



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a meeting on **Tuesday, April 11, 2017 at 6:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER

A. Roll Call

II. EXECUTIVE SESSION: Discuss litigation.

III. RETURN TO OPEN MEETING

- | | |
|---------------------------------|----------------------|
| A. *Roll Call: | Mayor Sheldon Wimmer |
| B. Prayer: | Troy Stout |
| C. Pledge of Allegiance: | By Invitation |

IV. PUBLIC COMMENT

V. CONSENT CALENDAR

A. Minutes of March 28, 2017 City Council meeting

VI. REPORTS AND PRESENTATIONS

VII. ACTION/DISCUSSION ITEMS

- A. PUBLIC HEARING:** Receive public comment on the Alpine Cove Annexation petition.
- B. Alpine Cove Annexation:** The City Council will discuss the petition from Alpine Cove residents to be annexed into Alpine City.
- C. Ordinance No. 2017-04, Amendment to the Farm Animal & Agricultural Regulations (Section 3.21.9)** The City Council will consider a proposed amendment to the ordinance that will prohibit roosters and add language about the number of allowed chickens.
- D. Approval of night-time work on Fort Canyon Road:** The City Council will consider a letter to Fort Canyon residents suggesting the road be closed between the hours of 10 pm to 6 am for construction in order to reduce daytime closures.

VIII. STAFF REPORTS

IX. COUNCIL COMMUNICATION

X. 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
April 7, 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
March 28, 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, Kimberly Bryant, Roger Bennett, Ramon Beck, Troy Stout

Staff: Shane Sorensen, Charmayne Warnock, David Church, Jason Bond

Others: Steve Cosper, Brent Oakeson, - ULGT, Morgan Topham, Loraine Lott, Derek Langford, Eli Arnold, Allison Power, Sylvai Christiansen, Annika Petersen, Halle Ross, Matthew Devey, Mark Wells, Taylor Smith, Jacob Porter, Abby Lynch, Hadley Dehart, Will Jones

B. Prayer: Ramon Beck

C. Pledge of Allegiance: Eli Arnold

II. PUBLIC COMMENT: None

III. CONSENT CALENDAR

A. Minutes of Special City Council meeting on March 9, 2017

B. Minutes of City Council meeting on March 14, 2017

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

IV. REPORTS and PRESENTATIONS

A. Presentation of TAP Award: Brent Oakeson from the Utah Local Governments Trust (ULGT) presented an award to Alpine City for taking part in the Trust and Accountability Program (TAP). He explained that the ULGT provided insurance for the cities and towns throughout Utah. There were more than 525 members but only 90 had taken part in the program. He said those cities who participated had significantly fewer accident and injury claims. The program consisted of training and looking for ways to prevent accidents and injuries. Mr. Oakeson said Alpine City had participated in the program and was awarded \$3,078.35 which would be applied to the workers compensation premium. He congratulated Shane Sorensen and Cortnie Graham for implementing the program.

Shane Sorensen said that this was the first time the City had participated. They had hired Cortnie Graham about a year ago and she had immediately started working to get the public works department organized and trained. They had already been doing some of the things in the program but had not documented it. Cortnie Graham kept the records and did some of the presentations at the safety meetings.

V. ACTION/DISCUSSION ITEMS

A. Summit Pointe Subdivision, Final Plat- Mark Wells and Taylor Smith: Jason Bond said the Planning Commission had reviewed the final plat and recommended approval. It consisted of four lots on 32.9 acres. Three of the lots were new and one was previously in the Falcon Ridge subdivision. There were concerns from the property owner to the north, Mr. Hartvigsen, that the development would block access to his property. The City Council had addressed his concern at their meeting of February 14, 2017 in which an easement was designated to access the adjoining property. In the case the road was built, the cost would be the responsibility of the adjacent property owner since construction of the road would not benefit the proposed development. The easement was not shown on the final plat because it would create a remnant parcel in the corner of the development. The easement would be included in an agreement which would be recorded simultaneously with the plat. If the road was built, the remnant parcel would be transferred to the City as open space.

Roger Bennett asked if there would be a sidewalk along Hog Hollow Road. Jason Bond said there was already a sidewalk in place.

Troy Stout said one of the conditions of approval stated that no building permits would be issued until the lower tank in the Three Falls subdivision was operational and connected to the City's water system. He asked if that was fair to the developers.

Shane Sorensen said the tank was almost ready to go; they just didn't have the ability to get water to it, but would hopefully be ready to pump water to it in June or July. The improvements in the north were tied to the Obere zone.

Jason Bond said the plat would have notes on it regarding fire flow and the amount of irrigable area (one acre) on each lot.

MOTION: Troy Stout moved to approve the final plat for Summit Pointe with the following conditions as recommended by the Planning Commission.

1. The developer address the plat redlines.
2. The developer provide a construction cost estimate.
3. The developer meet the water policy.
4. The City Attorney review and approve the agreement regarding access to the property north of Summit Pointe, and that the agreement be recorded with the plat.
5. The City not release building permits until the lower Three Falls tank was operational and connected to the City's culinary water system, and the master-planned water line from the Grove tank to north Grove Drive is installed.

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

B. Ordinance No. 2017-04, Amendment to Farm Animal and Agricultural Regulations (Section 3.21.9): Jason Bond said chickens were allowed but the proposed amendment would prohibit roosters. There had been complaints about roosters crowing at 4:30 in the morning and waking people up. He said the Planning Commission had reviewed the proposal, but there were only six members present and they were evenly split on the issue and could not pass a motion so no recommendation was sent forward.

Sheldon Wimmer said he had a lot of people call him and complain about roosters crowing early in the morning.

Troy Stout said in his neighborhood he was surrounded by people with chickens and occasionally people complained about the roosters.

Roger Bennett said he had other problems with the ordinance. There was no restriction on the number of chicken someone could own and he thought they should specify how many chickens could be on what size of lot.

Troy Stout said he thought they should also address setbacks for chicken coops, which were often situated right on the property line. Jason Bond said the ordinance required an animal enclosure to be at least 75 feet from any neighboring dwelling. Charmayne Warnock said that accessory structures were supposed to be setback from the property line. It was pointed out that if they were less than ten feet high, they could be located on a property line.

MOTION: Roger Bennett moved to table the ordinance and further clarify it. Ramon Beck seconded. Ayes: 5 Nays: 0. Roger Bennett, Ramon Beck, Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion passed.

C. City Hall Landscaping – Concept and Pricing: Lon Lott said he would be recusing himself from the vote on this issue since he had been working on it along with Bob Stenquist who was his neighbor. He presented a concept plan for landscaping the area in front of City Hall, and identified the different features including the plants that could be used. He estimated the cost for the curbing, the stacked rock wall, irrigation, mulch and the plants would be about \$14,000. He said that if it went out to bid, it would probably be in the \$20,000 range.

Nathan Terry said he didn't like seeing trees in front of City Hall because he didn't like seeing good architecture covered up.

Shane Sorensen said the last landscaping that was done on City Hall was in the late 90s when the building was remodeled. He said he'd seen Lon Lott's landscaping work and he knew it would be done right.

MOTION: Troy Stout moved to accept the proposed plan for beautification of the front of City Hall as the basic plan with changes as necessary. Ramon Beck seconded. Ayes: 4 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Kimberly Bryant voted aye. Lon Lott abstained. Motion passed.

VI. STAFF REPORTS

Jason Bond said there would be no Planning Commission meeting on the first week on April due to spring break. The next meeting would be on April 18th and there would be a public hearing on proposed the amendments to the Annexation Policy Plan to include Pine Grove and the North Area (Melby property).

David Church reported on state legislation regarding Airbnb (bed and breakfast). The legislature stated that cities could not prohibit property owners from advertising on the Airbnb website. Cities could still regulate an Airbnb. He said Alpine City's ordinance needed some clarification. If they permitted Airbnbs, he recommended they be owner occupied

Shane Sorensen reported on the following:

- He had received an email from Dale Irhke regarding the issue with phosphates in Utah Lake. There was a possibility that TSSD would have a seat on the panel. In addition, the Division of Water Quality had put it into writing that there would be no action taken on the phosphates and nitrogen in Utah Lake until 2030, which would provide time for further study.
- The City crew had been working on removing trip hazards along Main Street and 100 South. They had spent about \$12,000.
- He had received a complaint about motorized vehicles on the trail along the Alpine/Highland boundary. Most of the trail was located in Alpine.
- Work continued on Fort Canyon Road. The rain had hampered their efforts but the box culvert at the entrance was half in. The crossing by Sliding Rock was also underway. Staff met with the contractors every Tuesday to coordinate work for the week, which helped reduce complaints.
- Budget meetings would begin next week. The Council would review the Tentative Budget in May.
- Representative Mike Kennedy's office had called about updating the Council on new state legislation. It would probably be on the agenda for April 11th.
- The City was almost ready to advertise for a finance officer since Alice Winberg would be leaving.

VII. COUNCIL COMMUNICATION:

Lon Lot reported on the following:

- There would be a meeting with the Division of Natural Resources on the 14th at noon. Anyone interested could attend. He asked Troy Stout if he could be there since they would be talking revegetation in Lambert Park and it would be nice to have a trail person there to talk about the best way to utilize the \$35,000.
- There had been a request to park an emergency trailer at the Carlisle well site because it would be more easily accessed in the event of an emergency. He had looked at it and saw that an adjacent homeowner was using it as a place to park his trailer.

Troy Stout asked about progress on the SR-92 and Canyon Crest intersection. Shane Sorensen said the plan was to start working on it when school was out and be done with the project before school started in the fall. Alpine City's share was just over \$11,000. Troy Stout asked why the green arrow had been removed. Shane Sorensen said the

1 representative from UDOT said he didn't know for sure. Mr. Stout said the garage by Red Robinson's old house was
2 an eyesore, and he wondered if something could be done about it.
3

4 Mayor Wimmer asked about the outstanding water bills. Shane Sorensen said that the women in the front office had
5 made a lot of progress in collecting them. In some cases, the City would have to work with the homeowners and
6 have them sign a contract, which had been prepared by David Church.
7

8 Mayor Wimmer said he had been looking into raising the salaries for the City Council, and had been reviewing what
9 other cities paid. The ordinance stated that a raise would not take effect until the next election cycle but he would
10 like to look at revising that language to state that it would take effect with the new fiscal year. He was also
11 considering language that said a councilmember would not be paid for a meeting if they were absent.
12

13 Troy Stout said one of the issues was that they did a lot of work outside the meetings. A salary increase might
14 encourage some to run for office who might not otherwise apply. It had been a while since they had adjusted the
15 salaries. On the other hand, he didn't want to remove the spirit of service. It was something they would need to
16 evaluate.
17

18 Mayor Wimmer said Nathan Ivie had been appointed to serve on the taxing committee and would be replacing Larry
19 Ellertson.
20

21 **VIII. EXECUTIVE SESSION:** None held.
22

23 **MOTION:** Kimberly Bryant moved to adjourn. Troy Stout seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Lon Lott,
24 Troy Stout, Roger Bennett, Ramon Beck voted aye. Motion passed.
25

26 The meeting was adjourned at 8:45 pm.
27
28
29
30
31
32

ALPINE CITY COUNCIL AGENDA

SUBJECT: Alpine Cove Annexation Public Hearing

FOR CONSIDERATION ON: 11 April 2017

PETITIONER: Rich Thomsen and Jim Gray, Alpine Cove residents

ACTION REQUESTED BY PETITIONER: Consider annexing Alpine Cove in to Alpine City.

