



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold a meeting on **Tuesday, September 22, 2015 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER*

- | | |
|--------------------------|-------------------|
| A. Roll Call: | Mayor Don Watkins |
| B. Prayer: | Roger Bennett |
| C. Pledge of Allegiance: | By Invitation |

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

III. CONSENT CALENDAR

- A. Approve the Minutes of September 8, 2015
- B. Partial Payment - 100 W. Sewer Improvements, Whitaker Construction Company - \$217,184.25.

IV. REPORTS AND PRESENTATIONS

V. ACTION/DISCUSSION ITEMS

- A. **Resolution No. R1015-11 - Gateway Historic Guidelines.** The City Council will consider approval of design guidelines that would give direction on the appearance of Main Street and the Gateway Historic District.
- B. **Resolution No. R2015-16 - Justice Court Recertification.** The City Council will consider the recertification of the Justice Court.
- C. **Resolution No. R2015-15 - Consolidated Fee Schedule Amendments:**
 - 1. **Moyle Park Wedding Fees For Non-Residents.** The Council will consider setting wedding fees for non-residents who hold a wedding reception at Moyle Park.
 - 2. **Retaining Wall Review Costs.** The Council will consider setting a new fee schedule for retaining wall review costs.
- D. **Alpine City Trail Signage.** The Council will consider establishing approved trail signage for City trails.

VI. COUNCIL COMMUNICATIONS

VII. STAFF REPORTS

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

ADJOURN

*Council Members may participate electronically by phone.

Don Watkins, Mayor
September 18, 2015

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 v. Public Meeting

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

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

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
September 8, 2015

I. CALL MEETING TO ORDER

A. Roll Call: The meeting was called to order at 7:00 pm by Mayor pro tem Troy Stout. The following were present and constituted a quorum: Mayor Don Watkins was excused.

Mayor pro tem: Troy Stout

Council Members: Lon Lott, Kimberly Bryant, Will Jones, Roger Bennett

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Brad Freeman

Others: Jarron Gandolph, Suellyn Gandolph, Gale Randolph, Suzanne Tyler, Rhonda Bromley, Tim Pead, Mike May, Christian Smith, Dan Biolo, Ben Bailey, Tessa White, Clayton Johnson, Marianna Richardson, Mike Russon, Paul Kroff, Carla Merrill, Steve Cosper

B. Prayer:

Will Jones

C. Pledge of Allegiance:

Jarron Gandolph

II. PUBLIC COMMENT

Jarron Gandolph said that for his Eagle Scout project he was planning to do some maintenance under the bridge on Canyon Crest and clean up the graffiti which was visible from the trails. The Council thanked him saying it was a much needed cleanup.

Jason Bond reported briefly on proposed trail improvements on the Twin Falls trails which were near the same bridge. They hadn't done anything as yet but he had the name of someone involved in the Questar project that was interested in doing a community project in conjunction with the relocation of the high pressure gas line.

Thad Sprague said he wanted to thank the Lone Peak Fire Department for helping him with a heavy duty project.

Rhonda Bromley, principal of Lone Peak high school, thanked the City Council for all they did to serve the community then introduced the assistant principals: Tim Pead, Mike May, Christian Smith, and Dan Biolo. Ms. Bromley said they had almost 2600 students at Lone Peak and had the second highest enrollment in the state. Lehi had a higher enrollment but they were building a new high school that would be open next year. Lone Peak was told that the new high school would not be taking any of their students.

Ms. Bromely said that during the last school year, Lone Peak had reached a goal of 95.3% graduation rate. They planned to continue to improve. They got their state testing scores and were the second highest in science and math. There were some sad things that were happening at their school as well and they working on that along with Don Watkins, the community, and the churches. They had started a Hope Squad at the school and had a fulltime social worker. She also thanked Chief Brian Gwilliam and Fire Chief Brad Freeman. They had a great police and fire department that worked well with the neighboring departments. She said they would be holding their Sadie Hawkins dance at the rodeo grounds on Saturday and invited the Council to attend.

Suzanne Tyler said she lived on Alpine Highway by Bateman Lane. She spoke about the deer problem in Alpine and thanked the Council for including a question on deer on the questionnaire that went out. She said she'd been in Alpine 38 years and she was tired of the deer eating her trees and bushes and leaving their droppings. She had talked to Jodi Bates in Highland City who told her their program was working well. The bow hunters tracked the deer to a less populated area and killed them. The meat was taken to The Road Home shelter so it was a win/win for everyone. She asked the Council to stop talking about the problem and start doing something.

III. CONSENT CALENDAR

A. Approve minutes of August 25, 2015

1 **B. Heritage Hills Plat C Bond Release - \$104,480.40**

2 **C. Request cash in lieu of water rights for Three Falls subdivision - \$39,789.12**

3 **D. Request cash in lieu of water rights - Virgil Keate site plan - \$5,844.50**

4
5 Shane Sorensen said item C had been eliminated. The developers of Three Falls had acquired the necessary water
6 shares to meet the water policy. He explained that Virgil Keate was building on a parcel of ground not in an
7 approved subdivision. Building lots outside an approved subdivision were required to meet the same requirements as
8 a subdivision including meeting the water policy. Mr. Keate was building at 156 N. Alpine Boulevard and based on
9 the size of his lot he would be required to provide 2.55 acre feet to meet the City's water policy. Since people were
10 not always able to acquire Alpine Irrigation water shares, the ordinance allowed them to pay cash in lieu of water
11 rights. The most recent value for a primary share of Alpine Irrigation water was \$5,500. There were three acre feet
12 in a primary share so the value per acre foot would be \$1,833.33. The ordinance specified that the value of the
13 required acre feet should be multiplied by 125% to determine the amount of cash in lieu of water rights. Mr. Keate
14 needed to submit 2.55 acres feet to meet the water policy or pay \$5,844.50.

15
16 Shane Sorensen said the cash submitted to meet the water policy was used for purchase other shares if they became
17 available or to develop other sources. It was used only for water related projects.

18
19 **MOTION:** Will Jones moved to approve the Consent Calendar with minutes of August 25, 2015 approved as
20 amended and Item C struck. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Will Jones, Roger Bennett, Troy Stout,
21 Kimberly Bryant, Lon Lott voted aye. Motion passed.

22 23 **IV. REPORTS AND PRESENTATIONS**

24
25 Troy Stout said he'd been heading back from a bike ride in American Fork Canyon on Saturday morning and saw
26 that a rider was down. He was curious why there were so many vehicles that responded.

27
28 Chief Brad Freeman explained that the Fire/EMS Department had three stations but didn't have adequate staffing in
29 any of the stations. When there was a medical call, they were required to have five people present to handle the
30 different tasks. That meant that when there was a call, personnel from the different locations responded and they
31 responded in their own vehicle. If they were then called out on another emergency they already had their vehicle. He
32 said they were trying to do the best they could with what they had. The department could handle two calls at the
33 same time but if there was a third call, it was iffy. It just depended on how much the cities wanted to fund.

34
35 Troy Stout asked if the fire department would be reimbursed for calls in American Fork Canyon. Brad Freeman said
36 they were not reimbursed for medical calls so the county was getting free service at the cities' expense.

37
38 Brad Freeman updated the progress on the phone system at Tibble Fork. He said they'd received donations from all
39 over the state. The Forest Service had given them two plots of land for towers, which were up above the pine trees
40 so they were not so visible and would hopefully shoot a clear signal. They would also have a camera system that
41 would be useful for fires, etc. Having phone service in the canyon would definitely save lives because it would cut
42 15 minutes off their response time.

43 44 **V. ACTION/DISCUSSION ITEMS**

45
46 **A. Resolution No. R2015-12, Box Elder South Annexation:** Troy Stout said this item had been
47 discussed in prior meetings and asked David Church to review the steps in the annexation process.

48
49 David Church said he had prepared a resolution which would begin the process of annexing the Box Elder South
50 subdivision. Box Elder South was a 40-acre peninsula of county land contiguous to Alpine and had been approved
51 by Utah County as a 59 lot subdivision. Alpine City would be supplying water and sewer service to the future
52 development. Mr. Church said the developer had not petitioned for annexation into Alpine City but the state law
53 provided a method of annexing land without a petition from the property owner. If the proposed development was:
54 1) less than 50 acres; 2) contiguous to the city; 3) in need of municipal services; 4) the county agreed to the
55 annexation, then a municipality could annex land without a petition from the landowner(s). The landowners would
56 still have a right to protest the annexation, and if a majority of the property owners protested, it would not go

1 through. If the county and the property owners did not protest the annexation, the issue would then go to a public
2 hearing and the City Council would have to approve an ordinance of annexation in order to annex it. Or the Council
3 could choose to not adopt the ordinance and deny it.

4
5 Will Jones said he had communicated with the county and the landowner who both said they would not protest the
6 annexation, but made the landowners made it clear that they were not asking Alpine City to annex Box Elder South.

7
8 Lon Lott said he had spoken at length with two of the county commissioners about the possible annexation. They
9 indicated that they would like to see county developments which were adjacent to the cities be incorporated into the
10 cities. The cities could provide better service to them than the county.

11
12 Troy Stout said he understood that the county would like to get rid of managing unincorporated areas, which was
13 why he thought they should carefully consider it. Was the revenue to the City going to compensate for the services
14 the City had to provide long term?

15
16 Kimberly Bryant said she agreed that the people living in Box Elder South would be their friends and neighbors.
17 Most of the people living in Alpine Cove didn't know they weren't citizens of Alpine. But it would be nice if Alpine
18 City was the one that decided what happened on the land next to Alpine. She said she struggled with the idea that the
19 county approved a higher density than the City would allow, and then the City went ahead annexed it with the
20 density the county allowed. She said she thought Alpine should decide what density the developments got.

21
22 Troy Stout said he had a few concerns. First, the party who owned the ground was pursuing legal action against
23 Alpine City. He asked David Church to comment on whether or not this was something that should be worked out
24 prior to annexation.

25
26 David Church said that if the landowners were coming in and asking the City to annex their ground, the City would
27 have some leverage. But they weren't. He said he'd like to comments on Kimberly Bryant's comment about the
28 county zoning. he said the county had no choice except to approve the development as they did because it was zoned
29 for the density they got. The zoning in the county for that area could go down to quarter acre lots. He said the county
30 was governed by the state law just the same as cities were. If a development plan met county ordinance
31 requirements, they couldn't turn it down. He said the county did send them to Alpine City initially and they couldn't
32 work it out, so the landowners went to the county.

