceedings including its minutes, findings, orders, and if available, a true and correct transcript of its proceedings.
- (b) If the proceeding was taped, a transcript of that tape recording is a true and correct transcript for purposes of this subsection.
5. (a)(i) If there is a record, the district court's review is limited to the record provided by the Land Use Hearing Officer or the Board of Adjustment.
- (ii) The court may not accept or consider any evidence outside the Land Use Hearing Officer or the Board of Adjustment record unless that evidence was offered to the Hearing Officer or the Board and the court determines that it was improperly excluded by the Hearing Officer or the Board.
- (b) If there is no record, the court may call witnesses and take evidence.
6. The court shall affirm the decision of the Land Use Hearing Officer or the Board of Adjustment if the decision is supported by substantial evidence in the record and is not arbitrary, capricious, or illegal.
7. (a) The filing of a petition does not stay the decision of the Land Use Hearing Officer or the Board of Adjustment.
- (b)(i) Before filing a petition under this section or a request for mediation or arbitration of a constitutional taking issue under Utah Code Annotated 13-43-204, the aggrieved party may petition the Land Use Hearing Officer or the Board of Adjustment to stay its decision.
- (ii) Upon receipt of a petition to stay, the Land Use Hearing Officer or the Board of Adjustment may order its decision stayed pending district court review if the Land Use Hearing Officer or the Board of Adjustment finds it to be in the best interest of the City.
- (iii) After a petition is filed under this section or a request for mediation or arbitration of a constitutional taking issue is filed under Utah Code Annotated 13-43-204, the petitioner may seek an injunction from the district court staying the Land Use Hearing Officer's or the Board of Adjustment's decision.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Site Plan (not located in an approved subdivision) Amendment

FOR CONSIDERATION ON: 13 June 2017

PETITIONER: Mayor Sheldon Wimmer

ACTION REQUESTED BY PETITIONER: Amend Site Plan to Comply Ordinance

APPLICABLE STATUTE OR ORDINANCE: Subdivision Ordinance (Article 4.14)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

Site plans for single family residential dwellings not located in an approved subdivision have been required to go to both Planning Commission and City Council for obtaining approval. A lot of site plans for single family residential dwellings are straightforward but the process for approval can be cumbersome for the applicant. The proposed amendment would allow the City Planner and City Engineer to approve site plans for single family residential structures and streamline the process. Therefore, time would be saved for the applicant and the Planning Commission and staff will be able to spend more time on other issues.

The proposed amendment will also clarify the site plan process for commercial structures in a separate section from single family residential dwellings. There are no proposed changes to the approval process for commercial structures.

PLANNING COMMISSION MOTION:

John Gubler moved to recommend that Article 4.14 of the Development Code be amended as proposed so that Site Plans for single family residential dwellings not located in an approved subdivision may receive final approval from the City Planner and City Engineer.

David Fotheringham seconded the motion. The motion passed with 4 Ayes and 1 Nay. David Fotheringham, Steve Cosper, Jane Griener, and John Gubler, all voted Aye. Jason Thelin voted Nay.

ARTICLE 4.14

SITE PLAN TO COMPLY (Ord. No. 92-03 Amended by Ord. No. 2004-13,
9/28/04; Ord. No. 2013-11, 7/23/13)

AN ORDINANCE PROVIDING FOR COMPLIANCE WITH ARTICLE 4.7, ARTICLE 4.8 and ARTICLE 4.10 OF THE ALPINE CITY SUBDIVISION ORDINANCE AND THE ALPINE CITY CONSTRUCTION STANDARDS FOR BUILDING PERMIT APPLICATION FOR SINGLE FAMILY RESIDENTIAL DWELLINGS NOT LOCATED IN AN APPROVED SUBDIVISION OR COMMERCIAL STRUCTURES.

4.14.1 Single Family Residential Dwelling Not Located in an Approved Subdivision Site Plan Approval Process

1. The applicant shall submit the following to the City Planner ~~at least fourteen (14) days before the scheduled Planning Commission meeting:~~
 - a. The Site Plan Checklist and Application;
 - b. Three (3) D size (22" x 34") copies of the final plan;
 - c. ~~Ten (10)~~ Three (3) 11" x 17" copies of the plan drawn to scale, and;
 - d. An electronic copy of the plan in a compatible format as specified by City Staff.

The applicant shall pay the associated fee(s) as set forth in the Alpine City Consolidated Fee Schedule. The fee(s) shall be paid to the City Recorder, payable to Alpine City.