APPLICABLE STATUTE OR ORDINANCE: Development Code Chapter 5, Annexations and Utah State Code 10-2-401 to 10-2-422

BACKGROUND INFORMATION: On October 26, 2016, Alpine Cove residents Rich Thomsen and Jim Gray submitted an annexation petition to Alpine City.

At the meeting of November 9, 2016, the City Council voted to accept the petition and begin the annexation process. However, the petition could not be certified because Alpine Cove was not included in Alpine City's Annexation Policy Plan.

On February 14, 2017, the Council adopted Ordinance No. 2017-03 to include Alpine Cove and Schoolhouse Springs in the Annexation Plan. The annexation petition was then certified.

On March 10, 2017, the Notice of Proposed Annexation was published in the newspaper, and the 30-day protest period started. The Notice was published for three consecutive weeks, and sent to affected entities. The Notice included the date of the public hearing for April 11, 2017.

Prior to certification, four property owners in Alpine Cove requested to have their signatures removed from the petition. Later, three of the four property owners resigned the petition along with three new property owners.

Attached are copies of the petition and map, the notice published in the newspaper, and the water study by Horrock Engineers, along with an annexation memo from Ray Warner and three other residents in Alpine Cove opposing the annexation.

<p>Recommended Action: Receive public comment on the proposed annexation and review the information.</p>

Alpine Cove Annexation Petition

A petition for annexation of Alpine Cove, a recorded and developed subdivision in Utah County, was filed with Alpine City on October 26, 2016 by Jim Gray and Richard Thomsen and accepted by the Alpine City Council on November 9, 2016.

BOUNDARY DESCRIPTION

Commencing at the Northeast Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence along the Lambert Annexation as follows: S 0°53'29" E 105.073', S 32°56' W 600.00', S 25°44' W 370.00', S 39°55' W 140.00', S 57°02' W 255.00', N 45°04' W 205.00', S 41°44' W 250.00', S 33°42' W 130.23', S 89°41'55" W 136.22', S 0°13'29" W 207.01', S 0°16'25" W 29.00' to the Cocolalla Annexation; thence along the Cocolalla and Oberee Annexations as follows: along the arc of a 323.00' radius curve to the right 69.95' (chord bears S 49°21'21" W 69.81'), S 55°33'36" W 106.27', along the arc of a 277.00' radius curve to the left 58.63' (chord bears S 49°29'47" W 58.52'), S 43°25'58" W 119.82', along the arc of a 323.00' radius curve to the right 112.01' (chord bears S 53°22'03" W 111.45'), S 63°18'07" W 274.26', N 0°47'43" E 12.90', S 71°19' W 145.84', S 78°35' W 601.96', N 0°47'39" E 2134.19' to the North 1/4 Corner of said Section 18; thence N 0°35'05" W 308.05' along the Fort Canyon (Borchards) Annexation; thence along the Melby Annexation as follows: N 89°24'55" E 300.69', N 73°52'38" E 369.97', along the arc of a 123.00' radius curve to the right 199.36' (chord bears S 11°39'32" W 178.24', central angle is 92°51'55"), S 58°05'30" W 80.73', along the arc of a 160.00' radius curve to the left 221.72' (chord bears S 18°23'29" W 204.41', central angle is 79°24'01"), N 89°41'15" E 60.22'; thence N 89°41'15" E 2066.25' along the section to the point of beginning.

Area = 90.2579 acres

Basis of Bearing is NAD27

The area proposed for annexation to the municipality will be withdrawn from the Utah County emergency service protection area and annexed into the Lone Peak Public Safety District providing police and fire protection, paramedic and emergency services. A Notice of Certification for said annexation was received by the Alpine City Council on March 6, 2017. The complete annexation petition and a copy of the map are available for inspection, copy and review by the public in the Alpine City Recorder's Office at 20 North Main, Alpine, Utah during normal business hours from 8:00 am to 5:00 pm Monday through Friday.

Written protests may be filed on or before the 10th day of April, 2017 with the Utah County Boundary Commission at 100 East Center, Suite 1300, Provo, UT 84606. A copy of the protest shall be delivered to the Alpine City Recorder at 20 North Main, Alpine Utah. If no written protests are received during the 30-day protest period, the Alpine City Council may grant the petition and annex the property following a public hearing which will be held on April 11, 2017 at Alpine City Hall, 20 North Main in Alpine, Utah.

Charmayne G. Warnock
Alpine City Recorder
March 10, 2017

ANNEXATION MEMORANDUM

TO: Alpine Mayor and Members of the Alpine City Council

FROM: Board of Directors of the Alpine Cove Homeowners Association (ACHOA)

SUBJECT: Annexation Application Submitted to the City of Alpine on September 2, 2016, by Three Cove Residents Supporting Annexation of the Cove Property to Alpine City

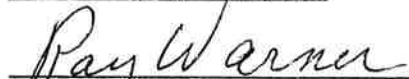
DATE: February 9, 2017

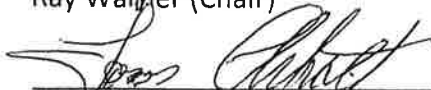
Members of the ACHOA have analyzed the above referenced document, and found that it contains errors, and incorrect and falsified information regarding the number of required signatures to obtain a majority of Cove home and lot owners. The facts are as follows:

- A) There are 63 lots in the Alpine Cove Subdivision. The annexation application cites 62.
- B) The three proponents of annexation claim to have obtained 39 signatures supporting annexation (see annexation application).
- C) The list of signatories attached to their annexation application reveal that seven (7) lot owners signed the document two or three times because they owned two or more lots in the Cove, thereby claiming a mandatory number of lot owners' signatures as required by law.

Utah Code 10-2-402 Annexation Limitations states, "A piece of real property that has more than one parcel is considered to be a single parcel if owned by the single owner."
- D) According to the above referenced Utah code, 7 of the 39 signatures are disqualified. Consequently, the application only has 32 legal signatures.
- E) It should also be noted that four (4) additional signers of the annexation application have subsequently withdrawn their signatures in favor of the ACHOA planned annexation proposal (32 signatories minus 4 signers [see attached withdrawal signature forms] who have now changed their minds only equals 28 total "legal" signers, which is four (4) signatures less than a majority of the 32 signatures which are needed). Consequently, the annexation application does NOT have the support of the "majority" of the Cove home and lot owners – and MUST be denied based on Utah legal eligibility requirements.

ACHOA Board Members:


Ray Warner (Chair)


Tom Abbott


Jimmy Lu


Jeff Smith

Charmayne Warnock

From: Shane Sorensen
Sent: Thursday, March 16, 2017 9:03 AM
To: Sheldon Wimmer; Lon Lott; Troy Stout; Ramon Beck; Kim Bryant (alpinecity252@gmail.com); Roger Bennett
Cc: Charmayne Warnock; Jason Bond; Jed Muhlestein
Subject: Northeast Annexations City Utility Memo
Attachments: Northeast annexations utility memo.pdf

Mayor and City Council,

Earlier this year, we asked Horrocks Engineers to do a study to determine what impacts, if any, the northeast annexations would have on City utility systems. I believe that they did a great job outlining the issues and potential costs. Please review the information so that it can be considered when these potential annexations come before the City Council in the future. Feel free to contact me if you have any questions or want to discuss the information.

Thanks,

Shane L. Sorensen, P.E.

City Administrator/Public Works Director

20 North Main

Alpine, UT 84004

Phone: (801) 763-9862

ssorensen@alpinecity.org





To: Shane Sorensen, P.E.
Alpine City

From: John E. Schiess, P.E.
Principal Engineer

John E. Schiess, P.E.

Digitally signed by John E. Schiess, P.E.
DN: C=US, E=jschiess@horrocks.com,
OU=, O=Horrocks Engineers, CN=John
E. Schiess, P.E.
Date: 2017.02.03 13:51:45-07'00'

Date: February 3, 2017

Memorandum

Subject: Potential Northeast Annexations Effect on City Utility Systems

This memo is to provide a preliminary level analysis of Alpine City annexing the Alpine Cove, Melby, and Pine Grove areas with respect to the City's culinary water system and sanitary sewer system.

We have recently completed a draft of the culinary water master plan update, as well as a final sanitary sewer master plan update last year. These plans identified the capacities and deficiencies of both systems to serve a set geographical area at planned densities.

The Alpine Cove area consists of 61 total lots with 50 existing homes. They are currently connected to the Alpine City sewer system with no buildout capacity issues for the 61 equivalent residential units (ERUs). They own and operate their own culinary water system that serves both indoor and landscape irrigation for a buildout total of 427 equivalent residential connections (ERC's).

The Melby area north of Alpine Cove is currently undeveloped with a proposed 31 homes with 31 sewer ERUs and 217 culinary water ERCs. The Pine Grove area north and east of Alpine Cove is currently undeveloped with a proposed 24 homes with 24 sewer ERUs and 168 culinary water ERCs.

Previous sanitary sewer modeling in 2015 showed that both the Melby and Pine Grove areas could be connected to the Alpine City sewer system without any necessary off-site sewer improvements. The current sewer system master plan was based on current zoning and development densities in the City. Adding the Melby and Pine Grove areas to the master planned sewer system will not require any additional off-site improvements. Any additional annexations or increased development densities above current zoning in Alpine City would likely trigger the need for extensive improvements.

Unlike the sanitary sewer system the impacts to the culinary water system are significant. I will address impacts to 5 separate areas in the following paragraphs.

Pressure Zones:

Taking a concept level look at the proposed annexation areas and their elevations it is recommended that Alpine Cove remain a separate pressure zone. The Melby and Pine Grove areas should be constructed as one pressure zone with maximum (150 psi) and minimum (40 psi) pressures determining the extent of development in the areas. This should encompass the majority of the developable area. The lower half of Alpine Cove could be included in the Alpine City Grove Zone but the upper half would be too low in elevation to fit in the Melby/Pine Grove Zone. Hence the recommendation that Alpine Cove remain in its own zone. The Melby area was modeled previously and it could be connected to the Box Elder zone but the Pine Grove area is too high to be served by the Box Elder zone. Because the Pine Grove area would require its own pressure zone and the Box Elder tank has limited capacity to serve the Melby area I recommend that the Melby and Pine Grove areas become a separate pressure zone. See Figure 1 for proposed pressure zones.

Culinary water storage:

Alpine Cove currently has 405,000 gallons of water storage in service for the 427 ERCs. County records show one home in the area larger than 16,000 square feet. I estimate the Alpine Cove area needs 650,000 gallons of storage to meet the number of ERCs and fire flow storage for the largest home. If the largest home is equipped with fire sprinklers then the requirement would be reduced to around 350,000 gallons. At worst case the Alpine Cove area needs an additional tank constructed at a cost of \$500,000.

The Melby and Pine Grove areas are undeveloped but would likely have similar storage needs as Alpine Cove because the number of ERCs is similar and the home sizes would likely be similar as well. Storage needs could be reduced if homes over a certain size are equipped with fire sprinklers. I am assuming that the cost of any new storage facility for this area would be borne by the developers. The cost of operation, maintenance and replacement would be borne by Alpine City.

