



AMENDED ALPINE CITY COUNCIL MEETING

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold a public meeting on **Tuesday, June 28, 2016 at 7:00 p.m.** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER*

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

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

III. CONSENT CALENDAR

- A. Minutes of the June 14, 2016 City Council Meeting**
- B. Payment to B. Hansen Construction for 600 N. sewer and storm drain**
- C. Truck purchase**
- D. Payment to Carlton, Inc for Alpine Blvd waterline replacement project**

IV. REPORTS AND PRESENTATIONS

- A. Swearing in of the 2016-2017 Alpine City Youth Council.**

V. ACTION/DISCUSSION ITEMS:

- A. Ordinance No. 2016-07, Open Space Ordinance and Map Amendments (Article 3.16).** The City Council will review the proposed amendments to the Open Space ordinance and corresponding map and vote whether to approve or not approve the proposed amendments and corresponding map.
- B. Soccer.** The City Council will report on the results of the special soccer meeting and will decide on what changes, if any, they wish to make to the present City approach to soccer.
- C. Walters Subdivision Concept Plan.** The City Council will review the proposed 9 lot subdivision located on 300 North in the CR-20,000 zone.
- D. 3 Falls Drive Parking.** The City Council will discuss the parking issue on 3 Falls Drive and decide which direction they want to go regarding parking.
- E. Ft. Canyon Road Retaining Walls Design.** The City Council will discuss the Ft. Canyon Road retaining walls design and decide on which design they wish to utilize.
- F. City Offices Monument Address Sign.** The City Council will discuss and decide on a whether they want a monument address sign if front of the City Offices.
- G. Pine Grove Annexation Petition.** The City Council will decide whether to accept the annexation petition for the Pine Grove property located at approximately 13600 N. Grove Drive and consisted of 159.79 acres.
- H. Lambert Park Annexation Petition.** The City Council will decide whether to accept the annexation petition for a subdivision already approved in Utah County located south of the Box Elder subdivision in Alpine and consisting of 43.9 acre.

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

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

ADJOURN

*Council Members may participate electronically by phone.

Sheldon Wimmer
June 24, 2016

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 4.

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

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing v. Public Meeting

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

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

ALPINE CITY COUNCIL MEETING and PUBLIC HEARINGS
Alpine City Hall, 20 N. Main, Alpine, UT
June 14, 2016

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

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

Mayor: Sheldon Wimmer

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

Staff: Rich Nelson, David Church, Marla Fox, Shane Sorensen, Jason Bond, Alice Winberg, Steve Cosper, Police Chief Brian Gwilliam, Fire Chief Brad Freeman, Annette Scott, DeAnn Parry

Others: Gale Rudolph, Robin Rudolph, Mike Kennedy, Ron Beckstrom, Sylvia Christiansen, Ross Beck, Mary Wimmer, Nick and Corilyn Markham, Will Jones, Bradley Rencer, Melanie Ewing, Loraine Lott, Griff Johnson, Jet Qu, Truman Glasgow

B. Prayer:

Kimberly Bryant

C. Pledge of Allegiance:

Jet Qu

II. PUBLIC COMMENT

Mayor Wimmer introduced Mike Kennedy from the Utah House of Representatives and invited him to speak. Representative Kennedy said he had lived in Alpine 13 years and expressed his appreciation to the Council for their service. He liked to visit the Council at least once a year to report on legislative issue, and hear from local citizens. He felt that government that was closer to the people was always better.

Mr. Kennedy reported that there were over a thousand bills were filed at the last session. The legislature passed 474 bills, which amounted to about 50 bills a day. Among the bills passed was a \$15 billion budget, some of which would go to education. Taxes were necessary but where possible, he preferred to keep tax dollars in the pockets of the citizens.

There were two issues that would be of immediate interest to the community. The first was the issue between American Fork Canyon and Snowbird, which had settled down a little. The second was the proposed road in Highland that would connect North County Boulevard with Alpine Highway. It would cross the developmental center land, which was state land. Without state legislative approval, nothing could happen to the land. He was working with others who were trying to work toward a solution to have a passageway between those two roads, but he didn't expect it would be easy. There were those who didn't think a road was an appropriate use of the land. There were also neighborhoods, Pheasant Hollow for one, that would be seriously affected. He invited Council members to contact him with questions and provided them with his card.

Jet Qu approached the Council and said that for his Eagle Scout project he would like to finish painting the curb red by Timberline Middle School. Part of it was already done by an earlier project. Painting the curb would result in fewer traffic jams, accidents, and frustration.

Sylvia Christiansen she lived on High Bench Road. She was new to Alpine and loved it. Professionally she was a realtor and represented the Government Affairs Committee at the Utah Central Association of Realtors. She attended the City Council meetings as a liaison between the City and the Realtor Association. Her purpose was to take back any information from the meeting that would be relevant to the realtor organization such as changes to the sign ordinance. She was also interested in volunteer opportunities.

Gale Rudolph said she lived on International Way. She and a number neighbors had met and discussed general development in Alpine. They tried to add up the number of homes in the different areas of town, which she pointed out on the map. The new homes added up to a little over hundred. She made an analogy between the growth in Alpine and a chocolate chip cook. A chocolate chip cookie might have ten chips, but when the cost of chocolate went up, they went down to 9 chips and then to 8 and then 7 and the consumers don't notice it so much. But they did begin to notice the when there were only 5 or 6 chips. In Alpine there had been a lot of growth, and it was getting to the point where neighbors were noticing. They didn't want to see Westfield Road turn into a four-lane highway. She suggested

that by chipping away at the lots, the long term vision was not being honored. It was easy to say yes to rezoning requests on Westfield Road, but it may not turn out the way they hoped it would.

III. CONSENT CALENDAR

A. Approve the minutes of May 24, 2016

MOTION: Lon Lott moved to approve the minutes of May 24, 2016 as corrected. Ramon Beck second. Ayes: 5 Nays: 0. Kimberly Bryant, Lon Lott, Roger Bennett, Ramon Beck, Troy Stout aye. Motion passed.

IV. REPORTS AND PRESENTATIONS:

A. Monthly Financial Report. Alpine City Finance Officer, Alice Winberg presented the monthly financial report for May. Ms. Winberg said they were finishing up the fiscal year and the City had done well. The budgeted revenue for the general fund had been met, as was the projection for sales tax revenue. Motor vehicle tax revenue was the only fund in which it appeared they would fall a little short of the budgeted amount. Franchise fee revenue exceeded the amount they had budgeted. Plan check and building permit fees, and class C road fund exceeded the budgeted amount for the current fiscal year. She added that the county had sent the certified tax rate which was 0.001388.

Lon Lott asked about the pressurized irrigation fee revenue. Rich Nelson said that would be dealt with in the budget opening. Ms. Winberg said the revenue went to paying the PI Bond, which was a finding in the last audit. It would be reflected in the new budget

V. ACTION AND DISCUSSION ITEMS

A. Alpine City FY 2016-2017 Final Budget Discussion. Alice Winberg stated that they updated the Citizens' budget, which would be put on the website and available in the lobby. Some changes had been made since the tentative budget was approved so she prepared a spreadsheet showing the changes. The net change was a \$2,415,000 decrease. Lon Lott asked about the cost of the park maintenance building being separated into different accounts. Alice Winberg said that \$500,000 would come from the General Fund, Capital Improvement Fund, and Enterprise Funds.

The \$80,000 for the pickle ball court had been taken out of the budget. Kimberly Bryant asked if the \$80,000 wasn't supposed to be redirected to the trail fund. Shane Sorensen said it wasn't eligible for use in the trail fund. Alice Winberg said they would be using \$50,000 for a playground in Smooth Canyon Park.

Lon Lott asked about the staff salaries and benefits in the final budget, and presented a spreadsheet that he created from information in previous years. Because more was budgeted on salaries than was spent, he asked where the money went. Rich Nelson explained that it went into the general fund. Alice Winberg clarified that salaries were paid from not only the general fund, but the water and sewer funds as well. If that money was not spent, it went to a surplus fund and was available for the next year. The excess in the general fund could be transferred to the capital improvement fund. Lon Lott said he noticed that there was more than 3% cost of living increase and more than 8% employee benefits portion. Alice Winberg explained that in addition to those percentages, responsibilities had changed and new employees had been hired at a different rate. The total expenditure was not over 3%. Lon Lott expressed appreciation for the detail that was put into the report as he reviewed wages.

Troy Stout asked if the money that was taken from the pickle ball court could be transferred to the trails project. Mayor Wimmer stated that money could not be transferred from that fund to the trail fund. Troy Stout asked about road and water projects. Shane Sorensen, City Engineer, explained how the \$100,000 for water line replacements in the budget would be used for a few projects. The water line would need to be done before the road overlay. There was \$400,000 in the budget for street maintenance and road projects. Since there were more projects that needed to be done than money, they had to prioritize projects and bring them back to the Council for review and approval.

Roger Bennett asked where they were getting \$710,000 for the road projects. Alice Winberg explained that the budget showed a projected revenue of \$380,000 plus there was \$764,000 of current equity in the account. They had over one million dollars in that account. Shane Sorensen said that the new gas tax could make the projected revenue fluctuate.

Roger Bennett asked why they weren't building the new park with funds from capital improvements instead of the park fund. Shane Sorensen said the building would be used primarily for parks and the utility funds.

Roger Bennett had a question about the water fund. They were transferring \$10,000 from the water fund to the general fund. They used to transfer \$6,000. Alice Winberg said they could adjust the amount of the transfer by \$4,000. However, they had three million dollars in the water fund. Roger Bennett said he wanted to protect the water fund because they would be drilling a new well, which was around a million dollars, plus they were going to be putting in new water meters.

B. PUBLIC HEARING ON Alpine City FY 2016-2017 Final Budget Discussion. Mayor Wimmer opened the hearing. There were no comments and the hearing was closed.

C. Ordinance No. 2016-09- Adopting the Final Alpine City FY 2016-2017 Budget. Rich Nelson, City Administrator said he would like to add a part-time employee to the budget and \$10,000 for flashing lights at Timberline Middle School.

MOTION: Kimberly Bryant moved to approve Ordinance No. 2016-09 adopting the Alpine City Budget for 2016-17 with the addition of a part-time employee and \$10,000 for flashing lights at Timberline Middle School, and change the transfer amount from water fund from \$10,000 to \$6,000 as discussed by Roger Bennett. Roger Bennett seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett, Ramon Beck, Troy Stout voted aye. Motion passed.

D. Resolution No. R2016-06 – Adopting the Certified Tax Rate for Fiscal Year 2016-2017. Alice Winberg said the new rate is 0.001388. Rich Nelson said the tax rate for the previous year 0.001478 which meant property values in Alpine had gone up.

MOTION: Lon Lott moved to approve Resolution No. R2016-06 adopting the Certified Tax Rate of 0.001388 for fiscal year 2016-17. Kimberly Bryant seconded the motion. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

E. Resolution No. R2016-07-Adopting the Amended Consolidated Fee Schedule. Rich Nelson explained that a dollar was added to the base rate for culinary water as part of the agreement with the lending agency. Notice of the rate change would be in the utility bill. It will take effect July 1, but the residents would not be billed at the new rate until August.

MOTION: Ramon Beck moved to approve Resolution No. R2016-07 adopting the amended Consolidated Fee Schedule, and change the wording on pressurized irrigation to say "per acre" instead of "per share." Roger Bennett seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

F. PUBLIC HEARING on the Amended City Budget for Fiscal Year 2015-2016. Mayor Wimmer opened the hearing. Alice Winberg reviewed the three amendments to the budget.

1. Transfer \$990,000 from the general fund to the capital improvement fund so the City would fall within the 5% to 25% range.
2. Increase to the capital outlay impact fee account for the sewer fund from \$160,000 to \$215,000. Shane Sorensen explained that there was confusion with a sewer project done last summer, which was split between budget years. The project was the 100 West sewer project, and another project on North Main and 600 North.
3. In the pressurized irrigation fund, the City was increasing the utilities account by \$45,000. Rich Nelson said the approved budget included the purchase of a utility truck that would be ordered now and paid for in the next fiscal year.

There were no public comments and the hearing was closed.

G. Ordinance No. 2016-10-Amending the City Budget for Fiscal Year 2015-2016.

MOTION: Lon Lott moved to approve Ordinance No. 2016-10 Amending the City Budget for Fiscal Year 2015-2016. Ramon Beck seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

Rich Nelson expressed appreciation to Alice Winberg and Shane Sorensen for their work. Mayor Wimmer expressed appreciation to Rich Nelson and administrative staff.

