



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a meeting on **Tuesday, February 14, 2017 at 5:45 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

- I. EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.
 - II. RETURN TO OPEN MEETING.**
 - A. Roll Call:*** Mayor Sheldon Wimmer
 - B. Prayer:** Troy Stout
 - C. Pledge of Allegiance:** By Invitation
 - III. PUBLIC COMMENT**
 - IV. CONSENT CALENDAR**
 - A. Minutes of the January 24, 2017 City Council Meeting**
 - B. Council Assignments**
 - V. REPORTS AND PRESENTATIONS**
 - VI. ACTION/DISCUSSION ITEMS:**
 - A. PUBLIC HEARING: Amendments to the Alpine Annexation Policy Plan:** Receive public comment on proposed amendments to the Alpine Annexation Policy Plan to include Schoolhouse Spring and the existing Alpine Cove subdivision.
 - B. Ordinance No. 2017 – 03, Amendments to the Alpine Annexation Policy Plan:** The City Council will consider adopting the proposed Amendments to the Alpine Annexation Policy Plan.
 - C. Summit Pointe Preliminary Plat:** The City Council will review the preliminary plat showing the alignment of a right-of-way to adjoining private property.
 - D. Parks Maintenance Building:** The City Council will review three possible renderings for the proposed parks maintenance building to be located on City property on 300 North.
 - E. Alpine Days Budget:** The City Council will discuss the budget for the upcoming Alpine Days.
 - VII. STAFF REPORTS**
 - VIII. COUNCIL COMMUNICATION**
 - IX. EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.
- ADJOURN**

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

Mayor Sheldon Wimmer
February 10, 2017

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

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the City Council, 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
January 24, 2017

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

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

Mayor Sheldon Wimmer

Council Members: Lon Lott, Ramon Beck, Roger Bennett

Council Members not present: Troy Stout and Kimberly Bryant were excused.

Staff: Shane Sorensen – City Administrator, Charmayne Warnock – City Recorder, David Church – City Attorney

Others: Loraine Lott, Jack Taylor, Erick Kelley, Vanee” B Ashby, Kelsi Taylor, Kara Kelley, Karl Kelley, Mark Kelley, Luke Kelley, Kelsey Yates, Brayden Yates, Dylan Yates, Carson Yates, Ella Yates, Pam Christensen, Eli Tadj, Cammie Audoban, Will Jones, Diane Hunsaker, Susan Ham, Kelly Bravan, Ryan Meyring, Joshua Crump, Augustine Ghecini, Josh Hilton, Jake Hilton, Teri Boggess, Noah, Finn Hall, Isaac Leishman, Andre J. Sheet, Gavin Fietkav, Joe Wright, Max Wright, Mac Graham, Porter McEvoy, Kathy Plier, Ramio Kirton Griffin Johnson, Sylvian Christiansen, Daniel Zappala

B. Prayer:

Ramon Beck

C. Pledge of Allegiance:

Jack Taylor

II. PUBLIC COMMENT: None

III. CONSENT CALENDAR

A. Approve minutes of January 10, 2017

MOTION: Lon Lott moved to approve the Consent Calendar with the minutes of January 10, 2017 as corrected. Ramon Beck seconded. Ayes: 3 Nays: 0. Lon Lott, Ramon Beck, Roger Bennett voted aye. Motion passed unanimously.

IV. REPORTS AND PRESENTATION

A. Pressurized Irrigation Water Usage: Shane Sorensen presented graphs which showed the pressurized irrigation water usage since 2010. He noted that in 2013, the PI usage went down, which was when the City began restricting PI usage and prescribed days and times when water users could sprinkle. The usage in 2016 increased over 2015 because it was a hot dry summer. Mr. Sorensen said he was looking forward to a good water year in 2017 because there was a lot of snow pack, but it needed to melt slowly over the summer. When it came down all at once, it ended up in the lake since the reservoir didn't hold more than a day's worth of water. It also created flooding problems when it warmed up too fast.

Mr. Sorensen said they budgeted \$200,000 a year to pump water for pressurized irrigation use. There was only one year they exceeded that budget. Shane Sorensen said 100% of the culinary water came from Grove Spring. Since most of the culinary water for the town came through gravity feed, they only had to pump culinary water to the Box Elder and Willow Canyon subdivisions. In the event Grove Spring became contaminated, the city had two wells for backup.

B. Organizational Chart: With the retirement of Rich Nelson, Shane Sorensen was selected by the City Council to be the new City Administrator. Mr. Sorensen had previously been the City Engineer and Public Works Director. He would continue as the Public Works Director along with being the City Administrator but Jed Muhlestein would become the City Engineer. Mr. Sorensen proposed the Council consider two new positions. One would be a fulltime engineering technician to assist Jed Muhlestein in engineering and Greg Kmetzsch in the water department and Blue Staking. The other position would be a contract position to be the City Event Coordinator and Sports Coordinator. That person would run Alpine Days along with other City activities and schedule the ballfields for the various sports organizations and Lambert Park for the mountain biking teams.

Mayor Wimmer said they had ignored the problem of scheduling the ballfields for so long that there were many issues. The position would be a contract position so the City would save the cost of benefits.

Roger Bennett said the contract person would have to be financially responsible and report to someone. Lon Lott asked if the position had to be advertised. David Church said there was no legal requirement to advertise it.

V. ACTION AND DISCUSSION ITEMS

A. Alpine West Meadows Subdivision – Final plat approval- Griff Johnson: Shane Sorensen said the proposed subdivision would consist of 25 lots on 16.23 acres in the CR-20,000 zone. It was located north of Westfield Elementary and west of Timberline Middle School in the area previously rezoned from one-acre lots to half-acre lots. The Planning Commission had reviewed it at their previous meeting and recommended final approval. The development would provide another connection to Westfield Road and result in better traffic flow. There were several small detention basins with storm runoff piped to Dry Creek. Mr. Sorensen noted that the study showed collapsible soils in the area so inspections would need to be done.

MOTION: Roger Bennett moved to grant final approval to Alpine West Meadows subdivision with the following conditions:

1. The developer fix minor redlines on the plat
2. The developer meet the water policy.
3. The developer provide Alpine City with a construction cost estimate.

Lon Lott seconded. Ayes: 3 Nays: 0. Roger Bennett, Ramon Beck, Lon Lott voted aye. Motion passed unanimously.

B. Salt Shed Site Plan: Shane Sorensen said they'd had a salt shed in the budget for the past few years and had rolled it into the current year's budget. It would be constructed on the lower end of the public works lot tucked in next to the Purple business. It would be 30' x 30' and was similar to the building in Cedar Hills. The Planning Commission saw it at their last meeting but it wasn't on their agenda so they took no official action. He said staff was asking for approval from the Council to go ahead and purchase the steel building because the price went up in February. It would be on the Planning Commission's next agenda with an official site plan. It would have a minimum setback of ten feet.

Roger Bennett said he would like to make sure the cement floor was six inches thick with rebar so it wouldn't break. He said they should also look at installing doors on it in the future.

MOTION: Lon Lott moved to conditionally approve the salt shed so the steel building could be purchased, with the pending approval of the site plan by the Planning Commission. The site plan should show a floor that is six inches thick with rebar with the possibility of installing doors on it in the future. Ramon Beck seconded. Ayes: 3 Nays: 0. Lon Lott, Roger Bennett, Ramon Beck voted aye. Motion passed unanimously.

C. Open and Closed Meeting Training – David Church: David Church reviewed the requirements for open and closed meetings along with noticing requirements, recordings, and minutes. The open meeting act applied to all public bodies that were created by ordinance and funded by public money. City councils were required to have at least one meeting a month. The meetings had to be noticed on the state website and news media outlets at least 24 hours before the meeting. Meetings were to be recorded and minutes taken. Recordings were to be available within three days after the meeting and draft minutes within 30 days after the meeting or three days after the minutes were approved.

All open meetings were public meetings, but public comment was at the discretion of the mayor. Closed meetings had to begin and end as an open meeting. The 24-hour noticing rule could be excepted if an emergency meeting was called to address a true emergency such as fire, flooding, etc. If an item was not on the agenda, the council could not take action on it but they could discuss it. In order to take action, there had to be a quorum of the members present.

Mr. Church cautioned the council members about meeting outside a public meeting to discuss issues. If a quorum (3) of Councilmembers met, it was considered a meeting and had to meet the requirements for an open meeting. This did not include chance meetings or social functions. All discussion on an issue had to be public which meant Councilmembers couldn't text each other during a meeting to discuss something or turn off their microphones and discuss an issue.

The reasons for a closed meeting were narrowly and specifically defined to discuss litigation, property acquisition, or the professional character, conduct or competency of personnel, or to deploy security devices. Discussions in a closed meeting could not be shared outside the meeting without the permission of the group. The council could not discuss a person's background if they were applying for a mayor or council seat. That had to be done in an open meeting. Applicants for a staff position or planning commission could be discussed in a closed session. No ordinance, resolution, rule, regulation, contract, or appointment may be approved at a closed meeting.

Mr. Church said it was a crime to knowingly or intentionally violate the open meetings act. If a council took action in violation of the act, the action was voidable if challenged within 90 days, or 30 days if it was a bond issue.

There was a question about whether or not a council member could text or email other council members when not in session. Mr. Church said there was nothing in the code to construe that councilmembers could not text or email outside the meeting. If someone submitted a GRAMA request for texts and emails, the city was required to supply them.

VI. STAFF REPORTS

Mayor Wimmer said Jason Bond was ill and excused him from the meeting.

Shane Sorensen reported on the following:

- The Smartwater Grant application had been completed. If they didn't get the grant, they could use the same information to apply again.
- There was a letter from the Utah Local Governments Trust stating that Alpine City had been awarded \$3,078.35 for completing the Trust Accountability Program (TAP). It was a discount that would be applied to the workers compensation premium. He said he had given Cortnie Graham the task of working on the TAP report and she had completed it.
- There would be a special City Council meeting on January 31st at 6 pm at the fire station in Highland. It would be a joint meeting with the city councils of Highland and Cedar Hills to hear a presentation on metrics for the fire department.
- The building inspector had talked to him about requiring a Geotech report for each home that was built. There were a few cases each year where there had been significant foundation settling. David Church said the building inspector had the authority to require a Geotech report without having the Council tell him to do it. Shane Sorensen said he wasn't telling them the city should do it; he was asking if the Council would support it. They would discuss it further.
- Local Officials Day would be held at the State Capitol Building the next day.

VII. COUNCIL COMMUNICATION

Lon Lott said he had received a complaint from a citizen that the lights on the pickleball courts were left on during the night. The citizen had also wanted to know if the City would leave a broom at the courts so they could sweep them. Shane Sorensen said he would check on the lights. It was uncertain if the broom would stay at the courts.

Roger Bennett expressed appreciation of the public works department and their work on snow removal.

Ramon Beck asked about progress on construction in Fort Canyon. Shane Sorensen said the developers of Three Falls were waiting for better weather to work on the culvert.

Mr. Beck asked why Frazier Bullock was allowed to start building a home in Three Falls before the infrastructure was in. Mr. Sorensen said there was a provision in the agreement that allowed a property owner to do certain things

1 to get a building permit. David Church said they couldn't occupy a residence until the sewer and water was in place
2 but they could post sureties and bonds and begin construction. He reminded the Council that Ilangeni Estates had
3 been a recorded subdivision for a long time. Three Falls was an amendment to the Ilangeni subdivision.
4

5 Ramon Beck asked if there was anything contaminating Fort Creek. Shane Sorensen said they would do everything
6 they could to minimize contamination but there would be dirt in the creek. David Church said the developer did an
7 extensive environmental report and there was no old mining up there. Silt and rocks and dirt would be turned up but
8 no mine tailings.
9

10 Mayor Wimmer proposed they put up 64-inch TVs so people in the audience could more easily view the information
11 passed out at the meeting. He suggested they also consider putting consoles in the dais for each Councilmember to
12 view the information. He would get an estimate on the cost from their IT provider.
13

14 Sheldon Wimmer said he'd received a phone call about whether or not airbnbs (air bed & breakfasts) were legal in
15 Alpine. David Church said the ordinance did not allow short-term rentals. It had to be rented or leased for at least 30
16 days. There were some cities who did allow them. He recommended that if the Council did choose to allow them,
17 they should require it to be owner-occupied.
18

19 **VIII. EXECUTIVE SESSION**

20
21 **MOTION:** Roger Bennett moved to go to closed to discuss litigation and strategy. Ramon Beck seconded. Ayes: 3
22 Nays: 0. Roger Bennett, Ramon Beck, Lon Lott voted aye. Motion passed unanimously.
23

24 The Council went into closed session at 8:30 pm.
25

26 The Council returned to open meeting at 9:00 pm.
27

28 **MOTION:** Ramon Beck moved to adjourn. Lon Lott seconded. Ayes: 3 Nays: 0. Ramon Beck, Roger Bennett, Lon
29 Lott voted aye. Motion passed.
30

31 The meeting was adjourned at 9:00 pm.
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ALPINE CITY COUNCIL MEMBER ASSIGNMENTS

2/14/2017

Mayor Sheldon Wimmer recommends the following Alpine City Council member assignments for the 2017 calendar year:

Ramon Beck	Lone Peak Public Safety District Sports (Recreation) Eagle Scout projects
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Roger Bennett	Irrigation issues
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Kimberly Bryant	PSD Alternate Youth Council
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Lon Lott	Alpine Days MAG County government issues
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Troy Stout	Mayor Pro Tem Trails Lambert Park
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ALPINE CITY COUNCIL AGENDA

SUBJECT: **Annexation Policy Plan and Map Amendment**

FOR CONSIDERATION ON: **14 February 2017**

PETITIONER: **Alpine City**

ACTION REQUESTED BY PETITIONER: **Review the Proposed Language,
Hold a Public Hearing and Adopt
Ord No. 2017-03**

APPLICABLE STATUTE OR ORDINANCE: **Utah State Code 10-2-401.5
(Annexation Policy Plan)**

BACKGROUND INFORMATION:

The Mayor has asked that the City consider amending the annexation policy plan and map. At this point, the proposal is that The Cove area and the School House Springs be added to the plan. There are other areas that have been discussed as part of a potential amendment of the plan and map but these areas will need more extensive review and consideration. The Cove is already developed and the Mayor has been in communication with Lehi City who owns the land in the School house Springs area for use of the water. Lehi City has no intentions of developing the property except for utility reasons and has said that they are willing to be considered for annexation into Alpine City.

Utah State Code requires that the Planning Commission hold public meetings and public hearings while considering input from affected entities and the public. Then the Planning Commission is to make a recommendation to the City Council. The City Council are to hold a public hearing considering input from affected entities and the public and then adopt the recommended annexation policy plan, with or without modifications.

PLANNING COMMISSION RECOMMENDATION:

David Fotheringham moved to recommend to the City Council approval of the proposed amendments to the Annexation Policy Plan.

Bryce Higbee seconded the motion. The motion passed with 4 Ayes and 3 Nays. Bryce Higbee, David Fotheringham, Steve Cosper and Carla Merrill voted Aye. Jane Griener, John Gubler, and Jason Thelin voted Nay.



Annexation Policy Plan & Map

Adopted February 14, 2017
Ordinance No. 2017-03

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INTRODUCTION

In accordance with Section 10-2-401.5, Utah State Code (Exhibit G), “no municipality may annex unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan.” An Annexation Policy Plan is created by a city to guide decision making regarding future annexations and helps a city plan for future expansion in conjunction with neighboring political entities. Open communication between a city and other political entities, particularly the County, is a priority in the process of developing an Annexation Policy Plan. The following document addresses the requirements outlined in Section 10-2-401.5.

EXPANSION AREA MAP

Alpine City shall adopt and maintain an expansion area or a proposed annexation map (Exhibit A) that represents the growth boundary which includes territories outside, but adjacent to the community, that may be annexed into the City. This map is consistent with the Alpine City Land Use Map (Exhibit B). The annexation area plan shall incorporate the long-range planning objectives contained in the land use plan of the community and shall represent a graphic representation of the areas for which the City intends to provide services. The Alpine City Annexation Policy Plan anticipates the annexation of the following areas:

Chart 1 – Annexation Areas

Alpine Cove	76.21 acres	62 lots
South of Box Elder	41.00 acres	59 lots
East Area	20.29 acres	≈ 12 lots
Schoolhouse Springs Area	280.56 acres	0 lots
<hr/>		
TOTAL	418.06 acres	133 Lots

Chart 1: See Exhibit C for a review of each area. This plan does not grant nor guarantee any number of lots.

Even though the proposed properties may lie within the expansion area, there is no guarantee that the annexation request will be approved by the City. The petition for annexation may require additional requirements than those contained in the current Annexation Policy Plan, which include:

1. Areas to be annexed must be contiguous to the corporate limits of Alpine City at the time of submission of the annexation request.
2. Alpine City shall avoid gaps between or overlaps with the expansion areas of other municipalities.
3. Proposed annexations will not be approved if they create an island or peninsula of the unincorporated area.

STATEMENT OF CRITERIA

The following is a statement of the criteria Alpine City will use in determining whether or not to approve future annexation petitions.

A. CHARACTER OF THE COMMUNITY

Alpine City was settled in 1850 in the northeast corner of Utah County. In 1855, the settlement was officially incorporated as the City of Alpine. The City highly values its history and reputation as a great place to live and raise a family. An overwhelming majority of its residents chose to live in Alpine because of the family oriented, small town feel of the City and the stunning beauty of the surrounding mountains. Alpine is an excellent location for individuals and families interested in an outdoor lifestyle surrounded by a scenic environment. A primary focus of the City is to preserve and maintain these characteristics and a high quality of life.

The City should also consider annexing lands identified in its Annexation Policy Plan. Annexation of areas along the foothills can assist in preserving and protecting sensitive and critical lands, preserving the natural beauty of the foothills, and encouraging consistent development policy along the foothills. When the annexed property is developed, it should be done in accordance with the Annexation Policy Plan and the Alpine City General Plan.

POLICY STATEMENT: Development in Annexed Areas to Conform to Master Plan

All annexations accepted by Alpine City shall be found in conformance with the Alpine City Land Use Plan. Alpine City may exercise its initiative to prepare and adopt a Master Plan for future development in those extraterritorial areas of interest for future annexation as indicated in this Policy Plan. This Master Plan will define proposed land uses as well as the nature and potential density of development desired in each particular area. Once adopted, any proposed development in an area to be annexed must conform to the Master Plan, notwithstanding the said Master Plan may be amended from time to time as deemed necessary and appropriate. See Exhibit C for details of the Master Plan.