Water Rights:

Alpine Cove owns their own water rights and a quick preliminary review of those rights suggests they have adequate rights for their use. This should be verified before Alpine City taking over ownership and responsibility of providing water to Alpine Cove.

Melby and Pine Grove would have similar water right needs as Alpine Cove. These developments should be required to turn over to Alpine City adequate water rights to serve their needs just like any other development in the City. Having water rights on paper and actually having the water source to provide the actual water may be another question entirely. Water sources are discussed in the next section.

Water Sources:

The State of Utah Division of Drinking Water requires that Alpine City maintain a certain amount of water source to supply its residents. The residents of Alpine City utilize a certain amount of water per ERC on average which is less than what the Division requires. It is anticipated that the Division will lower its source requirements once it has established new standards after studying water use throughout the State. This study has not been funded yet by the State legislature and it will take several years once it is funded. Alpine City has enough water sources (wells and springs) to meet both the actual use and Division requirements for many years. It does not have enough sources to meet the Division requirements at buildout. Alpine City will have just enough culinary water to meet its actual usage at buildout if the Busch Well is connected back to the culinary system. The sources currently available for the culinary system are Grove Spring, the 300 East Well and the Silverleaf Well.

Alpine Cove currently owns and operates three wells to meet its culinary demands. I would recommend a full and complete review of these well sources to determine if they are viable long term sources in the event they are turned over to the Alpine City to own and operate. The capacity of these sources needs to be verified as well to determine if the City will need to supplement the capacity. As noted above Alpine City will not have the capacity to supplement Alpine Cove at buildout.

The Melby and Pine Grove areas are undeveloped and do not have a culinary water supply. If these areas are annexed into the City an additional culinary water source would need to be developed to meet their needs. It is estimated that it would cost between \$1.5 and \$2.0 million to develop a culinary well with the capacity to meet this need. It is likely that this same well could meet the needs of Alpine Cove as well if that becomes necessary.

Water System Piping and Booster Stations:

Alpine Cove owns and operates its own piping system. It is recommended that a full and complete analysis of the piping system be conducted to see if it meets current Division of Drinking Water standards before Alpine City assumes ownership or control in a potential annexation. My preliminary analysis suggests that the current pipe sizes

are not adequate to supply fire flow to all the homes in Alpine Cove per the International Fire Code (IFC). In 2001 the Cove constructed improvements to bring its fire flow and storage capacity up to 1,500 gpm for two hours. My modeling confirms the existing system will meet that standard. Alpine City's fire flow standard in its water master plan is to provide a minimum of 1,750 gpm fire flow in the whole system. Additional fire flow is provided for all homes larger than 4,800 sf on a case by case basis to meet IFC standards. Larger homes have the option of installing fire sprinklers or using alternate building materials to reduce their fire flow requirements if the water system cannot supply the need.

None of the Alpine Cove's water system meets the Alpine City fire flow standard. The following improvements are recommended to bring the Alpine Cove's water system up to Alpine City's standards. These recommendations may change slightly if some of the larger homes have automatic fire sprinkler systems. See Figure 2.

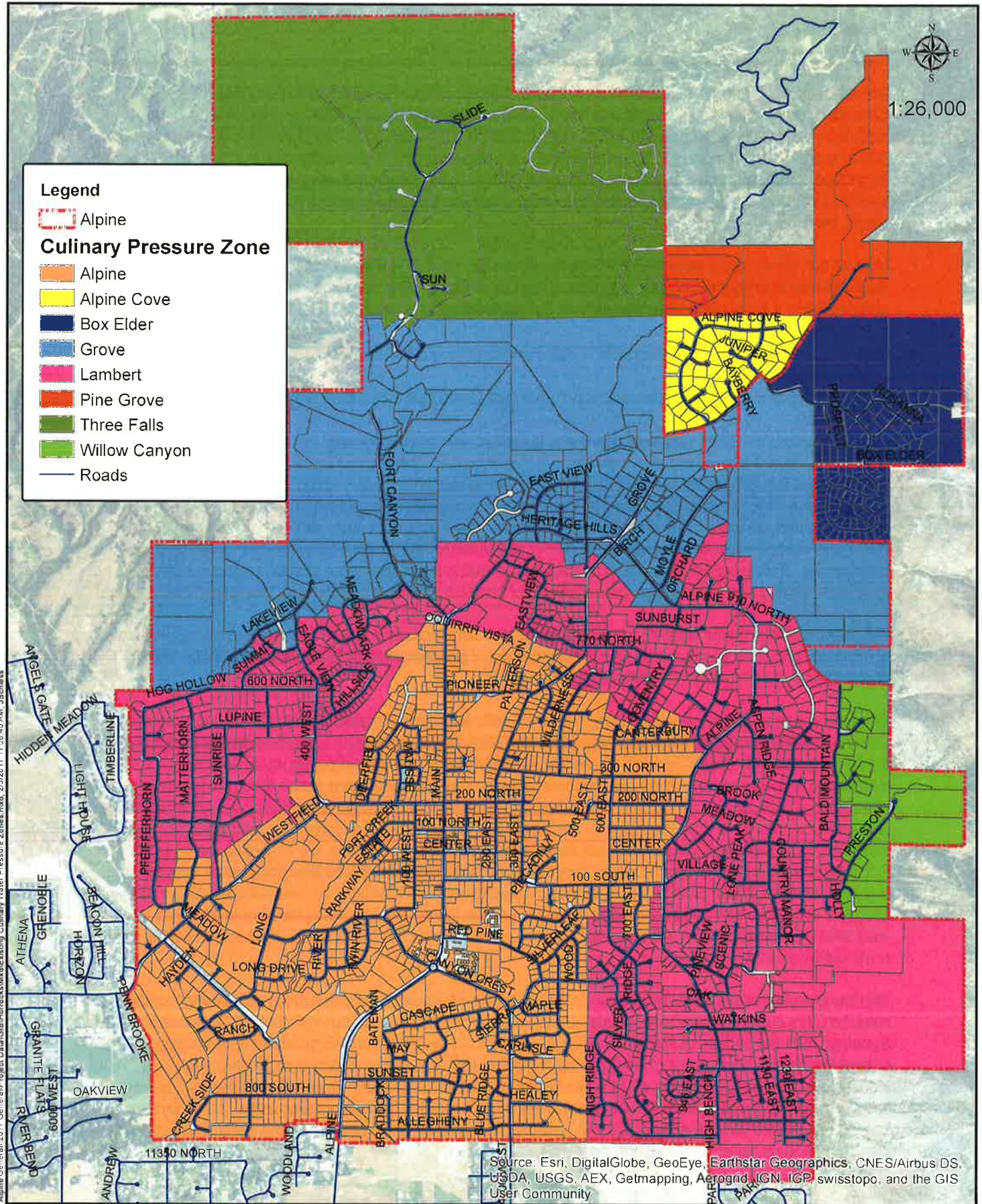
- Replace the 8 inch waterline with 12 inch from the tanks down to the existing 12 inch line in Aspen Drive (1,600 feet)
- Replace the 6 inch waterline with 8 inch on Alpine Cove Drive from Aspen Grove Drive to Silver Sage (1,500 feet)
- Replace the 6 inch waterlines with 8 inch in most cul-de-sacs (1,800 feet)

It is estimated that \$900,000 in waterline improvements are necessary to supply adequate fire flow protection. It is possible that a Pressure Reducing Valve (PRV) station with associated piping connections could be built for around \$100,000 to mitigate some of the waterline improvements. This PRV station could also mitigate for some of the inadequate storage capacity noted above. This PRV station would operate only during fire flow situations or other emergencies. This setup would require significant annual testing and maintenance to ensure adequate fire flow protection. Having adequate storage and waterlines for necessary fire flows requires a lot less annual maintenance.

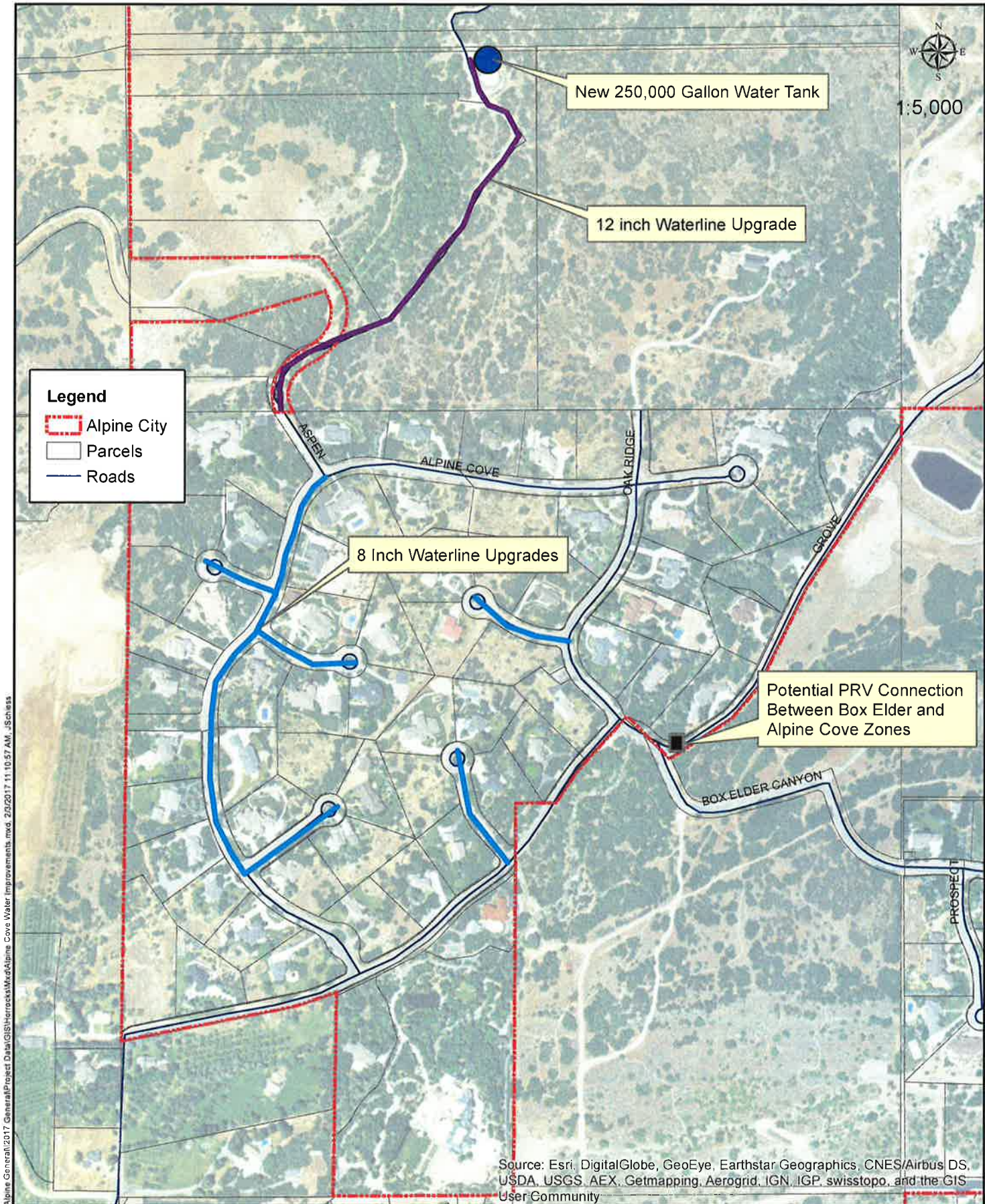
The Melby and Pine Grove areas do not have any waterline infrastructure in place. It is assumed that all waterlines at the length and sizes necessary to serve these areas would be constructed by the developers of each. Off-site improvements are discussed in the following paragraph.