H. Ordinance No. 2016-12-Westfield Zone Change. Jason Bond, City Planner, presented the amendment to the zoning map. Nine property owners in the Westfield Road and 200 North area asked that the area be changed from a CR-40,000 (one home per acre) to CR-20,000 (one home per half-acre). The request had gone to the Planning Commission who held a public hearing and made a near unanimous recommendation to approve the zone change. It was at the City Council for a final decision.

Kimberly Bryant said that she took zone changes, especially those that increased density, very seriously. She felt that the Westfield area met the description of the CR-20 half acre zone and complied with the City's master plan. Jason Bond read from the current general plan, which stated the definition for medium density as follows:

"...provide a location within the City allowing residential development on the traditional agricultural lands in lower undeveloped areas within the City, and to provide for the perpetuation of the rural and open-space image while reducing the impact of development on lands that are highly visible and susceptible to erosion."

Kimberly Bryant said that the land north of Westfield Road was mostly hills, which are why they had bigger lots than the downtown area.

Lon Lott talked about his involvement in Mountainland Association of Governments (MAG) over the past two years. He said they had reviewed master plans in Utah, and projected that the growth on the Wasatch Front would double to six million people by 2040. They anticipated the majority of growth would happen in Salt Lake, Weber, and Utah Counties. In Alpine, they have been able to keep density as low as possible without apartments and large residential facilities.

Mayor Wimmer said he also attended the MAG meetings with Lon Lott. \$87 billion dollars was proposed for transportation projects. He expected much of that would go to Lehi which was dealing with dramatic growth and related issues.

MOTION: Ramon Beck moved to approve the Westfield Zone Change from CR-40,000 to CR-20,000. Roger Bennett seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

I. Fireworks. Fire Chief Brad Freeman said the proposed regulations were similar to the ones the City had imposed the previous year. The fire forecast was worse this year because of the spring rains and heavy growth on the hillsides. No open fire pits would be allowed; they must have a screen. He would like to require spark arrestors on all four-wheelers and motorcycles this year. In addition, when it got hotter and drier, a water truck would be required at construction sites. The Bureau of Land Management (BLM) put a lot of restrictions on fireworks with the record heat. Mayor Wimmer said that Utah was projected to have a warmer, drier summer.

Lon Lott asked if Highland City had any restrictions. Brad Freeman said he had spoken with their mayor and they would be doing the same as Alpine. Any areas that interfaced with wildland would be closed to fireworks. Lon Lott said that some residents in the Canyon Crest area saw their Highland neighbors lighting fireworks, and were concerned about that. Brad Freeman said that the State set a rule that only city councils could make regulations based on recommendations from their fire chiefs. Cedar Hills closed aerial fireworks from Canyon Road. It was up to the city council as to what actions the fire department would take. Alpine City's fireworks would need to change for Alpine Days as far as spacing, because the crowds and vendors were too close last year.

MOTION: Kimberly Bryant moved to keep the same regulations as last year and give the Fire Chief permission to make changes as needed. Ramon Beck seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

Mayor Wimmer said the State Legislature had established an agreement with cities dealing with wildland fire suppression this year. There were a few actions to take in becoming a fire-wise city. Brad Freeman said they would assign someone to the area. If Alpine ended up needing additional help suppressing fires, the State would reimburse the city for the funds spent.

J. Soccer. Troy Stout said that Alpine was known for high quality soccer fields. They were well-maintained, thanks to a great ground crew. The downside was that it has created a lot of demand for Alpine's fields, and sometimes they couldn't meet that demand. He had been approached by a number of Alpine parents concerned that their children could not play on Alpine fields. They felt the children and clubs from Alpine should get priority to use Alpine fields. He said there was at least one club that felt prejudice against them from those managing the field usage in Alpine. He would like to reevaluate how the City was managing its fields, decisions on usage, and possibly suspend commitments made for the fall season.

Mayor Wimmer stated that Alpine had competing clubs and overused resources. He suggested having a work session within the next few weeks with the City Council and the people involved with the soccer programs to work out a solid program to meet all of their needs. The Council agreed to hold a special meeting on June 22, 2016.

Melanie Ewing suggested that the City have a master schedule on Google Maps that residents could use for reserving a field. It would be transparent so that anyone could see if a field reserved.

K. Cocolalla Annexation Petition. This petition had been to the Council before and was accepted with the request that the owners of two other adjacent properties be contacted to see if they wanted to be annexed as well. The new petition included those two properties belonging to Links and Zurchers. Attorney David Church asked if the City wanted to accept the petition and explained that if the Council doesn't take any action, it's deemed as being accepted.

MOTION: Roger Bennett moved to accept the Cocolalla Annexation petition. Ramon Beck seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

L. Ordinance No. 2016-2017-Open Space Ordinance and Map Amendments (article 3.16). Jason Bond stated that the Planning Commission and City Council had both discussed updating the open space ordinance and corresponding map. The last time it was updated was in 2005. The current map and ordinance included public open space, private open space, and conservation easements. It did not include different designations for recreational, etc. The ordinance defined open space as any area where commercial, municipal, or residential building of structures were restricted or prohibited. Open space may be public or privately owned and was clearly indicated on plans and plats. Public open space encompassed all City parks and trails, but not all City property. He explained that the language regarding designation of open space was removed, and structures for maintenance should be brought forward as a conditional use.

Mayor Wimmer said that the Planning Commission recommended a map that was different from the map preferred by the City Council. Steve Cosper, Planning Commission Chair, said that the Council wanted a more general map and the residents wanted a more detailed map, which the Planning Commission recommended.

Lon Lott asked Troy Stout why he wanted to go back to a more generic map. Troy Stout said he was concerned that by defining everything, they would be locked into it later. He was nervous about inadvertently undoing some of the good things the City has done.

Rich Nelson stated that if the City wanted to change the map, they would have to modify the language in the ordinance. Attorney David Church read from the current ordinance and explained that despite restrictions in the language, the City Council could make changes and control their own property despite what was indicated on the maps. There were some restrictions in certain dedicated areas, but generally the City Council could do what they felt was best for the City.

Rich Nelson asked if the Council wanted to give staff any direction. Lon Lott said he felt there were specific concerns that still need to be addressed.

Mayor Wimmer tabled this issue.

M. Ordinance No. 2016-11-Senior Housing Overlay Zone Amendment (Article 3.18). Mayor Wimmer explained that the current ordinance required a “favorable” recommendation from the Planning Commission in order to approve a senior housing development. All other ordinances merely required a recommendation. The proposed amendment would eliminate the word favorable.

MOTION: Troy Stout moved to approve Ordinance No. 2016-11 and remove the word “favorable.” Kimberly Bryant seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

VI. STAFF REPORTS:

- Rich Nelson presented a map to the Council, and explained that Draper City would like to work with Alpine at the end of Hog Hollow to install a rock structure and gate to prevent ATV access. Draper City would contribute financially. They also suggested installing fences along the property. He said the trail committee was supportive of the idea. He suggested that the Council and Shane Sorensen work with Draper to finalize plans.

Mayor Wimmer said Draper City owned the property all the way up to the Forest Service boundary and were keeping it natural. Troy Stout said that Draper had done an outstanding job with their trails, and he would love to partner with them and use their offered resources.

Rich Nelson also said that the insurance company had visited the City buildings and noted that the basement of City Hall was an extreme fire hazard because of all the props, etc. that the Alpine Community Theater had stored in the basement. They needed to talk to them about moving their props and storing them elsewhere.

- Shane Sorensen reported on the Obere annexation. Discussions had taken place regarding placement of the water line. He presented the current water line and where the new connection needed to be made. He asked the Council if they want to replace the old line with an upsized line. Dry Creek would be a good place to cross. Ramon Beck stated that he would like to see a cost estimate for the project. Roger Bennett suggested using the shortest route for installing the line.

Shane Sorensen said work on the gas line near Box Elder Trail, would begin the next week.

The public works department had cleared the cemetery. Leftover hardware was located near the shed.

- Jason Bond reported that the Clive Walters Subdivision on 300 North would be coming to the Planning Commission with a concept plan. It consisted of nine lots on five acres.

Jason Bond said the Planning Commission was waiting on a third bid for a City-wide traffic study. Once it was received, they would move forward with the transportation element of the General Plan.

VII. COUNCIL COMMUNICATION:

- Lon Lott said he’d received calls from citizens about the watering schedule and asked if the City could get information on pressurized irrigation out to the residents. The Council discussed having cards printed that they can leave with people caught watering mid-afternoon.

Lon Lott asked to talk about the Timpanogos Special Services District (TSSD), which was on the amended agenda. He said that at a recent meeting there was a concern about the lack of representation from individual cities on the Board. He asked Dale Ihrke to explain his responsibility and how he represented Alpine City.

Dale Ihrke said that he had been on the TSSD Board since February 2014. The Board contained 13 members from the cities that discharged waste to TSSD. His role was to be the communication liaison between the Council and the TSSD. Mr. Ihrke said he was a wastewater professional with over 25 years of experience.

1 He saw his role as representing not only Alpine, but the whole District. He would like to see the board
2 improve their purpose, and would like to provide the most cost-effective service to citizens.
3

4 Mayor Wimmer said a recommendation had been made by the TSSD to consolidate City representation. Mr.
5 Ihrke said he would be happy to attend City Council meetings, give summaries and receive feedback.
6

7 Lon Lott said that if there was a change to the standards of Utah Lake, Alpine will be in trouble. He requested
8 that green waste water be addressed. Mr. Ihrke said that in a few years, TSSD would not handle composting.
9 Lon Lott said he felt good about having Dale Ihrke as a representative, and would like him to attend Council
10 meetings every few months.
11

- 12 • Roger Bennett said he appreciated the monthly reports and would like them to continue.
- 13
- 14 • Kimberly Bryant said the Youth Council wanted to be on the next agenda.
15

16
17 **VIII. EXECUTIVE SESSION:** None held.
18

19 **MOTION:** Kimberly Bryant moved to adjourn. Ramon Beck seconded. Ayes: 5 Nays:0. Ramon Beck, Roger Bennett,
20 Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.
21

22 The meeting was adjourned at 9:30 pm.
23
24

TOTAL **Continued**

ALPINE CITY COUNCIL AGENDA

SUBJECT: Open Space Ordinance and Map Amendment

FOR CONSIDERATION ON: 28 June 2016

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Adopt Ordinance No. 2016-07

APPLICABLE STATUTE OR ORDINANCE: Article 3.16 (Open Space)

BACKGROUND INFORMATION:

Over the past couple months, The Planning Commission and City Council have both reviewed and discussed the open space ordinance and master plan map. Included are the proposed amendments to each of these documents. Both the Planning Commission and City Council expressed the desire to have both documents simplified and not have several different designations for open space.