33
34 Troy Stout said there was a longstanding lawsuit against the City by the developer; he asked if they should not first
35 resolve that.

36
37 David Church said this particular lawsuit was not longstanding. Patterson sued Alpine City a year and a half ago for
38 protesting the Box Elder South subdivision. He said there were other lawsuit against the city through the years when
39 the landowner sued the City for breaching the Settlement Agreement of 1992. The Agreement of 1992 included
40 approval of a number of subdivisions and some aspects of Box Elder South. The Settlement Agreement in 2011
41 included the provision that if the County approved Box Elder South, the City would provide water and allow the
42 sewer line to run through Lambert Park. He said the owners of Box Elder South did not want it annexed into Alpine
43 City until it was recorded in the county.

44
45 Troy Stout said legal action was his big concern, and then the fire that caused so much damages a couple of years
46 ago. If the City annexed Box Elder South, they would be responsible. he was not convinced that it was a good risk.
47 The lot size was also a concern to him. Did they have to have quarter acre lots up there?

48
49 Will Jones said that Ross Welch had said the lots in Box Elder were half-acre lots. They were actually larger than
50 they needed to be because they could go as low as quarter-acre lots. The developer chose to have bigger lots and less
51 open space.

52
53 Troy Stout questioned the financial situation. If the development came into the City, they would collect an impact
54 fee and a certain percentage of the property taxes would come back to the city. His question was if the City would
55 collect enough over time to compensate for servicing the extra homes.

1 Will Jones said they did a tax study on the lots and homes and it came out as positive revenue to the City or just
2 barely above break even. He reminded the Council that the City had fixed costs and bringing in additional homes
3 would help reduce those fixed costs for the rest of the residents. For instance, the cost of office staff was going to be
4 there whether they annexed Box Elder South or not. The City would already providing water and sewer service to
5 the 59 homes in Box Elder South whether they were annexed or not. The City would not be providing pressurized
6 irrigation in Box Elder South, but the residents in Box Elder South would be using the City parks and streets, fire,
7 EMS, and police. If they were not annexed into Alpine, the City would get nothing. He noted that Brad Freeman had
8 talked about trying to get compensation from the county. The EMS got nothing for medical calls. After four years
9 they finally got \$1,700 for covering Alpine Cove. He said the study had not included the impact fees which the City
10 would receive.

11
12 Troy Stout said the impact fees would be about \$500,000.

13
14 David Church said that most people didn't realize that taxes in cities were higher than taxes for homes in the county.
15 Counties did not have the authority to impose franchise taxes which were a major source of revenue for the cities.
16 That was why the county had a hard time justifying what they gave to the cities for fire service. When Alpine City
17 asked Alpine Cove residents if they wanted to annex into the city they wanted to know if their taxes would go up,
18 which they would. He said what the city paid for police and fire protection exceeded the revenue they received from
19 property taxes, which was why the franchise tax was important.

20
21 Troy Stout said the City charged Alpine Cove more for sewer service than they did Alpine residents. They would
22 lose that extra revenue if they annexed Box Elder South.

23
24 Rich Nelson said he had included the decreased sewer revenue in his calculations and the revenue was still positive.

25
26 Will Jones said that when the possibility of annexing Box Elder South came up two months ago, the developer was
27 ready to record, but he postponed recordation for 60 days while the City considered annexing. They were currently
28 in the second 60 day extension. Mr. Jones said the developer told him that if the City needed another 30 days, they
29 would give it to them. But it turned out, the developer wanted to record in the country regardless of whether or not
30 they are annexed so there really wasn't a need for an extension.

31
32 In response to Kimberly Bryant's comment, Will Jones said that the property owners actually did come to Alpine
33 City before going to the county, and presented a plan for 27 lots in Box Elder South. The City turned them down
34 saying it was zoned as a park. But the City didn't have the money to buy it for a park. That was six years ago. He
35 said they painted the county as the bad guy in this process, but the City turned the landowner down. And the reason
36 they turned them down was because they thought the development wouldn't happen if they didn't approve it. He said
37 he hoped the City didn't get locked into that thought process again and think that if they didn't let someone develop
38 their land, the county wouldn't either.

39
40 Will Jones asked David Church if there was a timeline on the annexation steps. David Church said there was a time
41 line for the protest period, but after that they could set a public hearing and vote when they wanted.

42
43 Lon Lott asked how the legal issue on the table would be affected by annexation.

44
45 David Church said he was not the attorney for the lawsuit and he had no idea where the negotiations were going, but
46 it was his impression that it would take a lot more to resolve the lawsuit than annexing Box Elder South because the
47 Pattersons didn't see a benefit to them to annex into city limits.

48
49 Troy Stout asked if it was good judgment to enter into an agreement with someone who was suing the City. David
50 Church said that unless the landowner protested, the annexation could go forward. He reminded the Council that
51 they were not really annexing the Pattersons who already lived in the City. They would be annexing the people who
52 lived in the subdivision.

53
54 Troy Stout asked if they could turn around and sue the City if there was debris and mud flow.

1 David Church said that the real question was would the City have a responsibility to clean it up and the answer was
2 yes. He asked if that would that change if Box Elder South was not in the City? In response to the question about
3 suing, he said there was no way that someone would not sue the City. The question was, would the City lose the
4 lawsuit and the answer was no. He said the Council had to decide if they wanted those people in their city or not. It
5 would be a nice neighborhood. They would probably want to be in the City because the services were better. Alpine
6 maintained their roads better. If Alpine Cove had been developed in the City they would have better roads and better
7 maintenance. If it weren't for Alpine City, they'd have inferior police and fire protection.

8
9 Brad Freeman said there were two things that would benefit the City if Box Elder South was annexed. First of all,
10 the residents in the new subdivision would be paying their fair share for emergency services. The second thing was
11 that when his crew responded to an event in the county, the county fire marshal was responsible for the safety of his
12 firefighters. He didn't like that. In the Cove, they had oak brush growing right up next to the homes and the roads
13 were narrow. If they were going to be fighting fires in the area, they would like to have some say about what was
14 required.

15
16 Steve Cospers said that when the Planning Commission entered the discussion on annexation, he tried to go in with
17 an open mind and look at the facts related to water, safety, fire, stability for mud slides and other safety issues. Then
18 they looked at the financial aspects. There was nothing that was a clear negative. They didn't discuss the issue of a
19 sense of community. They had a public hearing and five people commented. Four were in favor of annexing and one
20 was opposed based on the negative history and the lawsuit. They had four Commissioners at the meeting that night
21 and all four voted to annex, but one Commissioner later regretted her vote.

22
23 Troy Stout asked if he had a sense of how the three Commissioners who were not present at the meeting would have
24 voted. Steve Cospers said he guessed two would have been in favor and one would have been against it. He said he
25 thought it was a good decision to recommend it.

26
27 Kimberly Bryant asked Will Jones where he was coming from in his desire to annex and what were his financial
28 reasons.

29
30 Will Jones said he didn't know why the City would want to continue to provide services for county developments -
31 water, sewer, roads, parks, police and fire, and not bring them into the City. He said he had lived in Alpine Cove and
32 had seen both sides. He would prefer to be in the City. The Cove had to have a special improvement district to redo
33 their water system. It just made more sense for these developments to be part of the community. The residents could
34 vote and be a part of what was going on. He said the first issue he'd looked at when considering annexation was
35 financial. If the City was going to lose money, he didn't want to do it. But they weren't going to lose money. They
36 would have ongoing revenue from taxes and the one-time impact fee revenue.

37
38 Troy Stout said it appeared there would be no financial hardship in bring in the development. He clarified that
39 passing the resolution would not be final.

40
41 David Church said the resolution would merely begin the annexation process. The Council would still need to hold a
42 public hearing and pass an annexation ordinance.

43
44 Lon Lott said he enjoyed the presentation from the principal of Lone Peak about working together and being unified
45 as a community. If there was no financial hardship, he felt bringing them in was a no-brainer. Even if they'd had a
46 fight in the past, they could figure it out.

47
48 Kimberly Bryant said they if they went ahead with the process, she liked that the community would have an
49 opportunity to come to a public hearing and have input.

50
51 **MOTION:** Will Jones moved to approve Resolution No. R2015-12 to begin the process of annexing Box Elder
52 South subdivision. Roger Bennett seconded. Ayes: 5 Nays: 0. Will Jones, Roger Bennett, Troy Stout, Kimberly
53 Bryant, Lon Lott voted aye. Motion passed.

1 **B. Food Truck Operation:** Troy Stout said the food truck rallies had been really nice so far. He loved watching
2 the community turn out and interact. He asked what the impact had been on revenue for Alpine City. Rich Nelson
3 said it was too early to tell but he didn't think it would be significant. It was more of a community event.
4

5 Clayton Johnson said they should have business licenses for 8 or 9 trucks, even just a temporary license.
6

7 Will Jones said it provided a little revenue and the trucks cleaned up after themselves. They didn't require park
8 personnel to clean up behind them.
9

10 Clayton Johnson said he felt it was a success but they needed to get the word out better. They planned to have more
11 advertising. Put it in the city newsletter and advertise the music that would be there on which night. He would like to
12 create a process for inclusion and rotation. The trucks would need to have a license before they could be included.
13 He said there was already a parking problem and they needed to resolve that.
14

15 Roger Bennett asked if they could move it to a Friday or Saturday but Mr. Johnson said they already had contracts
16 for those days.
17

18 Troy Stout asked about adding another night and moving it to Creekside Park. Mr. Johnson said they would like to
19 stay at Legacy Park because of the shade and it was close.
20

21 Rich Nelson said they should let it run a few more years and let it become established before adding another night.
22 He said they also needed to talk about including Daylight Donuts in the truck rally.
23

24 **MOTION:** Will Jones proposed that Clayton Johnson run the truck rally for the next year and Daylight Donuts be
25 approached to have a booth, and Rich Nelson would review and approve all Newsline articles advertising the event.
26 Troy Stout seconded. Ayes: 5 Nays: 0. Will Jones, Roger Bennett, Troy Stout, Kimberly Bryant, Lon Lott voted
27 aye. Motion passed.
28