Generally speaking Alpine City's high capacity culinary water sources are located in south and central areas of the City and not in the northeast annexation area. The most likely location to develop a new culinary water source is in the south central area of the City. This means that significant piping and booster pumps would need to be constructed to deliver water from the potential sources to the northeast annexation areas. Since the location of a new source is unknown it is difficult to estimate the cost. At a minimum a booster pump station would be required to get water from the Alpine City Grove Zone to the Melby/Pine Grove Zone. See Figure 1 for zone locations. This would likely cost in the \$500,000 range. This same station could be used to house any required boosters to the Alpine Cove zone and or PRV to the Alpine Cove zone. An additional \$500,000 booster pump would likely be required from the Lambert Zone to the Grove Zone. Depending on the location of the new water source an additional \$500,000 booster pump may be required from the Alpine Zone to the Lambert zone. I have not estimated at this point what off-site waterlines may be required because of the unknown location of a new water source but the costs could well be several million.

With the exception of the Box Elder, Willow Canyon, and Three Falls developments there is no pumping required to meet the City's current culinary water needs. That is because the City's Grove Springs meet the City's needs without pumping. With the addition of Alpine Cove, Melby, and Pine Grove areas there will be much more pumping required to meet the culinary water needs of the City. Not only will these areas need pumping to obtain their water requirement, all downstream users will now need water pumped to serve them. There will be higher than typical operation and maintenance costs for all the new areas as well as higher costs for existing users. It is recommended that the City explore variable water charges to assign higher operation and maintenance charges to those areas of the City that cause higher costs to the system.



Q:\2017\765-0114-1701 Alpine General\2017 General\Project Data\GIS\Horrocks\Map\Editing Culinary Water Pressure Zones.mxd, 2/3/2017 11:38:40 AM, J.Schless



D:\2017\PG-014-1701 Alpine General\2017 General\Project Data\GIS\Horrocks\Map\Alpine Cove Water Improvements.mxd 2/3/2017 11:10:57 AM J.Schless



Annexation Application

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

Contact Information

Applicant / Sponsor Property owners in Alpine Cove Date September 2, 2016
Address Alpine Cove City Alpine State UT Zip 84004
Phone _____ Fax _____ Email _____

Project Information

Annexation Name Alpine Cove Sub Division Current Use Residential
Project Address _____ Proposed Zoning No Change
Annexation Size (in acres) 62 lots Inside Policy Declaration Boundaries? Yes

Source of Water Rights

Irrigation Stock _____ # of Shares _____ Company _____
Other Water Rights _____ # of Shares _____ Company _____
Other Acceptable Contribution Utah County will retain Alpine Cove Water
Special Service District

Owners of Petitions

1. Name Property owners Signature Various Date _____
2. Name _____ Signature _____ Date _____
3. Name _____ Signature _____ Date _____
4. Name _____ Signature _____ Date _____
5. Name _____ Signature _____ Date _____

Annexation Petition Requirements

Total Annexation Property (in acres) 76.21 Total Annexation Property (in acres) _____
Percentage of Annexation Area Signers _____ Percentage of Assessed Value of Signers _____
Assessed Value of all Real Property _____ Assessed Value of Signatory Properties _____

FOR CITY USE ONLY

Annexation Fee Date Fee Paid / Payment Type check Receipt # 5566
(Application Fee \$350 + Plat Review Fee \$150 + Actual Cost of Annexation Study)

RECEIVED OCT 26 2016

Page 1

Exhibit "A"




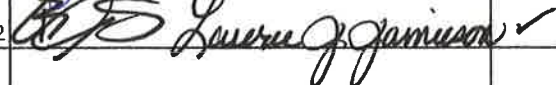
Condition Requested for Annexation by Alpine Cove Subdivision:

1. Alpine City ("City") will not require Alpine Cove ("Cove") to add street lighting, sidewalk, curb and gutter.
2. City will allow the Alpine Cove Water Special Service District ("SSD") to cross connect to the City water system so it could be used in the event of an emergency.
3. Cove will retain the SSD until the outstanding bonds are retired in approximately five years, at which time City will be willing to enter into negotiations with the Cove regarding the use of City culinary and pressurized irrigation water.
4. City will continue to coordinate with Utah County for the improvement of the existing roads in the Cove.
5. In the event of future development surrounding the Cove, City will consider traffic flow and safety for pedestrians.
6. Utilities will be provided to Cove residents at the same cost and service, as the rest of City, except the culinary water rates will be at the Box Elder rate.

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"


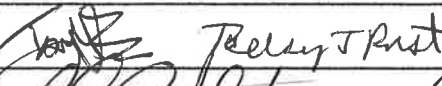
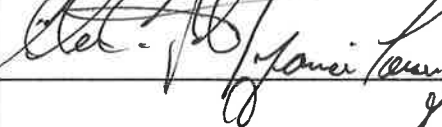
Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT A, ALPINE COVE SUB						
34:070:0001	JOHNSON, RYAN & CATHERINE	\$ 340,600	1.85			
34:070:0002	ANDERSON, DANIEL J & RAYMIE	\$ 798,900	1.07			
34:070:0003	GREGORY, STUART & AMY	\$ 570,200	1.17	 Amy Gregory	✓	
34:070:0004	REDFORD, JEFFREY & KIM	\$ 748,700	1.04			
34:070:0005	RUST, TAYLOR F & KELSEY J	\$ 665,300	1.03			
34:070:0006	JOHNSON, ALEXANDER C & JANICE LOUISE	\$ 771,600	1.25			
34:070:0007	ZIPPI, GREGORY A & PATRICIA R	\$ 890,300	1.11			
34:070:0008	SMITH, TODD	\$ 1,162,800	0.97			
34:070:0009	WOOLSEY, KARL PERRY JR & MERCEDES H	\$ 1,374,100	1.03			
34:070:0010	SAMUELIAN, MICHAEL R & LUANN	\$ 1,260,900	1.06		✓	
34:070:0011	TASSAINER PROPERTIES LLC	\$ 407,200	1.12			
34:070:0012	HOWELL, MARK D & CHRISTINE I	\$ 1,226,500	1.03			
34:070:0013	MONGILLO, MARK A & DARIA A R	\$ 759,900	1.12			
34:070:0014	ADAMS, FRANK N	\$ 653,300	0.95			
34:070:0015	CRESSLER, CHRISTOPHER M	\$ 615,500	1.14			
34:070:0016	WAKEHOUSE, STEVEN P & GINGER RENEE	\$ 685,800	1.02			
34:070:0017	JAMIESON, CRAIG B & LAURIE J	\$ 755,300	1.02		✓	
34:070:0018	HOWELL, MARK D & CHRISTINE	\$ 403,600	1.06			
34:070:0019	WAREHAM, CHRISTOPHER J & DELIN	\$ 949,500	1.09			
34:070:0020	ARGYLE, BRUCE REED & DIANE FLYGARE	\$ 754,400	1.02			
34:070:0021	DICKENS, HEINZ & DEBRA W	\$ 671,600	1.02			
34:070:0022	SNARR, GRANT & SHELLEY R	\$ 843,600	1.02			

Sheet number _____ of a total of _____ sheets

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"

Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT A, ALPINE COVE SUB						
34:070:0001	JOHNSON, RYAN & CATHERINE	\$ 340,600	1.85		X	
34:070:0002	ANDERSON, DANIEL J & RAYMIE	\$ 798,900	1.07			
34:070:0003	GREGORY, STUART & AMY	\$ 570,200	1.17			
34:070:0004	REDFORD, JEFFREY & KIM	\$ 748,700	1.04			
34:070:0005	RUST, TAYLOR F & KELSEY J	\$ 665,300	1.03		X	
34:070:0006	JOHNSON, ALEXANDER C & JANICE LOUISE	\$ 771,600	1.25			
34:070:0007	ZIPPI, GREGORY A & PATRICIA R	\$ 890,300	1.11			
34:070:0008	SMITH, TODD	\$ 1,162,800	0.97			
34:070:0009	WOOLSEY, KARL PERRY JR & MERCEDES H	\$ 1,374,100	1.03			
34:070:0010	SAMUELIAN, MICHAEL R & LUANN	\$ 1,260,900	1.06			
34:070:0011	TASSAINER PROPERTIES LLC	\$ 407,200	1.12			
34:070:0012	HOWELL, MARK D & CHRISTINE I	\$ 1,226,500	1.03			
34:070:0013	MONGILLO, MARK A & DARIA A R	\$ 759,900	1.12			
34:070:0014	ADAMS, FRANK N	\$ 653,300	0.95			
34:070:0015	CRESSLER, CHRISTOPHER M	\$ 615,500	1.14			
34:070:0016	WAKEHOUSE, STEVEN P & GINGER RENEE	\$ 685,800	1			
34:070:0017	JAMIESON, CRAIG B & LAURIE J	\$ 755,300	1.02			
34:070:0018	HOWELL, MARK D & CHRISTINE	\$ 403,600	1.06			
34:070:0019	WAREHAM, CHRISTOPHER J & DELIN	\$ 949,500	1.09			
34:070:0020	ARGYLE, BRUCE REED & DIANE FLYGARE	\$ 754,400	1.02			
34:070:0021	DICKENS, HEINZ & DEBRA W	\$ 671,600	1.02			
34:070:0022	SNARR, GRANT & SHELLEY R	\$ 843,600	1.02			

Sheet number _____ of a total of _____ sheets

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"

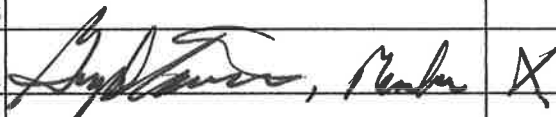
Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT A, ALPINE COVE SUB						
34:070:0001	JOHNSON, RYAN & CATHERINE	\$ 340,600	1.85			
34:070:0002	ANDERSON, DANIEL J & RAYMIE	\$ 798,900	1.07	<i>Daniel Anderson</i>	X	
34:070:0003	GREGORY, STUART & AMY	\$ 570,200	1.17			
34:070:0004	REDFORD, JEFFREY & KIM	\$ 748,700	1.04	<i>Jeffrey Redford</i>	X	
34:070:0005	RUST, TAYLOR F & KELSEY J	\$ 665,300	1.03		/	/
34:070:0006	JOHNSON, ALEXANDER C & JANICE LOUISE	\$ 771,600	1.25			
34:070:0007	ZIPPI, GREGORY A & PATRICIA R	\$ 890,300	1.11			
34:070:0008	SMITH, TODD	\$ 1,162,800	0.97			
34:070:0009	WOOLSEY, KARL PERRY JR & MERCEDES H	\$ 1,374,100	1.03			
34:070:0010	SAMUELIAN, MICHAEL R & LUANN	\$ 1,260,900	1.06			
34:070:0011	TASSAINER PROPERTIES LLC	\$ 407,200	1.12			
34:070:0012	HOWELL, MARK D & CHRISTINE I	\$ 1,226,500	1.03			
34:070:0013	MONGILLO, MARK A & DARIA A R	\$ 759,900	1.12			
34:070:0014	ADAMS, FRANK N	\$ 653,300	0.95	<i>FRANK ADAMS</i>	X	
34:070:0015	CRESSLER, CHRISTOPHER M	\$ 615,500	1.14	<i>remained</i>		
34:070:0016	WAKEHOUSE, STEVEN P & GINGER RENEE	\$ 685,800	1			
34:070:0017	JAMIESON, CRAIG B & LAURIE J	\$ 755,300	1.02			
34:070:0018	HOWELL, MARK D & CHRISTINE	\$ 403,600	1.06			
34:070:0019	WAREHAM, CHRISTOPHER J & DELIN	\$ 949,500	1.09			
34:070:0020	ARGYLE, BRUCE REED & DIANE FLYGARE	\$ 754,400	1.02	<i>Bruce Argyle</i>	X	
34:070:0021	DICKENS, HEINZ & DEBRA W	\$ 671,600	1.02	<i>Heinz Dickens</i>	X	
34:070:0022	SNARR, GRANT & SHELLEY R	\$ 843,600	1.02	<i>Shelley Snarr</i>	X	