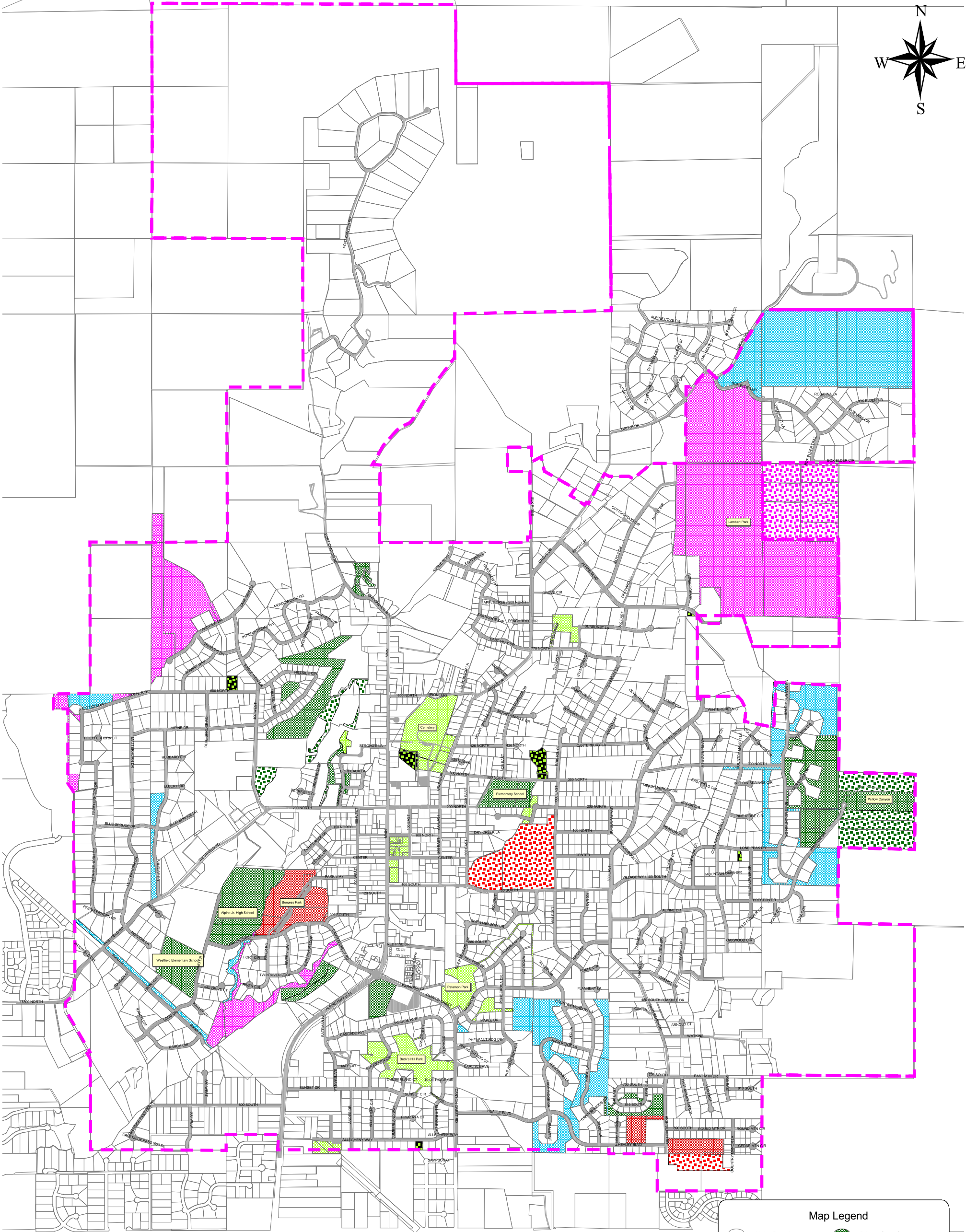
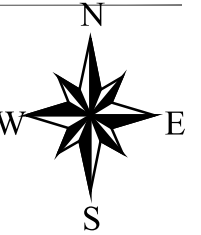
After a public hearing and a recommendation from the Planning Commission, the City Council will consider adopting the proposed amendments.

PLANNING COMMISSION RECOMMENDATION:

Bryce Higbee moved to recommend that the City Council to not approve the proposed map and ordinance changes but to consider amending the ordinance to fit the previous map that the Planning Commission liked.

Jane Griener seconded the motion. The motion passed and was unanimous with 6 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, and Judi Pickell all voted Aye.

CURRENT ADOPTED



ALPINE CITY PARKS AND RECREATION MASTER PLAN

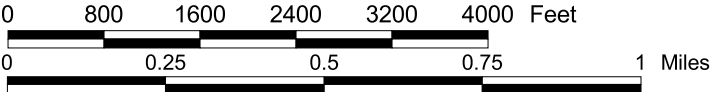
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28 Jun 2005

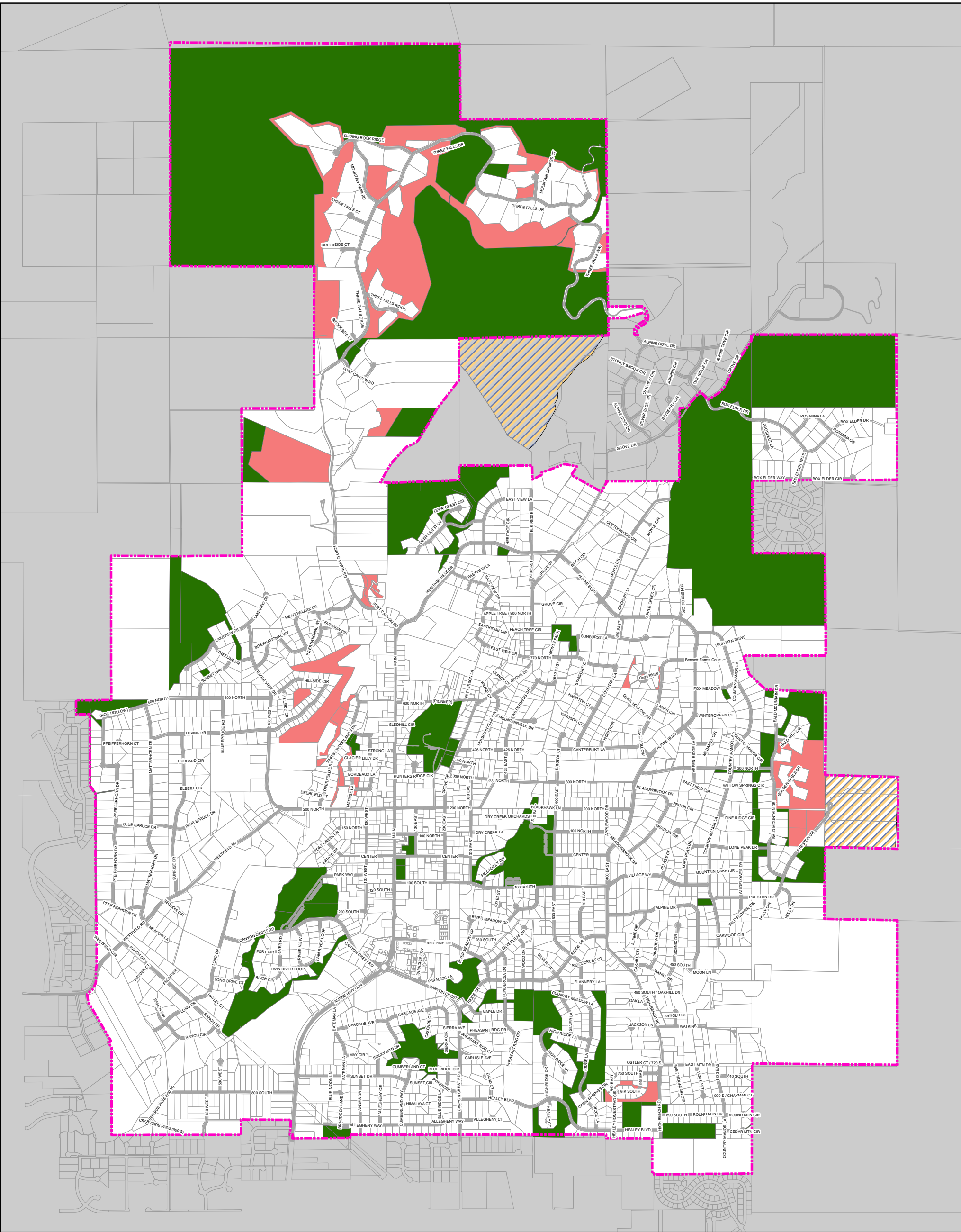


Map Legend

- | | | | |
|-------------------|--------------------------------|--|---------------------------------|
| | Alpine Parcels | | Private Open Space |
| | Alpine City Boundary | | Future Private Open Space |
| Open Space | | | Recreational Open Space |
| | Developed Open Space | | Future Recreational Open Space |
| | Future Developed Open Space | | Semi-Improved Open Space |
| | Natural or Conservation | | Future Semi-Improved Open Space |
| | Future Natural or Conservation | | |

Map Scale:
1" = 1600'

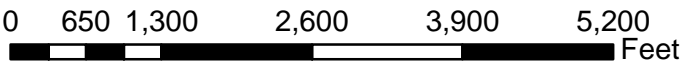




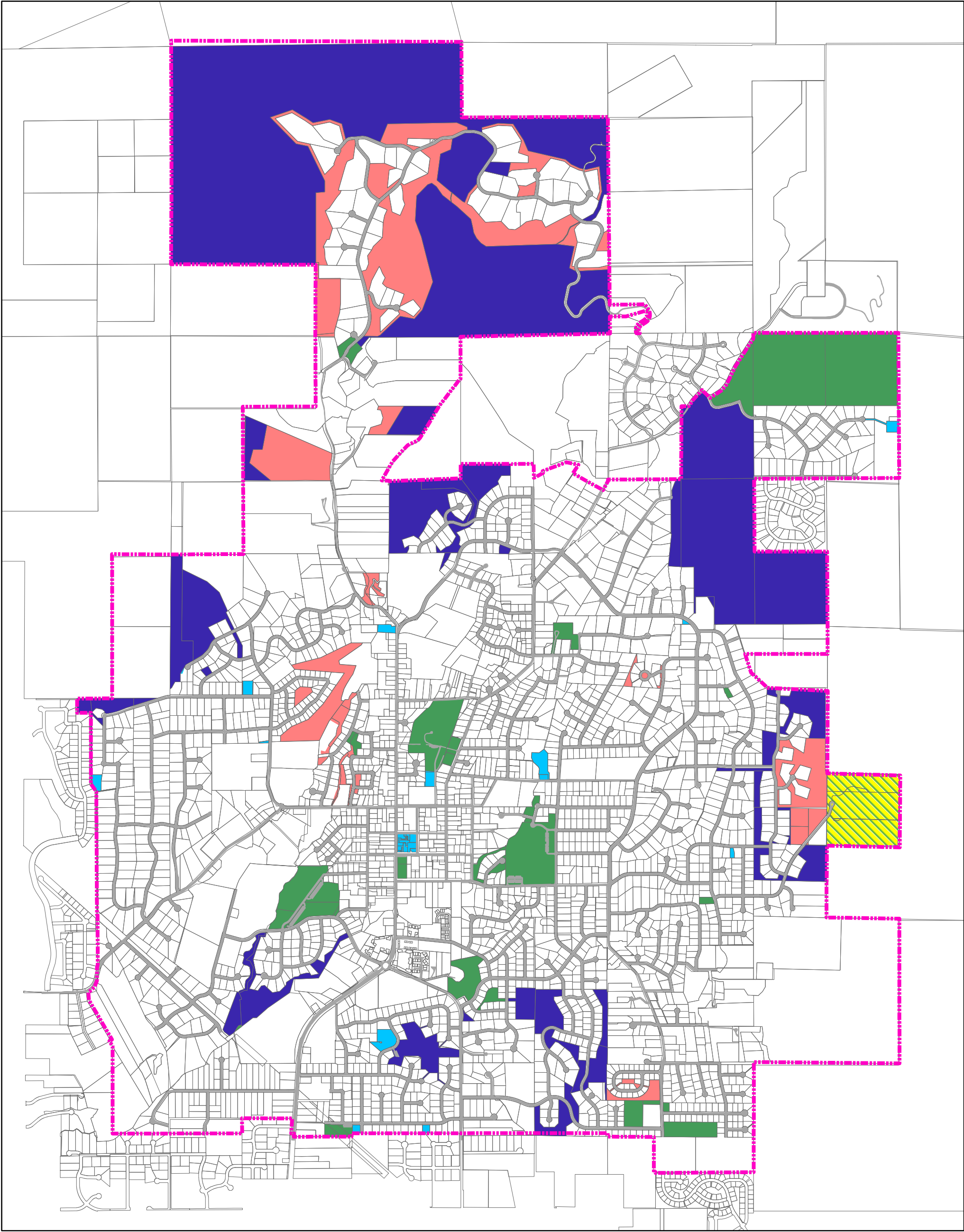
Resolution No. 2016-06
Adopted June 14, 2016



ALPINE CITY OPEN SPACE MASTER PLAN



-  Public Open Space
-  Private Open Space
-  Conservation Easement
-  Alpine City Boundary



Resolution No. _____
Adopted _____, 2016



ALPINE CITY OPEN SPACE MASTER PLAN PROPOSED

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

Map Legend

Public Open Space Proposed 2016

- Developed
- Natural
- City Owned Property
- Conservation Easement
- Private Open Space

ARTICLE 3.16 OPEN SPACE ORDINANCE (Ord.98-20/11-24-98; amended Ord. 2007-12/8-14-07)

3.16.1 PURPOSE

To enhance and preserve the quality of life in Alpine by providing for the preservation of selected areas within the City to be dedicated for the express purpose of preserving open space for the recreational use of the citizens of Alpine. To provide for the use of competitive sports, picnics, family gatherings, community social functions and other like activities. To maintain the rural nature of Alpine with appropriate landscaping and natural open space. (Open space consists of public and private open space.) Open space is set aside to accomplish one or more of the following functions:

1. To preserve viewscales, natural ridgelines, etc.
2. To create or preserve a buffer between developed areas for privacy, aesthetic, and other purposes.
3. To provide areas for recreation, such as ballparks, swimming pools, picnic and playground facilities.
4. To preserve wildlife habitat.
5. To provide off-street venues for activities such as walking, jogging, cross-country skiing, snow-shoeing, cycling and horseback riding, etc.
6. To preserve native vegetation and topography.