29 **C. Alpine Fire Station Remodel:** Rich Nelson said the fire station in Alpine seriously needed to be remodeled.
30 Captain Godwin would be on the Remodel Committee.
31

32 Roger Bennett asked if there was money in the budget to do. Rich Nelson said there was. It would come from the
33 unappropriated Fund Balance, rental payments from the Lone Peak PSD and the Capital Improvements Fund. The
34 work would be done all at once rather than phased.
35

36 **MOTION:** Will Jones moved to go ahead a form a committee to remodel the fire station and have staff present a
37 budget report to the Council. Lon Lott seconded. Ayes: 5 Nays: 0. Will Jones, Roger Bennett, Troy Stout, Kimberly
38 Bryant, Lon Lott voted aye. Motion passed.
39

40 **D. Alpine City Cemetery Fee Increases.** Rich Nelson said the Alpine City cemetery was becoming the burial
41 place of choice for people outside the city because it was cheaper than other cemeteries. He would like to have plots
42 available for citizens of Alpine. The proposed cemetery fee increases were included in the packet which he
43 reviewed. Burials on major holidays would not be available. Burials on other holidays would have to be arranged
44 with city staff.
45

46 Shane Sorensen said the problem with having burials on any holiday was that the men in the public works
47 department often planned a vacation weeks in advance and suddenly there was a burial. Then someone had to cancel
48 their vacation.
49

50 Roger Bennett suggested they ban burials on all holidays. The Council agreed.
51

52 **MOTION:** Lon Lott moved to approve the cemetery fees increase as recommended cost and include language that
53 burials would not be done on any of the holidays. Roger Bennett seconded Ayes: 5 Nays: 0. Will Jones, Roger
54 Bennett, Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion passed.
55

1 Rich Nelson said they should notify citizens about the increase in the Newline. The City wouldn't actually
2 implement the increases for 60 days.

3
4 The fees changes are included in Item J on the Consolidated Fee Schedule.

5
6 **E. Hutchinson Property Exchange - Canyon Crest Road:** It was proposed that the City exchange a portion of
7 Peterson Park for property along Canyon Crest Road that was owned by Harvey Hutchinson in order to build a
8 sidewalk along the north side of Canyon Crest Road. It would also allow the City to widen the road to the standard
9 width. Some access easements would need to be granted and retained by the City as part of the change.

10
11 Shane Sorensen said the Council had discussed this issue in previous meetings. This was the latest update and
12 proposal. Harvey Hutchinson would receive 0.26 acres in Peterson Park in exchange for the right-of-way and
13 easement. There were a lot of trees involved so Mr. Hutchinson would like to have a fence or something put in that
14 would act as a sound barrier. Shane Sorensen said the proposal would still need to go the Planning Commission and
15 there needed to be a public hearing but he didn't want to start the process without the support of the Council.

16
17 No one on the Council was opposed to it so it would move forward to the Planning Commission.

18
19 **F. Paulson/Moyle Park Exchange:** Shane Sorensen said Chris Paulson had approached the City about obtaining an
20 easement to construct a driveway on a portion of the Moyle Park property in exchange for an easement for a foot
21 bridge across Dry Creek. The staff reviewed the proposal and determined that it would make sense to obtain an
22 easement from Mr. Paulson for as small area on the west side of Dry Creek. Construction of the driveway would
23 require relocating a fire hydrant and the City's sprinkler system, which would be done at Mr. Paulson's expense.

24
25 **MOTION:** Will Jones moved to approve the exchange of easements between Chris Paulson and Alpine City as
26 diagramed, and adjustments to the irrigation system and fire hydrants be at Mr. Paulson's expense. Lon Lott
27 seconded. Ayes: 5 Nays: 0. Will Jones, Roger Bennett, Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion
28 passed.

29
30 **G. Moyle Park Wedding Fees:** Rich Nelson said that the caretakers of Moyle Park were finding that weddings
31 were more labor intensive than they expected and suggested the City charge a fee for weddings conducted at the
32 park. For weddings with up to 100 guests, the charge would be \$100. For wedding with over 100 guests, the charge
33 would be \$200.

34
35 The Council suggested that there be a different cost for nonresidents. Rich Nelson said he would put something
36 together and bring it back for the Council to review.

37
38 **MOTION:** Will Jones moved to approve the fees as proposed for weddings in Moyle Park for residents, and staff
39 come back with a proposal for nonresident fees. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Will Jones, Roger
40 Bennett, Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion passed.

41
42 **H. Resolution No. R2015- 14, Adopting the Alpine City Sewer System Management Plan:** Shane Sorensen
43 said the State of Utah required cities to prepare and adopt a Sewer System Management Plan which would properly
44 manage, operate and maintain all parts of the sewer collection system to reduce and prevent sanitary sewer
45 overflows, and minimize any impacts that may occur.

46
47 **MOTION:** Roger Bennett moved to approve Resolution No. R2015-14 adopting the Alpine City Sewer System
48 Management Plan. Troy Stout seconded. Ayes: 5 Nays: 0. Will Jones, Roger Bennett, Troy Stout, Kimberly
49 Bryant, Lon Lott voted aye. Motion passed.

50
51 **I. Business Commercial Zone Boundaries Discussion:** In conjunction with the discussion of adopting Design
52 Guidelines for the Gateway District, it had been suggested that the Council considered reducing the size of the
53 business commercial zone. It went to the Planning Commission for discussion and the Commission recommended
54 leaving the BC zone as it was.

1 Troy Stout said he appreciated the letter from Planning Commission member Jane Griener on this issue. But it was
2 discovered that staff did not get the letter nor did all the Council members so it was not discussed.

3
4 Steve Cosper said the Planning Commission talked about peeling off the residential areas along 100 West and Grove
5 Drive so they were not in the BC zone. Some interesting points were made but the Planning Commission felt that if
6 they wanted to have a vibrant commercial district, it didn't make sense to inhibit further growth by restricting the
7 size of the area. It was pointed out that wherever the zone ended, it would still be adjacent to residential uses.

8
9 Troy Stout asked if there was any delineation between types of business. People might not object to offices but may
10 object to living next to a metal working shop.

11
12 Rich Nelson said he had been the biggest advocate of reducing the size of the BC zone. He had grown up in
13 American Fork where they had too much commercial and a downtown area that was failing. Pleasant Grove and
14 Lehi did the same thing. He felt that they could just focus on Main Street as commercial and let the residential
15 housing area be residential.

16
17 Will Jones said he would like to take more time on the issue.

18
19 Troy Stout suggested a joint work session with the City Council and the Planning Commission. He noted that
20 previous surveys from residents had suggested they wanted Alpine to be primarily a bedroom community. They may
21 not still feel that way.

22
23 **J. Resolution No. R2015-13, Amending the Consolidated Fee Schedule.** Rich Nelson reviewed the proposed
24 changes in the Consolidated Fee Schedule which were:

- 25
26 1. Increase the Creekside pavilion rental fees for nonresidents from \$75 to \$100.
27 2. Add the cost of reviewing retaining wall plans - \$250
28 3. Appeal Authority - Actual cost of service.
29 4. Moyle Park Weddings: \$100 for up to 100 people. \$200 for over 100 people.
30 5. Cemetery Fees:
31 a. Burial lot for a resident - increase from \$800 to \$985
32 b. Burial lot for a nonresident - increase from \$1300 to \$1500
33 c. Opening and closing for a resident on weekdays - increase from \$150 to \$600
34 d. Opening and closing for a resident on a Saturday - increase from \$375 to \$850
35 e. Opening and closing for a nonresident on weekdays - increase from \$250 to \$1000
36 f. Opening and closing for a nonresident on Saturday - increase from \$450 to \$1500
37 g. Burial of ashes for a resident - increase from \$125 to \$500
38 h. Burial of ashes for a nonresident - increase from \$175 to \$500
39 i. Disinternment - increase from \$400 to \$1500
40 j. No burials on holidays.

41
42 Roger Bennett said he still had a problem with the water rates for Box Elder and Willow Canyon. Shane Sorensen
43 said he didn't have the study done yet.

44
45 **MOTION:** Roger Bennett moved to approve Resolution No. R2015-13 Amending the Consolidated Fee Schedule.
46 Kimberly Bryant seconded. Ayes: 5 Nays: 0. Will Jones, Roger Bennett, Troy Stout, Kimberly Bryant, Lon Lott
47 voted aye. Motion passed.

48 49 **VI. EXECUTIVE SESSION**

50
51 **MOTION:** Lon Lott moved to go to Executive Session for the purpose of discussing litigation and land use.
52 Kimberly Bryant seconded. Ayes: 5 Nays: 0. Will Jones, Roger Bennett, Troy Stout, Kimberly Bryant, Lon Lott
53 voted aye. Motion passed.

54
55 The Council went into Executive Session at 9:09 pm.
56

1 The Council returned to open meeting at 10:40 pm.
2

3 **VII. STAFF REPORTS**
4

5 Jason Bond said Taylor Smith and Mark Wells were appealing the Council decision on the secondary access road
6 for the proposed Eagle Pointe subdivision. They were opposed to having Phil Barker as the Appeal Authority
7 because he was the mayor when the development came to the city previously.
8

9 Shane Sorensen said the overlay project should be done in about three weeks.
10

11 David Church asked if the County Recorder had accepted the Three Falls plat. Charmayne Warnock said it had been
12 taken down to the county for recordation.
13

14 Charmayne Warnock reported that the county would be adding the quarter cent sales tax issue to the cities' ballots
15 and because of that, they were going to handle the election. It would still be a vote-by-mail election but the county
16 would be counting the ballots.
17

18 Rich Nelson said Jason Bond got the bells on City Hall to work.
19

20 **VIII. COUNCIL COMMUNICATION**
21

22 Lon Lott asked about the landscaping that Questar was going to do at the Pfeifferhorn station. Rich Nelson said
23 Questar was willing to do it but the neighbors said they didn't want it landscaped.
24

25 Will Jones said they should purchase a foam machine that the three cities could use. He expressed a concern about
26 resurfacing the pickle ball courts during ball games because of the potential for vandalism. He asked about Paul
27 Kroff going to the county for the Oberee annexation. David Church said Alpine City had never officially responded
28 to his proposal for fewer lots.
29

30 Troy Stout said that both he and Kimberly Bryant had met with Paul Kroff and talked about it. He had some
31 heartburn about the City waiting so long to respond but they had a good conversation. He was concerned about the
32 possibility of a referendum.
33