POLICY STATEMENT: Planning Commission to Review Annexation

In order to facilitate orderly growth and development in Alpine City, the Planning Commission shall review all proposed annexations and make recommendations to the City Council (as set forth in State statute) concerning the parcel(s) to be annexed, effects on the City's Land Use Plan, and the recommended zoning designation for the proposed annexed area.

POLICY STATEMENT: Annexation to be Considered Only in Areas of Potential Urban Service

Alpine City's policy is to consider annexation only in those areas where the City has the potential to provide urban services (either directly or through inter-local cooperative agreement). These areas may include locations served or to be served by the City's water system, pressurized irrigation system, sewer system, and emergency services.

POLICY STATEMENT: Islands and Peninsulas of Unincorporated Areas to be Annexed

Alpine City encourages islands and peninsulas of unincorporated territory located within the incorporated area of the City to become annexed.

B. THE NEED FOR MUNICIPAL SERVICES IN DEVELOPED AND UNDEVELOPED UNINCORPORATED AREAS

All areas included in the Annexation Policy Plan will need the municipal services shown below in Chart 2 based on the information outlined in the Master Plan in Exhibit C. Utah County policy is that municipal services should be provided by cities and not by the county.

Chart 2 – Need for Municipal Services

Annexation Area	Streets	Water	Sewer	Storm Drainage	Parks & Trails	Pressurized Irrigation
Alpine Cove	Streets Need to be Improved to Alpine City Standards	Already Completed	Already Completed	Already Completed	Trails would Not be Included	Will Not be Provided
South of Box Elder	Streets Already Improved to Alpine City Standards	Already Completed	Already Completed	Already Completed	Trails would be Included	Will Not be Provided
East Area	Extend Country Manor Lane and High Mountain Dr.	Extend from Lambert Park	Extend from High Mountain Dr.	Detention basin required and storm drain tied into City system	Trails would be Included	Pressurized Irrigation Line Runs across Bennett Farms
Schoolhouse Springs Area	Need for Improved Streets Not Expected	Need for Water Service Not Expected	Need for Sewer Service Not Expected	Need for Storm Drainage Not Expected	Trails would be Included	Will Not be Provided

C. THE MUNICIPALITY’S PLANS FOR EXTENSION OF MUNICIPAL SERVICES

Alpine City has developed Capital Facilities Master Plans for water, sewer, streets, parks, and storm drainage. These plans include the areas outlined in the Annexation Policy Plan. The systems have been master planned to provide sufficient capacity to include the proposed annexation areas.

D. HOW THE SERVICES WILL BE FINANCED

The services will be financed by the developer installing the improvements and by impact fees.

E. AN ESTIMATE OF THE TAX CONSEQUENCES TO RESIDENTS BOTH CURRENTLY WITHIN THE MUNICIPAL BOUNDARIES AND IN THE EXPANSION AREA FOR THE NEXT FIVE YEARS

It is not anticipated that tax rates would change when an annexation takes place. The burden on existing residents would be off-set by the increase in property tax revenue paid on new buildings and by increased sales tax received because of the increase in population.

Chart 3 – Present & Five-Year (Fiscal Year) Projections of the Cost of Municipal Services in the Proposed Annexation Area

MUNICIPAL SERVICES	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
General Government	\$ 249,624	\$ 257,777	\$ 265,930	\$ 274,083	\$ 282,236	\$ 290,388
Water	\$ 34,961	\$ 35,203	\$ 35,445	\$ 35,687	\$ 35,929	\$ 36,171
Sewer	\$ 50,464	\$ 51,040	\$ 51,616	\$ 52,192	\$ 52,768	\$ 53,345
Garbage	\$ 21,392	\$ 21,546	\$ 21,700	\$ 21,854	\$ 22,008	\$ 22,162
Pressurized Irrigation	\$ 43,449	\$ 43,986	\$ 44,523	\$ 45,060	\$ 45,597	\$ 46,134
Storm Drain	\$ 9,461	\$ 9,581	\$ 9,701	\$ 9,821	\$ 9,941	\$ 10,061
TOTAL	\$ 409,351	\$ 419,133	\$ 428,915	\$ 438,697	\$ 448,479	\$ 458,261

Chart 3: Projected cost of services is based on the FY2016 Alpine City Budget. According to the 2015 Census, the population of Alpine is approximately 10,235. The number of households is approximately 2,699 with an average of 3.8 persons per household. Projected costs are calculated by multiplying the projected number of households in the annexation area (133) by the cost per household.

Chart 4 – Present & Five-Year (Fiscal Year) Revenue to the Annexing Municipality

REVENUE SOURCE	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Property Taxes	\$ 91,006	\$ 92,371	\$ 93,736	\$ 95,101	\$ 96,466	\$ 97,831
Sales Taxes	\$ 54,151	\$ 54,644	\$ 55,137	\$ 55,630	\$ 56,123	\$ 56,620
Other Taxes & Fees	\$ 229,100	\$ 235,703	\$ 242,306	\$ 248,909	\$ 255,512	\$ 262,133
Water	\$ 35,264	\$ 35,946	\$ 36,628	\$ 37,310	\$ 37,992	\$ 38,674
Sewer	\$ 54,148	\$ 54,966	\$ 55,784	\$ 56,602	\$ 57,420	\$ 58,242
Garbage	\$ 25,991	\$ 26,140	\$ 26,289	\$ 26,438	\$ 26,587	\$ 26,734
Pressurized Irrigation	\$ 51,604	\$ 51,954	\$ 52,304	\$ 52,654	\$ 53,004	\$ 53,353
Storm Drain	\$ 14,999	\$ 15,427	\$ 15,855	\$ 16,283	\$ 16,711	\$ 17,137
TOTAL	\$ 556,263	\$ 567,151	\$ 577,739	\$ 588,927	\$ 599,815	\$ 610,704

Chart 4: The tax rates used in the calculations and projected revenues for the property taxes (which are based on the assessed valuations of the properties in the proposed annexation areas) are shown in Exhibit D. Projected revenues are based on the FY2016 Alpine City Budget. According to the 2015 Census, the population of Alpine is approximately 10,235. The number of households is approximately 2,699 with an average of 3.8 persons per household. Projected revenues are calculated by multiplying the projected number of households in the annexation area (133) by the revenues generated per household.

F. THE INTERESTS OF ALL AFFECTED ENTITIES

Highland City. Alpine and Highland share a common boundary. In April 2000, both cities signed an agreement that all land west of the current Alpine boundary would be annexed and serviced by Highland. In 2004, and again in 2009, Highland City and Alpine City agreed to adjust the boundary line to accommodate parcels that were split by the southwestern boundary line.

Utah County. Utah County's policy is that municipal type development should take place in cities. Alpine City would be able to serve all of the land shown in the Alpine City Annexation Policy Area.

US Forest Service. Several of the annexations proposed in the Alpine Annexation Policy Area are adjacent to Forest Service lands. It is anticipated that the development of these proposed annexation lands would be compatible with the Forest Service land in preserving open space and not having a

negative impact on the Forest Service land.

Draper City. Draper City abuts Alpine City in the northwest corner. It is anticipated that the Timpanogos Special Service District will provide sewer service to the undeveloped property in Draper that lies within Utah County. Alpine City has no intention to include any lands currently within Draper City boundaries in its Annexation Policy Plan.

Alpine School District. Alpine City is located within the boundaries of the Alpine School District and it is anticipated that Alpine School District will provide school service to the area.

Timpanogos Special Service District (TSSD). The Timpanogos Special Service District provides sewage treatment for Alpine, Lehi, Pleasant Grove, Highland, Cedar Hills, and American Fork. District facilities have been sized to accommodate the growth of member cities.

North Utah County Water Conservancy District (NUCWD). The North Utah County Water Conservancy District controls run-off into Dry Creek and requires detention facilities so that run-off does not exceed historic flows.

Alpine Cove Special Service District. The Alpine Cove Special Service District provides water to the Alpine Cove area.

JUSTIFICATION FOR EXCLUDING AREAS

Utah State law requires the City to justify the exclusion from the expansion area any area containing urban development within ½ mile of the municipality's boundary. No such areas are excluded from the expansion area.

COMMENTS BY AFFECTED ENTITIES

Utah State law requires the City to include a statement addressing any comments made by affected entities at or within ten days after the public meeting under Subsection (2)(a)(ii) of Section 10-2-401.5. When the Annexation Policy Plan and Map were amended in 2009, Draper City submitted a letter asking Alpine City to consider several properties adjacent to Alpine City's western boundary that are currently incorporated into Draper City. Draper City's contention was that it would be easier for Alpine City to provide municipal services to these properties. Upon review of this request, Alpine City does not intend to include these properties in its Annexation Policy Plan. No other entities commented.

PLANNING COMMISSION AND CITY COUNCIL DUTIES

While developing, considering, and adopting the Annexation Policy Plan, the Planning Commission and City Council shall do the following:

A. Attempt to avoid gaps between, or overlaps with, the expansion areas of other municipalities.

Alpine City has reached an agreement with Highland City on the annexation area so there will be no gaps created. All of the unincorporated land west and south of the current and proposed Alpine City limits is planned to be annexed by Highland City.

B. Consider population growth projections for the municipality and adjoining areas for the next 20 years.

Alpine's growth projections, including the areas included in the Annexation Policy Plan, are as follows:

Chart 5 – Projected Population Growth in Alpine for the Next Twenty Years

YEAR	POPULATION	ANNEXATION AREAS	YEAR	POPULATION	ANNEXATION AREAS
2017	10,509	4	2027	12,818	4
2018	10,960	251	2028	13,018	4
2019	11,221	61	2029	13,222	4
2020	11,459	38	2030	13,322	4
2021	11,682	23	2031	13,426	4
2022	11,882	4	2032	13,476	4
2023	12,098	4	2033	13,530	4
2024	12,298	4	2034	13,580	4
2025	12,514	4	2035	13,634	4
2026	12,714	4	2036	13,684	4

Chart 5: “Population” refers to total Alpine City Population. “Annexation Areas” refers to Alpine City population growth from annexation areas. This chart assumes +200 residents per year growth rate for 2017-2026 plus growth from annexation areas, +100 residents per year growth rate for 2027-2031 plus growth from annexation areas and +50 residents per year growth rate for 2032-2036 plus growth from annexation areas.

Chart 6 – Projected Number of Homes in Annexation Areas for the Next Five Years

ANNEXATION AREA	2016	2017	2018	2019	2020	2021	TOTAL
Alpine Cove	0	1	0	1	0	1	3
South of Box Elder	0	5	15	15	10	5	50
East Area	0	0	0	0	0	0	0
Schoolhouse Springs Area	0	0	0	0	0	0	0
TOTAL	0	6	15	16	10	6	53

Chart 7 – Projected Population Growth in Annexation Areas for the Next Five Years

ANNEXATION AREA	2016	2017	2018	2019	2020	2021	TOTAL
Alpine Cove	0.0	3.8	0.0	3.8	0.0	3.8	11.4
South of Box Elder	0.0	19.0	57.0	57.0	38.0	19.0	190.0
East Area	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Schoolhouse Springs Area	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL		22.8	57.0	60.8	38.0	22.8	201.4

Chart 7: Assuming growth rate of 3.8 persons per household.

- C. Consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of the area within the municipality; and to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area.**

Alpine City has included costs of serving the Annexation Policy Plan areas in its capital facilities plans. The costs of over-sizing lines and facilities have been included in the City's impact fee analyses. The costs to install lines and facilities in the Annexation Policy Plan area itself will be borne by the developer.

Public Facilities Provided by Other Entities

Sewage Treatment - All of the Annexation Policy Plan area will be included in the Timpanogos Special Service District boundaries.

School - All the Annexation Policy Plan area is included in the Alpine School District boundaries.

Other Taxing Districts - The Annexation Policy Plan area will not affect any other taxing districts.

D. Consider in conjunction with the municipality's General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development.

Alpine City is surrounded by natural growth boundaries and neighboring municipalities. Draper City's boundary and Highland City's boundary directly abut on Alpine City's boundary. There are only a few areas left of unincorporated land that the City would consider annexing. It is assumed that if these areas are annexed by Alpine City, they would be residential in nature to blend in with existing neighborhoods.

E. Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality.

Alpine City intends to promote development which will preserve open space, protect hillsides, and important recreational areas. The proposed expansion area is full of great resources and should be included in the overall land use plan.

F. Be guided by the following principles regarding each proposed annexation. If practical and feasible, the boundaries of an area proposed for annexation shall be drawn:

- *Along the boundaries of existing local districts and special service districts for sewer, water, and other services; along the boundaries of school districts whose boundaries follow city boundaries, or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities.*

- *To eliminate islands and peninsulas of territory that is not receiving municipal-type services.*

The Annexation Policy Plan will eliminate any existing islands or peninsulas, and will strive to prevent the creation of new peninsulas and islands.

- *To facilitate the consolidation of overlapping functions of local government.*

The Annexation Policy Plan will assure that one jurisdiction is providing services to an area.

- *To promote the efficient delivery of services.*

The Annexation Policy Plan will promote efficient delivery of service by clearly defining who will provide service to a particular area. The Annexation Policy Plan will consider areas that can be feasibly served.

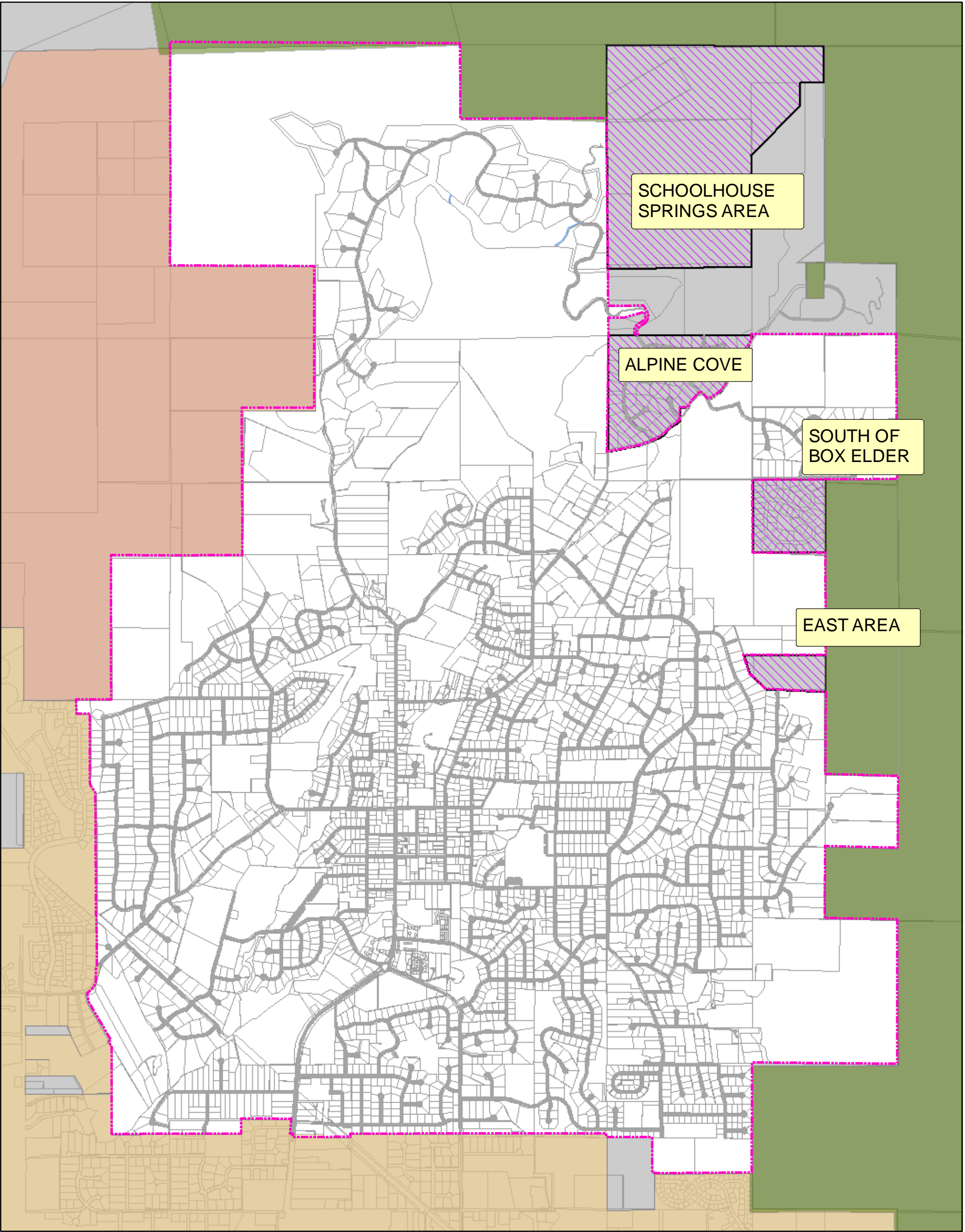
- *Encourage the equitable distribution of community resources and obligations.*

Alpine City's Capital Facilities Master Plans outline the provision of municipal services in the Annexation Policy Plan Areas and assure that the services will be equitably distributed.

G. Annexation Fees

Annexation fees shall be paid according to the Alpine City Consolidated Fee Schedule as adopted by the Alpine City Council. Off-site improvements may also need to be accomplished by the applicant as part of the Annexation Fee.