~~The plans will not be presented to the Planning Commission until the application is complete, including submitting all required information and paying all fees. The application must be complete and accepted in writing by the City Planner.~~ The City Planner and City Engineer shall review the application and plan to determine whether the proposed construction or alteration conforms to the ordinances of this municipality.

2. A building permit application and plan for a residential single family dwelling ~~or commercial structure~~ which is not located in an approved subdivision shall:
 - a. Conform to Article 4.7, Article 4.8 and Article 4.10 (Subdivision Design and Financial Standards including Water Right Requirements) of the Alpine City Subdivision Ordinance. ~~If it is a commercial site plan, it also conforms to any additional requirements that are applicable to the site plan in Article 3.7 (Business/Commercial District) of the Alpine City Development Code;~~
 - b. Be reviewed and approved by the City Planner, and City Engineer ~~and approved by the Planning Commission~~ for compliance with the foregoing provisions prior to issuance of the permit;
 - c. A Developer's Agreement shall be executed between the City and the Developer outlining the conditions of approval of the site plan. The Development Agreement may include but is not limited to the following examples: any special conditions, trails, landscape issues, or off-site improvements. Rights-of-way must be dedicated to Alpine City
3. The Building Department shall issue a permit and one set of approved plans to the applicant after the plan has been approved by the City Planner and City Engineer ~~Planning Commission.~~
4. The Building Inspector shall retain one set of the approved plans and may revoke at anytime a permit which has been issued for any building constructed or being constructed which would be or result, if constructed, in a violation of any ordinance of this municipality.

An exception may be obtained from the foregoing provisions by following the procedures set forth in Article 4.1.2 of the Alpine City Subdivision Ordinance.

4.14.2 Commercial Structure Site Plan Approval Process

1. The applicant shall submit the following to the City Planner at least fourteen (14) days before the scheduled Planning Commission meeting:

- a. The Site Plan Checklist and Application;
- b. Three (3) D size (22" x 34") copies of the final plan;
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The plans will not be presented to the Planning Commission until the application is complete, including submitting all required information and paying all fees. The City Planner and City Engineer shall review the application and plan to determine whether the proposed construction or alteration conforms to the ordinances of this municipality.

2. A building permit application and plan for a commercial structure shall:

- a. Conform to Article 4.7, Article 4.8 and Article 4.10 (Subdivision Design and Financial Standards including Water Right Requirements) of the Alpine City Subdivision Ordinance, Article 3.7 (Business/Commercial District) and Article 3.11 (Gateway/Historic Zone)
- b. Be reviewed by the City Planner, City Engineer, Planning Commission and approved by the City Council for compliance with the foregoing provisions prior to issuance of the permit;
- c. A Developer's Agreement shall be executed between the City and the Developer outlining the conditions of approval of the site plan. The Development Agreement may include but is not limited to the following examples: any special conditions, trails, landscape issues, or off-site improvements. Rights-of-way must be dedicated to Alpine City.

3. The Building Department shall issue a permit and one set of approved plans to the applicant after the plan has been approved by the City Council.

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ORDINANCE NO. 2017-08

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 4.14 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO SITE PLANS TO COMPLY.

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to allow residential site plans not in an approved subdivision to be approved administratively; 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 4.14 contained in the attached document will supersede Article 4.14 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 13th day of June 2017.

Sheldon Wimmer, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

ARTICLE 4.14

SITE PLAN TO COMPLY (Ord. No. 92-03 Amended by Ord. No. 2004-13, 9/28/04; Ord. No. 2013-11, 7/23/13; Ord. No. 2017-08, 6/13/17)

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The City Planner and City Engineer shall review the application and plan to determine whether the proposed construction or alteration conforms to the ordinances of this municipality.

2. A building permit application and plan for a residential single family dwelling which is not located in an approved subdivision shall:
 - a. Conform to Article 4.7, Article 4.8 and Article 4.10 (Subdivision Design and Financial Standards including Water Right Requirements) of the Alpine City Subdivision Ordinance.
 - b. Be reviewed and approved by the City Planner and City Engineer for compliance with the foregoing provisions prior to issuance of the permit;
 - c. A Developer's Agreement shall be executed between the City and the Developer outlining the conditions of approval of the site plan. The Development Agreement may include but is not limited to the following examples: any special conditions, trails, landscape issues, or off-site improvements. Rights-of-way must be dedicated to Alpine City
3. The Building Department shall issue a permit and one set of approved plans to the applicant after the plan has been approved by the City Planner and City Engineer.
4. The Building Inspector shall retain one set of the approved plans and may revoke at anytime a permit which has been issued for any building constructed or being constructed which would be or result, if constructed, in a violation of any ordinance of this municipality.