34 Troy Stout asked if there was any progress on the intersection of SR-92 and Canyon Crest Road. Lon Lott said they
35 had a two week period of time to do it but they wouldn't work on it in the morning when traffic was heaviest.
36

37 **MOTION:** Will Jones moved to adjourn. Roger Bennett seconded. Ayes: 5 Nays: 0. Will Jones, Roger Bennett,
38 Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion passed.
39

40 The meeting was adjourned at 11:05 pm.
41
42
43
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**PARTIAL PAYMENT ESTIMATE
FINAL**

Name of Contractor: <i>Whitaker Construction Company</i>		
Name of Owner: <i>Alpine City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 1-Aug-15	Original: \$205,700.00	From: 1-Jun-15
Revised: 1-Sep-15	Revised: \$217,184.25	To: 10-Sep-15

Description of Job: <i>100 West Sewer Improvements Project</i>		
Amount	This Period	Total To Date
Amount Earned	\$217,184.25	\$217,184.25
Retainage Being Held	\$0.00	\$0.00
Retainage Being Released	\$0.00	\$0.00
Previous Payments	\$0.00	\$0.00
Amount Due	\$217,184.25	\$217,184.25

Contractor's Construction Progress is COMPLETE

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers



Date: 9/11/2015

Digitally signed by Bradley C. Conder, P.E.
DN: cn=Bradley C. Conder, P.E., o=Horrocks Engineers, ou, email=bradc@horrocks.com, c=US
Date: 2015.09.11 11:02:57 -06'00'

Bradley C. Conder, P.E.
Project Engineer

Accepted by: **Whitaker Construction Company**

Date: 9/11/2015

Ken Hamson
Digitally signed by Ken Hamson
DN: cn=Ken Hamson, o=Whitaker Construction, ou=Project Manager, email=KenH@whitcon.com, c=US
Date: 2015.09.11 13:47:34 -06'00'

Project Manager

Approved By: **Alpine City**

Date: _____

Don Watkins
Mayor

Budget Code _____ Staff Initial _____

PROJECT: 100 West Sewer Improvements Project

PAY PERIOD: 1 Sep-15

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
1	Mobilization	1.00	LS	\$27,000.00	\$27,000.00	1.00	1.00	\$27,000.00	\$27,000.00
2	14" HDPE (Pipebursting)	630.00	LF	\$135.00	\$85,050.00	630.00	630.00	\$85,050.00	\$85,050.00
3	Reconnection of Sewer Laterals	6.00	EA	\$1,700.00	\$10,200.00	6.00	6.00	\$10,200.00	\$10,200.00
4	Standard Sewer Service Lateral	3.00	EA	\$4,900.00	\$14,700.00	3.00	3.00	\$14,700.00	\$14,700.00
5	Class "A" Road Repair	2300.00	SF	\$5.00	\$11,500.00	2300.00	2300.00	\$11,500.00	\$11,500.00
6	Imported Backfill	1500.00	Ton	\$12.50	\$18,750.00	1500.00	1500.00	\$18,750.00	\$18,750.00
7	By-Pass Pumping	1.00	LS	\$33,000.00	\$33,000.00	1.00	1.00	\$33,000.00	\$33,000.00
8	Traffic Control	1.00	LS	\$3,500.00	\$3,500.00	1.00	1.00	\$3,500.00	\$3,500.00
9	Testing (Compaction and Video)	1.00	LS	\$2,000.00	\$2,000.00	1.00	1.00	\$2,000.00	\$2,000.00

Subtotal				\$205,700.00			\$205,700.00	\$205,700.00
1 Change Order No. 1 See Documentation	1 LS	\$11,484.25	\$11,484.25		1	1	\$11,484.25	\$11,484.25

Total \$217,184.25

	TOTAL	\$217,184.25	\$217,184.25
AMOUNT RETAINED	\$0.00	\$0.00	\$0.00
RETAINAGE RELEASED	\$0.00	\$0.00	\$0.00
PREVIOUS RETAINAGE			\$0.00
PREVIOUS PAYMENTS	\$0.00	\$0.00	\$0.00
AMOUNT DUE	\$217,184.25	\$217,184.25	\$217,184.25

DOCUMENT 00990

CONTRACT CHANGE ORDER

Project: 100 West Sewer Improvements Project
Location: Alpine City
Change Order No.: 2

Date: September 11, 2015

To: Whitaker Construction Company

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	Decrease In Contract Price	Increase In Contract Price
5	Add 3,266 SF of Class A Road Repair		\$16,330.00
6	Subtract 387.66 Ton of Import Backfill	\$4,845.75	
	Change in contact price due to this Change Order:		
	Total Decrease	\$4,845.75	
	Total Increase		\$16,330.00
	Net increase (decrease)		\$11,484.25

The sum of \$11,484.25 is hereby added to, the total contract price and the total adjusted contract price to date thereby is \$217,184.25.

The time provided for completion in the contract is Unchanged. This Document shall become an amendment to the contract & all provisions of the contract will apply hereto.

Accepted by: Ken Hamson Digitally signed by Ken Hamson
DN: cn=Ken Hamson, o=Whitaker Construction,
ou=Project Manager, email=KenH@whitcon.com,
c=US
Date: 2015.09.11 13:48:24 -0600 9/11/15
Contractor Date

Recommended by:  September 11, 2015
Project Engineer Date

Approved by: _____
Owner Date

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 16428

To Owner: Alpine City
20 North Main

Project: 661- 100 West Sewer Improvements

Application No.: 1

Distribution to:

<input type="checkbox"/>	Owner
<input type="checkbox"/>	Architect
<input type="checkbox"/>	Contractor
<input type="checkbox"/>	
<input type="checkbox"/>	

Alpine, UT 84004

Period To:

From Contractor: Whitaker Construction Company Via Architect:
P.O. Box 430
Brigham City, UT 84302

Project Nos:

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	\$205,700.00
2. Net Change By Change Order	\$0.00
3. Contract Sum To Date	\$205,700.00
4. Total Completed and Stored To Date	\$217,184.25
5. Retainage:	
a. 0.00% of Completed Work	\$0.00
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$0.00
6. Total Earned Less Retainage	\$217,184.25
7. Less Previous Certificates For Payments	\$0.00
8. Current Payment Due	\$217,184.25
9. Balance To Finish, Plus Retainage	-\$11,484.25

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown

CONTRACTOR: Whitaker Construction Company

By:  Ken Hamson Date: 09/10/15

State of: _____ County of: _____
Subscribed and sworn to before me this _____ day of _____
Notary Public:
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor

AMOUNT CERTIFIED \$ 217,184.25

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
Net Changes By Change Order	\$0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 1

Application Date : 07/17/15

To:

Architect's Project No.:

Invoice # : 16428

Contract : 661- 100 West Sewer Improvements

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
01	Mobilization	27,000.00	0.00	27,000.00	0.00	27,000.00	100.00%	0.00	
02	14" HDPE Pipe Burst	85,050.00	0.00	85,050.00	0.00	85,050.00	100.00%	0.00	
03	Cnct Exist Lateral	10,200.00	0.00	10,200.00	0.00	10,200.00	100.00%	0.00	
04	4" PVC Sewer Lateral	14,700.00	0.00	14,700.00	0.00	14,700.00	100.00%	0.00	
05	Class A Road Repair	11,500.00	0.00	27,830.00	0.00	27,830.00	242.00%	-16,330.00	
06	Import Backfill	18,750.00	0.00	13,904.25	0.00	13,904.25	74.16%	4,845.75	
07	Bypass Pumping	33,000.00	0.00	33,000.00	0.00	33,000.00	100.00%	0.00	
08	Traffic Control	3,500.00	0.00	3,500.00	0.00	3,500.00	100.00%	0.00	
09	Leak Testing	2,000.00	0.00	2,000.00	0.00	2,000.00	100.00%	0.00	
Grand Totals		205,700.00	0.00	217,184.25	0.00	217,184.25	105.58%	-11,484.25	0.00

Progress Billing Invoice

From: Whitaker Construction Company
P.O. Box 430
Brigham City, UT 84302

Invoice #: 16428

Date: 07/17/15

Application #: 1

To: Alpine City
20 North Main
Alpine, UT 84004

Invoice Due Date: 08/16/15

Payment Terms: Net Due 30 Days from Invoice

Contract: 661- 100 West Sewer Improvements

Cont Item	Description	Contract Amount	Contract Quantity	Quantity This Period	Quantity JTD	U/M	Unit Price	Amount This Period	Amount To-Date	% Compl
01	Mobilization	27,000.00	0.00	0.00	0.00	LS	0.00000	27,000.00	27,000.00	100.00%
02	14" HDPE Pipe Burst	85,050.00	630.00	630.00	630.00	LF	135.00000	85,050.00	85,050.00	100.00%
03	Cnct Exist Lateral	10,200.00	6.00	6.00	6.00	EA	1,700.00000	10,200.00	10,200.00	100.00%
04	4" PVC Sewer Lateral	14,700.00	3.00	3.00	3.00	EA	4,900.00000	14,700.00	14,700.00	100.00%
05	Class A Road Repair	11,500.00	2,300.00	5,566.00	5,566.00	SF	5.00000	27,830.00	27,830.00	242.00%
06	Import Backfill	18,750.00	1,500.00	1,112.34	1,112.34	TON	12.50000	13,904.25	13,904.25	74.16%
07	Bypass Pumping	33,000.00	0.00	0.00	0.00	LS	0.00000	33,000.00	33,000.00	100.00%
08	Traffic Control	3,500.00	0.00	0.00	0.00	LS	0.00000	3,500.00	3,500.00	100.00%
09	Leak Testing	2,000.00	0.00	0.00	0.00	LS	0.00000	2,000.00	2,000.00	100.00%

Total Billed To Date:	217,184.25
Less Retainage:	0.00
Less Previous Applications:	0.00
Total Due This Invoice:	217,184.25

ALPINE CITY COUNCIL AGENDA

SUBJECT: Gateway Historic Design Guidelines

FOR CONSIDERATION ON: 22 September 2015

PETITIONER: Planning Commission

ACTION REQUESTED BY PETITIONER: Adopt Resolution 2015-11

BACKGROUND INFORMATION:

The Gateway Historic Design Guidelines were presented to the City Council at a previous meeting. The Council asked that they be refined. The refined guidelines are now attached.