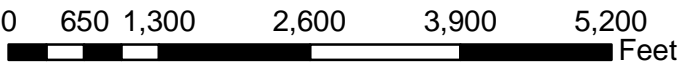
EXHIBIT A



Ordinance No. 2017-03
Adopted February 14, 2017



Alpine City Annexation Map









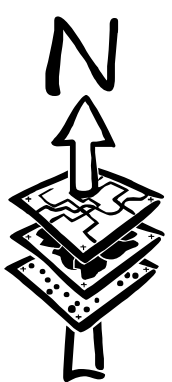
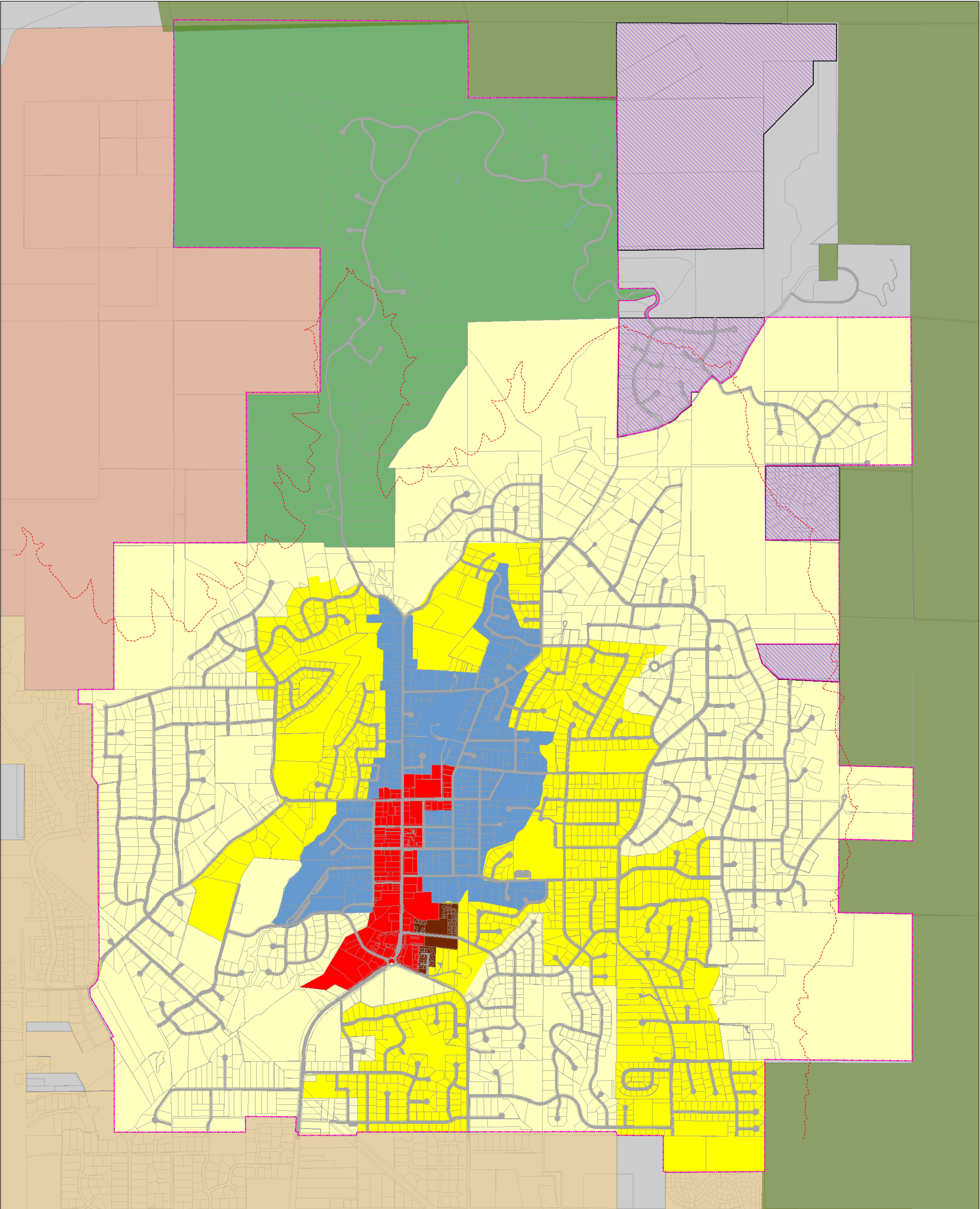
-  Future Annexation Areas
-  US Forest Service
-  Draper City
-  Highland City
-  Unincorporated Utah County
-  Alpine City Boundary

EXHIBIT B



Last Updated
February 14, 2107



ALPINE CITY
LAND USE MAP

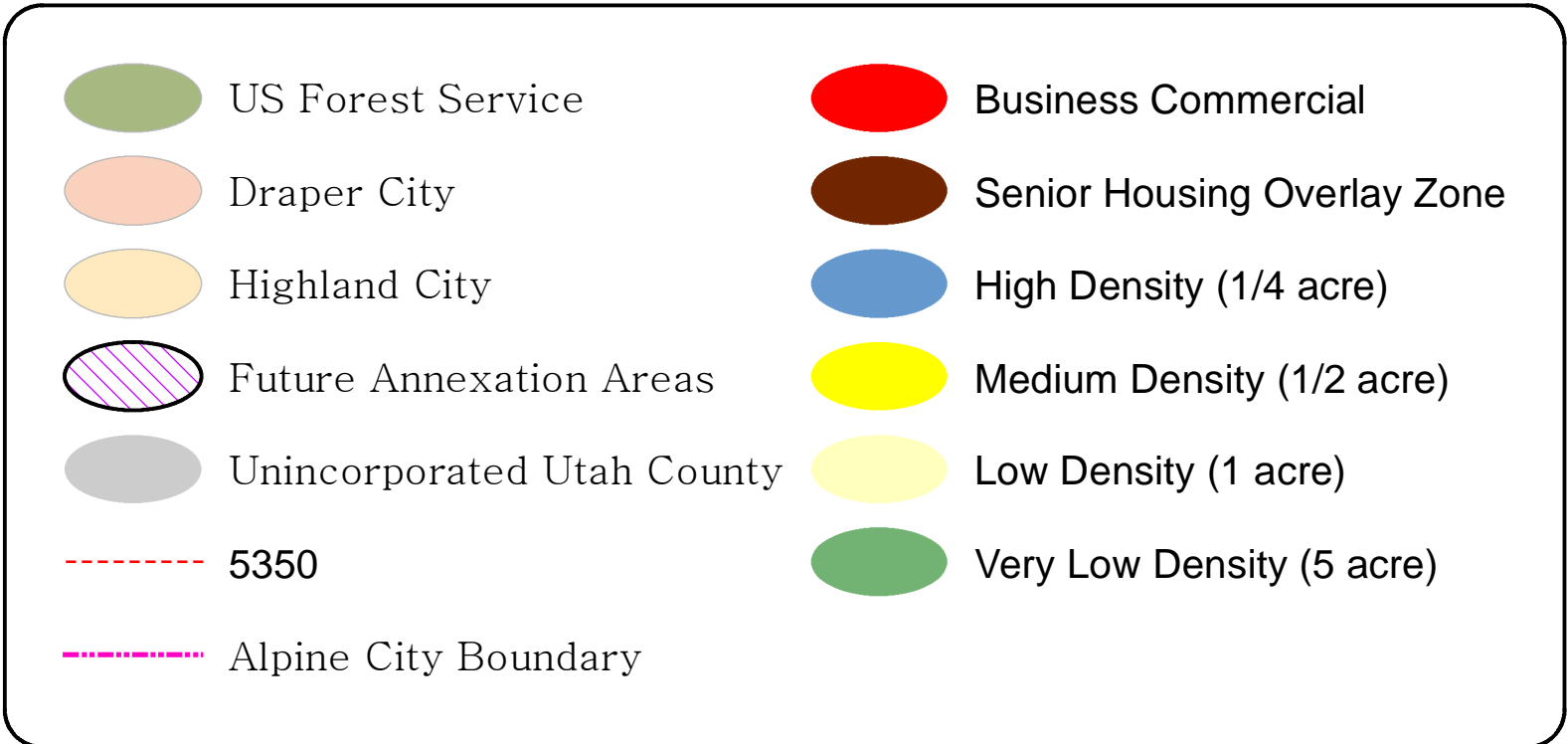
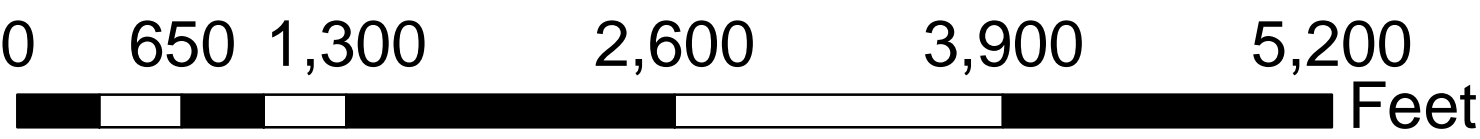


Exhibit C

MASTER PLAN

This review of the unincorporated areas surrounding the City analyzes in terms of environmental and land use issues as it relates to possible annexations. The environmental and land use issues that were analyzed are included in the Land Use Element of the General Plan.

Development in sensitive lands will be limited in order to protect and preserve environmentally and geologically sensitive lands in Alpine. New development shall be prohibited above the elevation of 5350 Mean Sea Level unless it is demonstrated that the development would not adversely impact or be impacted by the following:

- a. Fault and earthquake hazards
- b. Subsurface rock and soil types
- c. Slope of the land
- d. Groundwater recharge areas and local groundwater conditions
- e. Flood hazards and erosion types
- f. Viewscapes
- g. Flood Plains
- h. Elevation
- i. Cost of City Services
- j. Wildlife habitat
- k. Water quality

This review is divided into study areas as follows:

NOTE: The estimated number of lots shown in the study is an example of how many lots could possibly be developed under the proposed land use. It does not imply a commitment to a certain number of lots. The actual number of lots allowed will be determined by the ordinances in effect at the time of annexation and development. It will also depend on the terms of the annexation agreement. This plan does not grant nor guarantee any number of lots.

STUDY AREA

COMMENTS

SOUTH OF BOX ELDER– 41.0 ACRES

Located in the northeast area of the City

- | | | |
|----|---|--|
| a. | Fault & Earthquake Hazards | High - 1 fault through the area |
| b. | Surface Rock & soil types | Medium |
| c. | Slope of land | Moderate 0.58 acres above 25% |
| d. | Groundwater recharge areas & local groundwater conditions | High- recharge
Low - groundwater conditions |
| e. | Flood hazards & erosion hazards | Medium - flood hazards
Medium - erosion hazards |
| f. | Viewscapes | High |
| g. | Flood plains | Low |
| h. | Elevation | 30.47 acres above 5350 |
| i. | Water quality | High |
| j. | Cost of City Services | Medium |

k.	Wildlife Habitat	High
l.	Sensitive Lands	High 41.0 acres in sensitive lands
m.	Urban/ wildlands Interface	High

Land Use:

a.	Current County zoning	TR-5
b.	Land Use Plan Designation	CR-40,000
c.	Number of lots	59 (Already Approved)

EAST AREA – 20.29 ACRES

Located on the east side of the City

a.	Fault & Earthquake Hazards	Moderate - 2 faults on east side of property
b.	Subsurface rock and soil types	Moderate
c.	Slope of land	Moderate 6.8 acres above 25%
d.	Groundwater recharge area & local groundwater conditions	High - recharge Low - groundwater conditions
e.	Flood hazards and erosion hazards	Low - flood hazards High - erosion hazards
f.	Viewscapes	High
g.	Flood plains	Low
h.	Elevation	1.70 acres above 5350
i.	Cost of city services	High
j.	Wildlife habitat	High
k.	Water quality	High
l.	Sensitive lands	High
m.	Urban Wildland Interface	High

Land Use:

a.	Current county zoning	TR-5 & CE-1
b.	Land Use Plan designation	CR-40,000
c.	Potential number of lots	12

ALPINE COVE – 76.21 ACRES

Located in the northeast area of the City

a.	Fault & Earthquake Hazards	Low
b.	Subsurface rock and soil types	Medium
c.	Slope of land	Moderate
d.	Groundwater recharge area & local groundwater conditions	High - recharge Low - groundwater
e.	Flood hazards and erosion hazards	Low - flood hazards Medium - erosion hazards
f.	Viewscapes	High
g.	Flood plains	Low
h.	Elevation	Approximately 30% above 5350
i.	Cost of city services	High
j.	Wildlife habitat	High
k.	Water quality	High
l.	Sensitive lands	High
m.	Urban Wildland Interface	High

Land Use:

- | | |
|------------------------------|-----------------------|
| a. Current county zoning | TR-5 |
| b. Land Use Plan designation | CR-40,000 |
| c. Number of lots | 62 (Already Approved) |

SCHOOLHOUSE SPRINGS AREA– 280.56 ACRES

Located in the north area of the City

- | | | |
|----|--|---|
| a. | Fault & Earthquake Hazards | High |
| b. | Subsurface rock and soil types | High |
| c. | Slope of land | High |
| d. | Groundwater recharge area & local groundwater conditions | High - recharge
Low – groundwater conditions |
| e. | Flood hazards and erosion hazards | Low - flood hazards
High - erosion hazards |
| f. | Viewscapes | High |
| g. | Flood plains | Low |
| h. | Elevation | High |
| i. | Cost of city services | Low |
| j. | Wildlife habitat | High |
| k. | Water quality | High |
| l. | Sensitive lands | High |
| m. | Urban Wildland Interface | High |

Land Use:

- | | |
|------------------------------|---------------|
| a. Current county zoning | CE-1 |
| b. Land Use Plan designation | CE-5 or CE-50 |
| c. Number of lots | 0 |

Total acres in Annexation Study

418.06 acres

***Estimated # of lots is based on the slope analysis base density plus full density bonus. Hazards and sensitive lands were not taken into account which could result in fewer lots.**

Exhibit D

2016 TAX RATE ANALYSIS

ENTITY	AREA TO BE ANNEXED	ALPINE CITY
Utah County	0.0008340	0.0008340
Central Utah Water Cons. Dist.	0.0004000	0.0004000
Alpine School District	0.0077180	0.0077180
State Assessed	0.0000110	0.0000110
County Assessed	0.0002040	0.0002040
Alpine City		0.0013880
North Utah County Water Dist.	0.0000230	0.0000230
Service Area 6 – Law, Zoning	0.0013790	
Service Area 7 – Fire Service	0.0008310	
Service Area 8 – Planning	0.0003090	
TOTAL RATE	0.0117090	0.0105780
TOTAL ASSESSED VALUE		\$ 65,566,100.00
- Alpine Cove		\$ 49,120,000.00
- South of Box Elder		\$ 15,837,600.00
- East Area		\$ 608,500.00
- Schoolhouse Springs Area		\$ 0.00
UTAH COUNTY TAX		\$ 767,713.46
ALPINE CITY TAX		\$ 693,558.20

Exhibit E: Rates were obtained from the 2016 Tax Rate Analysis from the Utah County Treasurer's Department. The total rate is the sum of all rates listed. The Total Assessed Value was calculated by adding together the 2016 assessed values of all proposed annexation areas (Alpine Cove, South of Box Elder, East Area and Schoolhouse Springs Area). The County Tax is calculated by multiplying the Total Assessed Value by the Total Rate for the Area to be Annexed. The Alpine Tax is calculated by multiplying the Total Assessed Value by the Total Rate for Alpine City.

Exhibit E

20 Year Projected Annexation Lot Growth

[illegible]

20 Year Projected Annexation Population Growth

[illegible]

Exhibit F

INTERLOCAL COOPERATION AGREEMENT ESTABLISHING AN ANNEXATION BOUNDARY LINE BETWEEN HIGHLAND AND ALPINE

This agreement is made by and between Alpine City and Highland City, municipalities organized and existing under the laws of the State of Utah.

WHEREAS, the boundaries of the two cities surround an island of unincorporated land in Utah County and

WHEREAS, the actual contour of the land makes providing of municipal services in some areas near this line more economical for Highland City and in other areas near the line more economical for Alpine City; and

WHEREAS, in order to avoid disputes between the parties over areas of annexation, it is desirable to agree upon and designate a line in which will represent Alpine's Western limits of annexation and Highland's northern limits of annexations; and

WHEREAS, the parties have been able to agree upon such a designated line:

NOW THEREFORE, the parties hereby agree, pursuant to the Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-1 at seq. (1953 as amended) as follows:

- A. The duration of this agreement is as set forth in paragraph 5 below.
 - B. No separate legal or administrative entity is required or created by this agreement
 - C. The purpose of this agreement is as set forth in the preamble to this agreement
 - D. This agreement does not give rise to a joint or cooperative undertaking
 - E. The method of termination of this agreement is set forth in paragraph 5. Further, there will be no jointly owned property arising from this agreement
 - F. No administrator or joint board is required to be appointed or established pursuant to this agreement
 - G. There will be no real personal property acquired, held or disposed of pursuant to this agreement.
-
- 1. The boundary line described as Exhibit "A" attached hereto shall constitute the westernmost boundary of the area covered by the Alpine City General Plan for Land Use and Annexation and the northernmost boundary of the area covered by Highland City General Plan for Land Use and Annexation. Exhibit "B" attached hereto plots said boundary line on a map of the area.
 - 2. From and after the date of this agreement and during the term thereof, Alpine City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located west of the line described above without the prior written consent of Highland City. From and after the date of this agreement and during the term thereof, Highland City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located east of the line described above without the prior written consent of Alpine City.
 - 3. The written consent described in paragraph 2 above shall not be unreasonably withheld if the petitioning property owner requests

annexation across said boundary line and it appears to the city council of the city whose consent is required that the city to whom the property owner wishes to be annexed can reasonably provide services to said property without adversely affecting existing, planned, or potential services of the consenting city during the term of this agreement.

- A. The intended purpose of this paragraph is to accommodate annexation requests by single household and small-parcel property owners whose properties are situated adjacent to said boundary line.
- B. It is not intended to apply to large parcels of primarily undeveloped property or to properties not situated adjacent to the boundary line established herein (or as subsequently modified). Owners and/or developers of such other properties may request consent from a city to allow annexation of their properties to the city situated on the opposite side of the boundary line, but the city from whom consent is sought need not justify any refusal to render the desired consent.
 - b. This agreement shall be binding upon the parties for a period of fifteen years from the date hereof. Thereafter, it shall automatically be extended for successive periods of six years each unless either party shall give written notice of termination to the other party at least 60 days prior to the expiration of the original term or any extension thereof.
 - c. This agreement supersedes any oral or written discussions, negotiations, or agreements concerning the annexation boundary line of each city. This document may be amended only by written agreement of the parties hereto.
 - d. This agreement shall not take effect until it has been approved by the city councils of Alpine and Highland City and has been approved as to form and compatibility with the laws of the State of Utah by each municipality's city attorney. Thereafter, an original of this agreement shall be filed with each municipality's city recorder.
 - e. A violation of this agreement constitutes valid and sufficient grounds for a protest before the Utah County Boundary Commission in addition to any judicial action deemed necessary to enforce this agreement and to protect the municipality offended or injured by such violation
 - f. In the event of a breach of this agreement, the breaching party shall be obligated and responsible to pay the reasonable attorney's fees and costs of the non-breaching party, whether or not litigation is commenced, including but not limited to any court costs and other costs of litigation, and any costs associated with a protest which may be occasioned as a result of breach.

IN WITNESS WHEREOF, the parties have executed this agreement by authority of motions of their respected city councils this 25th day of April 2000.

Exhibit G

UTAH STATE CODE

10-2-401.5. Annexation policy plan.