3.16.2 PERMITTED USES

Permitted uses of the land in the Open Space Zone include:

1. Walkways
2. Paths
3. Trails
4. Picnic Shelters
5. Sanitary Facilities
6. Lawns
7. Landscaping

These permitted uses shall be part of the Alpine Park plan and shall be recommended by the Planning Commission and approved by the City Council.

3.16.3 CONDITIONAL USES

The following uses shall be permitted upon compliance with the requirements of this ordinance and approval of a site plan by the Planning Commission and in compliance with the attached guidelines.

1. Permanent recreation facilities such as baseball diamonds with accompanying auxiliary structures, tennis courts and basketball courts.
2. Temporary recreational facilities such as soccer goals.
3. Structures for sale of food, drinks, game booths etc. which are of strictly a temporary nature for specific events.
4. Structures for use in organized group areas to be approved by the Planning Commission.
5. Wells with accompanying auxiliary structures, water, sewer and utility transmission lines and facilities.
6. [Structures for the maintenance and operation of city business.](#)
7. Other uses which are determined by the Planning Commission to be similar and compatible with the foregoing uses and in harmony with the intent of the zone.

3.16.4 SPECIAL PROVISIONS

- 3.16.4.1** All public parks in the City of Alpine as noted on the attached map, hereby made a portion

of this Ordinance, are included in this Zone and are subject to all of the provisions of this Zone.

- 3.16.4.2** Land included in these parks shall not be disposed of in any manner or used for any other purpose than specified herein except after a recommendation of the Planning Commission and a public hearing and by a super majority vote of the City Council (4 positive votes are required).

3.16.5 PROHIBITED ACTIVITIES

All activities specified in the attached guideline that are not allowed, as well as all activities not expressly permitted.

3.16.6 OPEN SPACE DEFINITIONS ~~AND DESIGNATIONS~~

Open Space is defined as any area where either commercial, municipal or residential building of structures is restricted or prohibited. Open Space may be either publicly or privately owned. City (public) ownership should be clearly indicated on plans and plats and recorded on deeds. Public open space encompasses all city parks and all city trails but not all city property. Private open space encompasses land retained open by conservation agreement in private ownership.

1. Privately-owned open space is retained through conservation agreements for the use and benefit of the owner or homeowner's association. Public access may be granted in designated areas. Improvement decisions are controlled by the owner in compliance with the City Master Plan, ~~open space designations~~, City ordinances, and any commitments made pursuant to annexation or development agreements. Use by the public is restricted to trails and roads.
2. Publicly-owned open space is retained for the use and benefit of the general public. Improvement decisions are controlled by the City Council in compliance with the City Master Plan, ~~open space designations~~ and City ordinances.

~~3.16.6.1 Designation of Type of Open Space~~

~~As subdivisions are approved, or as land is acquired by the City, open space shall be designated as one of four types, which shall be recorded on final plats and on the map which is part of this zone.~~

- ~~1. Natural or conservation open space.~~
- ~~2. Semi-improved open space.~~
- ~~3. Developed open space.~~
- ~~4. Organized group recreational open space.~~
- ~~5. Semi-improved recreational open space.~~

~~Usage restrictions, landscaping and maintenance guidelines, and future development of these open spaces are specified within this ordinance and shall be incorporated as either deed restrictions, conservation agreements, or by City ordinance. These apply to both private and public open space.~~

~~3.16.6.2 Definitions of Each Designation~~

~~3.16.6.2.1 Natural or Conservation Open Space:~~

- ~~1. Soil is left undisturbed.~~
- ~~2. Natural vegetation, whether or not native to the area, occupies the major visible aspect of the land. Revegetation or additional plantings must be~~

~~approved by the Planning Commission. (Refer to Schedule A to this zone for acceptable plants.)~~

- ~~3. Recreational improvement limited to natural or road-base surfaced trails, trail head parking, scenic overlook, public (restroom) facilities and other improvements, which are incidental to the natural area.~~
- ~~4. Construction and maintenance of City utilities shall be permitted.~~

3.16.6.2.2 ~~Semi-improved open space:~~

- ~~1. Limited grading for erosion control, access, etc.~~
- ~~2. Landscaping restricted to plants that require minimal water.~~
- ~~3. Recreational improvements limited to trails, trail head parking, scenic overlook, public (restroom) facilities and other improvements, which are incidental to the natural area.~~
- ~~4. Construction and maintenance of City utilities shall be permitted.~~

3.16.6.2.3 ~~Developed open space:~~

- ~~1. Formal grading.~~
- ~~2. Landscaping, including grass areas, shrubbery, trees, and other plants requiring watering and other maintenance.~~
- ~~3. Recreational areas, including playgrounds, pavilions, picnic areas, public (restroom) facilities, etc, with sufficient parking.~~
- ~~4. Construction and maintenance of City buildings and utilities shall be permitted.~~

3.16.6.2.4 ~~Organized group recreational open space:~~

- ~~1. Formal grading.~~
- ~~2. Landscaping, including grass areas, shrubbery, trees, and other plants requiring watering and other maintenance.~~
- ~~3. Land intended for ballparks, swimming pools and similar activities which may require lighting, parking lots and public (restroom) facilities.~~
- ~~4. Construction and maintenance of City buildings and utilities shall be permitted.~~

3.16.6.2.5 ~~Semi-Improved Recreational Open Space~~

- ~~1. Limited grading for parking and erosion control, access, etc.~~
- ~~2. Landscaping restricted to plants that require minimal water.~~
- ~~3. Recreational areas, including playgrounds, pavilions, picnic areas, rodeo grounds, and similar activities which may require lighting, parking lots and public (restroom) facilities.~~
- ~~4. Construction and maintenance of City buildings and utilities shall be permitted.~~

3.16.6.3 ~~Changes in Designation and Future Development~~

~~From time to time, changes in designation may be desired, or major improvements may be proposed to be added, which are not indicated on the attached map.~~

~~All requests by homeowners and/or citizens groups for such changes to City-owned property shall be presented in writing to the Planning Commission for review. The Planning Commission shall forward its recommendation to the City Council for a decision.~~

~~If the City Council, Planning Commission, City Committee, or citizens' group initiate a request for change or improvement, all residents within 500 feet of the affected area shall be notified by certified US Mail and invited to respond to the change. A public hearing shall be held.~~

3.16.7 PUBLIC RIGHT OF WAY (ROW) THROUGH OPEN SPACE

3.16.7.1 Purpose of Improved Trails

Trails encourage and enhance public use of open spaces, and may be added to any public area, within the guidelines of each designation, as deemed necessary by the City, and following recommended procedures for improvements. (Refer to Trail Ordinance, Article 3.17)

3.16.7.2 Permitted Uses on Trails

Uses as determined by the City and designated by trail markers.

3.16.8 GENERAL RESTRICTIONS (amended by Ord. 2004-18, 11/23/04)

Certain restrictions apply to all publicly-owned space, regardless of designation.

1. Unless specifically authorized, no motorized vehicles are allowed.
2. Public entry may be prohibited in designated areas, at specific times, and/or seasons. This may be further restricted to specific types of use, such as cycling, horseback riding, or cross country skiing as established by the City Council.
3. Open fires will not be allowed, except in City-installed fire pits in such places as the Bowery and Historic Moyle Park.
4. Overnight camping will not be allowed, except in designated areas (Bowery and rodeo grounds) and with the notification and permission of City Hall. Permit to be obtained at City Hall.
5. No animals of any kind are allowed in Historic Moyle Park. In all other parks pets are to be leashed, except in Lambert Park in which case the pet is to be under the owner's direct control at all times. All animal excrement is to be cleaned up by the owner of the animal or pet.
6. Dumping or storage of private property will not be allowed.
7. Nothing may be placed by individuals to restrict or obstruct the public right-of-way.
8. The City Council may allow or prohibit other uses as it deems reasonable and proper.

3.16.9 MAINTENANCE AND IMPROVEMENTS TO PUBLIC LANDS

Alpine City is responsible for the landscaping and maintenance needs of all publicly-owned open space.

The City recognizes the benefit of private participation in caring for these lands. Therefore, individual citizens and citizen groups shall be allowed and encouraged to improve and maintain open spaces. However, these improvements shall be governed by guidelines incorporated in this ordinance, which includes specific rules for each designation.

All requests for improvements and maintenance of City-owned property by citizens shall be presented in writing and recommended by the Planning Commission and approved by the City Council. These requests shall include a written or drawn landscape design. Approval of such requests will be granted based on adherence to general and designation guidelines, compliance with City ordinances and a visit to the site. If approved, the request will be kept on file for further reference.

Any landscaping, maintenance or other improvements to public lands which does not receive prior approval as specified within this ordinance shall be deemed an encroachment. All such encroachments shall incur a penalty (fine) as established by the City Council. Upon direction of the City Council and after 30 days notice from the City Administrator, such encroachments are subject to removal and the area involved shall be restored to its original condition at the citizen's expense.

3.16.9.1 General Improvement Guidelines

The following guidelines apply to all improvements to publicly-owned lands, ~~regardless of the designation.~~

3.16.9.1.1 Homeowners have no right to encroach on publicly-owned lands. These open spaces are not to be considered or treated as an extension of private property. Without a recommendation from the Planning Commission and approval of the City Council, all of the following apply:

1. Grass, trees or shrubbery may not be planted.
2. Fences may not be erected.
3. Grading may not be done.
4. Sprinkler systems may not be installed.
5. Vegetation may not be cut or destroyed.
6. Rain gutter or other drainage may not be directed onto public lands.
7. All other encroachments are expressly forbidden.

3.16.9.1.2 When permission is granted to individuals or groups to improve public lands, all such improvements become the property of the City.

1. The City is ultimately responsible for care and maintenance of such improvements.
2. The City may remove any elements as it deems necessary.
3. Written City approval must be obtained for any private parties to remove any such elements.

3.16.9.1.3 When permission is given to private parties to improve public lands with landscaping, these same parties will be required to maintain these improvements, unless otherwise specified. When approved the following general guidelines apply to all designations except natural (conservation) areas:

1. All sprinkling piping and heads are to be located entirely on private property. Drip irrigation pipes may go into the easements and would be the preferred watering method. Water may spray on planted landscaping, but shall not spray on the trail.
2. Shrubs may be planted within the trail easement, but must be no more than 2 feet high and be kept pruned back from the trail edge.
3. Non-invasive groundcovers may be planted in the trail easement but shall be kept off the trail. Low and slow-growing junipers, cotoneaster, vincas and grasses are examples of acceptable plants.
4. All trees are to be planted outside the trail corridor.
5. When written permission is granted for donated trees to be planted on public lands, they must be placed randomly, rather than parallel to private property lines, as such placement gives the visual effect of increasing the private area and effectually decreasing the public open space.

3.16.10 IMPROVEMENTS TO PRIVATE PROPERTY BORDERING PUBLIC OPEN SPACE

3.16.10.1 Fences or borders along property lines adjacent to open space must meet specific standards.

1. When the width of the open space is less than 50 feet, bordering fences may not exceed 6 feet in height.
2. When the width of the open space is 50 feet or more, fence standards as specified elsewhere in this ordinance apply.

3. Fences and hedges must be completely within the boundaries of the private property.
4. Hedges or shrubs must be maintained to the same height requirement as fences.
5. The owner of the fence or hedge must maintain the side facing the open space.