The Planning Commission has discussed the creation of some Gateway Historic Design Guidelines for several months. The design of buildings in the Gateway Historic District is key to that identity of Alpine City. The Planning and Zoning Department highly recommends that the Planning Commission and City Council carefully consider what the residents of this City want the identity of this community to be then adopt guidelines that will portray that desired look. Good guidelines will ultimately provide much needed direction to both the Developer and the Planning Commission in considering the design of buildings located within the Gateway Historic District.

This draft has been created for the consideration to be adopted. This is a more concise version of the draft design standards that were created in 2002.

RECOMMENDED ACTION: That the City Council approve the Gateway Historic District Design Guidelines, Resolution 2015-11.

PLANNING COMMISSION MOTION:

Judi Pickell moved to recommend approval of the Gateway Historic District Design Guidelines with the following conditions:

1. A statement be included that in the event that these guidelines conflict with the ordinance, the ordinance will be followed
2. Section 7: traditional rooflines are preferred
3. Section 7: mechanical equipment shall not be visible from the street
4. Flat roofs may be considered for use on structures

Steve Swanson seconded the motion. The motion passed but was not unanimous with 6 Ayes and 1 Nay. Bryce Higbee, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye. Jason Thelin voted Nay.

RESOLUTION NO. R2015-11

**A RESOLUTION OF THE
ALPINE CITY COUNCIL
Adopting the Gateway Historic District Design Guidelines**

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to create design guidelines for the Gateway Historic District; and

WHEREAS, the Alpine City Planning Commission has reviewed the proposed design guidelines for the Gateway Historic District, held a public hearing, and has forwarded a recommendation to the City Council; and

WHEREAS, the Alpine City Council has reviewed and approved the proposed Gateway Historic District Design Guidelines:

PASSED and **APPROVED** this 22nd day of September.

ALPINE CITY

Don Watkins, Mayor

ATTEST:

Charmayne G. Warnock, City Recorder



Gateway Historic District Design Guidelines

Adopted by Resolution 2015-11

Purpose and Intent

Gateway Historic District will become a village of mixed uses, promoting a pedestrian friendly atmosphere and providing excellence in landscaping and architecture, in a setting which honors and preserves the past while promoting the future.

1. In the interest of preserving the character of the Gateway-Historic District, it is necessary to regulate to a certain extent the new construction that is built there. New structures should only affect the district in a positive manner, and not in detrimental ways.
2. Respecting the heritage of Alpine associated with the historical structures in the district.
3. Utilize approaches that have been shown to encourage the sustainability of historic districts and neighborhoods.

The guidelines for the following elements are intended to encourage compatible new construction. In the event that these guidelines conflict with the Alpine City Zoning Ordinance, the Zoning Ordinance will be followed.

Guidelines

1. New developments should:
 - a. Mimic details of older buildings
 - b. Use similar materials
 - c. Make mundane uses look good
 - d. Include design features on blank walls
2. All new development projects should achieve a determination of design appropriateness from the Planning Commission.
3. New construction should respect and build upon the historical legacy of downtown Alpine and borrow historic features from the area. It should be

designed for its specific context. Elements that should influence the design of new development include building form, massing, scale, materials and colors.

Gateway Historic District Design Criteria

1. Relation to the Surrounding Area (Massing, Scale, Orientation)
2. Height
3. Setbacks
4. Exterior Walls and Surfaces
5. Windows and Doors
6. Exterior Trim and Decorative Detailing
7. Roofing
8. Materials (Texture, Color, Finishes)
9. Streetscaping

Relation to the Surrounding Area **(Massing, Scale, Orientation)**

New construction that utilizes appropriate massing and scale can affect historic districts in a positive manner. New structures should take their own place in time.

Design Standards

- New structures should relate to the fundamental characteristics of the district, but may use their own style and method of construction.
- Orientation of new construction should be to the street to establish a pedestrian-friendly quality.
- One major entrance should orient to each street to which the building abuts for easy access by pedestrians from the street and sidewalk.
- Corner entrances may be used for buildings orienting to two streets at an intersection.
- New construction should not be dramatically greater in scale than surrounding structures in the district.
- The perceived width of new construction should be visually compatible with adjacent structures. Wider buildings should be divided into modules to convey a sense of traditional construction.
- The building form of new construction should be similar to surrounding structures but should not necessarily be a direct imitation.



2

Height

New construction should respect the overall height limits established in the city code for the underlying zone.

Design Standards

- The height of buildings should be compatible with adjacent historic structures.
- Creative historic design elements fitting for the area can be considered.



3

Exterior Walls and Surfaces

The type of materials used for new construction can greatly enhance the relationship to surrounding historical structures while maintaining individual identity.

Design Standards

- The use of stone, brick, wood, or stucco is encouraged for use as the primary exterior material.
- Plastics, vinyl and CMU (concrete masonry unit) are prohibited.
- Innovative use of other materials may be considered.



Windows and Doors

Windows and doors of new construction should relate to the general character of the area.

Design Standards

- Windows with a vertical emphasis shall be encouraged over a horizontal orientation.
- Scale, proportion, and character of windows and doors should be carefully considered and should relate to the intended general character of the area.
- The simple shape of windows is encouraged.
- If new construction is built to the sidewalk, the use of awnings or canopies should be considered for providing protection to the pedestrian.
- The ground floor of the primary façade should include transparency at the pedestrian level.



Exterior Trim and Decorative Detailing

New construction can be enhanced by the wise use of exterior trim and decorative detailing. Using these details to break up uninspiring solid surfaces can help avoid the box-like appearance often seen in new construction.

Design Standards

- Trim and detailing should be simple in material and design.
- Materials that are compatible to the primary exterior material should be used.
- Excessive ornamentation is not recommended.
- The following factors should be considered in determining whether or not a particular finishing material is acceptable:
 1. Durability and low maintenance characteristics.
 2. Consistency with the overall design goals.
 3. Location on the building.
 4. Potential shielding by landscaping or other feature.
 5. The visibility of the site from public streets and neighboring uses.
 6. A mansard roof is prohibited



6

Roofing

The style and form of the roof on new construction can contribute to the success of blending in with surrounding historic structures.

Design Standards

- Traditional rooflines are preferred.
- Smaller structures should use a hip, gable, or shed roof.
- Flat roofs may be considered for use on structures where the context is appropriate.
- Flat roofs shall provide a cornice or other decorative treatment.
- The character or design of the front and rear façades of all buildings shall demonstrate a variety in depth, relief, rhythm and roof line height, with changes occurring in all of these areas at least every forty feet.
- Mechanical equipment shall not be visible from the street.



Materials – Texture, Color, Finishes

Good attention to design and color is expected in the Gateway Historic District to help all buildings become more complimentary to each other and assist the creation of a unique and cohesive environment. The materials used for the finish of the exterior surface of new construction should be compatible with the nature of the surrounding area.

Design Standards

- The use of color schemes should be compatible with the surrounding area. Simplicity is encouraged – excessive amounts of different colors should not be used.
- Avoid pure white as a façade color, and if masonry must be painted, it should be done in a natural hue.
- The natural colors of brick masonry, stone, or other existing building materials should dominate the color scheme of the building. Other colors should be respectful of adjacent buildings.
- A predominant color should be used with one or two other accent colors.
- The texture and finish of new construction should attempt to convey a modern building while still respecting the historic character of the area.
- The cornice, window frames, ornamental details, signs and storefronts should all blend in as an attractive harmonious unit.



8

Streetscaping

Streetscapes should be incorporated in sidewalk areas adjacent to Main Street.

Design Standards

- At least one streetscape feature should be installed and maintained every thirty (30) linear feet along sidewalks, nearest to the curb.
- Acceptable streetscape features include, but are not limited to, the following: trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, bike racks, and water features.
- Businesses are encouraged to coordinate the installation of streetscape elements with surrounding properties.
- Installation of plazas and gathering spaces where people may linger is encouraged.
- Installation of planters with trees and shrubs to create areas to sit are encouraged.
- Providing benches in strategic areas to encourage mingling and gathering is encouraged.



ALPINE CITY COUNCIL AGENDA

SUBJECT: Justice Court Recertification – Resolution No. R2015-16

FOR CONSIDERATION ON: 22 September 2015

PETITIONER: Rich Nelson, City Administrator

ACTION REQUESTED BY PETITIONER: Approval of the Justice Court recertification resolution

INFORMATION: Every four (4) years Alpine City must approve the recertification of the Alpine City Justice Court. The City’s Justice Court is located in Highland, Utah. It is operated and jointly funded in conjunction with Highland City. Alpine has chosen to maintain its status of having its own Justice Court even though it is located in Highland. The Justice Court Judge is the Honorable Douglas J. Nielsen.

Recertification needs three items as part of the approval process. These are:

- 1. A resolution adopted by the Council that requests recertification and agrees to continue to comply with the operational standards for the term of the recertification. (see attached)**
- 2. An opinion letter from the City Attorney. (see attached)**
- 3. A completed and signed affidavit submitted by the municipal justice court judge. (see attached)**

RECOMMENDED ACTION: That the City Council approve the recertification of the Alpine City Justice Court.

BLAISDELL CHURCH & JOHNSON, L.L.C.
ATTORNEYS AT LAW

5995 SOUTH REDWOOD ROAD
SALT LAKE CITY, UTAH 84123
Email: bclaw@xmission.com

TEL (801) 261-3407
FAX (801) 261-3503

DAVID L. CHURCH

September 18, 2015

Mayor Don Watkins
Alpine City Council
20 North Main Street
Alpine, Utah 84004

Dear Mayor and Council:

As part of the certification process for your Justice Court I have been asked to render an opinion as to the requirements for your court and the feasibility of your maintaining the court. In rendering this opinion I have reviewed the operation of your Court during the past, spoken with the Court Clerk and other staff concerning the operation of the Court and its case load and have reviewed the requirements of both statute and rule for the operation of the Court.