- (1) After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.
- (2) To adopt an annexation policy plan:
 - (a) the planning commission shall:
 - (i) prepare a proposed annexation policy plan that complies with Subsection (3);
 - (ii) hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;
 - (iii) provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;
 - (iv) accept and consider any additional written comments from affected entities until ten days after the public meeting under Subsection (2)(a)(ii);
 - (v) before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within ten days after the public meeting under Subsection (2)(a)(ii);
 - (vi) hold a public hearing on the proposed annexation policy plan;
 - (vii) provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;
 - (viii) make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing; and
 - (ix) submit its recommended annexation policy plan to the municipal legislative body; and
 - (b) the municipal legislative body shall:
 - (i) hold a public hearing on the annexation policy plan recommended by the planning commission;
 - (ii) provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;
 - (iii) after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and
 - (iv) adopt the recommended annexation policy plan, with or without modifications
- (3) Each annexation policy plan shall include:
 - (a) a map of the expansion area which may include territory located outside the county in which the municipality is located;
 - (b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:
 - (i) the character of the community;
 - (ii) the need for municipal services in developed and undeveloped unincorporated areas;
 - (iii) the municipality's plans for extension of municipal services;
 - (iv) how the services will be financed;
 - (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and
 - (vi) the interests of all affected entities;
 - (c) justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and
 - (d) a statement addressing any comments made by affected entities at or within ten days

after the public meeting under Subsection (2)(a)(ii).

- (4) In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:
 - (a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
 - (b) consider population growth projections for the municipality and adjoining areas for the next 20 years;
 - (c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - (i) to facilitate full development of the area within the municipality; and
 - (ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
 - (d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
 - (e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
 - (f) be guided by the principles set forth in Subsection **10-2-403**(5).
- (5) Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.
- (6) Nothing in this chapter may be construed to prohibit or restrict two or more municipalities in specified counties from negotiating and cooperating with respect to defining each municipality's expansion area under an annexation policy plan.

Enacted by Chapter 206, 2001 General Session

ORDINANCE NO. 2017-03

**AN ORDINANCE AMENDING THE ALPINE CITY
ANNEXATION POLICY PLAN AND MAP**

WHEREAS, the Alpine City Council has adopted a General Plan which includes an Annexation Element and Annexation Policy Plan and Map; and

WHEREAS, the Planning Commission has reviewed proposed amendments to the Alpine City Annexation Policy Plan and Map; and

WHEREAS, the Planning Commission has submitted proposed amendments and made a recommendation to the City Council; and

WHEREAS, both the Planning Commission and City Council have posted notice and held the requisite public hearings on the Proposed Amendments to the Annexation Policy Plan and Map.

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

1. The attached Exhibit “A” is hereby adopted as the Alpine City Annexation Policy Plan and Map and are hereby made a part of the Alpine City General Plan.
2. This ordinance shall take effect immediately upon posting.

Passed and dated this _____ of _____, 2017.

Mayor Sheldon Wimmer

ATTEST:

Charmayne G. Warnock, City Recorder

ALPINE CITY COUNCIL AGENDA

SUBJECT: Summit Pointe Preliminary Plan

FOR CONSIDERATION ON: 14 February 2016

PETITIONER: Mark Wells and Taylor Smith

ACTION REQUESTED BY PETITIONER: Approve the Proposed Future Access to Adjacent Property and Allocation of Responsibility

APPLICABLE STATUTE OR ORDINANCE: Article 4.6 (Major Subdivision)

BACKGROUND INFORMATION:

The proposed Summit Pointe subdivision includes a total of 4 lots ranging in size from 4.14 acres to 11.95 acres on a site that is approximately 32.9 acres.

The adjacent property owner, Rich Hartvigsen, has hired an engineer to show the feasibility of building a public road through the proposed Summit Pointe subdivision to his property to the north. That document is attached. The developers are proposing a solution to the access concerns that would include the dedication of a public right-of-way on the same alignment of the private shared driveway that eventually veers off and goes through the northeast corner of the proposed subdivision to the adjacent property to the north. The developers also propose that any upgrades of the proposed private shared driveway to a public road and construction of a new public road that is not on the same alignment as the private shared driveway be the responsibility of the adjacent property owner to the north.

The Planning Commission approved the Preliminary Plan on February 7, 2017 with a condition that the developer sort out the access concerns before a final plan is submitted. Ideally, the developers and the adjacent property owner would work out the issue in accordance with City Ordinances. Since they cannot agree on a solution, the stub street ordinance requires a recommendation from the Planning Commission (below) and approval from the City Council.

PLANNING COMMISSION RECOMMENDATION:

MOTION: Jason Thelin moved that the proposed Summit Pointe Subdivision Preliminary Plan be approved with the following conditions:

1. The Developer work with the City concerning the trail indicated on the Trails Master Plan going through the proposed subdivision.
2. The Planning Commission recommends the option (first option) presented by the Summit Pointe Developer for access to the property to the north.
3. Building Permits are not released until the stated off-site improvements are complete.

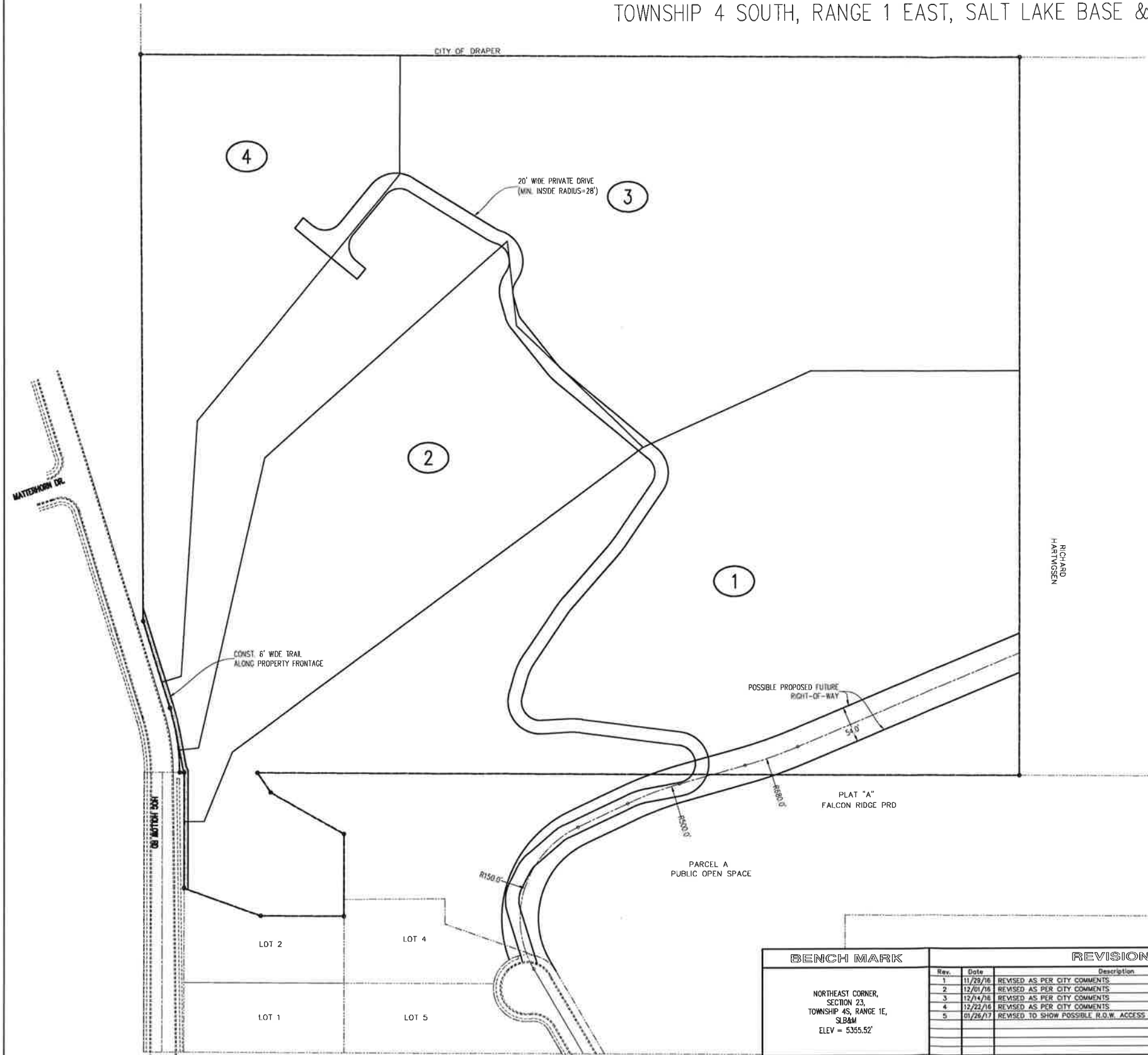
Jane Griener seconded the motion. The motion passed with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, John Gubler and Carla Merrill all voted Aye.

MOTION: Bryce Higbee moved that the access stay as a right-of-way easement and that the property owner to the north bear that cost.

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

SUMMIT POINTE SUBDIVISION

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



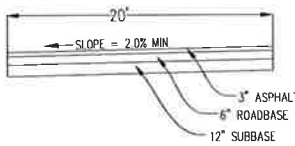
SHEET INDEX	
CV1	COVER SHEET
CV2	PRELIMINARY PLAT
OU1	OVERALL UTILITY PLAN
GP1	GRADING & DRAINAGE PLAN
GP2	GRADING & DRAINAGE PLAN
PP1	PRIVATE DRIVE PLAN/PROFILE
PP2	PRIVATE DRIVE PLAN/PROFILE
PP3	SEWER PLAN/PROFILE
SWPP1	EROSION CONTROL PLAN



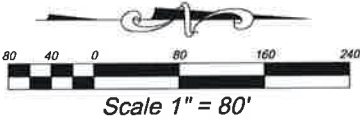
VICINITY SKETCH

GRADING NOTE

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



20' PRIVATE DRIVE SECTION
SCALE: NONE



TABULATIONS

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

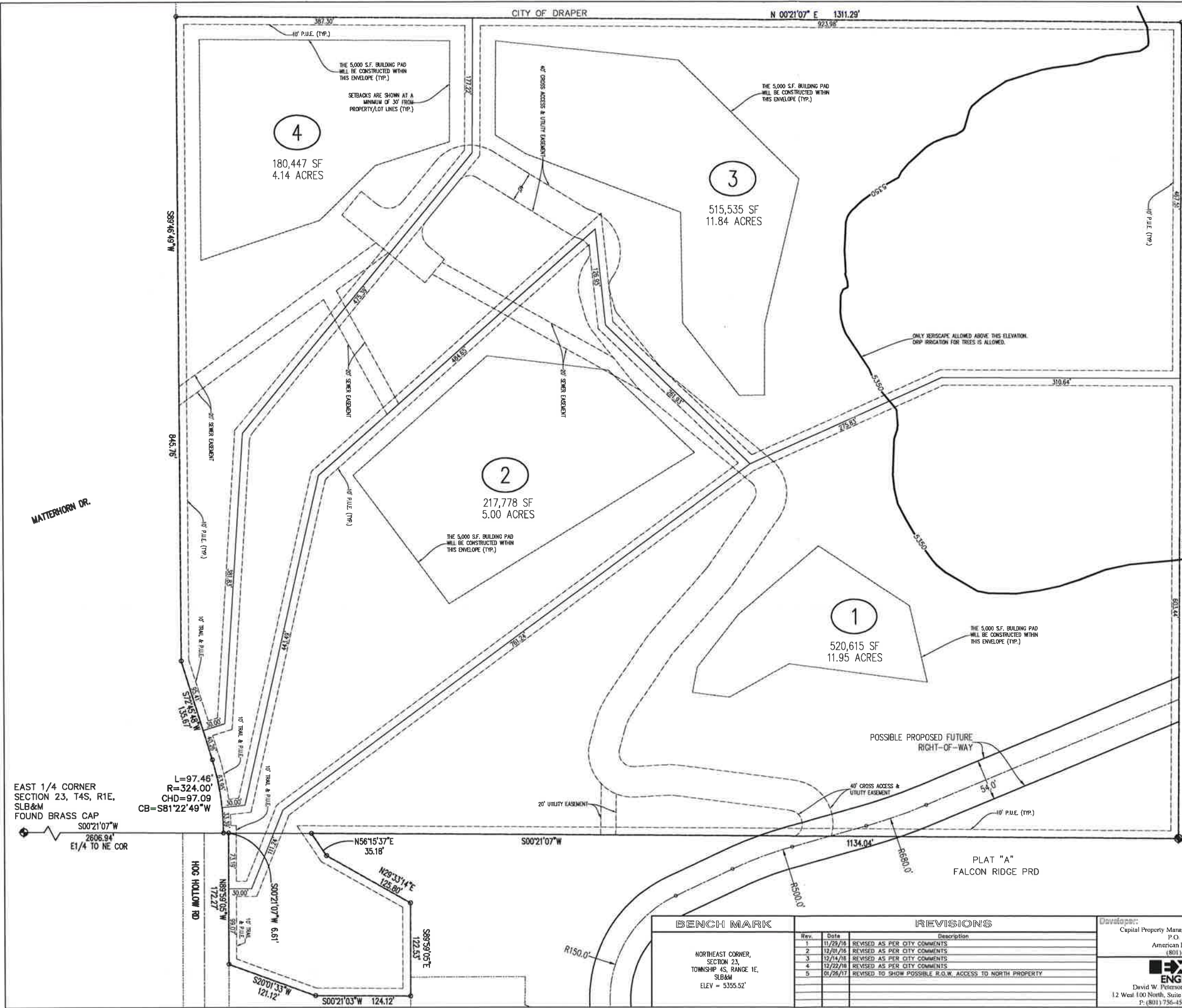
BENCH MARK		REVISIONS	
NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, SLB&M ELEV = 5355.52'		Rev.	Date Description
		1	11/28/16 REVISED AS PER CITY COMMENTS
		2	12/01/16 REVISED AS PER CITY COMMENTS
		3	12/14/16 REVISED AS PER CITY COMMENTS
		4	12/22/16 REVISED AS PER CITY COMMENTS
		5	01/26/17 REVISED TO SHOW POSSIBLE R.O.W. ACCESS TO NORTH PROPERTY

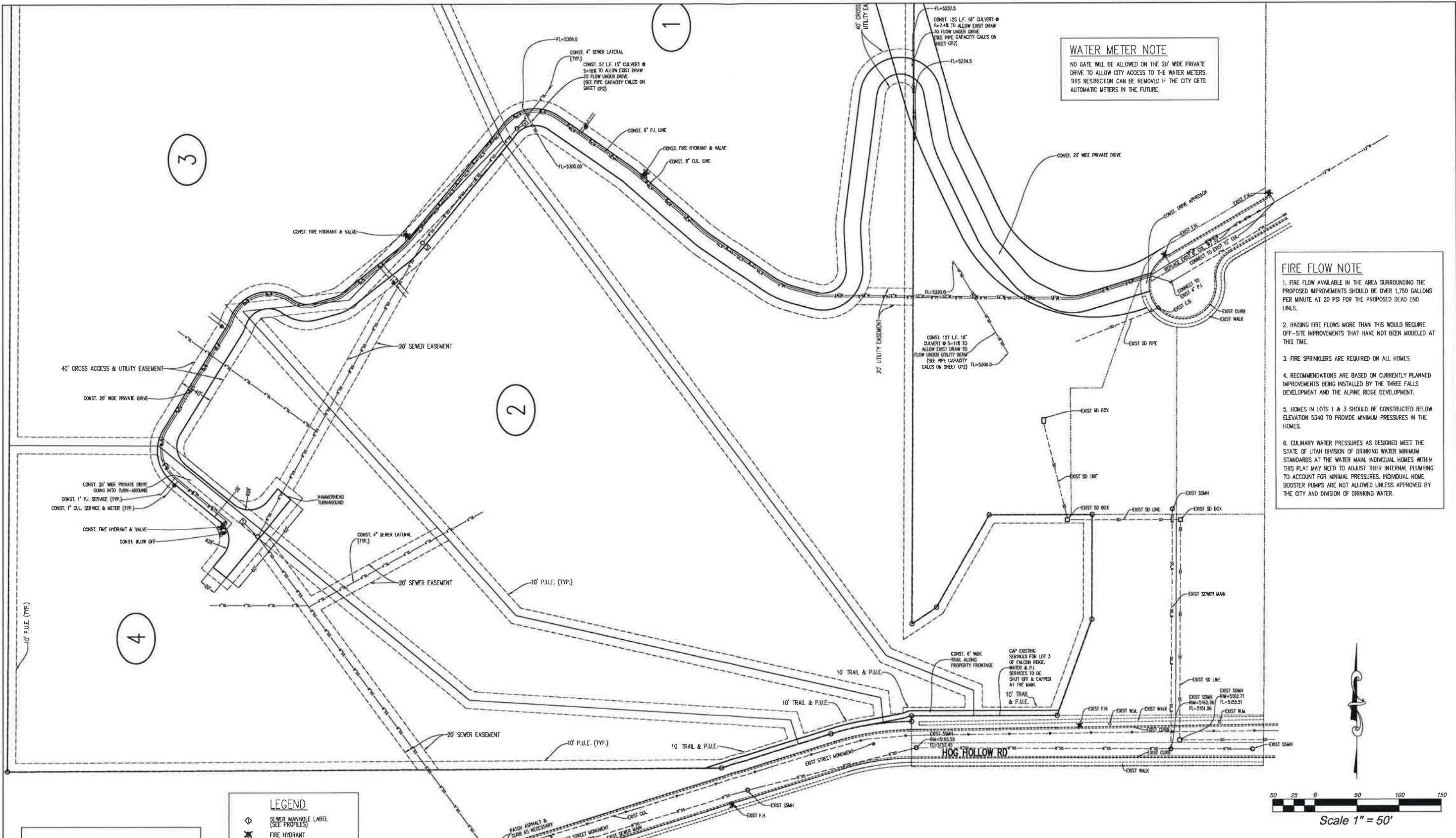
Developed by:
Capital Property Management Series Eagle Pointe
P.O. Box 1212
American Fork, UT 84003
(801) 367-1636

EXCEL
ENGINEERING

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

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





WATER METER NOTE

NO GATE WILL BE ALLOWED ON THE 20' WIDE PRIVATE DRIVE TO ALLOW CITY ACCESS TO THE WATER METERS. THIS RESTRICTION CAN BE REMOVED IF THE CITY GETS AUTOMATIC METERS IN THE FUTURE.