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- 4. The Building Inspector shall retain one set of the approved plans and may revoke at any time a permit which has been issued for any building constructed or being constructed which would be or result, if constructed, in a violation of any ordinance of this municipality.

An exception may be obtained from the foregoing provisions by following the procedures set forth in Article 4.1.2 of the Alpine City Subdivision Ordinance.

ALPINE CITY COUNCIL AGENDA

SUBJECT: UCMC Utility Audit

FOR CONSIDERATION ON: June 13, 2017

PETITIONER: Shane Sorensen

ACTION REQUESTED BY PETITIONER: Consider contracting with UCMC for a utility audit.

INFORMATION: This item was introduced at the meeting of May 23, 2107. UCMC is a company that audits the utility bills for companies to find ways they can reduce their utility bills. If ways to reduce the bill are found, the company receives 50% of the savings.

Attached is information from UCMC.

RECOMMENDED ACTION: *Consider the proposal from UCMC.*



Utility Cost Management Consultants

Specializing in the Reduction of Utility Costs



20 North Main Street
Alpine, UT 84004

924 South 300 West, Salt Lake City, UT 84101
801-575-8727 / www.ucmc-usa.com



**Utility Cost
Management Consultants**
Specializing in the Reduction of Utility Costs

Alpine City
20 North Main Street
Alpine, UT 84004

Shane Sorensen,

UCMC has completed the audit of the utility bills for Chase, Timpanogos Special Service District, Rocky Mountain Power and Questar Gas. We are in the process of negotiating with Ace Disposal and other garbage companies and will notify you when the audit is complete. We have over 20 Years of experience and knowledge in account management and cost effectiveness with regards to utility billing.

Savings summary of Alpine City:

Refund:

Questar Gas sales tax: \$426.99

Expected Total Refund of \$426.99

Annual Savings:

Questar Gas sales tax: \$142.33

Rocky Mountain Power rate changes: \$62,833.12

Expected Total Annual Savings of \$62,975.45

Please complete the following:

- Please review the enclosed letter to Rocky Mountain Power, sign, and return it to our office for processing.
- Fill out and sign attached TC-721, TC 62PR and Statement of Industrial Use of Fuel and return to us for processing.
- Please provide sales tax license number.

Thank you for the opportunity to help realize savings for Alpine City. We look forward to continually servicing your accounts and providing future reductions to your utility bills.

Sincerely,

Jared Day

UCMC
924 South 300 West
Salt Lake City, UT 84101
(801)575-8727

Received by: _____

Date: _____

Rocky Mountain Power

Rate Schedule Analysis:

Rocky Mountain Power offers an alternative rate schedules for outdoor lighting and irrigation that will substantially reduce annual electric costs according to the data provided in the recent 12-month account history. The savings by account are detailed below:

Account	Item #	Rate Change	Annual Savings
55171236-0017	35	6-10	\$ 8,298.07
55171236-0017	36	23-15.1	\$ 155.00
55171236-0017	38	23-15.1	\$ 1,090.34
55171236-0017	45	23-15.2	\$ 61.31
55171236-0017	77	23-15.1	\$ 472.00
55171236-0017	62	23-15.2	\$ 50.82
55171236-0017	29	6-10	\$ 13,491.75
55171236-0017	30	6-10	\$ 21,522.76
55171236-0017	32	6-10	\$ 5,481.35
55171236-0017	47	23-10	\$ 790.86
55171236-0017	54	23-10	\$ 720.30
55171236-0017	67	6-10	\$ 9,262.76
55171236-0017	70	23-10	\$ 296.90
55171236-0017	52	23-15.1	\$ 394.86
55171236-0017	56	23-15.1	\$ 744.04
Total			\$ 62,833.12

Based on similar accounts the expected **savings is estimated to be \$62,833.12 per year** by migrating to the appropriate rates.

To proceed with these changes, please review enclosed letter to Rocky Mountain Power sign, and return it to our office for processing. We will work with Rocky Mountain Power to ensure the changes are made and will monitor the accounts to verify future savings and identify any possible errors and savings opportunities.