Statutes of the State of Utah require the following standards be met in the operation of a Justice Court:

1. All official court business shall be conducted in a courtroom or an office located in a public facility which is conducive and appropriate to the administration of justice (Utah code 78A-7-213).
2. Each court shall be opened and judicial business shall be transacted every day as provided by law (Utah Code 78A-75-213), although the judge is not required to be present during all hours that the court is open.
3. The hours that the court will be open shall be posted conspicuously at the court and in the local public buildings (Utah Code 78A-75-213).
4. The judge and the clerk of the court shall attend the court at regularly scheduled times (Utah Code 78A-75-213).
5. The entity creating the Justice Court shall provide and compensate a judge and clerical personnel to conduct the business of the court (Utah Code 78A-7-207 and 78A-7-211).

6. The entity creating a Justice Court shall assume the expenses of travel, means, and lodging for the judge of that court to attend required judicial education and training (Utah Code 78A-7-205).

7. The entity creating a Justice Court shall assume the cost of travel and training expenses of clerical personnel at training sessions conducted by the Judicial Council (Utah Code 78A-7-103).

8. The entity creating the Justice Court shall provide a sufficient staff of public prosecutors to attend the court and perform the duties of prosecution (Utah Code 78A-7-103).

9. The entity creating the court shall provide adequate funding for attorneys where persons are indigent as provided by law (Utah Code 78A-7-103).

10. The entity creating the court shall provide sufficient local law enforcement officers to attend court when required and provide security for the court (Utah Code 78A-7-103).

11. Witnesses and jury fees as required by law shall be paid by the entity which creates the Court. (Utah Code 10-7-76)

12. Any fine, surcharge, or assessment which is payable to the State shall be forwarded to the State as required by law (Utah Code 78A-7-120 and 78A-7-121).

13. Every entity creating a court shall pay the judge of that court a fixed compensation within the range provided for by statute. (Utah Code 78A-7-206).

14. Court shall be held within the jurisdiction of the court, except as provided by law. (Utah Code 78A-7-212).

15. The entity creating the court shall provide and keep current for the court a copy of the Utah Code, the Justice Court Manual, state laws affecting local governments, local ordinances Utah Court Rules, and other necessary legal reference material (Utah Code 78A-7-103).

16. All required reports and audits shall be filed as required by law or by rule of the Judicial Council pursuant to Utah Code Section 78A-7-215.

17. All Justice Courts must use a common case management system and disposition reporting system as specified by the Judicial Council. (Utah Code 78A-7-213)

In addition to those requirements which are directly imposed by statute, Utah Code Section 78a-7-103 directs the Judicial Council to promulgate minimum requirements for the creation and certification of Justice Courts. Pursuant to statute, the Judicial Council has adopted the following minimum requirements:

1. That the Court be opened for at least one hour each day that the court is required to be open as provided by law. Additional Hours of operation are specified in C.J.A. Rule 9-105

2. That the judge be available to attend court and conduct court business as needed.

3. That the minimum furnishings for a courtroom include: a desk and chair for the judge (on a six inch riser), a desk and chair for the court clerk, chairs for witnesses, separate tables and appropriate chairs for plaintiffs and defendants, a Utah State flag, a United States flag, a separate area and chairs for a least four jurors, a separate area with appropriate seating for the public, an appropriate room for jury deliberations, and an appropriate area or room for victims and witnesses which is separate from the public. .

4. A judicial robe, a gavel, current bail schedules, a copy of the Code of Judicial Administration, and necessary forms and supplies.

5. Office space for the judge and clerk (under certain circumstances this space may be shared, but if shared, the judge and clerk must have priority to use the spaces whenever needed). The office space shall include a desk for the judge and a desk for the clerk, secure filing cabinets for the judge and the clerk, a telephone for the judge and a telephone for the clerk, appropriate office supplies to conduct court business, a cash register or secured cash box, a typewriter or word processor, and access to a copy machine.

6. A clerk must be present during the time the court is open each day and during court sessions, as required by the judge.

7. The entity must have at least one peace officer (which may be contracted).

8. A court security plan must be submitted consistent with C.J.A. Rule 3-414.

9. Each Court must have at least one computer with access to the internet, and appropriate software and security/encryption technology to allow for electronic reporting and access to Driver License Division and the Bureau of Criminal Identification, as defined by the reporting and retrieval standards promulgated by the Department of Public Safety. Monthly reports must also be electronically submitted to the Administrative Office of the Courts monthly and all justice courts must use the CORIS case management system. (Utah Code 78A-7-213)

10. Each Court shall report required case disposition information to DLD, BCI and the Administrative Office of the Courts electronically, as described in number 9 above.

In addition to these base requirements there are additional requirements depending on the average number of cases filed in the Court per month. It appears to me that your Court is a class IV Court. A class IV Court has case filing of less than 60 per month. As such your court must be open at least one hour per day and have a trial calendar set at least monthly.

You share a judge and facilities with the Highland City Justice Court. The requirements include that a Class III Court must be open at least 2 hours per day (61-150 filings per month) or 3 hours per day (151-200 filings per month) and a trial calendar must be held at least every other week. I am informed that the case filings in the combined courts have averaged less than 200 per month. It appears that even if your court and Highland City's court are treated as one court you would still be in compliance with applicable rules and law.

I have reviewed your past operation of the Court and believe that it has been in compliance with State Law. It is my also my opinion that it is feasible for you to continue to maintain the Court in compliance with applicable law.

Sincerely,

A handwritten signature in blue ink that reads "David Church". The signature is written in a cursive style with a large, stylized initial "D".

David Church
Attorney at Law

September 10, 2015

Mayor Don Watkins
20 North Main
Alpine, Utah 84004

Re: Justice Court Recertification

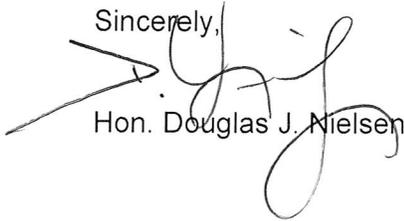
Dear Mayor Watkins:

The purpose of this letter is to request recertification of the Highland/Alpine City Justice Court through the Administrative Office of the Courts (AOC).

As you may already know, the Court needs to be recertified in February 2016. The recertification materials need to be submitted to the AOC no later than October 30, 2015. Enclosed is a signed and notarized Court Certification Affidavit, which I have completed. In addition, the City must submit a written opinion from the City Attorney as well as a resolution passed by the City Council. For your convenience, I have attached a proposed Resolution that would meet the AOC's requirements and could be passed by the City Council.

Thank you for your continued support of the Court and staff. Please let me know if you need any further information or assistance from me or my staff in this process.

Sincerely,



Hon. Douglas J. Nielsen

Encls.

Cc: David Church (w/ encls.)

COURT CERTIFICATION AFFIDAVIT

Court Location: Alpine/Highland

Judge: Douglas J. Nielsen

Address: 5400 W. Civic Center Drive, Ste 4.
Highland, UT 84003

Telephone: (801) 772-4525

Level of Court (Circle one): I II III IV

Average Case Filings Per Month: 118 (Sept. 2014 - August 2015)

Daily Court Hours: M-F 9AM - 5PM F 9AM - Noon

Number of Full-time Clerks: 0
Hours Worked Per Week Per Clerk: 0

Number of Part-time Clerks: 2
Hours Worked Per Week Per Clerk: 20

This form is divided into two parts. Section I contains those requirements that are statutory and are **not** waivable. Section II contains minimum requirements established by the Judicial Council, and those requirements may be waived pursuant to the procedure set forth in the instructions to applicant included with the application for certification.

Comes now Judge Douglas J. Nielsen,

Justice Court Judge for Highland/Alpine Justice Court

_____ and,

except as specifically noted below, certifies as follows:

SECTION I

**THE FOLLOWING ITEMS ARE STATUTORY AND CANNOT BE WAIVED.
CERTIFICATION WILL NOT BE GRANTED UNLESS EACH REQUIREMENT IS MET.**

Please indicate **Yes or No** to each of the following:

1. All official court business is conducted in a public facility. Yes
2. Court is open daily. Yes
3. The hours of court operation are posted conspicuously. Yes
4. The judge and the clerk attend court at regularly scheduled times based on the level of the court. Yes
5. The judge is compensated at a fixed rate, within the statutory range. Yes
6. The responsible governmental entity provides and compensates sufficient clerical personnel necessary to conduct the business of the court. Yes
7. The responsible governmental entity assumes the expenses of the travel of the judge for purposes of required judicial education. Yes
8. The responsible governmental entity assumes the expenses of the travel of each clerk for the purposes of attending training sessions conducted by the Judicial Council. Yes
9. The responsible governmental entity provides the Court with:
 - a. Sufficient prosecutorial support Yes
 - b. Funding for attorneys for indigent defendants, as appropriate Yes
 - c. Sufficient local law enforcement officers to attend court as provided by statute Yes
 - d. Security for the court as provided by statute Yes
 - e. Witness and juror fees Yes
 - f. Appropriate copies of the Utah Code, the Justice Court Manual, state laws affecting local governments, local ordinances and other necessary legal reference materials Yes

10. Fines, surcharges and assessments which are payable to the state are forwarded as required by law. Yes
11. Court is held within the jurisdiction of the court, except as provided by law (78A-7-212).
Yes
12. All required reports and audits are filed as required by law or Rule of the Judicial Council.
Yes

SECTION II

Section II contains minimum requirements established by the Judicial Council, and those requirements may be waived or an extension granted pursuant to the procedure set forth in the instructions to applicant included with this application for recertification.