FIRE FLOW NOTE

1. FIRE FLOW AVAILABLE IN THE AREA SURROUNDING THE PROPOSED IMPROVEMENTS SHOULD BE OVER 1,750 GALLONS PER MINUTE AT 20 PSI FOR THE PROPOSED DEAD END LINES.
2. RAISING FIRE FLOWS MORE THAN THIS WOULD REQUIRE OFF-SITE IMPROVEMENTS THAT HAVE NOT BEEN MODELED AT THIS TIME.
3. FIRE SPRINKLERS ARE REQUIRED ON ALL HOMES.
4. RECOMMENDATIONS ARE BASED ON CURRENTLY PLANNED IMPROVEMENTS BEING INSTALLED BY THE THREE FALLS DEVELOPMENT AND THE ALPINE RIDGE DEVELOPMENT.
5. HOMES IN LOTS 1 & 3 SHOULD BE CONSTRUCTED BELOW ELEVATION 5340 TO PROVIDE MINIMUM PRESSURES IN THE HOMES.
6. CULINARY WATER PRESSURES AS DESIGNED MEET THE STATE OF UTAH DIVISION OF DRINKING WATER MINIMUM STANDARDS AT THE WATER MAIN. INDIVIDUAL HOMES WITHIN THIS PLAT MAY NEED TO ADJUST THEIR INTERNAL PLUMBING TO ACCOUNT FOR MINIMAL PRESSURES. INDIVIDUAL HOME BOOSTER PUMPS ARE NOT ALLOWED UNLESS APPROVED BY THE CITY AND DIVISION OF DRINKING WATER.

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

LEGEND

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

BENCH MARK

NORTHEAST CORNER,
SECTION 23,
TOWNSHIP 4S, RANGE 1E,
SLOAN
ELEV = 5355.52'

REVISIONS

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5	01/26/17	REVISED TO SHOW POSSIBLE R.O.W. ACCESS TO NORTH PROPERTY

Developer:

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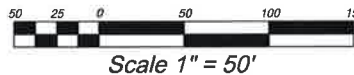
SUMMIT POINTE SUBDIVISION

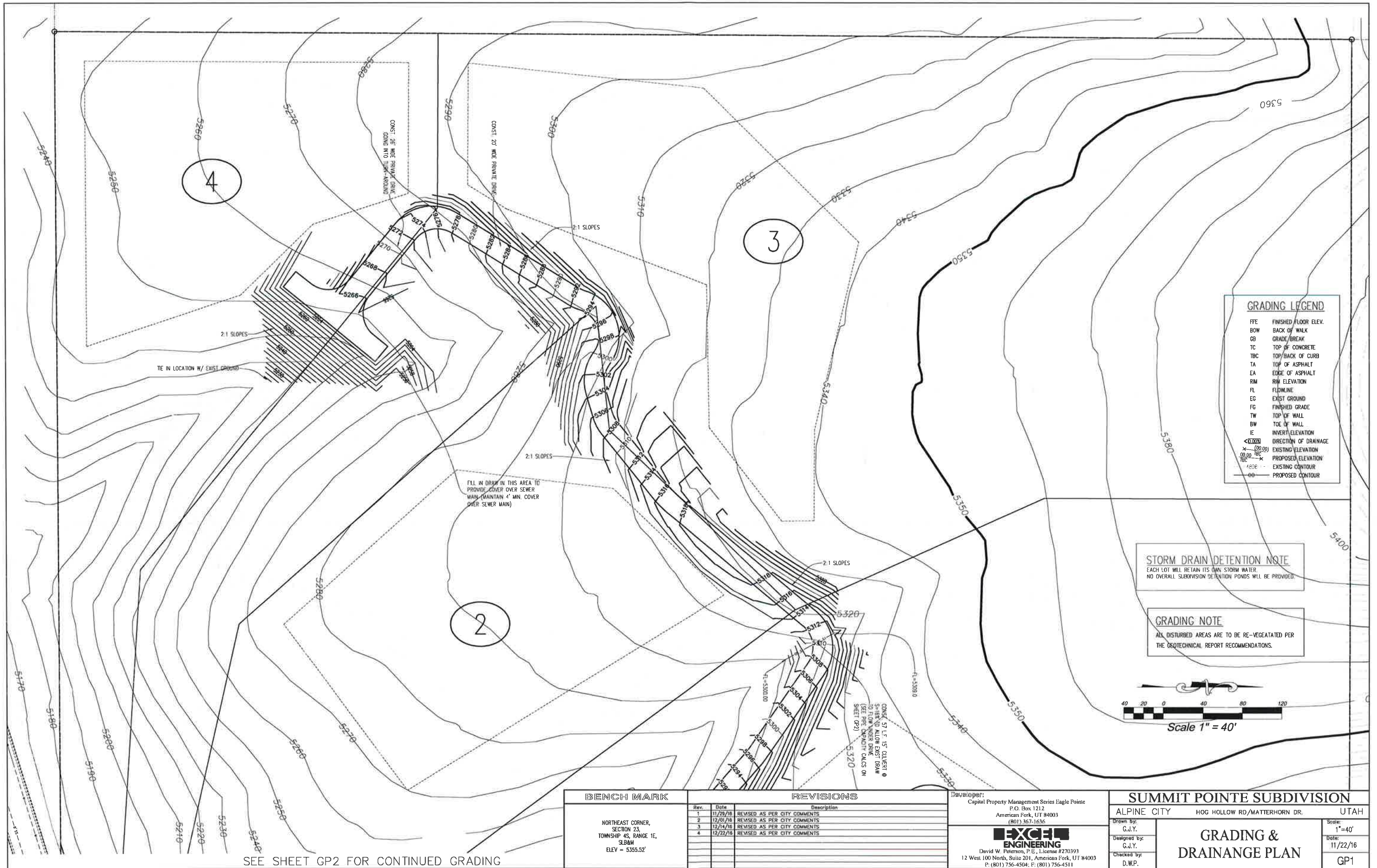
ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by:
G.J.Y.
Designed by:
G.J.Y.
Checked by:
D.W.P.

OVERALL UTILITY PLAN

Scale:
1"=50'
Date:
11/22/16
OU1



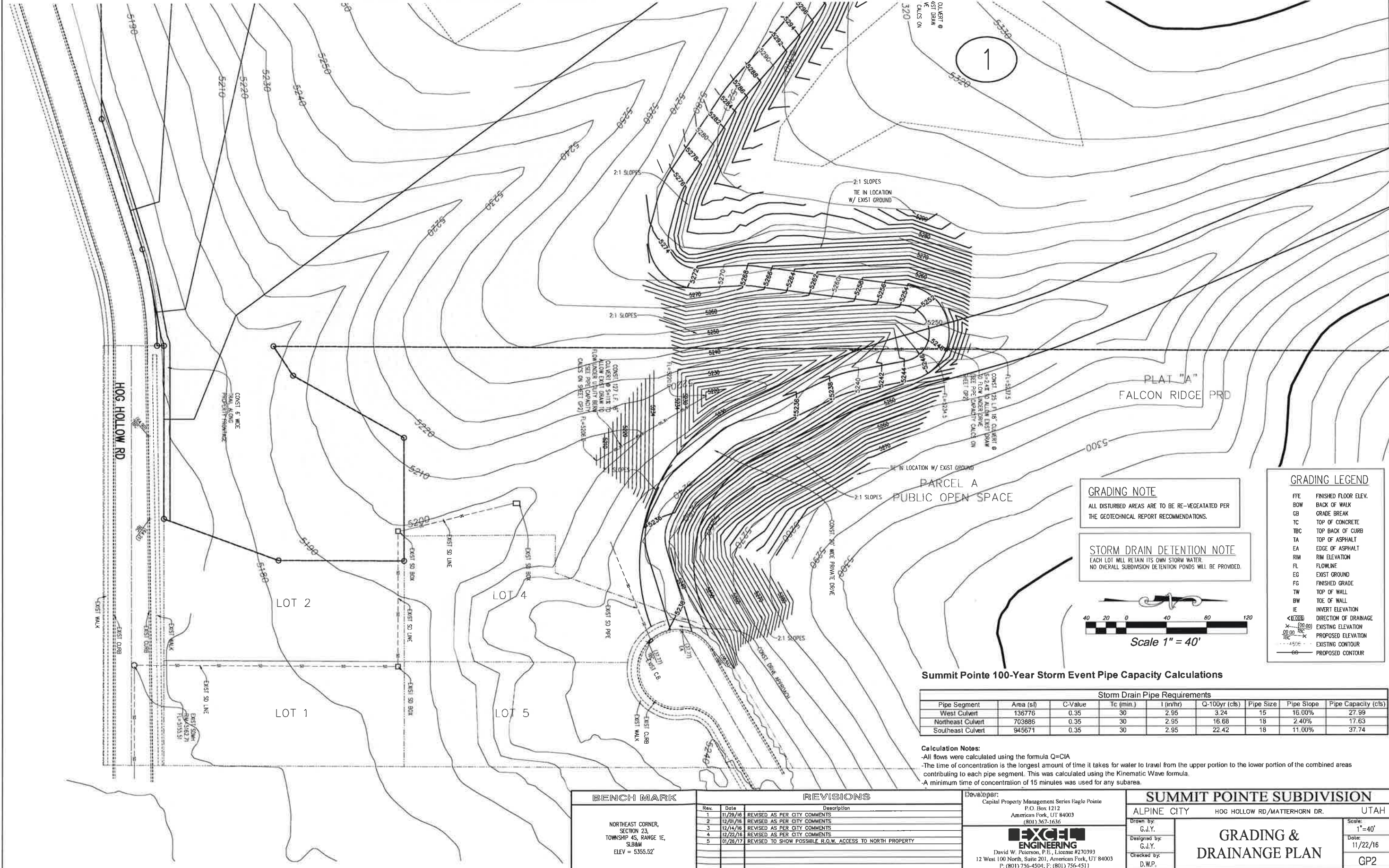


BENCH MARK		REVISIONS	
NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, 3186M ELEV = 5355.52'		Rev.	Date
		1	11/29/16
		2	12/01/16
		3	12/14/16
		4	12/22/16
		Description	
		REVISED AS PER CITY COMMENTS	
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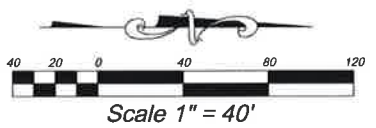
SUMMIT POINTE SUBDIVISION
ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH
GRADING & DRAINAGE PLAN
Scale: 1"=40'
Date: 11/22/16
GP1

SEE SHEET GP1 FOR CONTINUED GRADING



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

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



GRADING LEGEND	
FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RL	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GRAD
FG	FINISHED GRADE
TW	TOP OF WALL
BW	TOE OF WALL
IE	INVERT ELEVATION
	DIRECTION OF DRAINAGE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR

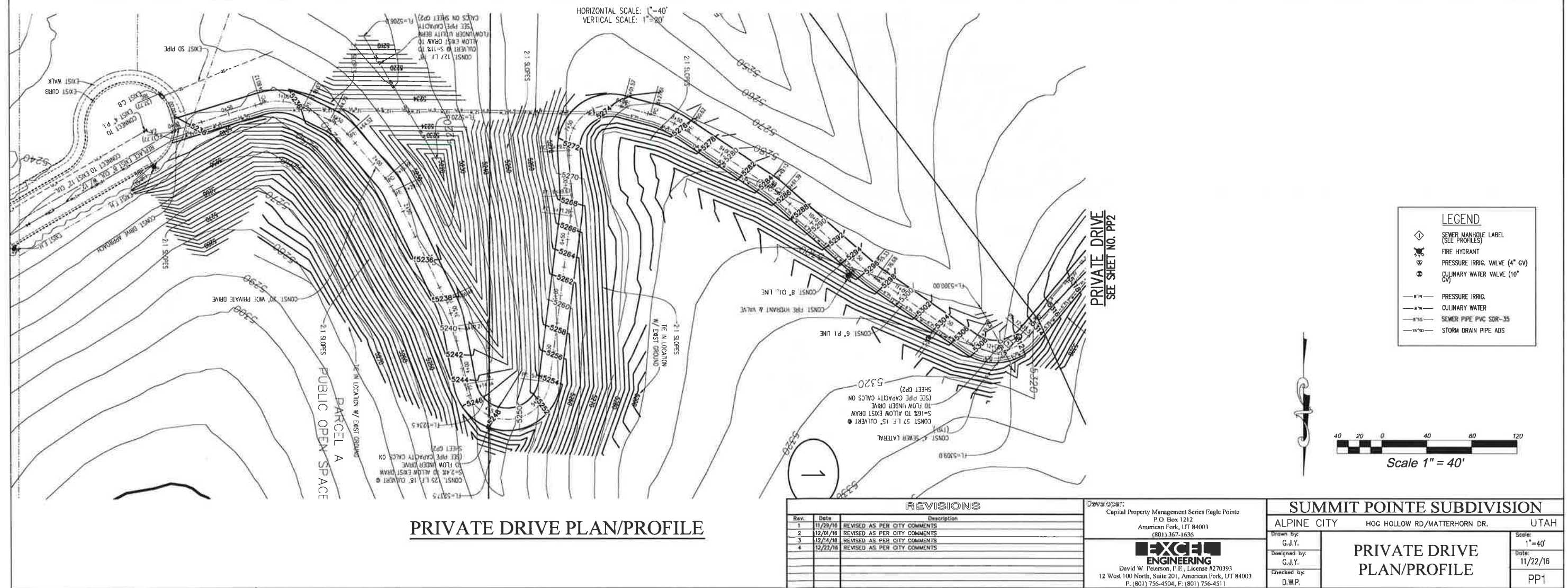
Summit Pointe 100-Year Storm Event Pipe Capacity Calculations

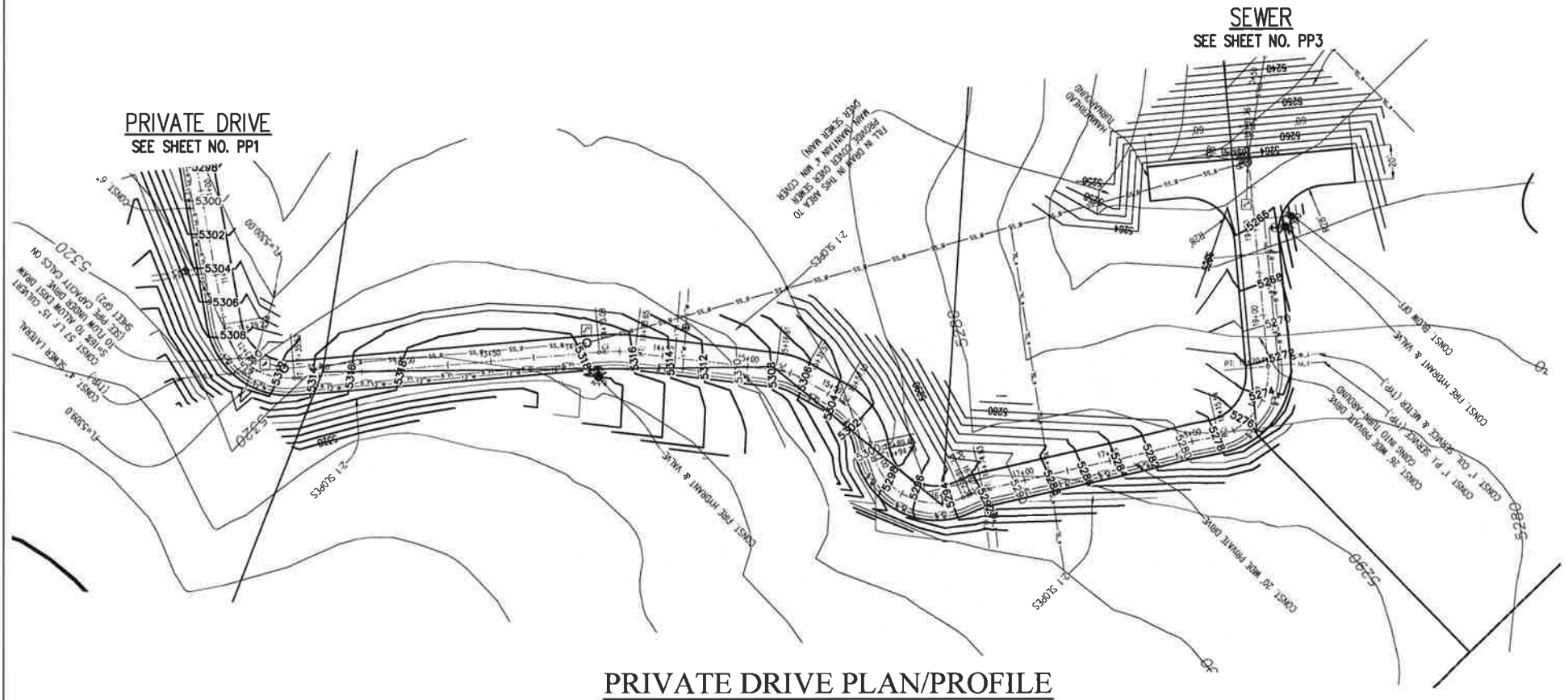
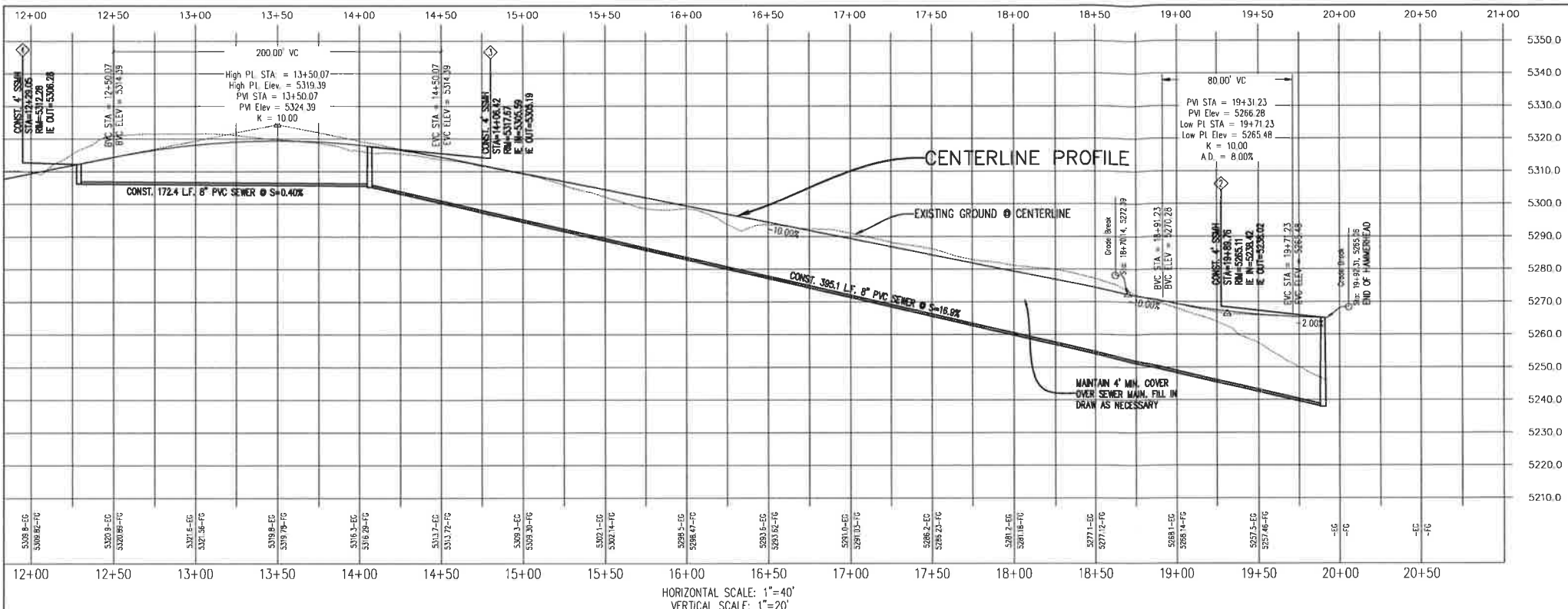
Storm Drain Pipe Requirements								
Pipe Segment	Area (sf)	C-Value	Tc (min.)	I (in/hr)	Q-100yr (cfs)	Pipe Size	Pipe Slope	Pipe Capacity (cfs)
West Culvert	136776	0.35	30	2.95	3.24	15	16.00%	27.99
Northeast Culvert	703886	0.35	30	2.95	16.68	18	2.40%	17.63
Southeast Culvert	945671	0.35	30	2.95	22.42	18	11.00%	37.74