Sheet number _____ of a total of _____ sheets

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"

Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT A, ALPINE COVE SUB						
34:070:0001	JOHNSON, RYAN & CATHERINE	\$ 340,600	1.85			
34:070:0002	ANDERSON, DANIEL J & RAYMIE	\$ 798,900	1.07			
34:070:0003	GREGORY, STUART & AMY	\$ 570,200	1.17			
34:070:0004	REDFORD, JEFFREY & KIM	\$ 748,700	1.04			
34:070:0005	RUST, TAYLOR F & KELSEY J	\$ 665,300	1.03			
34:070:0006	JOHNSON, ALEXANDER C & JANICE LOUISE	\$ 771,600	1.25			
34:070:0007	ZIPPI, GREGORY A & PATRICIA R	\$ 890,300	1.11			
34:070:0008	SMITH, TODD	\$ 1,162,800	0.97			
34:070:0009	WOOLSEY, KARL PERRY JR & MERCEDES H	\$ 1,374,100	1.03			
34:070:0010	SAMUELIAN, MICHAEL R & LUANN	\$ 1,260,900	1.06			
34:070:0011	TASSAINER PROPERTIES LLC	\$ 407,200	1.12			
34:070:0012	HOWELL, MARK D & CHRISTINE I	\$ 1,226,500	1.03			
34:070:0013	MONGILLO, MARK A & DARIA A R	\$ 759,900	1.12			
34:070:0014	ADAMS, FRANK N	\$ 653,300	0.95			
34:070:0015	CRESSLER, CHRISTOPHER M	\$ 615,500	1.14			
34:070:0016	WAKEHOUSE, STEVEN P & GINGER RENEE	\$ 685,800	1			
34:070:0017	JAMIESON, CRAIG B & LAURIE J	\$ 755,300	1.02			
34:070:0018	HOWELL, MARK D & CHRISTINE	\$ 403,600	1.06			
34:070:0019	WAREHAM, CHRISTOPHER J & DELIN	\$ 949,500	1.09			
34:070:0020	ARGYLE, BRUCE REED & DIANE FLYGARE	\$ 754,400	1.02			
34:070:0021	DICKENS, HEINZ & DEBRA W	\$ 671,600	1.02			
34:070:0022	SNARR, GRANT & SHELLEY R	\$ 843,600	1.02			

Sheet number _____ of a total of _____ sheets

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"

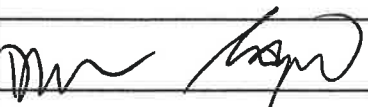

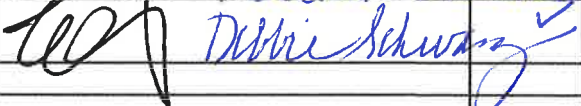
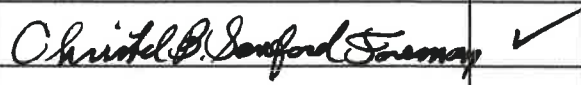
Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT B, ALPINE COVE AMENDED SUB					✓	
34:116:0001	STARLEY, HELEN	\$ 532,300	1	<i>Helen Starley</i>	✓	
34:116:0002	FOLLETT, DANIEL L	\$ 403,600	1.06	<i>1-Module</i>		
34:116:0003	WAKIMOTO, ANTHONY T & DIANA L	\$ 663,000	1.05			
34:116:0004	MCHALE, CAROL LYNN	\$ 794,500	1.38			
34:116:0005	CALL, LYNN S & JANEAL J	\$ 406,000	1.1			
34:116:0006	ANTRIM, ROBERT F & POLK, MONICA SUE	\$ 762,000	1.04			
34:116:0007	WILKINSON, RONALD D & VANIA	\$ 1,100,700	1.15			
34:116:0008	REDFORD, JEFFREY & KIM	\$ 404,200	1.07			
34:116:0009	MILLER, RICHARD KIM & LESLIE	\$ 708,000	1			
34:116:0010	BENSON, A GAEL	\$ 872,000	1		✓	
34:116:0011	KM8 HOLDINGS LLC	\$ 400,000	1	<i>[Signature]</i>	✓	
34:116:0012	KM8 HOLDINGS LLC	\$ 419,800	1.33			
34:116:0013	SMITH, JEFFERY LYNN & JACKIE LYNN	\$ 784,500	1.44			
34:116:0016	GRAY, JAMES E and ANN STORY	\$ 322,700	1.09	<i>James E Gray Ann Story Gray</i>	✓	
34:116:0018	RICHARD THOMSEN HOMESTEAD FAMILY	\$ 794,700	1.35			
34:116:0019	WILLIAMS, WADE R and LEANNE	\$ 1,051,100	1			
34:116:0020	SCHWARZ, WALT & DEBBIE	\$ 1,662,000	1.34			
34:116:0022	MADSON, PAMELA	\$ 751,600	1.18			
34:116:0023	MOUNT FRANKLIN HOLDING COMPANY LLC	\$ 896,000	1.06			
34:116:0024	FOREMAN, CRISTEL B SANFORD	\$ 925,400	1			
34:116:0026	GRAY, ANN STORY and JAMES E	\$ 777,900	2.55	<i>James E Gray Ann Story Gray</i>	✓	
34:116:0027	RIDD YOUNG, KRISTI and YOUNG, DAVID J	\$ 561,500	1.21			
34:116:0028	FREEMAN, TOM	\$ 741,200	1.07			

Sheet number _____ of a total of _____ sheets

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"

Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT B, ALPINE COVE AMENDED SUB						
34:116:0001	STARLEY, HELEN	\$ 532,300	1			
34:116:0002	FOLLETT, DANIEL L	\$ 403,600	1.06			
34:116:0003	WAKIMOTO, ANTHONY T & DIANA L	\$ 663,000	1.05		✓	
34:116:0004	MCHALE, CAROL LYNN	\$ 794,500	1.38			
34:116:0005	CALL, LYNN S & JANEAL J	\$ 406,000	1.1			
34:116:0006	ANTRIM, ROBERT F & POLK, MONICA SUE	\$ 762,000	1.04			
34:116:0007	WILKINSON, RONALD D & VANIA	\$ 1,100,700	1.15			
34:116:0008	REDFORD, JEFFREY & KIM	\$ 404,200	1.07			
34:116:0009	MILLER, RICHARD KIM & LESLIE	\$ 708,000	1			
34:116:0010	BENSON, A GAEL	\$ 872,000	1			
34:116:0011	KM8 HOLDINGS LLC	\$ 400,000	1			
34:116:0012	KM8 HOLDINGS LLC	\$ 419,800	1.33			
34:116:0013	SMITH, JEFFERY LYNN & JACKIE LYNN	\$ 784,500	1.44			
34:116:0016	GRAY, JAMES E and ANN STORY	\$ 322,700	1.09			
34:116:0018	RICHARD THOMSEN HOMESTEAD FAMILY	\$ 794,700	1.35			
34:116:0019	WILLIAMS, WADE R and LEANNE	\$ 1,051,100	1			
34:116:0020	SCHWARZ, WALT & DEBBIE	\$ 1,662,000	1.34			
34:116:0022	MADSON, PAMELA	\$ 751,600	1.18			
34:116:0023	MOUNT FRANKLIN HOLDING COMPANY LLC	\$ 896,000	1.06			
34:116:0024	FOREMAN, CHRISTEL B SANFORD	\$ 925,400	1		✓	
34:116:0026	GRAY, ANN STORY and JAMES E	\$ 777,900	2.55			
34:116:0027	RIDD YOUNG, KRISTI and YOUNG, DAVID J	\$ 561,500	1.21			
34:116:0028	FREEMAN, TOM	\$ 741,200	1.07			

Sheet number _____ of a total of _____ sheets

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"

Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT B, ALPINE COVE AMENDED SUB						
34:116:0001	STARLEY, HELEN	\$ 532,300	1			
34:116:0002	FOLLETT, DANIEL L	\$ 403,600	1.06			
34:116:0003	WAKIMOTO, ANTHONY T & DIANA L	\$ 663,000	1.05			
34:116:0004	MCHALE, CAROL LYNN	\$ 794,500	1.38			
34:116:0005	CALL, LYNN S & JANEAL J	\$ 406,000	1.1	<i>Call</i>	✓	
34:116:0006	ANTRIM, ROBERT F & POLK, MONICA SUE	\$ 762,000	1.04			
34:116:0007	WILKINSON, RONALD D & VANIA	\$ 1,100,700	1.15			
34:116:0008	REDFORD, JEFFREY & KIM	\$ 404,200	1.07			
34:116:0009	MILLER, RICHARD KIM & LESLIE	\$ 708,000	1			
34:116:0010	BENSON, A GAEL	\$ 872,000	1			
34:116:0011	KM8 HOLDINGS LLC	\$ 400,000	1			
34:116:0012	KM8 HOLDINGS LLC	\$ 419,800	1.33			
34:116:0013	SMITH, JEFFERY LYNN & JACKIE LYNN	\$ 784,500	1.44			
34:116:0016	GRAY, JAMES E and ANN STORY	\$ 322,700	1.09			
34:116:0018	RICHARD THOMSEN HOMESTEAD FAMILY	\$ 794,700	1.35			
34:116:0019	WILLIAMS, WADE R and LEANNE	\$ 1,051,100	1			
34:116:0020	SCHWARZ, WALT & DEBBIE	\$ 1,662,000	1.34			
34:116:0022	MADSON, PAMELA	\$ 751,600	1.18			
34:116:0023	MOUNT FRANKLIN HOLDING COMPANY LLC	\$ 896,000	1.06			
34:116:0024	FOREMAN, CRISTEL B SANFORD	\$ 925,400	1			
34:116:0026	GRAY, ANN STORY and JAMES E	\$ 777,900	2.55			
34:116:0027	RIDD YOUNG, KRISTI and YOUNG, DAVID J	\$ 561,500	1.21			
34:116:0028	FREEMAN, TOM	\$ 741,200	1.07			

Sheet number _____ of a total of _____ sheets

Page 30

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"

Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT B, ALPINE COVE AMENDED SUB						
34:116:0001	STARLEY, HELEN	\$ 532,300	1			
34:116:0002	FOLLETT, DANIEL L	\$ 403,600	1.06	<i>Daniel L. Follett</i>	X	
34:116:0003	WAKIMOTO, ANTHONY T & DIANA L	\$ 663,000	1.05			
34:116:0004	MCHALE, CAROL LYNN	\$ 794,500	1.38			
34:116:0005	CALL, LYNN S & JANEAL J	\$ 406,000	1.1			
34:116:0006	ANTRIM, ROBERT F & POLK, MONICA SUE	\$ 762,000	1.04			
34:116:0007	WILKINSON, RONALD D & VANIA	\$ 1,100,700	1.15	<i>R. Wilkinson</i>	X	
34:116:0008	REDFORD, JEFFREY & KIM	\$ 404,200	1.07	<i>Jeffrey Redford</i> <i>Kim Redford</i>	X	
34:116:0009	MILLER, RICHARD KIM & LESLIE	\$ 708,000	1		X	
34:116:0010	BENSON, A GAEL	\$ 872,000	1			
34:116:0011	KM8 HOLDINGS LLC	\$ 400,000	1			
34:116:0012	KM8 HOLDINGS LLC	\$ 419,800	1.33			
34:116:0013	SMITH, JEFFERY LYNN & JACKIE LYNN	\$ 784,500	1.44			
34:116:0016	GRAY, JAMES E and ANN STORY	\$ 322,700	1.09			
34:116:0018	RICHARD THOMSEN HOMESTEAD FAMILY	\$ 794,700	1.35	<i>Richard W. Thomsen, G.P.</i>	X	
34:116:0019	WILLIAMS, WADE R and LEANNE	\$ 1,051,100	1			
34:116:0020	SCHWARZ, WALT & DEBBIE	\$ 1,662,000	1.34			
34:116:0022	MADSON, PAMELA	\$ 751,600	1.18			
34:116:0023	MOUNT FRANKLIN HOLDING COMPANY LLC	\$ 896,000	1.06			
34:116:0024	FOREMAN, CHRISTEL B SANFORD	\$ 925,400	1			
34:116:0026	GRAY, ANN STORY and JAMES E	\$ 777,900	2.55			
34:116:0027	RIDD YOUNG, KRISTI and YOUNG, DAVID J	\$ 561,500	1.21			
34:116:0028	FREEMAN, TOM	\$ 741,200	1.07	<i>Tom Freeman</i>	X	

Sheet number _____ of a total of _____ sheets

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"

Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT B, ALPINE COVE AMENDED SUB						
34:116:0001	STARLEY, HELEN	\$ 532,300	1			
34:116:0002	FOLLETT, DANIEL L	\$ 403,600	1.06			
34:116:0003	WAKIMOTO, ANTHONY T & DIANA L	\$ 663,000	1.05			
34:116:0004	MCHALE, CAROL LYNN	\$ 794,500	1.38			
34:116:0005	CALL, LYNN S & JANEAL J	\$ 406,000	1.1			
34:116:0006	ANTRIM, ROBERT F & POLK, MONICA SUE	\$ 762,000	1.04	<i>Robert F Antrim</i> <i>Monica Polk</i>	✓	✓
34:116:0007	WILKINSON, RONALD D & VANIA	\$ 1,100,700	1.15			
34:116:0008	REDFORD, JEFFREY & KIM	\$ 404,200	1.07			
34:116:0009	MILLER, RICHARD KIM & LESLIE	\$ 708,000	1			
34:116:0010	BENSON, A GAEL	\$ 872,000	1			
34:116:0011	KM8 HOLDINGS LLC	\$ 400,000	1			
34:116:0012	KM8 HOLDINGS LLC	\$ 419,800	1.33			
34:116:0013	SMITH, JEFFERY LYNN & JACKIE LYNN	\$ 784,500	1.44			
34:116:0016	GRAY, JAMES E and ANN STORY	\$ 322,700	1.09			
34:116:0018	RICHARD THOMSEN HOMESTEAD FAMILY	\$ 794,700	1.35			
34:116:0019	WILLIAMS, WADE R and LEANNE	\$ 1,051,100	1			
34:116:0020	SCHWARZ, WALT & DEBBIE	\$ 1,662,000	1.34			
34:116:0022	MADSON, PAMELA	\$ 751,600	1.18			
34:116:0023	MOUNT FRANKLIN HOLDING COMPANY LLC	\$ 896,000	1.06			
34:116:0024	FOREMAN, CHRISTEL B SANFORD	\$ 925,400	1			
34:116:0026	GRAY, ANN STORY and JAMES E	\$ 777,900	2.55			
34:116:0027	RIDD YOUNG, KRISTI and YOUNG, DAVID J	\$ 561,500	1.21			
34:116:0028	FREEMAN, TOM	\$ 741,200	1.07			

Sheet number _____ of a total of _____ sheets

Page 3 E

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"

Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT B, ALPINE COVE AMENDED SUB						
34:116:0001	STARLEY, HELEN	\$ 532,300	1			
34:116:0002	FOLLETT, DANIEL L	\$ 403,600	1.06			
34:116:0003	WAKIMOTO, ANTHONY T & DIANA L	\$ 663,000	1.05			
34:116:0004	MCHALE, CAROL LYNN	\$ 794,500	1.38			
34:116:0005	CALL, LYNN S & JANEAL J	\$ 406,000	1.1			
34:116:0006	ANTRIM, ROBERT F & POLK, MONICA SUE	\$ 762,000	1.04			
34:116:0007	WILKINSON, RONALD D & VANIA	\$ 1,100,700	1.15			
34:116:0008	REDFORD, JEFFREY & KIM	\$ 404,200	1.07			
34:116:0009	MILLER, RICHARD KIM & LESLIE	\$ 708,000	1			
34:116:0010	BENSON, A GAEL	\$ 872,000	1			
34:116:0011	KM8 HOLDINGS LLC	\$ 400,000	1			
34:116:0012	KM8 HOLDINGS LLC	\$ 419,800	1.33			
34:116:0013	SMITH, JEFFERY LYNN & JACKIE LYNN	\$ 784,500	1.44			
34:116:0016	GRAY, JAMES E and ANN STORY	\$ 322,700	1.09			
34:116:0018	RICHARD THOMSEN HOMESTEAD FAMILY	\$ 794,700	1.35			
34:116:0019	WILLIAMS, WADE R and LEANNE	\$ 1,051,100	1			
34:116:0020	SCHWARZ, WALT & DEBBIE	\$ 1,662,000	1.34			
34:116:0022	MADSON, PAMELA	\$ 751,600	1.18			
34:116:0023	MOUNT FRANKLIN HOLDING COMPANY LLC	\$ 896,000	1.06			
34:116:0024	FOREMAN, CHRISTEL B SANFORD	\$ 925,400	1			
34:116:0026	GRAY, ANN STORY and JAMES E	\$ 777,900	2.55	<i>Removal</i>		
34:116:0027	RIDD YOUNG, KRISTI and YOUNG, DAVID J	\$ 561,500	1.21	<i>Kristi Ridd Young</i>	X	
34:116:0028	FREEMAN, TOM	\$ 741,200	1.07	<i>David Young</i>	X	

Sheet number _____ of a total of _____ sheets

Page 3 F

10/6/16

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"

Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT C, ALPINE COVE AMENDED SUB.						
34:117:0001	SKIDMORE, CRAIG J & SHARLENE K	\$ 738,600	1	<i>Craig Skidmore</i> <i>Sharlene Skidmore</i>	✓	
34:117:0002	CASSIS LAND COMPANY JAMES, DONALD & SAND	\$ 889,400	1.01	<i>V.P.</i>	✓	
34:117:0003	WALTON, JOHN A & JERI F	\$ 1,131,900	1.01			
34:117:0004	GEURTS, MICHAEL D & SHARON J	\$ 407,200	1.12	<i>Michael Geurts</i> <i>Sharon J. Geurts</i>	✓	
34:117:0005	GEURTS, MICHAEL D & SHARON J	\$ 421,000	1.35	<i>Michael Geurts</i> <i>Sharon J. Geurts</i>	✓	
34:117:0006	ROBERTSON, MICHAEL W & DEBORAH PAUL	\$ 822,900	1.09			
34:117:0008	ABBOTT, THOMAS E & DIANNE	\$ 601,300	1			
34:117:0009	WARNER, O RAY & BETTY L	\$ 750,300	1.05			
34:117:0010	REDFORD, JEFFREY & KIM	\$ 551,300	1.11	<i>Jeffrey Redford</i> <i>Kim Redford</i>	✗	
34:117:0012	EMPEY, C DREW & KAREN B	\$ 764,200	1.19			
34:117:0013	ANDERSON, ECQUADEE LYNN & CHRISTOPHER DEE	\$ 1,384,700	1.25			
34:117:0014	SAXTON, JARED & TAMM	\$ 696,000	1.1			
34:117:0015	TASSAINER PROPERTIES LC	\$ 690,300	1.05			
34:117:0016	NORMAN, DANIEL C & TAMRA I	\$ 952,000	1.16			
34:117:0017	MICKELSEN, RICHARD W & TARA L	\$ 1,262,100	1.07			
PLAT D, ALPINE COVE SUBDIVISION						
34:124:0001	LU, JAU-FANG	\$ 1,949,600	3.72			
PLAT F, ALPINE COVE SUBDV						
34:291:0001	HAM, JOHN E & NAN B	\$ 1,554,700	1.48			

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"						
Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT C, ALPINE COVE AMENDED SUB.						
34:117:0001	SKIDMORE, CRAIG J & SHARLENE K	\$ 738,600	1			
34:117:0002	<i>Cass's</i> JAMES, DONALD & SAND	\$ 889,400	1.01			
34:117:0003	WALTON, JOHN A & JERI F	\$ 1,131,900	1.01			
34:117:0004	GEURTS, MICHAEL D & SHARON J	\$ 407,200	1.12			
34:117:0005	GEURTS, MICHAEL D & SHARON J	\$ 421,000	1.35			
34:117:0006	ROBERTSON, MICHAEL W & DEBORAH PAUL	\$ 822,900	1.09			
34:117:0008	ABBOTT, THOMAS E & DIANNE	\$ 601,300	1			
34:117:0009	WARNER, O RAY & BETTY L	\$ 750,300	1.05			
34:117:0010	REDFORD, JEFFREY & KIM	\$ 551,300	1.11			
34:117:0012	EMPEY, C DREW & KAREN B	\$ 764,200	1.19			
34:117:0013	ANDERSON, ECQUADEE LYNN & CHRISTOPHER DEE	\$ 1,384,700	1.25	<i>Ecquadee Anderson</i>	X	
34:117:0014	SAXTON, JARED & TAMM	\$ 696,000	1.1	<i>Jared Saxton</i>	X	
34:117:0015	TASSAINEER PROPERTIES LC	\$ 690,300	1.05	<i>By [Signature]</i>	X	
34:117:0016	NORMAN, DANIEL C & TAMARA	\$ 952,000	1.16	<i>Michael [Signature]</i>	X	
34:117:0017	MICKELSEN, RICHARD W & TARA L	\$ 1,262,100	1.07			
PLAT D, ALPINE COVE SUBDIVISION						
34:124:0001	LU, JAU-FANG	\$ 1,949,600	3.72			
PLAT F, ALPINE COVE SUBDV						
34:291:0001	HAM, JOHN E & NAN B	\$ 1,554,700	1.48			

Sheet number _____ of a total of _____ sheets

Page 4 B

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.