3.16.10.2 Dogs shall be restrained such that they cannot enter open space.

3.16.10.3 All trees are to be planted entirely on private property.

3.16.11 ENFORCEMENT

3.16.11.1 Subdivision Approval Stage

- 3.16.11.1.1** Open space designations and ownership shall be included on all plats and recorded on deeds.
- 3.16.11.1.2** Signs shall be provided by the City which can be photocopied, protected with plastic and fastened to stakes surrounding open space. These signs shall indicate City-owned open space and penalties for damage caused by construction crews and vehicles.
- 3.16.11.1.3** Developers are required to stake, clearly tape off and post signs marking all trail corridors and open spaces prior to the start of construction. The site may be walked by the City Staff, City Council and Planning Commission.
- 3.16.11.1.4** A bond to be approved by the City Engineer shall be posted by the developer against damage to public open space.

3.16.11.2 Before Bond Release

- 3.16.11.2.1** Developers shall ensure that tapes and signs are in place continuously during construction. The tapes and signs shall remain in place until construction is completed and the final bonds are released. They shall be replaced if necessary if damaged or lost from other causes.
- 3.16.11.2.2** Developers will be assessed a fine if damage is done to publicly owned areas by their contractors or their agents, and they will be required to restore the area(s) at their cost to the satisfaction of the City Engineer.

3.16.11.3 Before Building Permit is Issued

- 3.16.11.3.1** Before building permits are issued, all potential homeowners with property adjacent to open space shall bond, (amount to be set by City Engineer) for any and all damage done to public property caused by the owner and/or his contractor or agents during home construction.
- 3.16.11.3.2** Public open space must be staked, temporarily fenced off and marked with signs so that all construction crews will be aware of these public lands. (Amended by Ord. 2004-13, 9/28/04)
- 3.16.11.3.3** A copy of this ordinance shall be provided to the property owner when the building permit is issued.

3.16.11.4 Before Occupancy Permits are Issued

3.16.11.4.1 All damage to public open space and/or improvements upon it caused by home construction must be repaired by the homeowner at his or her expense.

3.16.11.4.2 If construction is completed during winter and weather prohibits replanting or other restoration, an additional bond may be posted to be held until repairs are approved by the City Administrator. The amount of bond to be determined by the City Engineer.

3.16.12 OTHER REMEDIES

Notwithstanding the enforcement measures in Section 3.16.5.4 above, all penalties contained in Chapter 8 of this ordinance may be imposed in lieu of or in addition to all other remedies in case of infractions.

ORDINANCE NO. 2016-07

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.16 OF THE ALPINE CITY DEVELOPMENT CODE AND THE OPEN SPACE MASTERPLAN MAP RELATING TO OPEN SPACE.

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance and map to clarify the conditional uses for open space and simplify the definitions for different types of open space; and

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

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

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

The amendments to Article 3.16 and the Open Space Masterplan Map contained in the attached document will supersede Article 3.16 and the Open Space Masterplan Map as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 28th day of June 2016.

Sheldon Wimmer, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

ARTICLE 3.16 OPEN SPACE ORDINANCE (Ord.98-20/11-24-98; amended Ord. 2007-12/8-14-07)

3.16.1 PURPOSE

To enhance and preserve the quality of life in Alpine by providing for the preservation of selected areas within the City to be dedicated for the express purpose of preserving open space for the recreational use of the citizens of Alpine. To provide for the use of competitive sports, picnics, family gatherings, community social functions and other like activities. To maintain the rural nature of Alpine with appropriate landscaping and natural open space. (Open space consists of public and private open space.) Open space is set aside to accomplish one or more of the following functions:

1. To preserve viewscales, natural ridgelines, etc.
2. To create or preserve a buffer between developed areas for privacy, aesthetic, and other purposes.
3. To provide areas for recreation, such as ballparks, swimming pools, picnic and playground facilities.
4. To preserve wildlife habitat.
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6. To preserve native vegetation and topography.

3.16.2 PERMITTED USES

Permitted uses of the land in the Open Space Zone include:

1. Walkways
2. Paths
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4. Picnic Shelters
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6. Lawns
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These permitted uses shall be part of the Alpine Park plan and shall be recommended by the Planning Commission and approved by the City Council.

3.16.3 CONDITIONAL USES

The following uses shall be permitted upon compliance with the requirements of this ordinance and approval of a site plan by the Planning Commission and in compliance with the attached guidelines.

1. Permanent recreation facilities such as baseball diamonds with accompanying auxiliary structures, tennis courts and basketball courts.
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3.16.4 SPECIAL PROVISIONS

- 3.16.4.1** All public parks in the City of Alpine as noted on the attached map, hereby made a portion of this Ordinance, are included in this Zone and are subject to all of the provisions of this Zone.
- 3.16.4.2** Land included in these parks shall not be disposed of in any manner or used for any other purpose than specified herein except after a recommendation of the Planning Commission and a public hearing and by a super majority vote of the City Council (4 positive votes are required).

3.16.5 PROHIBITED ACTIVITIES

All activities specified in the attached guideline that are not allowed, as well as all activities not expressly permitted.

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- and Historic Moyle Park.
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2. When the width of the open space is 50 feet or more, fence standards as specified elsewhere in this ordinance apply.
3. Fences and hedges must be completely within the boundaries of the private property.
4. Hedges or shrubs must be maintained to the same height requirement as fences.
5. The owner of the fence or hedge must maintain the side facing the open space.

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3.16.11 ENFORCEMENT

3.16.11.1 Subdivision Approval Stage

3.16.11.1.1 Open space designations and ownership shall be included on all plats and recorded on deeds.

3.16.11.1.2 Signs shall be provided by the City which can be photocopied, protected with plastic and fastened to stakes surrounding open space. These signs shall indicate City-owned open space and penalties for damage caused by

construction crews and vehicles.

3.16.11.1.3 Developers are required to stake, clearly tape off and post signs marking all trail corridors and open spaces prior to the start of construction. The site may be walked by the City Staff, City Council and Planning Commission.

3.16.11.1.4 A bond to be approved by the City Engineer shall be posted by the developer against damage to public open space.

3.16.11.2 Before Bond Release

3.16.11.2.1 Developers shall ensure that tapes and signs are in place continuously during construction. The tapes and signs shall remain in place until construction is completed and the final bonds are released. They shall be replaced if necessary if damaged or lost from other causes.

3.16.11.2.2 Developers will be assessed a fine if damage is done to publicly owned areas by their contractors or their agents, and they will be required to restore the area(s) at their cost to the satisfaction of the City Engineer.

3.16.11.3 Before Building Permit is Issued

3.16.11.3.1 Before building permits are issued, all potential homeowners with property adjacent to open space shall bond, (amount to be set by City Engineer) for any and all damage done to public property caused by the owner and/or his contractor or agents during home construction.

3.16.11.3.2 Public open space must be staked, temporarily fenced off and marked with signs so that all construction crews will be aware of these public lands. (Amended by Ord. 2004-13, 9/28/04)

3.16.11.3.3 A copy of this ordinance shall be provided to the property owner when the building permit is issued.

3.16.11.4 Before Occupancy Permits are Issued

3.16.11.4.1 All damage to public open space and/or improvements upon it caused by home construction must be repaired by the homeowner at his or her expense.

3.16.11.4.2 If construction is completed during winter and weather prohibits replanting or other restoration, an additional bond may be posted to be held until repairs are approved by the City Administrator. The amount of bond to be determined by the City Engineer.

3.16.12 OTHER REMEDIES

Notwithstanding the enforcement measures in Section 3.16.5.4 above, all penalties contained in Chapter 8 of this ordinance may be imposed in lieu of or in addition to all other remedies in case of infractions.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Soccer Discussion

FOR CONSIDERATION ON: June 28, 2016

PETITIONER: Mayor Sheldon Wimmer

ACTION REQUESTED BY PETITIONER: A special city council meeting was held on Wednesday June 22, 2016 to discuss the usage of the city's soccer fields. Representatives from the various soccer organizations were in attendance and were heard from. Mayor Wimmer has the following recommendations:

RECOMMENDED ACTION: That the City Council review the recommendations of Mayor Wimmer regarding soccer and determine what direction they want to go regarding soccer in Alpine City.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Walters Subdivision Concept Plan

FOR CONSIDERATION ON: 28 June 2016

PETITIONER: Ivory Homes

**ACTION REQUESTED BY PETITIONER: Review the Concept Plan and
Provide any Necessary Direction**

APPLICABLE STATUTE OR ORDINANCE: Chapter 4 (Subdivision)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed Walters Subdivision consists of 9 lots ranging from 20,690 square feet to 32,796 square feet on a site that is 5.68 acres. The site is located in the CR-20,000 zone.

STAFF RECOMMENDATIONS:

The Planning and Zoning Department and Engineering Department recommends approval of the proposed Walters Subdivision concept plan.


PLANNING COMMISSION MOTION:

David Fotheringham moved to approve the proposed Walters Subdivision Concept Plan.

Steve Swanson seconded the motion. The motion was unanimous with 4 Ayes and 0 nays. David Fotheringham, Steve Cosper, Jane Griener and Steve Swanson all voted Aye.



Date: June 1, 2016

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

Subject: **Walters Subdivision – ENGINEER’S CONCEPT REVIEW**
9 Lots on 5.68 Acres, CR 20,000 Zone

ENGINEERING REVIEW

This is the engineering review for the proposed Walters Subdivision. A separate Planning Review will also be completed. The proposed development consists of 9 lots including an existing home. The development is located in the CR 20,000 zone at 615 East 300 North.

Street System

The street system consists of a 232 foot long cul-de-sac and terminates with a 60-foot radius sized turn-a-round, both of which meet code. The property to be developed fronts both 300 North and Bristol Court. Frontage improvements consisting of street widening, curb, gutter, and sidewalk would be required on both streets. Street right-of-way would also be required to meet the typical 54-foot standard street cross-section, this is reflected on the proposed concept plan.

A concern about traffic at the intersection of Bristol Court and 300 North has been brought up at past meetings. The engineering department has looked at the intersection twice and neither study warranted a 4-way stop situation. With 8 new lots being added to the area another study could be done but the study wouldn’t be done until all the new lots were occupied with homes.

Utilities

A detailed utility plan is not required at concept. Having said that, some general observations are mentioned:

Sewer System. There is an existing 8-inch sewer line in 300 North and Bristol Court that could serve the development. An 8-inch extension of the sewer main would be required in the cul-de-sac. 4-inch sewer laterals would be required for each new lot.

Culinary Water System. The subdivision is well below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide a minimum 40 psi required by ordinance. There are currently 8-inch water lines in both streets to which the property fronts. A new waterline would be required for the cul-de-sac, sizing can be determined

at preliminary. The Fire Marshall will need to approve the location of proposed fire hydrants as the plan moves forward. 3/4-inch water laterals will need to be constructed for each new lot.

Pressurized Irrigation System. There is currently a 10-inch pressurized irrigation line in 300 North which the cul-de-sac would connect to via a new 4-inch main. This line is high in pressure which would require pressure reducing valves (PRV's) to be installed in the pressurized irrigation connection boxes. Lots 8 and 9 would not require PRV's as the line in Bristol Court operates at a more common pressure for outdoor use. 1-inch laterals would be required for each new lot.

Storm Water Drainage System. Storm drainage detention of the 50-year event would be required for the development. It would need to be built such that it could discharge to Dry Creek and stub for future development to the east. The details of this, and all the utilities, will be worked out at Preliminary.

General Subdivision Remarks

The property is not located within any of the sensitive areas as outlined in the city planning maps. A geotechnical report would be required at Preliminary.

ENGINEERING RECOMENDATION

We recommend that Concept Approval of the proposed development be approved.



Date: June 9, 2016

By: Jason Bond
City Planner

**Subject: Planning and Zoning Review
Walters Subdivision Concept Plan
Approximately 615 East 300 North – 9 lots on 5.68 acres**

Background

The proposed Walters Subdivision consists of 9 lots ranging from 20,690 square feet to 32,796 square feet on a site that is 5.68 acres. The site is located in the CR-20,000 zone.

Lot Area and Width Requirements

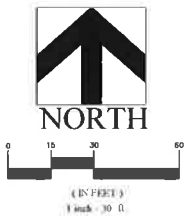
The proposed lots for this subdivision meet the lot area requirement. The required lot width of 110 feet (80 feet when on a cul-de-sac) measured at the front setback for each proposed lot is shown to meet the requirements.

General Remarks

A residential dwelling and an accessory building currently sits on the corner of Bristol Court and 300 North. The plan shows that the dwelling will remain and the accessory building will be removed. There are no issues with this proposal.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed Walters Subdivision concept plan.