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

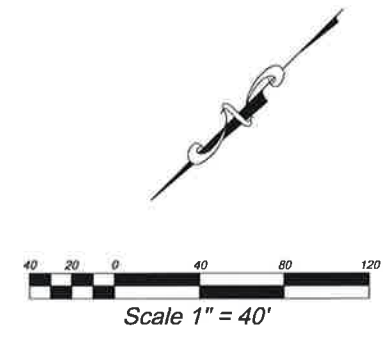
BENCH MARK NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, SLB&M ELEV = 5355.52'	REVISIONS		Developer: Capital Property Management Series Eagle Pointe P.O. Box 1212 American Fork, UT 84003 (801) 367-1636 EXCE ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; F: (801) 756-4511	SUMMIT POINTE SUBDIVISION		
	Rev.	Date	Description	Drawn by: G.J.Y.	Designed by: G.J.Y.	Checked by: D.W.P.
	1	11/29/16	REVISED AS PER CITY COMMENTS			
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	4	12/22/16	REVISED AS PER CITY COMMENTS			
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ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
GRADING & DRAINAGE PLAN		Scale: 1"=40'
		Date: 11/22/16
		GP2





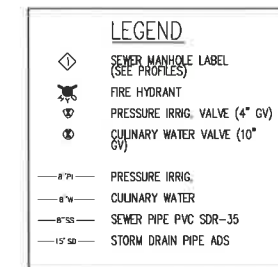
LEGEND	
	SEWER MANHOLE LABEL (SEE PROFILES)
	FIRE HYDRANT
	PRESSURE IRRIG. VALVE (4" GV)
	CULINARY WATER VALVE (10" GV)
	PRESSURE IRRIG.
	CULINARY WATER
	SEWER PIPE PVC SDR-35
	STORM DRAIN PIPE ADS

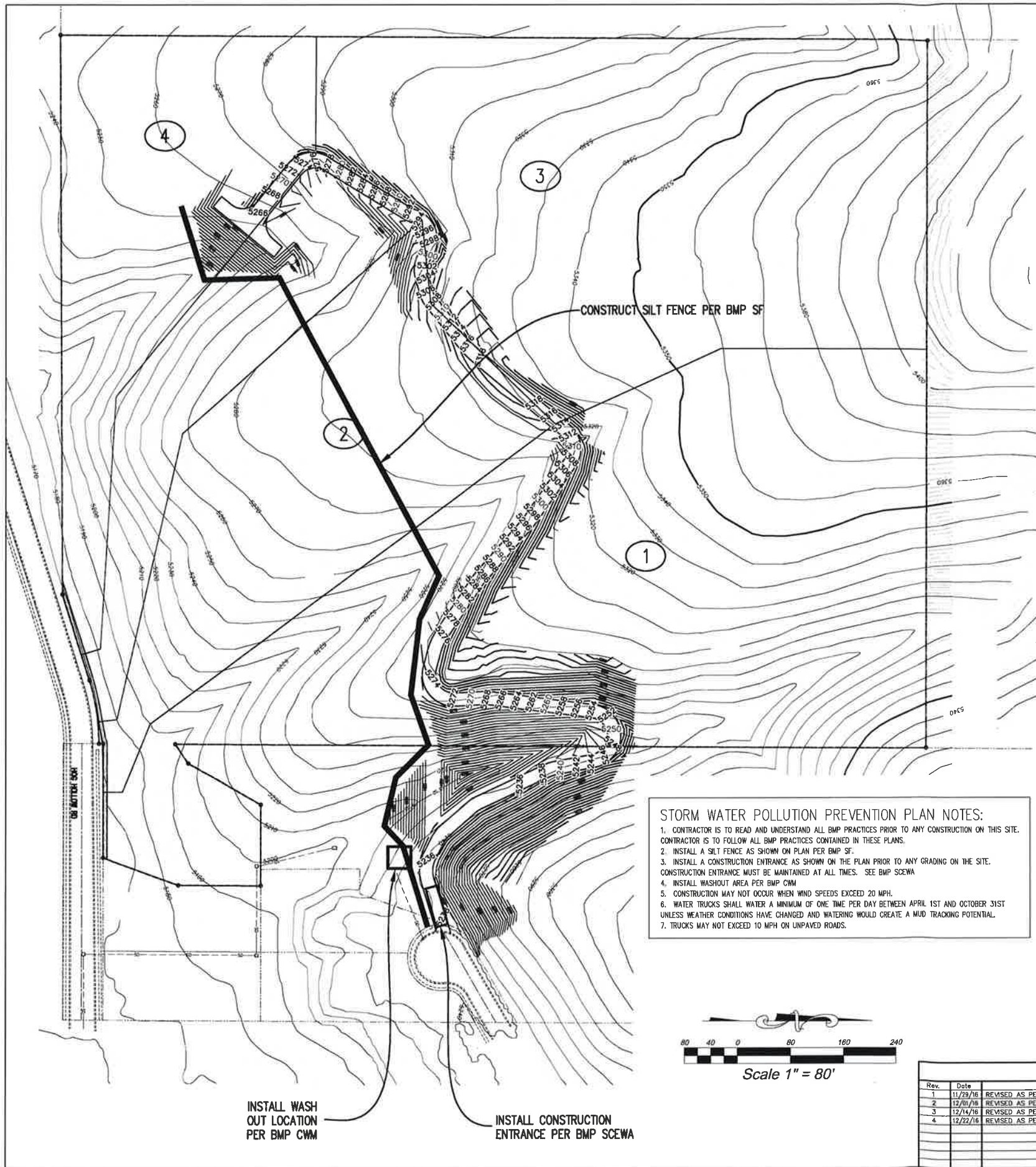


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SUMMIT POINTE SUBDIVISION		
ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH		
Drawn by:	G.J.Y.	Scale: 1\"/>
Designed by:	G.J.Y.	Date: 11/22/16
Checked by:	D.W.P.	PP2

Drawn by:
Capital Property Management Series Eagle Pointe
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BMP: Silt Fence **SF**

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:

- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or at slope
- Protection of existing waterways: place barrier near top of stream bank
- Inter-protect on place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:

- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate on anchor trench immediately upgradient of post.
- Secure with mesh (14 gauge min. with 6 inch opening) to adapt size of posts. Attach with heavy duty 1 inch long wire staples, or use of hogging.
- Cut fabric to required width, with 10' length of barrier and drape over barrier. Secure fabric to mesh with wire, staples, or similar, with trailing edges extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:

- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged area of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches 1/2 the height of the fence.

Targeted Pollutants

- Sediment
- Hydrocarbons
- Toxic Materials
- Oil & Grease
- Flammable Materials
- Other Waste

Implementation Requirements

- High Impact
- Medium Impact
- Low or Unknown Impact

Implementation Requirements

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

BMP: Concrete Waste Management **CWM**

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Usual allow concrete to be dumped on site, except in designated areas.
- When washing concrete, remove fine particles and expose the aggregate, avoid creating runoff by draining the water into a bermed or level area. (See BMP Item 10, Water Management Sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Train all subcontractors to ensure that concrete wastes are being properly managed.
- Use a temporary pit, dike, or hardened concrete on a regular basis.

Targeted Pollutants

- Sediment
- Hydrocarbons
- Toxic Materials
- Oil & Grease
- Flammable Materials
- Other Waste

Implementation Requirements

- High Impact
- Medium Impact
- Low or Unknown Impact

Implementation Requirements

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

BMP: Stabilized Construction Entrance and Wash Area **SCEWA**

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to a paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATION:
At any point of ingress or egress of a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric, if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 1 to 2 1/2 inches in size, to a minimum depth of 8 inches.
- Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide fencing as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.
- Must be situated such that waste water does not run off site.

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion of driveways.

Targeted Pollutants

- Sediment
- Hydrocarbons
- Toxic Materials
- Oil & Grease
- Flammable Materials
- Other Waste

Implementation Requirements

- High Impact
- Medium Impact
- Low or Unknown Impact

Implementation Requirements

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

REVISIONS		
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Developer:
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EXCE ENGINEERING
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SUMMIT POINTE SUBDIVISION

ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by:
G.J.Y.

Designed by:
G.J.Y.

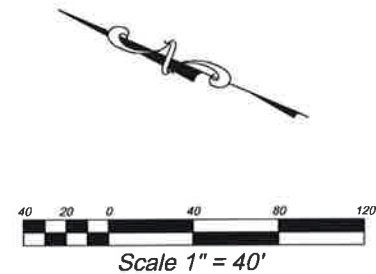
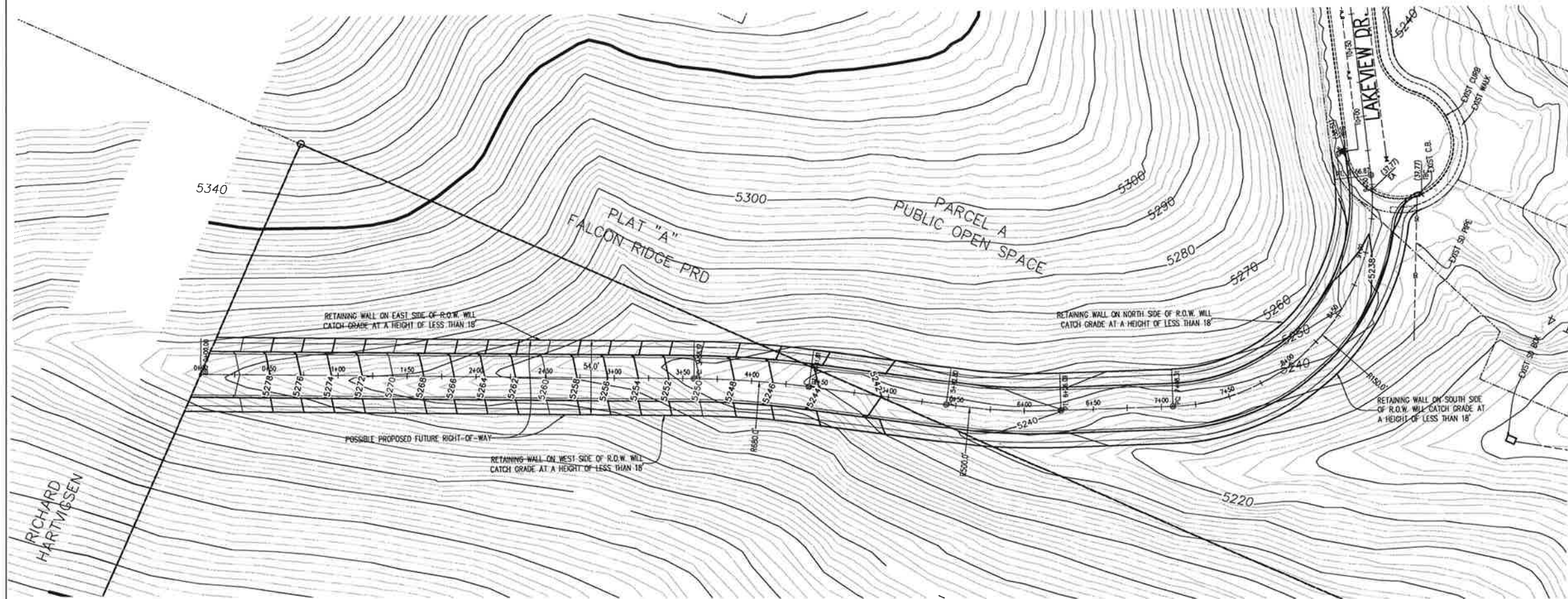
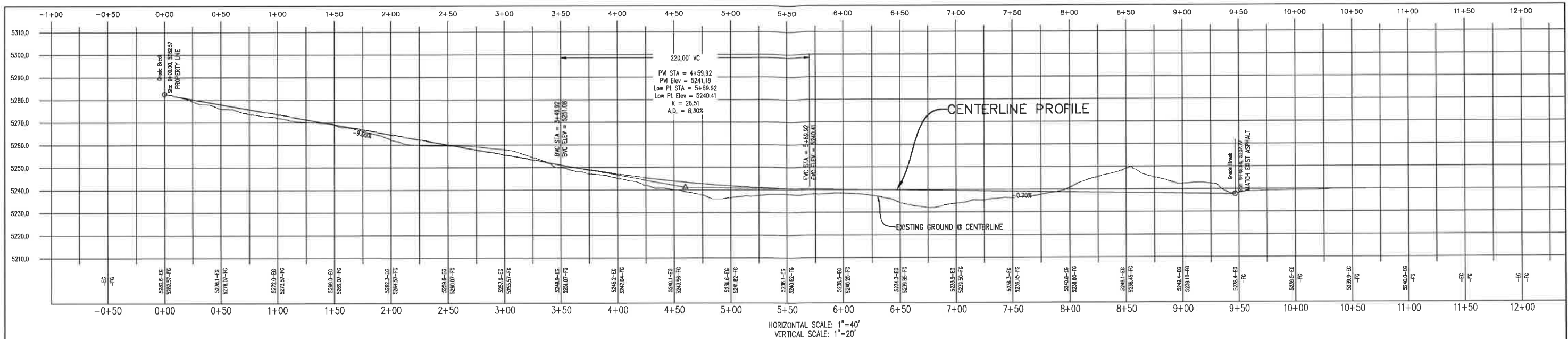
Checked by:
D.W.P.

EROSION CONTROL PLAN

Scale: 1"=80'

Date: 11/22/16

SWPP1



LAKEVIEW DRIVE PLAN/PROFILE

REVISIONS		
Rev.	Date	Description

Developer:
Capital Property Management Series Eagle Pointe
P.O. Box 1212
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SUMMIT POINTE SUBDIVISION		
ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
Drawn by: G.J.Y.	Designed by: G.J.Y.	Scale: 1"=40'
Checked by: D.W.P.		Date: 01/26/17
LAKEVIEW DRIVE PLAN/PROFILE		PP1

BLAISDELL, CHURCH & JOHNSON, LLC
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

January 13, 2017

To the Members of the Alpine City Planning Commission

Re: Summit Pointe/Hartvigsen

I have been asked to give you comments and my opinion on this issue. There are three distinct issues raised by the Hartvigsen request for access.

The first issue is whether any of the current unimproved roads on the property public roadways. Public rights of way can be created in multiple ways. The most common is by direct deed or plat of dedication. Less common is a dedication by public use. The law provides that non-permitted use by the public for more than 10 continuous years can result in a road way being presumed to be dedicated for public use. The Alpine City records do not show any direct dedication of any public right of way across the Summit Pointe property. The City does not claim any of the dirt roads to be public. The fact that a dirt road has a name or is identified on a map is not determinative of whether a right of way is public or not. Whether a public right of way has been created by use is an issue that ultimately requires a court decision and to the City's knowledge no such decision exists.

The second issue is whether or not there is a private easement or right of way that will need to be incorporated into the proposed plat. Easements like public rights of way can be created in multiple ways. The existence of an easement does not affect the ability of the landowner to subdivide the land. If an easement is of record then the City just makes sure that the plat reflects the location of the easement so that any buyer of the lot is aware that there is an easement that will need to be accommodated. We require the developers to give to us title reports to identify if easements exist. The City does not have the power to create a new access easement or determine whether an easement by use exists. This is also a function for a court to decide.

The third and more relevant and difficult issue is whether or not the City should require as a condition of approval a stub street through the Summit Pointe to the Hartvigsen's property. The City has an obligation to not put the neighboring property in a worse condition by approving a subdivision and the City should attempt to put the neighboring property in a better condition if it is possible to do so without violating the rights of the developer. In other words we should not do anything to create a new landlocked parcel and if a landlocked parcel already exists then we should try to remedy the situation if it can be remedied without destroying the subdivision of the applicant. The City tries to accomplish this goal by evaluating whether or not it is feasible for a

public road to be stubbed to the neighboring property and if it is then allocating the costs of the road between the two properties.

In this case we have received an opinion from Summit Pointe's engineer that a public road that complies with our ordinances is not feasible. We have also received an opinion from the Hartvigsen's engineer that a public road is feasible. Our City engineer should now evaluate the two opinions and make a recommendation on who is right.

If the City engineer decides that a road is feasible then the planning commission should require the proposed plat to include the stub street right of way and determine who should pay to have the right of way improved. Factors to be considered in who should pay are found in our ordinance. They can be summarized by the short hand statement that those who benefit pay for the road, including right of way costs, in proportion to the received benefit.

Conclusion. You should not involve yourselves in whether or not the dirt tracks on the property are or are not public rights of way or private easements. A decision on these issues is beyond your powers to resolve. You should, with the City engineer's help, decide if a public road to the Hartvigsen's property over the Summit Pointe property is feasible. If it is then do a cost allocation. If it is not feasible then you can approve without the stub street.