Questar Gas

Utah State Sales Tax:

Tax is currently applied to the following accounts:

0771665361, Meter 46133454
 0771665361, Meter 12667898
 0771665361, Meter 26091641
 0771665361, Meter 26121773
 0771665361, Meter 12779013
 0771665361, Meter 36016580
 0771665361, Meter 26071363
 0771665361, Meter 26041568
 0771665361, Meter 12717583
 0771665361, Meter 15102588
 0771665361, Meter 46094878
 0771665361, Meter 22000161

From our research of the Utah Code Annotated, we have determined that your company may qualify for a government institution tax exemption. Under this exemption, the sale of natural gas, electricity, heat, coal, fuel oil, or other fuels are exempt from Utah sales tax. You may inform us if you do not agree with this classification.

If you believe your company is eligible for the exemption, please sign the attached exemption certificate(s) and include your sales tax license number. The state of Utah also allows up to a 36-month refund of all sales tax paid on exempt accounts. Again, electricity/fuel used in lighting, heating, and/or cooling the manufacturing area is also to be considered part of the manufacturing process.

To proceed with these changes, fill out and sign attached TC-721, TC 62PR and Statement of Industrial Use of Fuel and return to us for processing along with your sales tax license number.

Merchant Services

We recommend using iTransact as your new merchant processor. iTransact has over 20 years of experience and is based out of Farmington. We have worked closely with them and have found them to be fair, honest and professional. Attached is a document outlining the current processor fees compared to the quoted fees. **The annual savings potential is \$392.69.**

Sewer

We have completed an initial review of your sewer account. We spoke with Timpanogos Special Service District, went and visited the TSS and BOD read site, compared Alpine City's reads to other cities and we have determined that the Alpine City bills are right in line with other cities. While billing errors occur often (90% of billing errors typically fall in favor of the utility provider), we were unable to find any discrepancies in the

account. Meter multipliers, load factors and other usage data were evaluated to ensure metering equipment is functioning properly, the utility is billing according to the ordinances, and the account is getting the best price possible for services.

The bill is comprised of three different components:

1. Flow: The flow is how much sewage is leaving the city using the speed of the current and the quantity of water.
2. BOD: Biochemical oxygen demand (BOD, also called biological oxygen demand) is the amount of dissolved oxygen needed (i.e., demanded) by aerobic biological organisms to break down organic material present in a given water sample at a certain temperature over a specific time period.
3. TSS: Total suspended solids (TSS) is the dry-weight of particles trapped by a filter. It is a water quality parameter used to assess the quality of wastewater after treatment in a wastewater treatment plant.

Here are a few items that may help decrease your sewer bills should you choose to pursue them:

- Raise awareness in the city of the importance of managing the sewer.
- Don't pour grease or oil down the drains.
- Throw away food waste instead of putting it in the disposal.
- Make sure none of the cities storm water and sprinkler runoff is going into the sewer
- There are companies that help coat the inside of the sewer lines in order to help decrease the flow.

April 20, 2017

Consultant Requests
Rocky Mountain Power
825 NE Multnomah, Suite 600
Portland, Oregon 97232

Dear Rocky Mountain Power,

This is a formal request to adjust the following Rocky Mountain Power account rates from Schedule 6 to Schedule 10 as shown below:

55171236-0017 Item 35	55171236-0017 Item 29
55171236-0017 Item 30	55171236-0017 Item 32
55171236-0017 Item 67	

This is a formal request to adjust the following Rocky Mountain Power account rates from Schedule 23 to Schedule 10 as shown below:

55171236-0017 Item 47	55171236-0017 Item 54
55171236-0017 Item 70	

This is a formal request to adjust the following Rocky Mountain Power account rates from Schedule 23 to Schedule 15.1 as shown below:

55171236-0017 Item 56	55171236-0017 Item 38
55171236-0017 Item 77	55171236-0017 Item 52

This is a formal request to adjust the following Rocky Mountain Power account rates from Schedule 23 to Schedule 15.2 as shown below:

55171236-0017 Item 45	55171236-0017 Item 62
55171236-0017 Item 36	55171236-0017 Item 48

It is understood that these accounts must stay on the new rate schedule for a period of at least 12 months. I have been in communication with Utility Cost Management Consultants (UCMC) regarding this matter. If you have any questions about these rate schedule changes, please contact Jared Day at UCMC by dialing (801) 575-8757 or via email at jared.day@ucmc-usa.com.

Sincerely,

Shane Sorensen
Alpine City
20 North Main Street
Alpine, UT 84004

CC: Kent Coleman

Utility Cost Management Consultants

June 9, 2017