Please indicate **YES or NO** to each of the following:

1. Court is open each day as appropriate for the classification of the court. Yes
2. The judge is available to attend court and to conduct court business as needed. Yes
3. Minimum furnishings in the courtroom include:
 - a. Desk and chair for the judge Yes
 - b. A six inch riser Yes
 - c. Desk and chair for the court clerk Yes
 - d. Chairs for witnesses Yes
 - e. Separate tables and appropriate chairs for plaintiffs and defendants Yes
 - f. A Utah State flag Yes
 - g. A United States flag Yes
 - h. A separate area and chairs for at least four jurors Yes
 - i. A separate area with appropriate seating for the public Yes
 - j. An appropriate room for jury deliberations Yes
 - k. An appropriate area or room for victims and witnesses which is separate from the public Yes
 - l. A judicial robe Yes
 - m. A gavel Yes
 - n. Current bail schedules Yes
 - o. A copy of the Code of Judicial Administration Yes

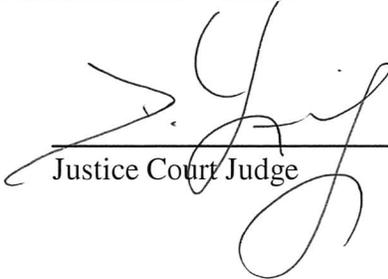
- p. Necessary forms and supplies Yes
- q. Office space for the judge Yes
- r. Office space for the court clerk Yes
- s. Secure filing cabinets Yes
- t. Appropriate office supplies Yes
- u. A cash register or secured cash box Yes
- v. At least one computer with internet access Yes
- w. Access to a copy machine Yes
4. The appropriate number of clerks as required by the classification of the court are present during the time court is open each day and as needed during court sessions. Yes
5. Does the applicant have a law enforcement department? Yes
6. If the applicant does not have a law enforcement department, identify the law enforcement agency which will provide law enforcement services for the applicant: _____

7. A security plan has been filed consistent with C.J.A. Rule 3-414. Yes
8. The court electronically reports to the Driver License Division, the Bureau of Criminal Identification and the Administrative Office of the Courts as required. Yes
9. If the court is a **Class I** court:
- a. Judge is employed on a full-time basis _____
- b. Dedicated courtroom which meets the master plan guidelines adopted by the Judicial Council _____
- c. Court has a jury deliberation room _____
- d. Judge's chambers, clerk's office, and courtroom are in the same building _____
- e. Judge has his or her own private chambers _____
- f. Clerk's office is separate from any other entity _____

- g. Court is open during normal business hours _____
10. If the court is a **Class II** court:
- a. Court is open (check one)
- _____ 1. 201-300 average monthly filings: at least 4 hrs./day
 _____ 2. 301-400 average monthly filings: at least 5 hrs./day
 _____ 3. 401-500 average monthly filings: at least 6 hrs./day
- b. Trial calendar is set at least weekly _____
- c. Courtroom configuration is permanent _____
- d. Courtroom, judge's chambers, and clerk's office are within the same building _____
- e. Judge has his or her own private chambers _____
11. If the court is a **Class III** court:
- a. Trial calendar is set at least every other week Yes
- b. Court is opened (check one):
- Yes 1. 61-150 average monthly filings: at least 2 hrs./day
 _____ 2. 151-200 average monthly filings: at least 3 hrs./day
12. If the court is a **Class IV** court:
- a. Trial calendar is set at least monthly _____
- b. Court is open at least 1 hour per day _____
13. **If you have responded with a "no" to any item in Section II above, you must request a waiver or extension below and justify that request.** If waiver or extension of any requirement is requested, please specify each requirement and indicate factors which demonstrate a need for the waiver or extension. For any requested extension, please include the requested extension period. (To receive a waiver or extension of any requirement, the information requested in this section must be provided. Remember that statutory requirements cannot be waived or extended).

I am familiar with the minimum operational standards for this court, and except as noted above, those standards are currently met or exceeded. During the current term of the court, I have met with the appropriate governing body of the City to review the budget of the court, review compliance with the minimum requirements and operational standards, and discuss other items of common concern.

DATED this 10th day of Sept, 2015.


Justice Court Judge

I declare under criminal penalty of the State of Utah that the foregoing is true and correct.

Executed on this 10th day of Sept, 2015.

Susan B. Asay



A RESOLUTION REQUESTING THE RECERTIFICATION OF
THE HIGHLAND/ALPINE CITY JUSTICE COURT

WHEREAS, the provisions of U.C.A. 78A-7-103 require that Justice Courts be recertified at the end of each four-year term; and

WHEREAS, the term of the present Court shall expire on the 28th Day of February 2016; and

WHEREAS, the members of the Alpine City Council have received an opinion letter from Timothy Merrill, Highland City Attorney, which sets forth the requirements for the operation of a Justice Court and feasibility of continuing to maintain the same; and

WHEREAS, the members of the Alpine City Council have determined that it is to the best interests of Alpine City to continue to provide for a Justice Court;

BE IT RESOLVED, the Alpine City Council hereby requests recertification of the Highland/Alpine City Justice Court by the Justice Courts Standards Committee and the Utah Judicial Council.

BE IT FURTHER RESOLVED that the Alpine City Council hereby affirm their willingness to continue to meet all requirements set forth by the Judicial Council for continued operation of the Highland/Alpine City Justice Court for the next four-year term of court, except as to any requirements waived by the Utah Judicial Council.

APPROVED and signed this _____ day of _____, 2015.

Alpine City Corporation

By: _____

Title: _____

Administrative Office of the Courts

Chief Justice Matthew B. Durrant
Utah Supreme Court
Chair, Utah Judicial Council

August 22, 2015

Daniel J. Becker
State Court Administrator
Raymond H. Wahl
Deputy Court Administrator

Mayor Don Watkins
20 N. Main Street
Alpine, UT 84004

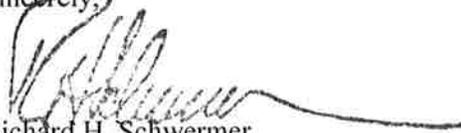
Dear Mayor Watkins,

State statute requires that municipal justice courts be recertified by the Utah Judicial Council every four years, and the certification for your municipal justice court expires this coming February. Enclosed please find a recertification packet that includes an application for certification. Copies of this packet are also being sent to your justice court judge and city attorney. A copy is available for review on the courts' web site as well at: <http://www.utcourts.gov/courts/just/resources.html>. In order to be recertified, a municipality must submit a resolution adopted by your municipal legislative body that requests recertification and agrees to continue to comply with the operational standards for the term of recertification, an opinion letter from the city attorney, and a completed and signed affidavit submitted by the municipal justice court judge. All three items are described in more detail in the application for recertification.

All three components of the recertification application are due at the Administrative Office of the Courts by October 30, 2015. The completed packet should be mailed to: Justice Court Standards Committee, Attention: Richard Schwermer, Administrative Office of the Courts, P. O. Box 140241, Salt Lake City, UT 84114-0241.

Thank you for your continued commitment to a quality local judiciary, and please call me if you have any questions about this recertification process.

Sincerely,



Richard H. Schwermer
Assistant State Court Administrator

nm

Enclosure

cc: Municipal Justice Court Judge
City Attorney

**The mission of the Utah judiciary is to provide the people an open, fair,
efficient, and independent system for the advancement of justice under the law.**

RESOLUTION NO. R2015-16

**A RESOLUTION REQUESTING THE RECERTIFICATION OF
THE HIGHLAND/ALPINE CITY JUSTICE COURT**

WHEREAS, the provisions of U.C.A. 78A-7-103 require that Justice Courts be recertified at the end of each four-year term; and

WHEREAS, the term of the present Court shall expire on the 28th day of February 2016; and

WHEREAS, the members of the Alpine City Council have received an opinion letter from Timothy Merrill, Highland City Attorney, which sets forth the requirements for the operation of a Justice Court and feasibility of continuing to maintain the same; and

WHEREAS, the members of the Alpine City Council have determined that it is to the best interests of Alpine City to continue to provide for the Justice Court;

BE IT RESOLVED, The Alpine City Council hereby requests recertification of the Highland/Alpine City Justice Court by the Justice Court Standards Committee and the Utah Judicial Council.

BE IT FURTHER RESOLVED that the Alpine City Council hereby affirm their willingness to continue to meet all requirements set forth by the Judicial Council for continued operation of the Highland/Alpine City Justice Court for the next four-year term of court, except as to any requirements waived by the Utah Judicial Council.

APPROVED and signed this _____ day of _____, 2015

Alpine City Corporation

By: _____

Title: _____

ALPINE CITY COUNCIL AGENDA

SUBJECT: Consolidated Fee Schedule Amendments:
1. Moyle Park Non-Resident Wedding Fees.
2. Retaining Wall Review Costs.

FOR CONSIDERATION ON: 22 September 2015

PETITIONER: Rich Nelson, City Administrator

ACTION REQUESTED BY PETITIONER: That the City Council approve the proposed fee costs for Moyle Park non-resident weddings and for retaining wall review costs and amend the Consolidated Fee Schedule to reflect those changes.

INFORMATION: Wedding Fees at Moyle Park for non-residents. At the previous City Council meeting the Council adopted a fee for residents for marriages or marriage receptions at Moyle Park. The fee was \$100 for events under 100 person and \$200 for events with 100+ persons. The Council asked that staff bring back a fee proposal for non-residents. The proposed fee for Moyle Park for non-resident fees is: \$200 for marriages or marriage receptions under 100 people and \$400 for events with over 100+ people.

At the previous Council meeting where the new retaining wall review standards were approved, the Council set a fee of \$250 dollars for review of proposed retaining walls. The Council asked staff to get some experience with this and come back to them with a proposal for what the review fee should be. After going through the first retaining wall review, staff recommends that the fee schedule change to an hourly cost instead of a one-time fee. Staff's proposal is that the City change the fee to an hourly rate of \$110 plus \$0.60/mile (if the reviewer has to drive to the site). Staff feels this is a reasonable and fair market value charge.

RECOMMENDED ACTION: That the City Council approve the two new proposed fees and amend the Consolidated Fee Schedule to reflect such changes.

RESOLUTION NO. R2015-15 - Draft

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

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

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

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

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

A. CITY RECORDER:

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

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

- 7. Electronic copies of minutes of meetings Actual cost
- 8. Maps (color copies)
 - 8 ½ x 11 \$2.50
 - 11 x 17 \$5.00
 - 24 x 36 \$18.00
 - 34 x 44 \$30.00
- 9. Maps with aerial photos
 - 8 ½ x 11 \$5.00
 - 11 x 17 \$10.00
 - 24 x 36 \$32.00

B. BUILDING PERMITS AND INSPECTIONS:

- 1. Applications:
 - New Homes/Commercial Buildings \$500.00
 - Construction jobs exceeding a value of \$50,000 \$250.00
 - Fee for all other Building Permit Applications \$25.00
- 2. Building Permit Fees will be based on the construction values in Exhibit A and in accordance with the Building Code formula in Exhibit B. Finished basements and decks shall fall under (U) Utility, miscellaneous in Exhibit A.