David L. Church

Alpine City Attorney

Memo



To: Alpine City Planning Commission
From: Jed Muhlestein, P.E. *JM*
City Engineer
Date: January 31, 2017
Subject: Summit Point – ENGINEER’S CONCEPT & PRELIMINARY
REVIEW - Revised
4 Lots on 32.93 Acres, CR 40,000 Zone

This Memo is written as a follow-up to the original Engineer’s Concept & Preliminary Review of Summit Point Subdivision as most recently seen by the Planning Commission January 3, 2017 where Concept Approval was given. The plan was submitted with the intent to also receive Preliminary Approval but a concern regarding access to the Hartvigsen property was not able to be addressed at that time. The applicant has submitted a revised plan to address that issue, which will be discussed later.

The Fire Marshal has reviewed the revised plans and provided comments. Those comments are attached for reference.

Staff has reviewed the revised plans and found two changes. First, the terminus of the private drive was changed to a “hammerhead” style rather than a turn-a-round. This design allows for more shallow road grades given the terrain it is being designed on. Second, a right-of-way for access to the Hartvigsen property is shown. No other changes occurred to the plan besides these two changes.

Regarding the access to the Hartvigsen, Staff has reviewed the proposed right-of-way. The plan preserves the standard 54-foot width right-of-way per Alpine City Code, but does not actually stub a fully improved road to the property line. The applicant has provided enough engineering detail to show that a full-width road could be built according to city standards within this right-of-way.

The Planning Commission will need to decide if the proposed plan meets the intent of the Stub Street Ordinance as found in section 4.7.4.3 of the Development Code. That section reads as follows:

3. Stub Streets (Amended by Ord. 96-08, 5/28/96; Amended by Ord. 2013-01, 1/15/13) Shall be required to provide adequate circulation -- Temporary turnaround required in certain instances--Subsequent development of adjacent property to incorporate.
 - (1) In order to facilitate the development of an adequate and convenient circulation system within the City, and to provide access for the logical development of adjacent vacant properties, the City shall, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the parcel, and dedicate the right-of-way to the

Alpine City Engineering
20 North Main • Alpine, Utah 84004
Phone/Fax: (801) 763-9862
E-mail: jed@alpinecity.org

property line to the City to insure that adjacent properties are not landlocked.

- (2) All such stub streets shall be fully developed with full City street and utility improvements to the boundary of the subdivision unless it can be shown by the applicant for the subdivision that the need for a fully improved street does not have an essential link to a legitimate government interest or that the requirement to fully improve the stub street is not roughly proportionate, both in nature and extent to the impact of the proposed subdivision on the City.
- (3) Factors to be considered in determining whether or not the requirement to install a fully improved street is considered proportionate may include but not be limited to:
 - The estimated cost to improve the stub street;
 - Whether or not the stub street will be essential to provide reasonable access to the undeveloped parcel;
 - The number of lots in the proposed subdivision that will be accessed from the improved stub street;
 - The estimated number of lots that can be developed in the future on the adjacent undeveloped parcel through use of the stub street.

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

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

Per the Development Code, we recommend the Planning Commission review the information that has been provided and make a recommendation to the City Council regarding whether the right-of-way needs to be improved by the Developer of Summit Point. The City Council will then need to vote on the item.

Alpine City Engineering
20 North Main • Alpine, Utah 84004
Phone/Fax: (801) 763-9862
E-mail: jed@alpinecity.org



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

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

January 13, 2017

Jed Muhlestein
Alpine City Engineer
Alpine, Utah

RE: Summit Point

Jed,

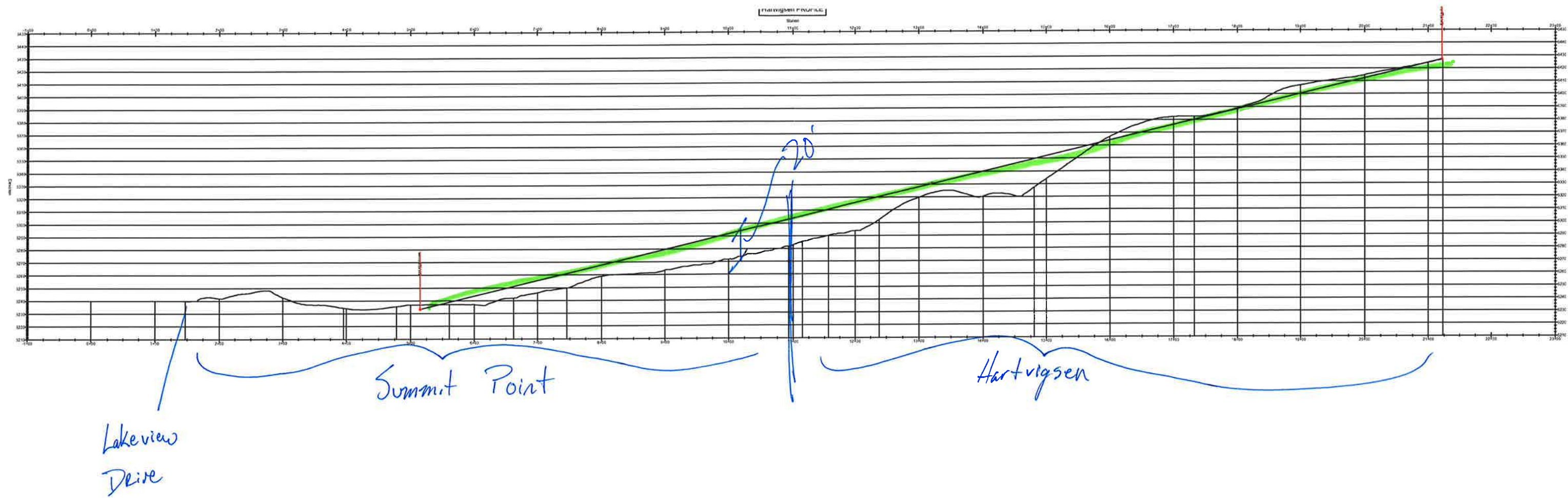
I reviewed the revised Summit Point plans that you emailed me. These plans appear to satisfy the Fire Code concerns that I addressed in a letter that I sent to you dated 12/21/2016 which primarily addressed fire department access and requirements for NFPA 13 compliant fire suppression systems be installed in any and all buildings built upon these properties.

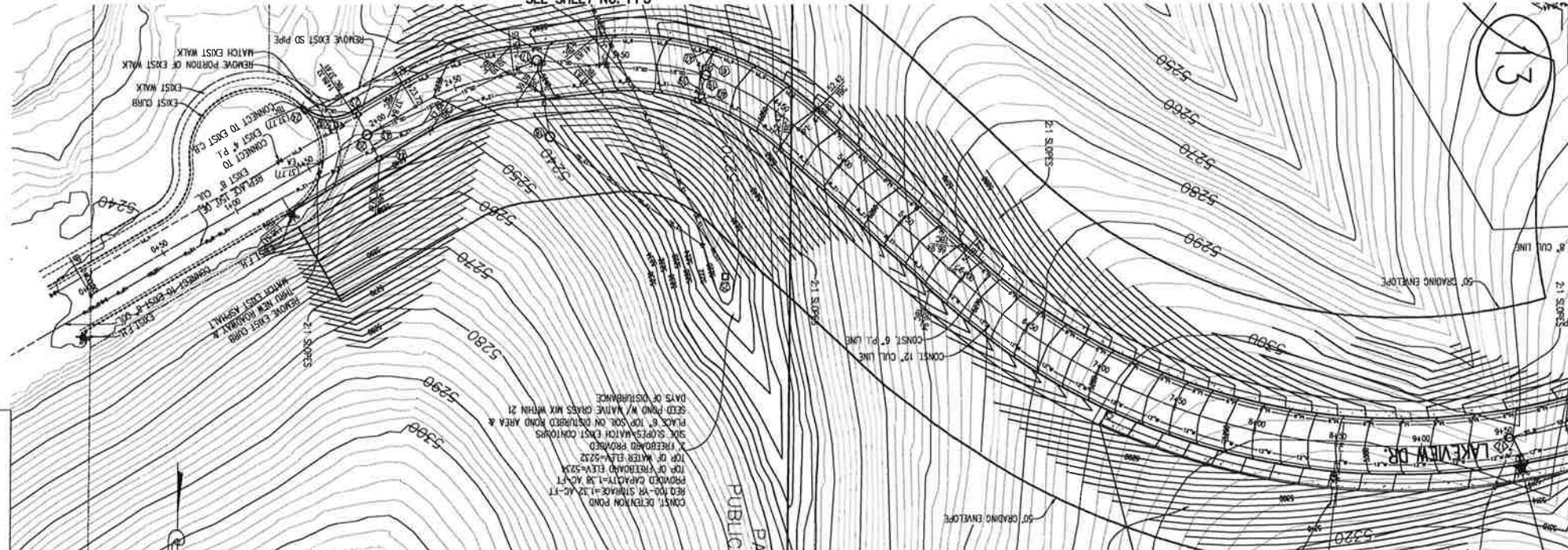
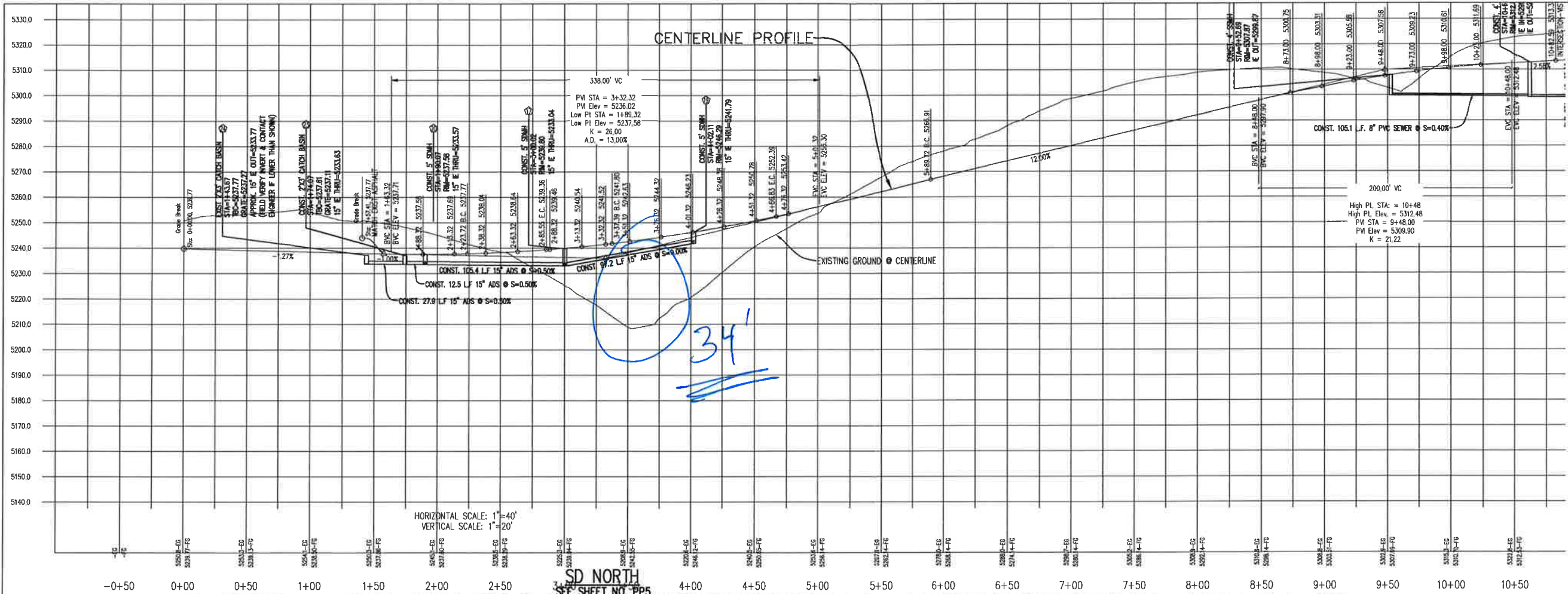
The structures built upon these properties will be located in the urban wildland area. Due to the extremely long fire lanes the owners will need to keep the areas adjacent to any structures compliant with the federal guidelines of FIREWISE, www.firewise.org. Alpine City requires that structures within the wildland areas have a roof covering (ex. shingles) constructed of Class A or B materials. These properties will require Class A only. Class B roofing materials can not be used. The fire department's access to these properties is limited. For this reason, the structures must be able to assist in combating both exterior and interior types of fires. This is why fire suppression systems, FIREWISE, and Class A roofing is required for all structures.

Please note that it is extremely important that the fire lane be maintained and kept clear of any and all obstructions 24/7 365. This is to allow any and all types of local emergency resources to reach the habitations and provide life safety and property conservation services.

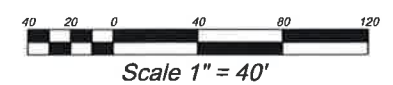
Regards,

Ben Bailey





- LEGEND**
- STORM DRAIN KEYED NOTES (SEE GP1&2 & PROFILES)
 - SEWER MANHOLE LABEL (SEE PROFILES)
 - FIRE HYDRANT
 - PRESSURE IRRIG. VALVE (4" GV)
 - CULINARY WATER VALVE (10" GV)
 - INSTALL STOP SIGN
 - INSTALL STREET LIGHT
 - INSTALL STREET SIGN
 - PRESSURE IRRIG.
 - CULINARY WATER
 - SEWER PIPE PVC SDR-35
 - STORM DRAIN PIPE ADS



LAKEVIEW DR. PLAN/PROFILE

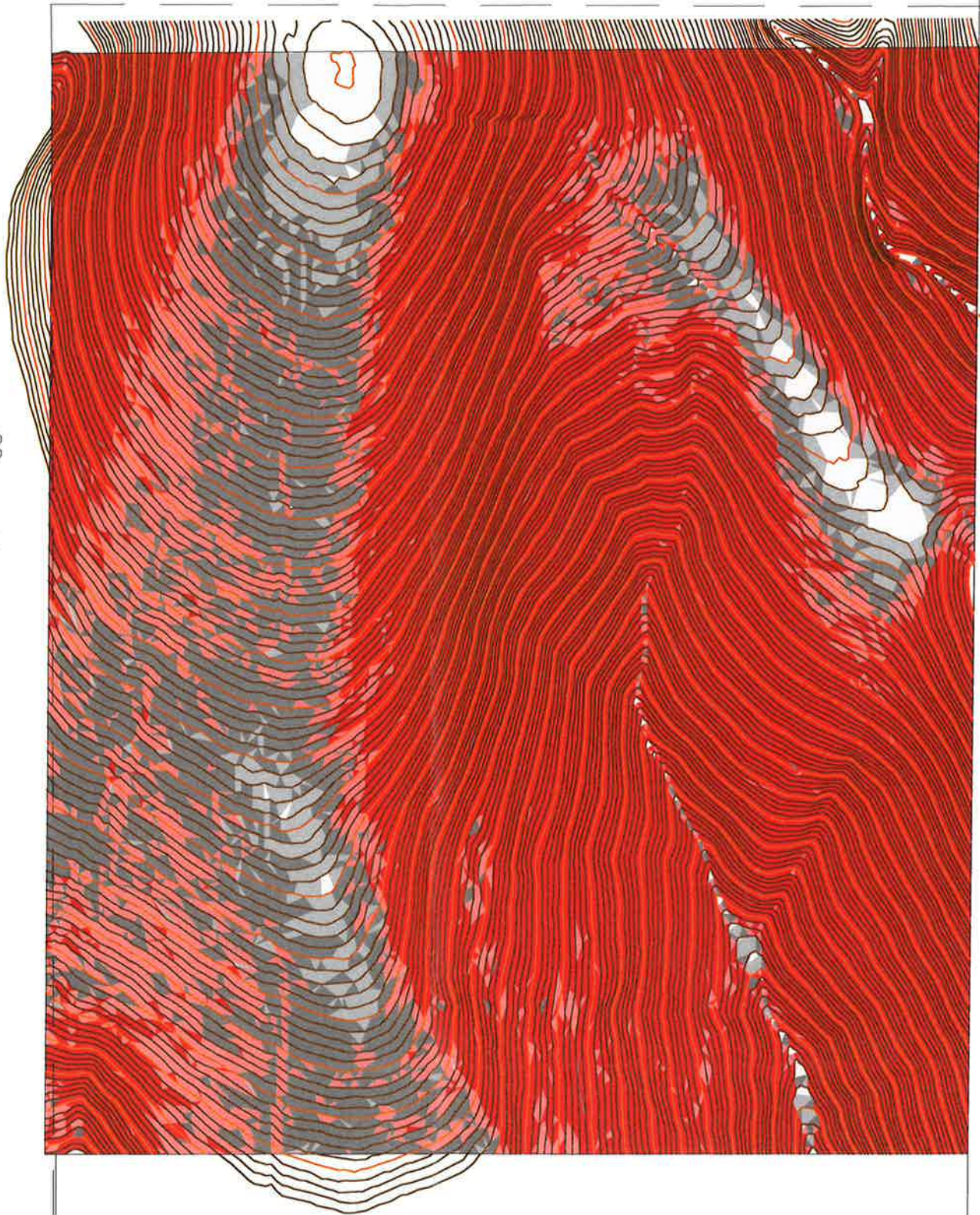
REVISIONS		
Rev.	Date	Description
1	01/08/15	REVISED AS PER CITY COMMENTS DATED 9/26/14.

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

EXP-ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P. (801) 756-4304, F. (801) 756-4311

EAGLE POINTE SUBDIVISION		
ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
Drawn by: G.J.Y.	LAKEVIEW DR. PLAN/PROFILE	Scale: 1"=40'
Designed by: G.J.Y.		Date: 09/03/14
Checked by: D.W.P.		PP1

FALL 2013
LIDAR
CONTOURS
USED



STATEMENT OF USE

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS SLOPE ANALYSIS DETAILS WITHIN ALPINE CITY, BASED ON 2013 LIDAR CONTOURS. THIS ANALYSIS HAS BEEN DONE ACCORDING TO SECTION 3.9.4 OF THE ALPINE CITY DEVELOPMENT CODE. THIS MAP SHOWS SLOPE CONDITIONS FOR THE PROPERTY(IES) UNDER CONSIDERATION. THIS MAP HELPS ESTIMATE BASE DENSITY ONLY, ALL FINAL DECISIONS ARE MADE BY THE PLANNING COMMISSION, USE THIS INFORMATION AT YOUR OWN RISK. ALPINE CITY CORPORATION CANNOT BE HELD LIABLE FOR THE INFORMATION SHOWN ON THIS MAP.