See Exhibit "A"

Tax Serial #	Name of Owner of Record	Assessed Value	Number of Acres	Signature of Owners	In Favor	Against
PLAT C, ALPINE COVE AMENDED SUB.						
34:117:0001	SKIDMORE, CRAIG J & SHARLENE K	\$ 738,600	1			
34:117:0002	JAMES, DONALD & SAND	\$ 889,400	1.01			
34:117:0003	WALTON, JOHN A & JERI F	\$ 1,131,900	1.01			
34:117:0004	GEURTS, MICHAEL D & SHARON J	\$ 407,200	1.12			
34:117:0005	GEURTS, MICHAEL D & SHARON J	\$ 421,000	1.35			
34:117:0006	ROBERTSON, MICHAEL W & DEBORAH PAUL	\$ 822,900	1.09			
34:117:0008	ABBOTT, THOMAS E & DIANNE	\$ 601,300	1			
34:117:0009	WARNER, O RAY & BETTY L	\$ 750,300	1.05			
34:117:0010	REDFORD, JEFFREY & KIM	\$ 551,300	1.11			
34:117:0012	EMPEY, C DREW & KAREN B	\$ 764,200	1.19			
34:117:0013	ANDERSON, ECQUADEE LYNN & CHRISTOPHER DEE	\$ 1,384,700	1.25			
34:117:0014	SAXTON, JARED & TAMM	\$ 696,000	1.1			
34:117:0015	TASSAINER PROPERTIES LC	\$ 690,300	1.05			
34:117:0016	NORMAN, DANIEL C & TAMRA I	\$ 952,000	1.16			
34:117:0017	MICKELSEN, RICHARD W & TARA L	\$ 1,262,100	1.07			
PLAT D, ALPINE COVE SUBDIVISION						
34:124:0001	LU, JAU-FANG	\$ 1,949,600	3.72			
PLAT F, ALPINE COVE SUBDV						
34:291:0001	HAM, JOHN E & NAN B	\$ 1,554,700	1.48			
11:042:0037	KM8 Holdings LLC		2.1		X	
11:042:0031	KM8 Holdings LLC		0.93		X	
34:116:0025	Kenneth O Melby		0.01		X	

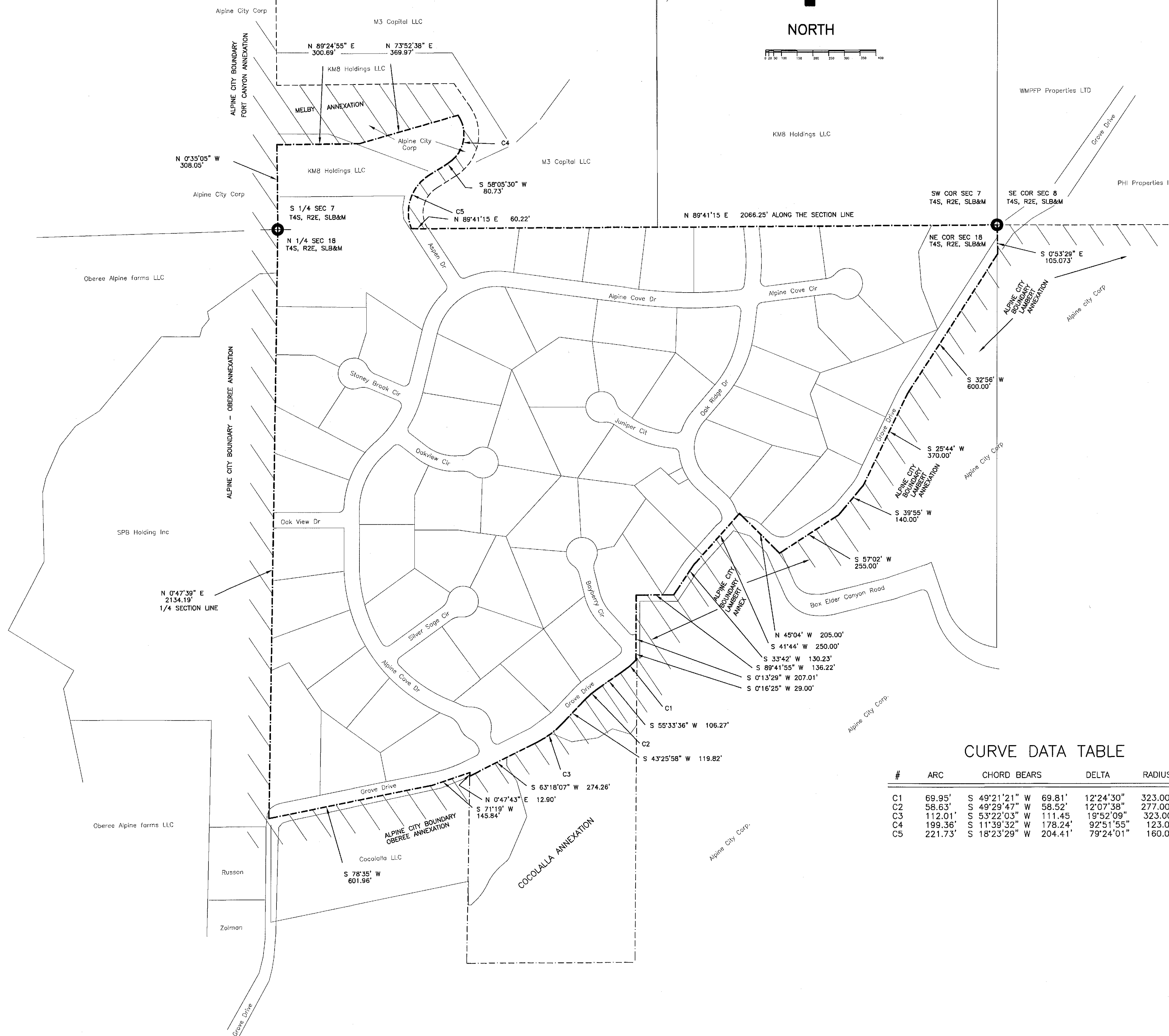
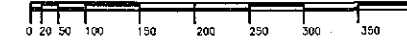
Sheet number _____ of a total of _____ sheets

Total Assessed Value

\$ 15,567,500

Petition of Annexation of Property To Alpine City

We the following property owners, by our signature affixed below, do hereby express our desire for, or against, the annexation of our property to Alpine City; and by virtue of a signature in favor of annexation, do hereby petition Alpine City to annex the property into the City.



Surveyor's Certificate

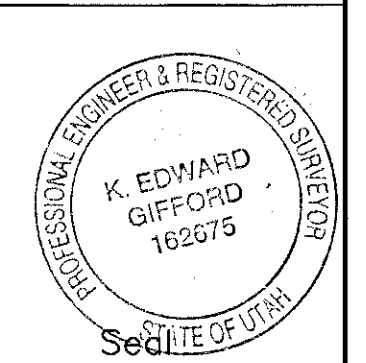
I hereby certify that this a true and accurate map of a tract
of land to be annexed to ALPINE City, Utah County, Utah

Boundary Description

Commencing at the Northeast Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence along the Lambert Annexation as follows: S 0°53'29" E 105.073', S 32°56' W 600.00', S 25°44' W 370.00', S 39°55' W 140.00', S 57°02' W 255.00', N 45°04' W 205.00', S 41°44' W 250.00', S 33°42' W 130.23', S 89°41'55" W 136.22', S 0°13'29" W 207.01', S 0°16'25" W 29.00' to the Cocolalla Annexation; thence thence along the Cocolalla and Obersee Annexations as follows: along the arc of a 323.00' radius curve to the right 69.95' (chord bears S 49°21'21" W 69.81'), S 55°33'36" W 106.27', along the arc of a 277.00' radius curve to the left 58.63' (chord bears S 49°29'47" W 58.52'), S 43°25'58" W 119.82', along the arc of a 323.00' radius curve to the right 112.01' (chord bears S 53°22'03" W 111.45'), S 63°18'07" W 274.26', N 0°47'43" E 12.90', S 71°19' W 145.84', S 78°35' W 601.96', N 0°47'39" E 2134.19' to the North 1/4 Corner of said Section 18; thence N 0°35'05" W 308.05' along the Fort Canyon (Borchards) Annexation; thence along the Melby Annexation as follows: N 89°24'55" E 300.69', N 73°52'38" E 369.97', along the arc of a 123.00' radius curve to the right 199.36' (chord bears S 11°39'32" W 178.24', central angle is 92°51'55"), S 58°05'30" W 80.73', along the arc of a 160.00' radius curve to the left 221.72' (chord bears S 18°23'29" W 204.41', central angle is 79°24'01"), N 89°41'15" E 60.22'; thence N 89°41'15" E 2066.25' along the section to the point of beginning

Area = 90.2579 acres
Basis of Bearing is NAD 27

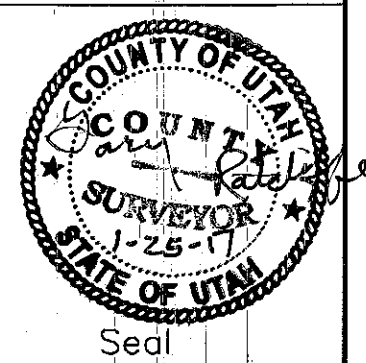
Engineer/ Surveyor Signature *K. Edna M. Ruff* Date *1-20-2017*



Review Approval by Utah County Surveyor

This plat has been reviewed by the County Surveyor and is hereby certified as a final local entity plat, pursuant to Utah Code Ann. 17-23-20 as amended

Darryl Ratchiff JAN. 25, 2017
Utah County Surveyor Signature Date



Acceptance By Legislative Body

This is to certify that we, The City Council, have received a petition signed by a majority of the owners of the tract shown hereon requesting that said tract be annexed to the City of Alpine and that a copy of the ordinance has been prepared for filing herewith all in accordance with the Utah Code Annotated (1935) 10-3-1 as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as a part of said city and that said tract of land is to be known hereafter as the Alpine Cove Annexation.

Dated this _____ Day of _____ 201__

Mayor

Attest: _____
Recorder

lead

ANNEXATION PLAT

Alpine Cove

Utah County, Utah

Scale 1" = 200'

ALPINE CITY COUNCIL AGENDA

SUBJECT: Farm Animal and Agricultural Regulations Amendment

FOR CONSIDERATION ON: 11 April 2017

PETITIONER: Staff

**ACTION REQUESTED BY PETITIONER: Consider the Proposed
Amendment (Ord. No. 2017-04)**

APPLICABLE STATUTE OR ORDINANCE: 3.21.9 (Farm Animals)

BACKGROUND INFORMATION:

From time to time, the City receives complaints about roosters making noise at very early hours of the morning. Roosters and chickens are not specifically addressed in the Farm Animal ordinance.

The Planning Commission discussed the ordinance and tried to come up with language that they all could agree with to recommend to the City Council. The ideas were to keep the language as proposed, reject the proposed language altogether, exclude the language “roosters are prohibited” and “roosters are permitted only on lots that are at least 1 acre in size.”