RECEIVED MAY 27 2016

WALTERS SUBDIVISION

PROJECT #: 16-034
LOCATED AT: 600 E 300 N ALPINE, UTAH

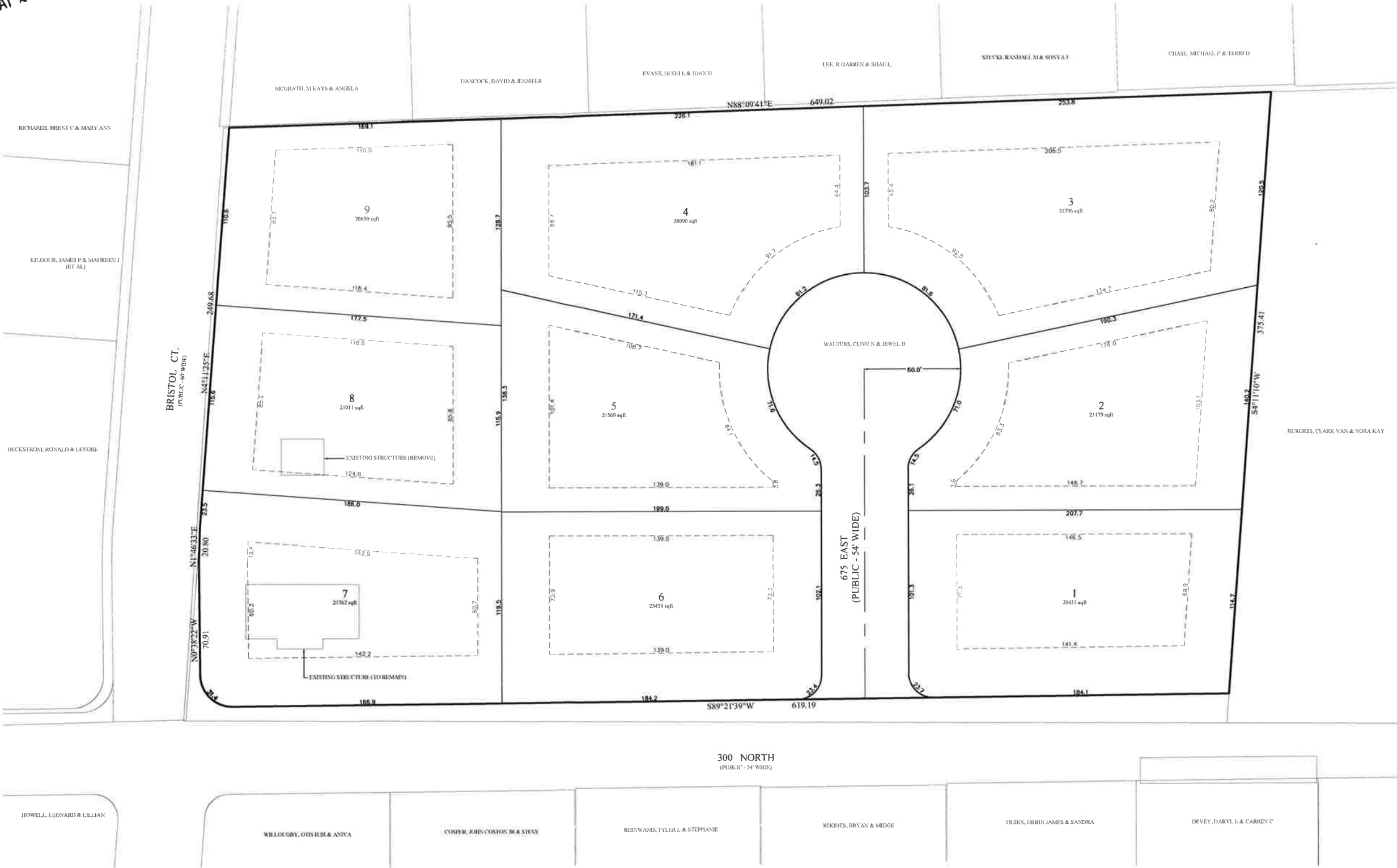
ORIGINAL PROPERTY 5.5 ACRES
SINGLE FAMILY LOTS 9
TOTAL DENSITY 1.64 UNITS/ACRE

ZONE REQUIREMENTS

ZONE: CR-20000
LOT SIZE: 20,000 SF
FRONTAGE: 110'
CUL-DE-SAC RADIUS: 60'
ROW WIDTH: 54'



VICINITY MAP
N.T.S.



GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:



ALPINE CITY COUNCIL AGENDA

SUBJECT: 3 Falls Drive Parking

FOR CONSIDERATION ON: June 28, 2016

PETITIONER: Will Jones

ACTION REQUESTED BY PETITIONER: For the Council to not allow parking on 3 Falls Drive.

APPLICABLE STATUTE OR ORDINANCE:

BACKGROUND INFORMATION: When the 3 Falls development was approved by the Council no definitive decision was made on whether to allow or not allow parking on 3 Falls Drive. The developers of the 3 Falls subdivision have provided a public parking lot at entrance to the 3 Falls subdivision and handicapped parking at the proposed pond in the 3 Falls development. The question is whether this is sufficient or whether public parking should be allowed on all the public roads in the subdivision.

Council Action: *The City Council will decide on the parking issue at the 3 Falls subdivision.*

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ft. Canyon Road Retaining Walls Design

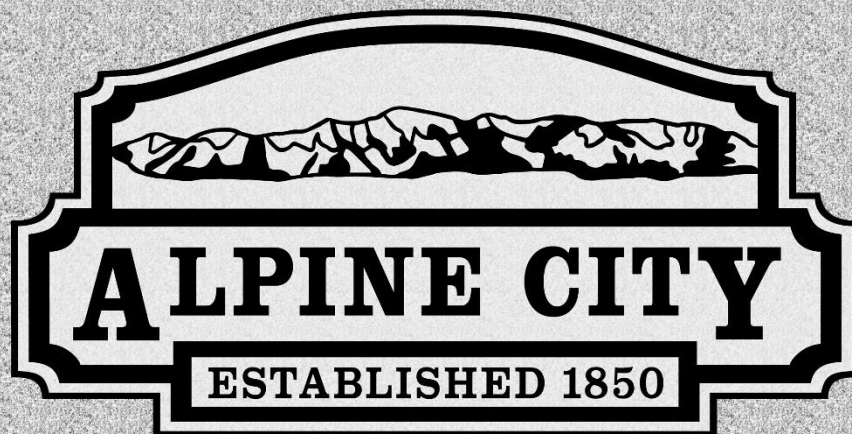
FOR CONSIDERATION ON: June 28, 2016

PETITIONER: Will Jones

ACTION REQUESTED BY PETITIONER: The design of the retaining walls up Ft. Canyon have included gabions. The Developer, Will Jones, would like to not use gabions as part of the retaining walls. Staff agrees.

INFORMATION: See above.

RECOMMENDED ACTION: *That the City Council approve the design change to not include gabions as part of the retaining wall design on the Ft. Canyon road.*



20 NORTH MAIN

Sent from my iPhone

Begin forwarded message:

From: Daltons Memorial <info@daltonsmemorial.com>

Date: May 16, 2016 at 5:23:12 PM MDT

To: <ssorensen@alpinecity.org>

Subject: Granite Sign Quotes

Dear Mr. Sorensen:

I have some quotes for you on the granite city sign you spoke with our manager about the other day. The prices are the same whether the pieces are cut straight across the top, or with an oval curve to make the look a little softer. We thought it might be nice to offer an option either way.

Both of these are priced in a light gray granite, sandblasted on one side. Installation is not included. If you would like us to install the piece, let us know and we will get you some pricing for that as well.

Option 1

60" x 4" x 36" Straight or Curved Top

Polished Front & Back

Rough Edges

\$2577

Option 2

60" x 6" x 36" Straight or Curved Top

Polished Front & Back

Rough Edges

\$2690

Sincerely,

Kim Nelson-Secretary

Dalton's Memorial Engraving

ALPINE CITY COUNCIL AGENDA

SUBJECT: Pine Grove Annexation Petition

FOR CONSIDERATION ON: June 28, 2016

PETITIONER: Patterson Construction

ACTION REQUESTED BY PETITIONER: Consider accepting the annexation petition for the Pine Grove property owned by Patterson Construction. The property consists of 159.79 acres and is located northeast of Alpine in Utah County. Accepting the annexation petition will begin the process but does not obligate the City to annex the property.

RECOMMENDED ACTION: *That the City Council consider accepting the Pine Grove annexation petition.*



RECEIVED JUN 23 2016

Annexation Application

20 North Main Alpine, UT 84004 • 801-756-6347 (Phone) • 801-756-1189 (Fax) • www.alpinecity.org

Contact Information

Applicant / Sponsor WMPFP Partners Ltd. / Ross Welch Date 6-22-16
Address 11038 N. Highland Blvd. Suite 100 City Highland State UT Zip 84003
Phone 801-642-0119 Fax 801-763-8897 Email rossw@phutah.com

Project Information

Annexation Name Pine Grove Current Use Subdivision
Project Address Approx. 13600 N. Grove Dr. Proposed Zoning 30 acres R-1-40, Remaining CE-5
Annexation Size (in acres) 159.79 Inside Policy Declaration Boundaries? No

Source of Water Rights

Irrigation Stock _____ # of Shares _____ Company _____
Other Water Rights _____ # of Shares _____ Company _____
Other Acceptable Contribution Water Credits, Well water and irrigation shares available

Owners of Petitions

1. Name PHI Properties, Inc. Signature [Signature] Date 6-22-16
2. Name WMPFP Partners Ltd. Signature [Signature] Date 6-22-16
3. Name Meadowbrook Properties L.P. Signature [Signature] Date 6-22-16
4. Name Meadowbrook Land LLC Signature [Signature] Date 6-22-16
5. Name _____ Signature _____ Date _____

Annexation Petition Requirements

Total Annexation Property (in acres) 159.79 Total Annexation Property (in acres) 159.79
Percentage of Annexation Area Signers 96% Percentage of Assessed Value of Signers 100%
Assessed Value of all Real Property \$3,838,700 Assessed Value of Signatory Properties \$3,838,700

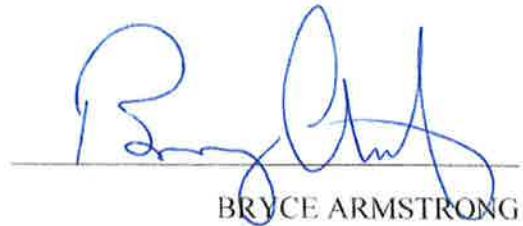
FOR CITY USE ONLY

Annexation Fee Date Fee Paid / Payment Type _____ Receipt # _____
(Application Fee \$350 + Plat Review Fee \$150 + Actual Cost of Annexation Study)

Pine Grove Subdivision Annexation

CERTIFICATE OF SERVICE

I hereby certify that, pursuant to Utah Code Annotated §10-2-403, I mailed notice to each owner of real property located within the area proposed to be annexed and to each owner of real property located within 300 feet of the area proposed to be annexed, postage pre-paid, on this the 15th day of June, 2016.