DRAWING FILE: C:\Users\jgill\Documents\Hartvigsen\Hartvigsen\Hartvigsen.dwg

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Square Feet
1	0.00%	10.00%		22984.45
2	10.00%	15.00%		58323.44
3	15.00%	20.00%		229816.10
4	20.00%	25.00%		205847.85
5	25.00%	30.00%		147489.37
6	30.00%	268.66%		703894.96

Hartvigsen

HARTVIGSEN PROPERTIES
31 ACRES LOCATED 1200' NW OF LAKEVIEW DRIVE
ALPINE, UT 84004



PREPARED BY: JM



DATE PRINTED: 5/24/15



Scale bar measures 1" on a 11 x 17 sized sheet, for other sheet sizes adjust accordingly.

MAP SCALE:

1"=100'

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

RECEIVED DEC 21 2016

December 21, 2016

Alpine City Council/Planning Commission
Alpine, UT 84004

Dear Alpine City Council,

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "David Peterson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David W. Peterson, P.E.
Principal Engineer

January 13, 2017

Mr. Rich Hartvigsen
2339 North 1000 East
Lehi, Utah 84043

Re: Hartvigsen Parcel 11:008:0003 near 720 W. Lakeview Dr./Hog Hollow Road, Alpine
Access Route Feasibility Assessment (via Summit Pointe/Parcel 11:017:0060)

Dear Mr. Hartvigsen:

We have reviewed your property, Utah County parcel 11:008:003, along with the adjacent (proposed Summit Pointe Subdivision/Vista Meadows LLC) parcel 11:017:0060, located near 720 W. Lakeview Dr. and West Hog Hollow Road in Alpine, Utah. We have also reviewed the information provided to us concerning the development and review process for the noted proposed Summit Pointe Subdivision which abuts southerly to your parcel. This includes the December 21, 2016 letter from Excel Engineering to the Alpine City Council regarding the feasibility of a road access to your 11:008:0003 parcel from the 11:017:0060 parcel. That letter spoke strictly to the feasibility of providing access via a public road across said parcel, although it appears the currently proposed roads for this development are anticipated to be private shared road/ driveways.

In response to the claim that public road access is not feasible due to terrain and current City zoning requirement constraints, and stated 20% or greater natural terrain slopes on the properties, we have further analyzed the existing conditions and City Code requirements.

We have reviewed available State LiDar information for existing topography in this area. As can be seen on the attached exhibit, while some slopes exceed 20%, many areas and segments of existing paths/trails/roads are in the range of 8% to 18 % and paths can be found which would be satisfactory for the 9% sustained, 12% maximum, slope requirement to traverse and provide the required access with an improved road. It is recognized it is difficult to get any access off of Hog Hollow Road due to the existing cut slopes likely excavated when Hog Hollow Road was constructed. These range in the 4:1 to 2:1 (25% to 50%) grades. However, it appears access could be provided as proposed from the end of the existing Lakeview Dr cul-de-sac, which avoids the Hog Hollow Road obstacle.

It is observed all of the roads could be provided in the 9% range along this (Lakeview Dr connecting) route, all the way into and across areas serving your parcel. In fact, the several alignments identified (dark blue), which come off the currently proposed private shared road/driveway (red) near the boundary between proposed Lots 1 and 3, could also be provided with the required 150 ft minimum radius as shown on the attached Exhibit (orange arcs). It is

only the crossing of the first ravine which would pose a difficulty with a 150 ft minimum radius curve, and which the Summit Pointe shared road/driveway includes as a much smaller radius. However, it is noted if the ravine was bridged, or filled involving a culvert this obstacle could be mitigated as shown by the dashed purple line. In summary, it appears there exists several reasonable alternatives that would preserve the historical southerly access to your parcel, and even possibly be incorporated in as ultimately a public road extension from Lakeview Dr. that could satisfy City requirements. We have not gone to the extent of developing a model of the full roadway width; but, that could be done fairly easily in concert/coordination with the Summit Pointe designers to meet their goals and needs for Lot layout. We also understand that there could be a possibility for a second public road connection in the future, as your property develops if open space parcels are surplus, etc., that could resolve the cul-de-sac length limitation obstacle. However, it is recognized many uncertainties exist there. In the meantime, it would seem that a public access route could be preserved across the proposed Summit Pointe subdivision as plans are developed, and that at least their proposed private shared road/driveway could be extended (full or partial per code) to your parcel for the interim. As such we recommend the City Council not accept the position that a connecting roadway to parcel 11:008:0003 from parcel 11:017:0060 is infeasible, and require the stub road connection to be provided in accordance with Alpine City Development Code 4.7.4.3.

If you have any questions, or desire us to undertake more extensive study/design of this, please do not hesitate to contact me.

Sincerely,

RB&G ENGINEERING, INC.

A handwritten signature in dark ink, appearing to read "Scott Hendricks", written in a cursive style.

Scott Hendricks, P.E.
Project Manager



Rich Hartvigsen Access from Summit Pointe Development



Date: January 2, 2017

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

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

ENGINEERING REVIEW

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

STREET SYSTEM

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

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

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

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

UTILITIES

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

Sewer System

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

Culinary Water System

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

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

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

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

Pressurized Irrigation System

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

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

Storm Water Drainage System

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

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

required to retain the 90th percentile storm event.

General Subdivision Remarks

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

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

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

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

ENGINEERING RECOMENDATION

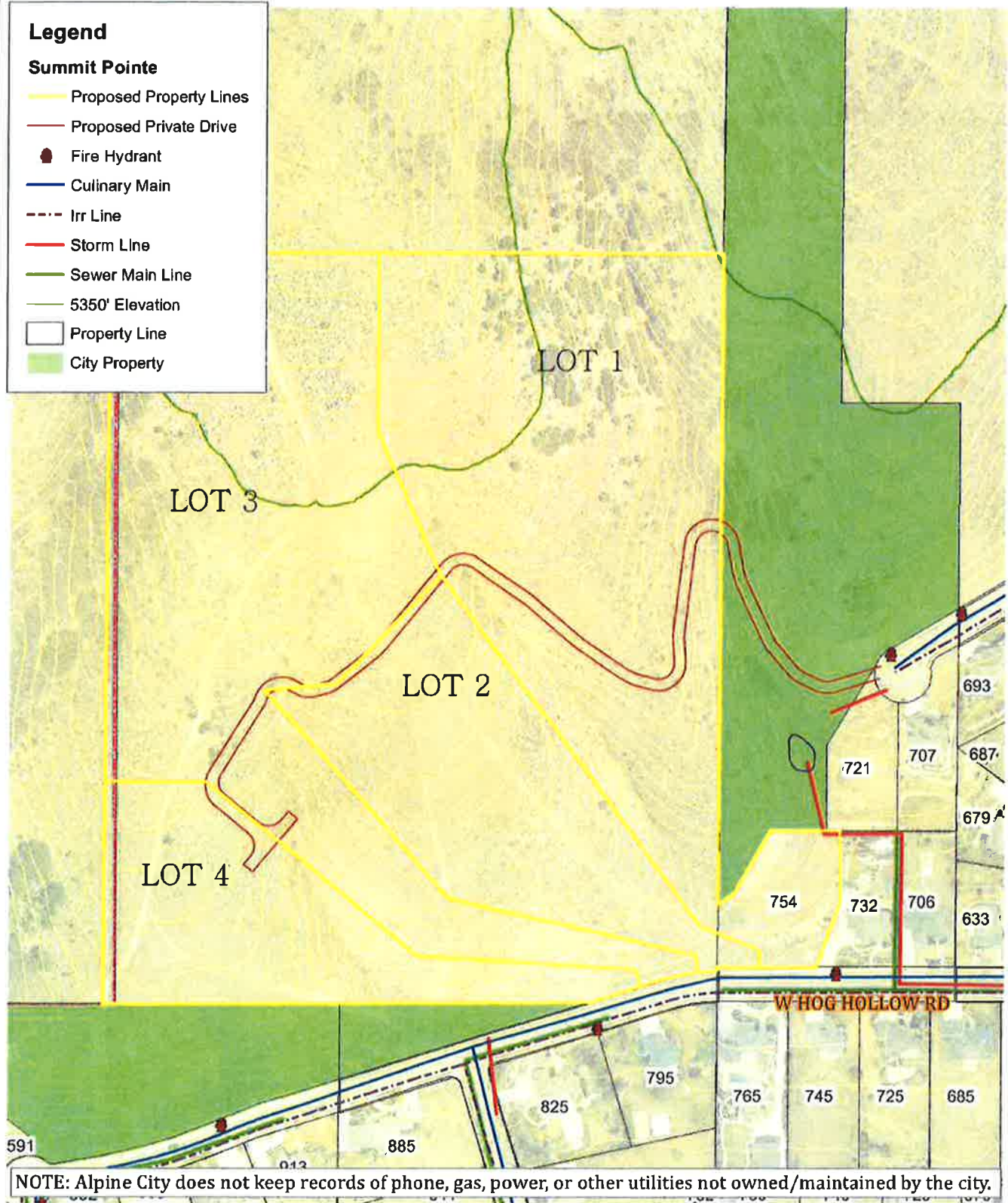
We recommend that Concept and Preliminary approval of the proposed development be approved with the follows conditions:

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

Legend

Summit Pointe

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



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



Summit Pointe Concept & Preliminary



CITY COUNCIL MINUTES 8-12-2003

ALPINE CITY COUNCIL AGENDA

SUBJECT: Falcon Ridge Subdivision

FOR CONSIDERATION ON: August 12, 2003

PETITIONER: Steve Langdon

ACTION REQUESTED BY PETITIONER: Reinstatement of Plat

APPLICABLE ORDINANCE/STATUTE: PRD

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

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

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

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

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

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

G. FALCON RIDGE SUBDIVISION – REAPPROVAL.

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

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

H. DRY CREEK ORCHARDS SUBDIVISION – FINAL APPROVAL.

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

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

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

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

I. PHEASANT RIDGE SUBDIVISION – FINAL APPROVAL.

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

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

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

cc
8/12/03

FIRE MARSHAL LETTER



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

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

December 21, 2016

Jed Muhlestein
Assistant City Engineer
Alpine, UT

Re: Summit Pointe

Jed,

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

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

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

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

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

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

Regards,

Benjamin D. Bailey

HORROCKS ENGINEERING REVIEW AND RECOMMENDATIONS

HORROCKS



ENGINEERS

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

From: John E. Schless, P.E.

Date: November 29, 2016

Memorandum

Subject: Summit Point Hydraulic Modeling Results and Recommendations

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

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

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

Recommendations:

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

Comments:

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

GEOTECHNICAL AND ENVIRONMENTS REPORTS



Date: December 22, 2016

By: Jason Bond
City Planner

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

Background

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

Lot Area and Width Requirements

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

Access

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

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

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

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

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

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

General Remarks

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

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

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

RECOMMENDATION

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

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

ALPINE CITY COUNCIL AGENDA

SUBJECT: Parks Maintenance Building Site Renderings

FOR CONSIDERATION ON: 14 February 2016

PETITIONER: Alpine City

ACTION REQUESTED BY PETITIONER: Give Direction to Staff

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

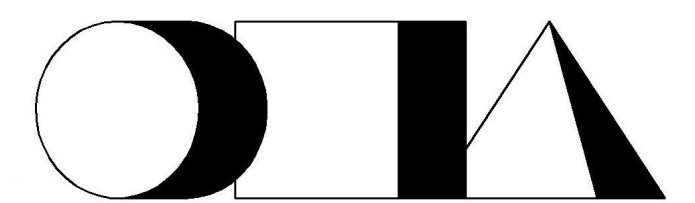
BACKGROUND INFORMATION:

A new Alpine City parks maintenance building is proposed to be located on city-owned property at approximately 545 East 300 North. The attached site plan reflects input from staff and from the public. Also attached are some proposed renderings of the building that have been prepared by Curtis Miner Architecture. Different options include different roof styles and exterior materials.

PLANNING COMMISSION RECOMMENDATION:

Carla Merrill moved to recommend to the City Council approval of option 2 which consists of a hip roof and the use of concrete masonry unit (CMU) for the exterior finish.

Jane Griener seconded the motion. The motion passed with 5 Ayes and 2 Nays. David Fotheringham, Steve Cosper Jane Griener, John Gubler and Carla Merrill voted Aye. Jason Thelin and Bryce Higbee voted Nay.



CURTIS MINER
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE 105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000







Shane Sorensen

From: Jason Sandburg <JasonS@cmautah.com>
Sent: Tuesday, January 31, 2017 10:59 AM
To: Jed Muhlestein; Shane Sorensen
Subject: RE: Alpine Parks Maintenance Building

Jed and Shane,

The tallest height of the building with the flat roof is 25'-6".
The tallest height of the building with the sloped roof is 36'.
The light material is colored split face CMU and colored smooth face CMU.
The darker redish color material is brick.
The sloped roof versions have asphalt shingles
The flat roof version is a roof membrane.

The overhead doors are 14 feet wide and 14 feet tall.
There is 4 feet between the overhead door.
The bays are 58 feet wide and 60 feet deep
The office area next to the bays is 29 feet wide and 56' deep
The total square footage of the building is 5200 s.f.

Jason Sandburg, AIA
Project Architect
Curtis Miner Architecture, LLC
www.cmautah.com

From: Jed Muhlestein [mailto:jed@alpinecity.org]
Sent: Tuesday, January 31, 2017 10:10 AM
To: Jason Sandburg; Shane Sorensen
Subject: RE: Alpine Parks Maintenance Building

Jason,

We really like the options you've sent. We don't have any specific changes but rather a few questions for you. What is the height and building materials of each building? And some approximate dimensions would also be good to know.

Jed

From: Jason Sandburg [mailto:JasonS@cmautah.com]
Sent: Monday, January 30, 2017 9:02 AM
To: Jed Muhlestein <jed@alpinecity.org>; Shane Sorensen <ssorensen@alpinecity.org>
Subject: Alpine Parks Maintenance Building

Jed and Shane,

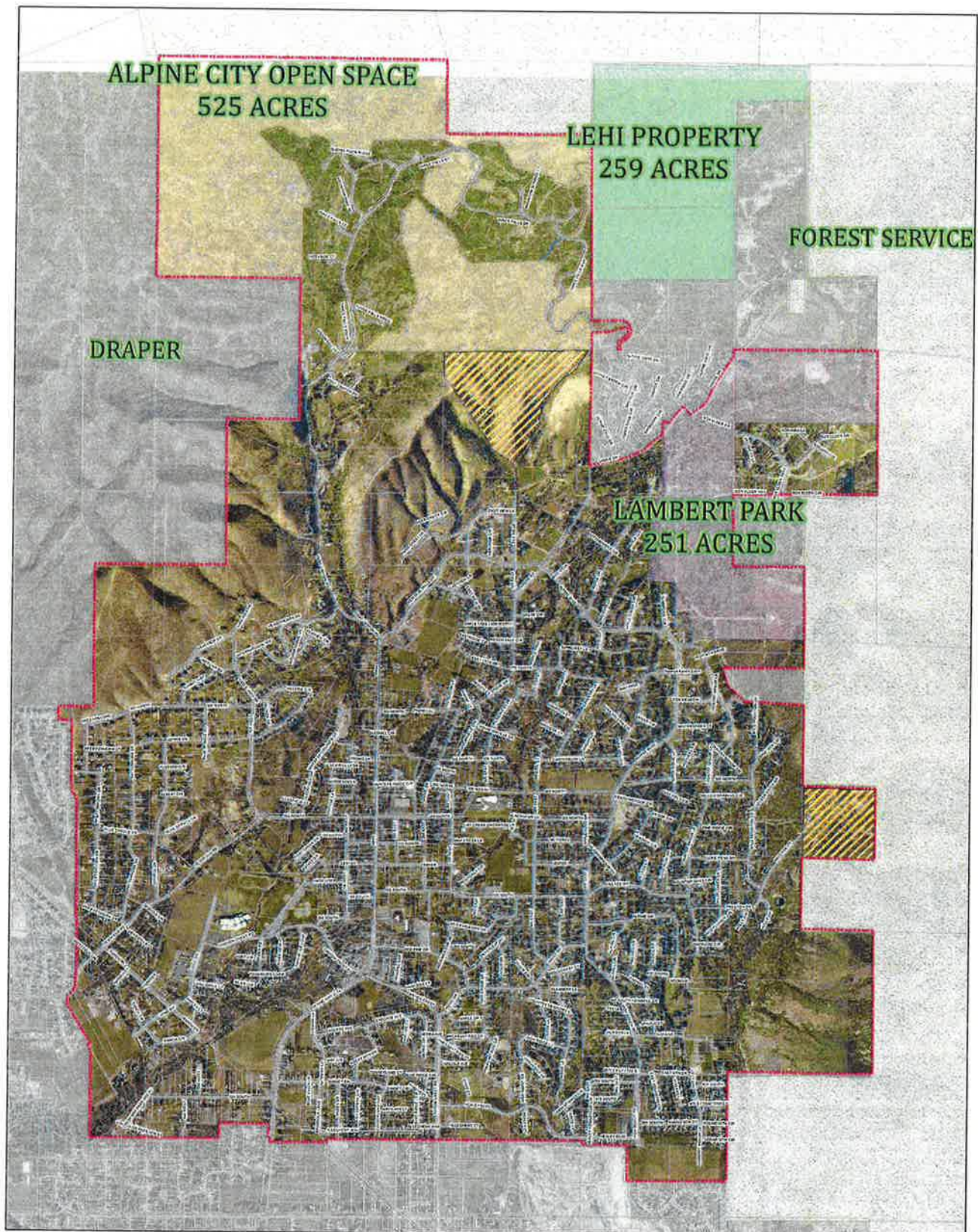
Attached are a few options and directions for the new Parks and Maintenance building. Could you give me some feedback if this is the direction you would like to go? Which option do you like best? Things you like and don't like. Once I get further direction from you then I will be able to render these 3d views.

Thanks.

Jason Sandburg, AIA
Project Architect
Curtis Miner Architecture, LLC
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Pleasant Grove, Utah 84062
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PROPOSED WATERSHED PROTECTION AREAS

0 650 1,300 2,600 3,900 5,200
Feet

- - - - - ALPINE CITY BOUNDARY
- ALPINE CITY - LAMBERT PARK
- ALPINE CITY - OPEN SPACE
- LEHI CITY
- EX CONSERVATION EASEMENT
- USFS PROPERTY