The City Council discussed the proposed ordinance amendment at their last meeting and requested that some language be presented that limits the maximum amount of chickens allowed per lot and defines an appropriate ‘size-of-lot’ to ‘chicken’ ratio. See attached draft language.

<p>NOTE: After 4 failed motions due to tie votes, the Planning Commission was not able to come up with a decisive recommendation to the City Council.</p>
--

3.21.9 FARM ANIMAL AND AGRICULTURAL REGULATIONS (Ord. 2002-05, Amended Ord. 2007-15; Ord. 2011-12, 10/25/11)

Animal and fowl allowed in the City of Alpine shall be used only for family food production or the enjoyment and convenience of the owner, and shall be subject to the regulations of the State Health Department and the City of Alpine. The following regulations shall apply in all zones:

1. **Horses/cows.** One horse or cow, and suckling offspring up to 6 months, shall be permitted on a 10,000 square foot lot, plus one animal for each additional 10,000 square feet. There shall be a maximum of five (5) animals per lot.
2. **Pigs.** One pig, and suckling offspring up to 6 months, shall be permitted on a 10,000 square foot lot, plus one more pig for an additional 10,000 square feet. There shall be a maximum of two (2) pigs regardless of lot size.
3. **Goats/sheep.** One goat or sheep, and suckling offspring up to 6 months, shall be permitted on a 10,000 square foot lot or two goats or sheep on a 20,000 square foot lot, plus two additional sheep or goats for each additional 10,000 square feet with a maximum of ten sheep or goats.
4. **Chickens.** Four (4) chickens shall be permitted on a 10,000 square foot lot, plus two (2) chickens for each additional 10,000 square feet. There shall be a maximum of ten (10) chickens per lot. Chickens shall be contained within the property that their coop is located. Roosters are prohibited.
- ~~4.5.~~ **Other animals.** Exotic animals or animals not mentioned above may be permitted after review and recommendation by the Planning Commission and approval by the City Council.
- ~~5.6.~~ **Animal enclosures.** Barns, stables, corrals, pens, coops and runs for the keeping of animals and fowl are allowed provided such uses are located at least seventy-five (75) feet from any neighboring dwelling. Animal enclosures may be located closer than seventy-five (75) feet to the animal owner's home. Such facilities shall be maintained in a clean and inoffensive condition. A fence around the perimeter of the parcel is not considered an enclosure.
- ~~6.7.~~ **Fur bearing animals.** The raising of fur bearing animals shall require review and recommendation by the Planning Commission and approval of the City Council.
- ~~7.8.~~ **Slope.** On lots greater than twenty (20) percent average slope, the type and extent of agricultural use shall require review and recommendation by the Planning Commission and approval by the City Council.
- ~~8.9.~~ **Additional animals.** Conditional approval for additional animals may be granted by the City Council upon recommendation by the Planning Commission.
- ~~9.10.~~ **Pre-existing rights.** In instances where a new dwelling is built within seventy-five feet of an existing animal enclosure, the animal owner shall have a pre-existing right and shall not be required to move the animals or enclosure. If the animal enclosure is removed, the right is abandoned. If a new enclosure were built, the property owner would have to comply under the new ordinance.
- ~~10.11.~~ **Beekeeping.**
 - A. Purpose. The purpose of this section is to authorize beekeeping subject to certain requirements intended to avoid problems that may otherwise be associated with beekeeping in populated areas.
 - B. Hives.
 - 1 A person shall not locate or allow a hive on property owned or occupied by another

person without first obtaining written permission from the owner or occupant.

- 2 Hives shall be placed at least five (5) feet from any property line; provided, however, that this requirement may be waived in writing by the adjoining property owner.
- C. Beekeeper Registration. Each beekeeper shall be registered with the Utah Department of Agriculture and Food as provided in the Utah Bee Inspection Act set forth in Title 4, Chapter 11 of the Utah State Code, as amended.
- D. Flyways. A hive shall be placed on property so the general flight pattern of bees is in a direction that will deter bee contact with humans and domesticated animals. If any portion of a hive is located within fifteen (15) feet from an area which provides public access or from a property line on the lot where an apiary is located, as measured from the nearest point on the hive to the property line, a flyway barrier at least six (6) feet in height shall be established and maintained around the hive except as needed to allow access. Such flyway, if located along the property line or within five (5) feet of the property line, shall consist of a solid wall, fence, dense vegetation, or a combination thereof which extends at least ten (10) feet beyond the hive in each direction so that bees are forced to fly to an elevation of at least six (6) feet above ground level over property lines in the vicinity of the apiary.
- E. Water. Each beekeeper shall ensure that a convenient source of water is available to the colony continuously between March 1 and October 31 of each year. The water shall be in a location that minimizes any nuisance created by bees seeking water on neighboring property.

ORDINANCE NO. 2017-04

AN ORDINANCE ADOPTING AMENDMENTS TO SECTION 3.21.9 OF THE ALPINE CITY DEVELOPMENT CODE RELATED TO CHICKENS AND ROOSTERS

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to regulate chickens and prohibit roosters; and

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

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

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

The amendments to Section 3.21.9 contained in the attached document will supersede Section 3.21.9 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 11th day of April 2017.

Sheldon Wimmer, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

3.21.9 FARM ANIMAL AND AGRICULTURAL REGULATIONS (Ord. 2002-05, Amended Ord. 2007-15; Ord. 2011-12, 10/25/11)

Animal and fowl allowed in the City of Alpine shall be used only for family food production or the enjoyment and convenience of the owner, and shall be subject to the regulations of the State Health Department and the City of Alpine. The following regulations shall apply in all zones:

1. **Horses/cows.** One horse or cow, and suckling offspring up to 6 months, shall be permitted on a 10,000 square foot lot, plus one animal for each additional 10,000 square feet. There shall be a maximum of five (5) animals per lot.
2. **Pigs.** One pig, and suckling offspring up to 6 months, shall be permitted on a 10,000 square foot lot, plus one more pig for an additional 10,000 square feet. There shall be a maximum of two (2) pigs regardless of lot size.
3. **Goats/sheep.** One goat or sheep, and suckling offspring up to 6 months, shall be permitted on a 10,000 square foot lot or two goats or sheep on a 20,000 square foot lot, plus two additional sheep or goats for each additional 10,000 square feet with a maximum of ten sheep or goats.
4. **Chickens.** Four (4) chickens shall be permitted on a 10,000 square foot lot, plus two (2) chickens for each additional 10,000 square feet. There shall be a maximum of ten (10) chickens per lot. Chickens shall be contained within the property that their coop is located. Roosters are prohibited.
5. **Other animals.** Exotic animals or animals not mentioned above may be permitted after review and recommendation by the Planning Commission and approval by the City Council.
6. **Animal enclosures.** Barns, stables, corrals, pens, coops and runs for the keeping of animals and fowl are allowed provided such uses are located at least seventy-five (75) feet from any neighboring dwelling. Animal enclosures may be located closer than seventy-five (75) feet to the animal owner's home. Such facilities shall be maintained in a clean and inoffensive condition. A fence around the perimeter of the parcel is not considered an enclosure.
7. **Fur bearing animals.** The raising of fur bearing animals shall require review and recommendation by the Planning Commission and approval of the City Council.
8. **Slope.** On lots greater than twenty (20) percent average slope, the type and extent of agricultural use shall require review and recommendation by the Planning Commission and approval by the City Council.
9. **Additional animals.** Conditional approval for additional animals may be granted by the City Council upon recommendation by the Planning Commission.
10. **Pre-existing rights.** In instances where a new dwelling is built within seventy-five feet of an existing animal enclosure, the animal owner shall have a pre-existing right and shall not be required to move the animals or enclosure. If the animal enclosure is removed, the right is abandoned. If a new enclosure were built, the property owner would have to comply under the new ordinance.
11. **Beekeeping.**
 - A. **Purpose.** The purpose of this section is to authorize beekeeping subject to certain requirements intended to avoid problems that may otherwise be associated with beekeeping in populated areas.
 - B. **Hives.**
 - 1 A person shall not locate or allow a hive on property owned or occupied by another

person without first obtaining written permission from the owner or occupant.

- 2 Hives shall be placed at least five (5) feet from any property line; provided, however, that this requirement may be waived in writing by the adjoining property owner.
- C. Beekeeper Registration. Each beekeeper shall be registered with the Utah Department of Agriculture and Food as provided in the Utah Bee Inspection Act set forth in Title 4, Chapter 11 of the Utah State Code, as amended.
- D. Flyways. A hive shall be placed on property so the general flight pattern of bees is in a direction that will deter bee contact with humans and domesticated animals. If any portion of a hive is located within fifteen (15) feet from an area which provides public access or from a property line on the lot where an apiary is located, as measured from the nearest point on the hive to the property line, a flyway barrier at least six (6) feet in height shall be established and maintained around the hive except as needed to allow access. Such flyway, if located along the property line or within five (5) feet of the property line, shall consist of a solid wall, fence, dense vegetation, or a combination thereof which extends at least ten (10) feet beyond the hive in each direction so that bees are forced to fly to an elevation of at least six (6) feet above ground level over property lines in the vicinity of the apiary.
- E. Water. Each beekeeper shall ensure that a convenient source of water is available to the colony continuously between March 1 and October 31 of each year. The water shall be in a location that minimizes any nuisance created by bees seeking water on neighboring property.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Night work on Fort Canyon Road

FOR CONSIDERATION ON: 11 April 2017

PETITIONER: Three Falls construction manager

ACTION REQUESTED BY PETITIONER: Consider closing Fort Canyon Road at night for construction.

APPLICABLE STATUTE OR ORDINANCE:

BACKGROUND INFORMATION: The construction manager for the improvements in Fort Canyon Road has proposed closing Fort Canyon Road between the hours of 10 pm to 6 pm to facilitate work in the canyon and reduce road closures during the day. Attached is a letter he is proposing to send to the Fort Canyon residents, which he would like Alpine City to approve.

Recommended Action: Consider approving the attached letter to send to Fort Canyon residents.
--

April 5, 2017

Re: Fort Canyon Road Improvements "Nightwork"

Dear Fort Canyon Residents,

As construction is progressing in the Canyon, we are doing everything we can to expedite the process and continue to accommodate access. We understand the great inconvenience this has caused all of you, and appreciate greatly your patience and understanding. In the interest of trying to think through every possible option to accommodate access and alleviate road shut downs, we have determined it would be best to install the storm drain, that runs in the middle of the road, at night.

We looked at all possible solutions to address the storm drain issue, and this is by far the least disruptive for the residents in Fort Canyon. Placing the storm drain in the middle of the road will require closing the road entirely for as long as 5-6 hours at a time. We understood that to do this in the middle of the day would create an even greater hardship on the canyon residents than already exists. At this time, the City and contractor feel the more acceptable solution is to close the road from 10pm to 6am each night for several weeks starting on April 10th. During all other hours, Fort Canyon Road will be open as it has been (with delays). We have asked the contractor to do everything they can to reduce noise and light, but please understand this is concrete pipe being placed in the ground by large machines, and there is only so much that can be done.

We appreciate your understanding on this matter, we wish there were better options, unfortunately there are not. It remains our sincere desire to continue to accommodate travel as best we can, while working to finish this project as soon as possible. Thank you for your continued patience.

Sincerely,
Alpine City and Three Falls Development Inc.