BRYCE ARMSTRONG
ASSOCIATE DIRECTOR
UTAH COUNTY COMMUNITY DEVELOPMENT

Mailing Sheet for Annexation Notices

Box Elder South Annexation:

Name	Address	City	Zip Code
Meadowbrook Properties L.P.	11038 N. Highland Blvd. Suite 100	Highland	84003
US Forest Service	2370 S. 2300 West	Salt Lake	84119
Peter & Ximena Childs	1681 E. Box Elder Circle	Alpine	84004
Box Elder Alpine Land, LLC	1241 Ft. Canyon Rd.	Alpine	84004
Vince & Maria Hansen	1684 Martinet	Odgen	84403
Alpine City Recorder	20 N. Main St.	Alpine	84004
PHI Properties, Inc.	11038 N. Highland Blvd. Suite 100	Highland	84003
Patterson Construction, Inc.	11038 N. Highland Blvd. Suite 100	Highland	84003

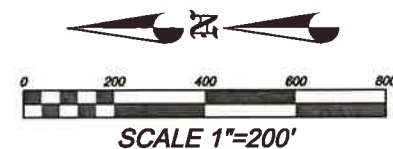
Pine Grove Annexation:

Name	Address	City	Zip Code
US Forest Service	2370 S. 2300 West	Salt Lake	84119
Meadowbrook Properties L.P.	11038 N. Highland Blvd. Suite 100	Highland	84003
Alpine City Recorder	20 N. Main St.	Alpine	84004
PHI Properties, Inc.	11038 N. Highland Blvd. Suite 100	Highland	84003
Meadowbrook Land LLC	11038 N. Highland Blvd. Suite 100	Highland	84003
WMPFP Parnters, Ltd.	11038 N. Highland Blvd. Suite 100	Highland	84003
Lehi City c/o Kim Struthers	153 N. 100 East	Lehi	84043
Ann & James Gray	4084 W. Alpine Cove Circle	Alpine	84004
Jeff & Jackie Smith	13571 N. Grove Dr.	Alpine	84004
KM8 Holdings LLC	13571 N. 4015 West	Alpine	84004



UTAH COUNTY SURVEYOR

DATE _____



SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO ALPINE CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS THE SOUTH WEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE N 02°19' W 1310.08 FEET ALONG SECTION LINE; THENCE N 0°19'49" W ALONG SECTION LINE 1310.06 FEET TO THE WEST QUARTER CORNER OF S40 SECTION; THENCE S 02°22'30" W ALONG SECTION LINE 953.80 FEET; THENCE N 43°37'51" E 1279.98 FEET; THENCE NORTH 41.01 FEET; THENCE N 89°37'30" E 412.37 FEET TO THE 1/16 SECTION LINE; THENCE S 0°13'10" E ALONG THE 1/16 SECTION LINE 1995.49 FEET TO THE WEST 1/16 CORNER OF SAID SECTION; THENCE S 0°11'46" E ALONG THE 1/16 SECTION LINE 1301.82 FEET; THENCE S 89°41'12" E 1312.81 FEET TO THE 1/4 SECTION LINE; THENCE S 00°02'47" E ALONG THE 1/4 SECTION LINE 1294.81 FEET TO THE SECTION LINE; THENCE S 89°58'00" W ALONG SECTION LINE 2618.22 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING: 159.79 ACRES

BASIS OF BEARING: $N00^{\circ}19'49''W$ ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

SURVEYOR

DATE _____

ACCEPTANCE BY LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF ALPINE, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF AMERICAN FORK CITY, TO BE KNOWN HEREAFTER AS THE PINE GROVE ANNEXATION PLAT "A".

DATED THIS ____ DAY OF _____, _____.

ATTEST: _____
RECORDER

ANNEXATION PLAT

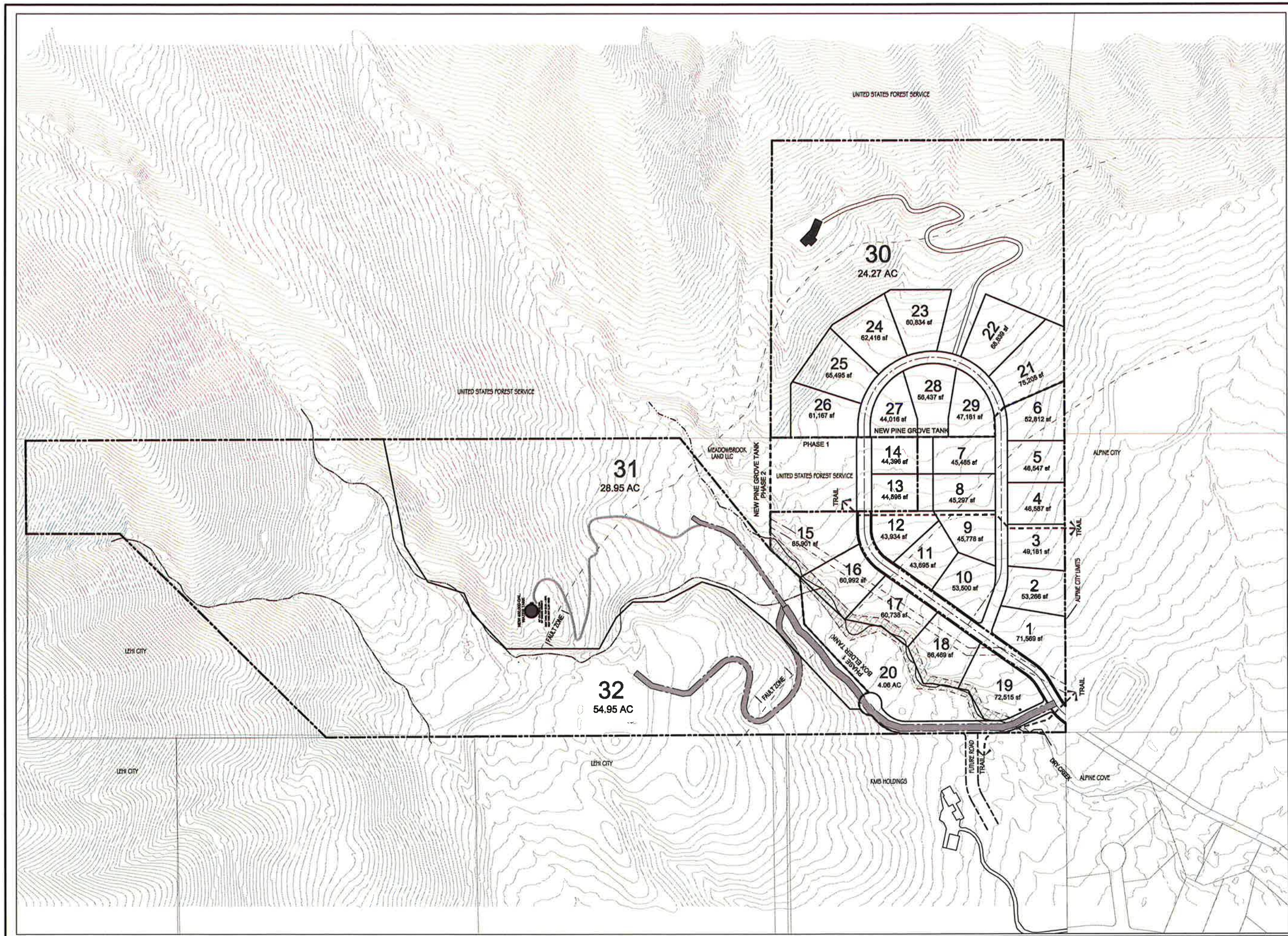
PINE GROVE
ANNEXATION

ALPINE CITY

LOCATED IN SECTION 8
TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.
UTAH COUNTY, UTAH

SCALE: 1"=200'

5/22/2016



PROJECT

TABULATIONS

TOTAL PROJECT AREA154.88 ACRES

TOTAL # OF LOTS32

PROJECT DENSITY1 DU / 4.83 AC

SCALE: 1"= 200

CIVIL ENGINEERING

11038 N Highland Blvd. Suite 400

Highland UT, 84003

office (801) 492-1277

cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

PREPARED BY:

DATE

KEN R. BERG

4/1/2016

PROJECT

PINE GROVE

SHEET DESCRIPTION

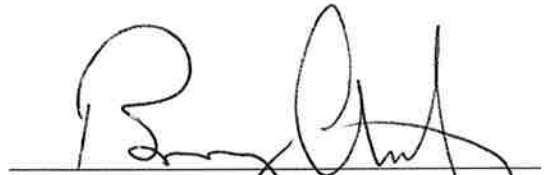
CONCEPT

ACTION	SHEET NUMBER

Pine Grove Subdivision Annexation

CERTIFICATE OF SERVICE

I hereby certify that, pursuant to Utah Code Annotated §10-2-403, I mailed notice to each owner of real property located within the area proposed to be annexed and to each owner of real property located within 300 feet of the area proposed to be annexed, postage pre-paid, on this the 15th day of June, 2016.

A handwritten signature in black ink, appearing to read 'Bryce Armstrong', is written over a horizontal line.

BRYCE ARMSTRONG
ASSOCIATE DIRECTOR
UTAH COUNTY COMMUNITY DEVELOPMENT

ATTENTION: YOUR PROPERTY MAY BE AFFECTED BY A PROPOSED ANNEXATION.

Records show that you own property within an area that is intended to be included in a proposed annexation to Alpine City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether or not to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Alpine City within 30 days after Alpine City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting:

Charmayne Warnock, Alpine City Recorder
20 N. Main St.
Alpine, UT 84004
Phone: 801-756-6347
Email: cwarnock@alpinecity.org

Bryce Armstrong, Utah County Community Development
51 S. University Ave. Suite 120
Provo, UT 84601
Phone: 801-851-8343
Email: brycea@utahcounty.gov

Ross Welch, Representative of landowners
11038 N. Highland Blvd. Suite 100
Highland, UT 84003
Phone: 801-642-0119
Email: rossw@phutah.com

Once filed, the annexation petition will be available for inspection and copying at the office of Alpine City Recorder, 20 N. Main St., Alpine, UT.

ATTENTION: YOUR PROPERTY MAY BE AFFECTED BY A PROPOSED ANNEXATION.

Records show that you own property within an area that is intended to be included in a proposed annexation to Alpine City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether or not to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Alpine City within 30 days after Alpine City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting:

Charmayne Warnock, Alpine City Recorder
20 N. Main St.
Alpine, UT 84004
Phone: 801-756-6347
Email: cwarnock@alpinecity.org

Bryce Armstrong, Utah County Community Development
51 S. University Ave. Suite 120
Provo, UT 84601
Phone: 801-851-8343
Email: brycea@utahcounty.gov

Ross Welch, Representative of landowners
11038 N. Highland Blvd. Suite 100
Highland, UT 84003
Phone: 801-642-0119
Email: rossw@phutah.com

Once filed, the annexation petition will be available for inspection and copying at the office of Alpine City Recorder, 20 N. Main St., Alpine, UT.

Utah County Parcel Map



UNITED STATES OF AMERICA
- ALPINE DIST
640 acres

11:059:0005
UNITED STATES OF AMERICA
- ALPINE DIST
640 acres

11:059:0004
UNITED STATES OF AMERICA
- ALPINE DIST
640 acres

11:042:0026
LEHI CITY
77.64 acres

11:042:0004
LEHI CITY CORPORATION (ET AL.)
163.04 acres

11:042:0004
LEHI CITY CORPORATION (ET AL.)
163.04 acres

Pine Grove
Subdivision

Pine Grove
Subdivision

11:043:0005
UNITED STATES OF AMERICA
- ALPINE DIST
440 acres

11:059:0009
UNITED STATES OF AMERICA
- ALPINE DIST
640 acres

Alpine Rodeo Grounds
11:044:0068
ALPINE CITY
39.79 acres

11:044:0023
UNITED STATES OF AMERICA
- ALPINE DIST
404.71 acres

11:059:0016
UNITED STATES OF AMERICA
- ALPINE DIST
640 acres

ALPINE CITY COUNCIL AGENDA

SUBJECT: Lambert Park Estates Annexation Petition

FOR CONSIDERATION ON: June 28, 2016

PETITIONER: Patterson Construction

ACTION REQUESTED BY PETITIONER: Consider accepting the annexation petition for Lambert Park Estates property (previously known as Box Elder South) owned by Patterson Construction. The property consists of 43.9 acres and is located east of Alpine in Utah County. Accepting the annexation petition will begin the process but does not obligate the City to annex the property.

RECOMMENDED ACTION: *That the City Council consider accepting the Lambert Park Estates annexation petition.*



RECEIVED JUN 23 2016

Annexation Application

20 North Main Alpine, UT 84004 • 801-756-6347 (Phone) • 801-756-1189 (Fax) • www.alpinecity.org

Contact Information

Applicant / Sponsor Patterson Construction, Inc. / Ross Wells Date 6-22-16
Address 11038 N. Highland Blvd. Ste. 100 City Highland State UT Zip 84003
Phone 801-642-0119 Fax 801-763-8897 Email rossw@phutah.com

Project Information

Annexation Name Lambert Park Estates (Previously known as Box Elder South) Current Use Residential
Project Address South of Existing Box Elder Subdivision Proposed Zoning R-1-20
Annexation Size (in acres) 43.9 Inside Policy Declaration Boundaries? yes

Source of Water Rights

Irrigation Stock _____ # of Shares _____ Company _____
Other Water Rights _____ # of Shares _____ Company _____
Other Acceptable Contribution Water has already been dedicated to the City.