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

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

- 3. Minimum fees for issuance of individual permits including, but not limited to, meter upgrades, A/C, furnace, water heaters, etc. Actual cost of inspection
- 4. One percent surcharge per building permit (Utah Code):
 - a. 80 percent submitted to Utah State Government,
 - b. 20 percent retained by City for administration of State collection.
- 5. Buildings of unusual design, excessive magnitude, or potentially hazardous exposures may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Chief Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in item #1 above.
- 6. Special Inspections Actual cost to City
- 7. Re-inspection Fee Actual cost to City
- 8. Retaining Wall Inspection Fee ~~\$250~~ \$110/hr plus \$0.60/mile

C. BUSINESS LICENSES:

- 1. Home Occupations \$50 + \$25.00 for one non-family employee
- 2. Commercial \$50.00 + \$25.00 for each employee (Maximum - \$400.00)
- 3. Late Charge after 3/01 of each year Double the base fee
- 4. Canvasser, Solicitors, and Other Itinerant Merchants Application Fee \$15.00
- 5. Accessory Apartment Permit \$50.00 registration and annual fee

D. ORDINANCE ENFORCEMENT:

- | | | |
|----|------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 1. | Abatement of injurious and noxious real property and unsightly or deleterious objects or structures. | Actual cost of abatement plus 20% of actual cost |
|----|------------------------------------------------------------------------------------------------------|--------------------------------------------------|

E. PLANNING AND ZONING:

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

- 7. Site Plan Review Fee
 - a. Residential (not in approved subdivision) \$150.00 + actual cost of engineering review
 - b. Commercial \$250.00 + actual cost of engineering review
- 8. Lot Line Adjustment \$75.00
- 9. Annexation
 - a. Application Fee \$350.00
 - b. Plat Review Fee \$150.00
 - c. Annexation Study Fee Actual Cost
- 10. Sign Permits
 - a. Application Fee \$25.00
 - b. Inspection Fee Actual cost
 Application fee shall not apply to temporary non-profit signs.
- 11. Utah County Surveyor Plat review fee \$125.00

F. PUBLIC WORKS:

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

Amount Used	Rate
0 to 8,000 gallons per month (base rate)	\$14.00
Each 1,000 gallons over 8,000 gallons to 60,000 gallons per month	\$0.90
Each 1,000 gallons over 60,000 gallons to 175,000 gallons per month	\$1.40
Each 1,000 gallons over 175,000 gallons per month	\$2.80

b. All other users:

Amount Used	Rate
0 to 8,000 gallons per month (base rate)	\$14.00
Each 1,000 gallons over 8,000 gallons to 10,000 gallons per month	\$2.00
Each 1,000 gallons over 10,000 gallons to 12,000 gallons per month	\$3.00
Each 1,000 gallons over 12,000 gallons per month	\$4.00

c. Other utility fees and rates

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

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

Minimum Lot Size Requirements	Meter Size	Fee
N/A	¾"	\$150.00
One acre or larger or commercial use	1"	\$210.00
As justified by engineering requirements	1 ½"	\$375.00
As justified by engineering requirements	2"	\$1,750.00

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

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

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

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

8. Sewer Connection Fee \$125.00

9. Sewer Usage Rate

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

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

10. Storm Drain Usage Rate

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

11. Monthly Residential Waste
- a. Collection Fee (1st unit) \$11.50
 - b. Collection Fee each additional unit 6.00
 - c. Recycling (1st unit) 4.75
 - d. Recycling each additional unit 4.50

12. Transfer of Utility Service \$25.00

G. PARKS

- 1. Resident General City Park Reservation \$25.00 use fee
~~\$150 clean-up deposit~~
- 2. Non-resident General City Park Reservation (parks other than Creekside Park) \$75.00 use fee
~~\$150 clean-up deposit~~

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

H. IMPACT FEES

1.	Storm Drain	\$800.00
2.	Street	\$1,183.32
3.	Park/Trail	\$2,688.00
4.	Sewer	\$492.66
5.	Timpanogos Special Service District (fee passed through)	\$2,475.00
6.	Culinary Water with Pressurized Irrigation	\$1,123.00
7.	Culinary Water without Pressurized Irrigation	\$6,738.00
8.	Pressurized Irrigation	\$0.095/square foot

I. CEMETERY

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

	Weekday	Saturday

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

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

II. Other Fees

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

III. This Resolution shall take effect on the _____ day of _____, 2015.

PASSED this ____ day of _____, 2015.

Don Watkins
Mayor, Alpine City

ATTEST:

Charmayne G. Warnock
Alpine City Recorder

RESOLUTION NO. R2015-15

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

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

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

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

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

A. CITY RECORDER:

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

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

- 7. Electronic copies of minutes of meetings Actual cost
- 8. Maps (color copies)
 - 8 ½ x 11 \$2.50
 - 11 x 17 \$5.00
 - 24 x 36 \$18.00
 - 34 x 44 \$30.00
- 9. Maps with aerial photos
 - 8 ½ x 11 \$5.00
 - 11 x 17 \$10.00
 - 24 x 36 \$32.00

B. BUILDING PERMITS AND INSPECTIONS:

1. Applications:

New Homes/Commercial Buildings	\$500.00
Construction jobs exceeding a value of \$50,000	\$250.00
Fee for all other Building Permit Applications	\$25.00

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

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

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

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

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

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

6. Special Inspections Actual cost to City

7. Re-inspection Fee Actual cost to City

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

C. BUSINESS LICENSES:

1. Home Occupations \$50 + \$25.00 for one non-family employee
2. Commercial \$50.00 + \$25.00 for each employee
(Maximum - \$400.00)

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

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

5. Accessory Apartment Permit \$50.00 registration and annual fee

D. ORDINANCE ENFORCEMENT:

- | | | |
|----|------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 1. | Abatement of injurious and noxious real property and unsightly or deleterious objects or structures. | Actual cost of abatement plus 20% of actual cost |
|----|------------------------------------------------------------------------------------------------------|--------------------------------------------------|

E. PLANNING AND ZONING:

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

- 7. Site Plan Review Fee
 - a. Residential (not in approved subdivision) \$150.00 + actual cost of engineering review
 - b. Commercial \$250.00 + actual cost of engineering review
- 8. Lot Line Adjustment \$75.00
- 9. Annexation
 - a. Application Fee \$350.00
 - b. Plat Review Fee \$150.00
 - c. Annexation Study Fee Actual Cost
- 10. Sign Permits
 - a. Application Fee \$25.00
 - b. Inspection Fee Actual cost
 Application fee shall not apply to temporary non-profit signs.
- 11. Utah County Surveyor Plat review fee \$125.00

F. PUBLIC WORKS:

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

Amount Used	Rate
0 to 8,000 gallons per month (base rate)	\$14.00
Each 1,000 gallons over 8,000 gallons to 60,000 gallons per month	\$0.90
Each 1,000 gallons over 60,000 gallons to 175,000 gallons per month	\$1.40
Each 1,000 gallons over 175,000 gallons per month	\$2.80

b. All other users:

Amount Used	Rate
0 to 8,000 gallons per month (base rate)	\$14.00
Each 1,000 gallons over 8,000 gallons to 10,000 gallons per month	\$2.00
Each 1,000 gallons over 10,000 gallons to 12,000 gallons per month	\$3.00
Each 1,000 gallons over 12,000 gallons per month	\$4.00

c. Other utility fees and rates

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

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

Minimum Lot Size Requirements	Meter Size	Fee
N/A	3/4"	\$150.00
One acre or larger or commercial use	1"	\$210.00
As justified by engineering requirements	1 1/2"	\$375.00
As justified by engineering requirements	2"	\$1,750.00

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

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

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

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

10. Storm Drain Usage Rate

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Residential (1 ERU)	\$5.00 per month
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Undeveloped	No charge

11. Monthly Residential Waste
- a. Collection Fee (1st unit) \$11.50
 - b. Collection Fee each additional unit 6.00
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 - d. Recycling each additional unit 4.50

12. Transfer of Utility Service \$25.00

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

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1.	Above ground marker or monument (upright)	\$75.00
2.	Single Burial Lot or Space	
	a. Resident	\$985.00
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3.	Opening & Closing Graves*	

	Weekday	Saturday

Resident	\$600	\$850.00
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- 4. Disinterment \$1,500.00
City will remove all earth and obstacles leaving vault exposed.
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- 6. Deed Work \$50.00
- 7. *No Holiday Burials

II. Other Fees

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

III. This Resolution shall take effect on the _____ day of _____, 2015.

PASSED this ____ day of _____, 2015.

Don Watkins
Mayor, Alpine City

ATTEST:

Charmayne G. Warnock
Alpine City Recorder

Exhibit A

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

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
	Assembly, theaters, without stage	188.97	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
A-2	Assembly, nightclubs	160.95	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-2	Assembly, restaurants, bars, banquet halls	159.36	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
A-3	Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3	Assembly, general, community halls, libraries, museums	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.83
A-4	Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B	Business	161.10	155.30	150.33	143.24	130.34	125.39	137.83	114.22	109.47
E	Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1	Factory and industrial, moderate hazard	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2	Factory and industrial, low hazard	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1	High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	N.P.
H234	High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	53.24
H-5	HPM	161.10	155.30	150.33	143.24	130.34	125.39	137.83	114.22	109.47
I-1	Institutional, supervised environment	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2	Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	N.P.	247.66	223.51	N.P.
I-2	Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	N.P.	166.08	143.05	N.P.
I-3	Institutional, restrained	185.18	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4	Institutional, day care facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M	Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1	Residential, hotels	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2	Residential, multiple family	136.97	131.44	127.26	121.11	111.35	107.89	122.34	98.47	93.65
R-3	Residential, one- and two-family	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.85
R-4	Residential, care/assisted living facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1	Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2	Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U	Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent.
- d. N.P. = not permitted

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

EXHIBIT B

BUILDING PERMIT FEES (2009 IRC Appendix L)

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

ALPINE CITY COUNCIL AGENDA

SUBJECT: Alpine City Trail Signage

FOR CONSIDERATION ON: 22 September 2015

PETITIONER: Council Member Troy Stout

ACTION REQUESTED BY PETITIONER: Approval of uniform signage for Alpine City trails

INFORMATION: Council Member Stout has pictures of the types of trail signs that he would like the City to adopt. A copy of the proposed signs are attached.

RECOMMENDED ACTION: That the Council consider adopting uniform city trail signage.

Charmayne Warnock

From: 8014047850@pm.sprint.com
Sent: Thursday, September 17, 2015 1:15 PM
To: Rich Nelson
Subject: Fwd:

Sent from my mobile.