Owners of Petitions

1. Name Patterson Construction, Inc. Signature _____ Date 6-22-16
2. Name _____ Signature _____ Date _____
3. Name _____ Signature _____ Date _____
4. Name _____ Signature _____ Date _____
5. Name _____ Signature _____ Date _____

Annexation Petition Requirements

Total Annexation Property (in acres) 43.9 Total Annexation Property (in acres) 43.9
Percentage of Annexation Area Signers 100% Percentage of Assessed Value of Signers 100%
Assessed Value of all Real Property \$9,900,000 Assessed Value of Signatory Properties \$9,900,000

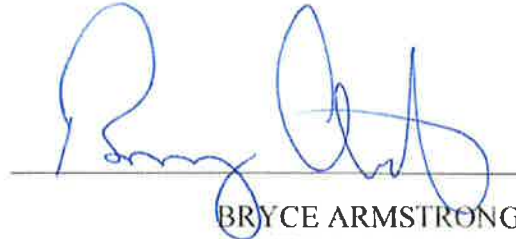
FOR CITY USE ONLY

Annexation Fee Date Fee Paid / Payment Type _____ Receipt # _____
(Application Fee \$350 + Plat Review Fee \$150 + Actual Cost of Annexation Study)

Box Elder South Subdivision Annexation

CERTIFICATE OF SERVICE

I hereby certify that, pursuant to Utah Code Annotated §10-2-403, I mailed notice to each owner of real property located within the area proposed to be annexed and to each owner of real property located within 300 feet of the area proposed to be annexed, postage pre-paid, on this the 15th day of June, 2016.



BRYCE ARMSTRONG
ASSOCIATE DIRECTOR
UTAH COUNTY COMMUNITY DEVELOPMENT

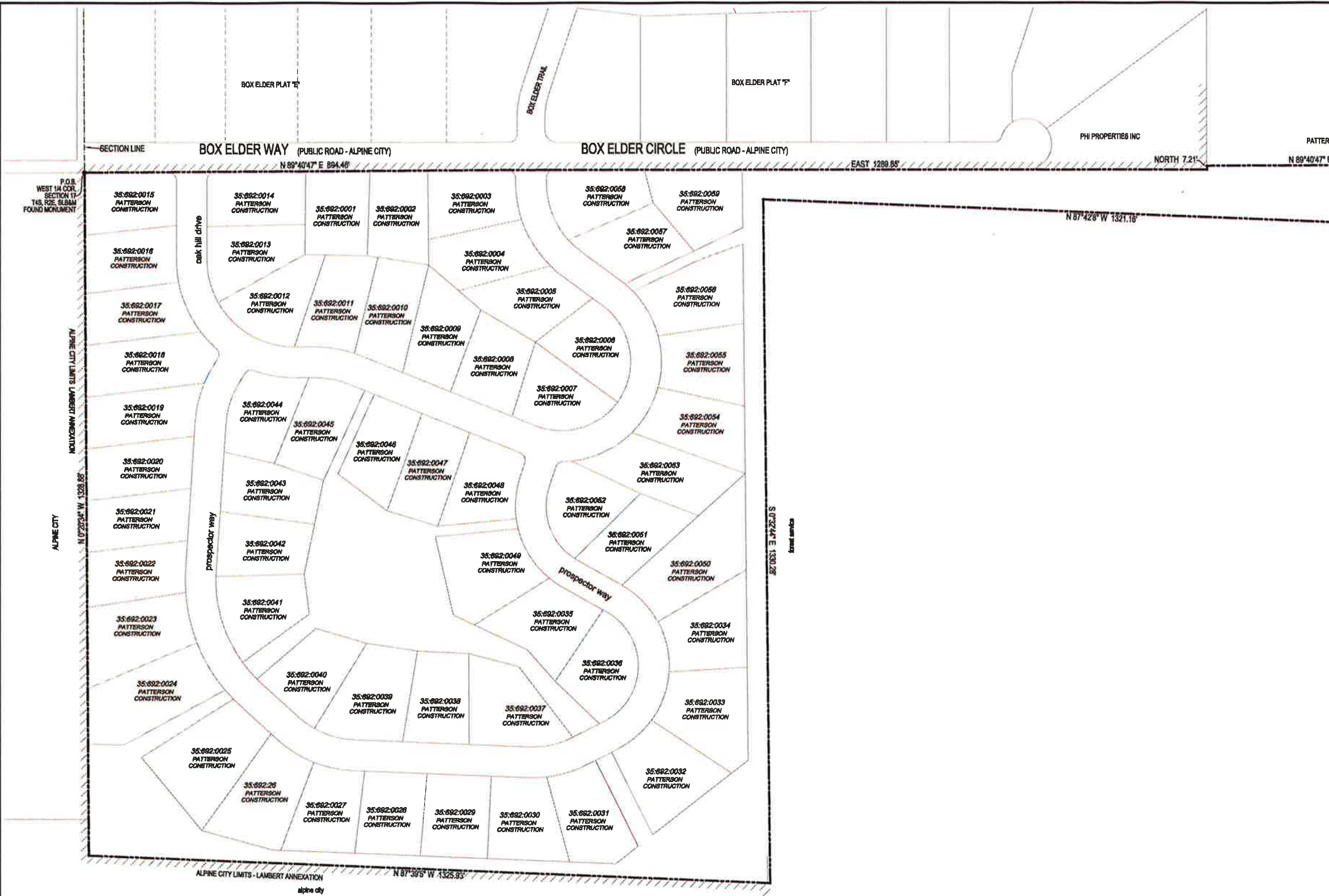
Mailing Sheet for Annexation Notices

Box Elder South Annexation:

Name	Address	City	Zip Code
Meadowbrook Properties L.P.	11038 N. Highland Blvd. Suite 100	Highland	84003
US Forest Service	2370 S. 2300 West	Salt Lake	84119
Peter & Ximena Childs	1681 E. Box Elder Circle	Alpine	84004
Box Elder Alpine Land, LLC	1241 Ft. Canyon Rd.	Alpine	84004
Vince & Maria Hansen	1684 Martinet	Odgen	84403
Alpine City Recorder	20 N. Main St.	Alpine	84004
PHI Properties, Inc.	11038 N. Highland Blvd. Suite 100	Highland	84003
Patterson Construction, Inc.	11038 N. Highland Blvd. Suite 100	Highland	84003

Pine Grove Annexation:

Name	Address	City	Zip Code
US Forest Service	2370 S. 2300 West	Salt Lake	84119
Meadowbrook Properties L.P.	11038 N. Highland Blvd. Suite 100	Highland	84003
Alpine City Recorder	20 N. Main St.	Alpine	84004
PHI Properties, Inc.	11038 N. Highland Blvd. Suite 100	Highland	84003
Meadowbrook Land LLC	11038 N. Highland Blvd. Suite 100	Highland	84003
WMPFP Parnters, Ltd.	11038 N. Highland Blvd. Suite 100	Highland	84003
Lehi City c/o Kim Struthers	153 N. 100 East	Lehi	84043
Ann & James Gray	4084 W. Alpine Cove Circle	Alpine	84004
Jeff & Jackie Smith	13571 N. Grove Dr.	Alpine	84004
KM8 Holdings LLC	13571 N. 4015 West	Alpine	84004



SURVEYOR'S CERTIFICATE
I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO ALPINE CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION
BEGINNING AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°40'47" EAST 894.48 FEET; THENCE EAST ALONG THE SOUTHERLY BOUNDARY OF BOX ELDER PLAT "F" SUBDIVISION A DISTANCE OF 1289.85 FEET; THENCE NORTH ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 7.21 FEET; THENCE NORTH 89°40'47" EAST 454.29 FEET; THENCE SOUTH 0°48'04" EAST ALONG QUARTER SECTION LINE A DISTANCE OF 120.70 FEET TO THE MONUMENTED CENTER OF SECTION 17; THENCE NORTH 87°42'08" WEST ALONG QUARTER SECTION LINE A DISTANCE OF 1321.16 FEET; THENCE SOUTH 0°32'44" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1330.28 FEET; THENCE NORTH 87°40'08" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1329.83 FEET; THENCE NORTH 00°20'34" WEST ALONG THE SECTION LINE A DISTANCE OF 1329.86 FEET TO THE POINT OF BEGINNING.
CONTAINS: 43.800 ACRES

SURVEYOR _____ DATE _____

ACCEPTANCE BY LEGISLATIVE BODY
WE, THE DULY ELECTED COUNCIL OF THE CITY OF ALPINE, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF AMERICAN FORK CITY, TO BE KNOWN HEREFTER AS THE LAMBERT PARK ESTATES ANNEXATION PLAT "A".

DATED THIS ____ DAY OF ____, ____

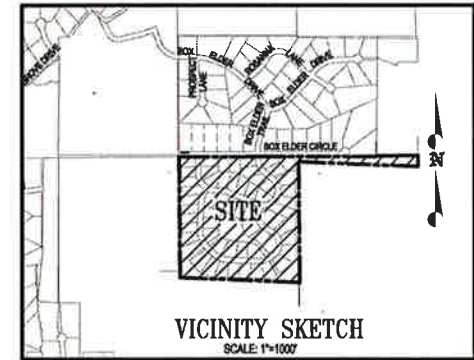
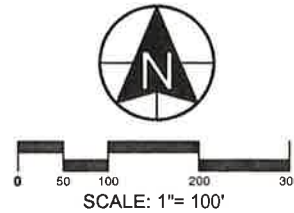
ATTEST: _____
RECORDER

ANNEXATION PLAT
LAMBERT PARK ESTATES
ANNEXATION
ALPINE CITY
LOCATED IN SECTION 17
TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.
UTAH COUNTY, UTAH
SCALE: 1"=100'

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AS AMENDED.

UTAH COUNTY SURVEYOR

DATE
SEAL

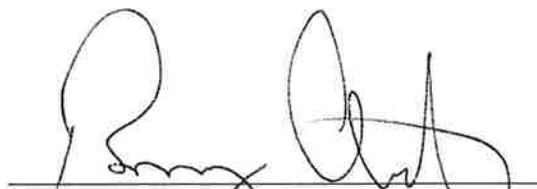


6/22/2016

Box Elder South Subdivision Annexation

CERTIFICATE OF SERVICE

I hereby certify that, pursuant to Utah Code Annotated §10-2-403, I mailed notice to each owner of real property located within the area proposed to be annexed and to each owner of real property located within 300 feet of the area proposed to be annexed, postage pre-paid, on this the 15th day of June, 2016.

A handwritten signature in black ink, appearing to read 'Bryce Armstrong', is written over a horizontal line.

BRYCE ARMSTRONG
ASSOCIATE DIRECTOR

UTAH COUNTY COMMUNITY DEVELOPMENT

ATTENTION: YOUR PROPERTY MAY BE AFFECTED BY A PROPOSED ANNEXATION.

Records show that you own property within an area that is intended to be included in a proposed annexation to Alpine City or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether or not to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Alpine City within 30 days after Alpine City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting:

Charmayne Warnock, Alpine City Recorder
20 N. Main St.
Alpine, UT 84004
Phone: 801-756-6347
Email: cwarnock@alpinecity.org

Bryce Armstrong, Utah County Community Development
51 S. University Ave. Suite 120
Provo, UT 84601
Phone: 801-851-8343
Email: brycea@utahcounty.gov

Ross Welch, Representative of landowners
11038 N. Highland Blvd. Suite 100
Highland, UT 84003
Phone: 801-642-0119
Email: rossw@phutah.com

Once filed, the annexation petition will be available for inspection and copying at the office of Alpine City Recorder, 20 N. Main St., Alpine, UT.

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Email: cwarnock@alpinecity.org

Bryce Armstrong, Utah County Community Development
51 S. University Ave. Suite 120
Provo, UT 84601
Phone: 801-851-8343
Email: brycea@utahcounty.gov

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Highland, UT 84003
Phone: 801-642-0119
Email: rossw@phutah.com

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Utah County Parcel Map



11:044:0006
ALPINE CITY CORPORATION
- ALPINE DIST
40 acres

11:044:0068
ALPINE CITY
39.79 acres

11:045:0108
ALPINE CITY CORPORATION
39.41 acres

F BOX ELDER WAY F BOX ELDER CIR

*Box Elder South
Subdivision*

11:045:0231
ALPINE CITY OF
78.53 acres

11:044:0023
UNITED STATES OF AMERICA
- ALPINE DIST
404.71 acres

11:044:0023
UNITED STATES OF AMERICA
- ALPINE DIST
404.71 acres

Wadsworth
Canyon

11:044:0062
ALPINE CITY CORPORATION
39.67 acres

LDS
Chapel