



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a meeting on **Tuesday, November 17, 2015 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER*

- A. Roll Call:** Mayor Don Watkins
- B. Prayer:** Lon Lott
- C. Pledge of Allegiance:** By Invitation

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

III. CONSENT CALENDAR

- A. Approve the Minutes of October 27, 2015.**
- B. Approval of Well Siting Contract.** The City Council will approve a contract to determine the best future site for a City well.

IV. REPORTS AND PRESENTATIONS

- A. Mayor Watkins 2015 Survey Results.**

V. ACTION/DISCUSSION ITEMS:

- A. Canvass 2015 Municipal Election.** The City Council will canvass the 2015 Municipal Election and certify the results.
- B. Discussion on Items That Need to be Included in a General Plan Update.** The City Council will discuss what items they want studied in an update to the General Plan.
- C. Glass Recycling Bin Discussion.** The City Council will discuss the costs of a glass recycling bin and possible areas for one to be located.
- D. Verizon Wireless Colocation on Lambert Park.** The City Council will review a proposal from Verizon Wireless to collocate on Alpine City's cell tower in Lambert Park.
- E. 2015 Pressurized Irrigation Report.** Shane Sorenson, City Engineer and Public Works Director, will present the 2015 Pressurized Irrigation Report to the Council.

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.**

Don Watkins, Mayor
November 13, 2015

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6241.

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

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing v. Public Meeting

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

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

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 North Main, Alpine, UT
October 27, 2015

I. CALL MEETING TO ORDER. The meeting was called to order at 7:04 pm by Mayor Don Watkins.

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

Mayor Don Watkins

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

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

Others: Steve Cospers – Planning Commission Chairman, Marianna Richardson, Jane Griener, Carla Merrill, Ramon Beck, Paul Kroff, County Commissioner Larry Ellertson, County Commissioner Bill Lee, Alex Johnson, Loraine Lott, Micah Davies, Tom Watkins, Sheldon Wimmer, Brandon Gerber, Jake Hasleton, Tanner Esplin, Hawken Kerr, Jon Kerr, Tom Freeman, Brenden Parker, Julie Zurcher, Dane Tenney, Tanner Toulson, Mike Russon, Rebecca Spencer, Craig Skidmore, Ethan West, Landon Nunce, Wilson Wyatt.

Mayor Watkins invited a member from each Boy Scout troop to introduce themselves and say what troop they were from. Brenden Park said he was with Troop 1101. Jake Hasleton said he was from Alpine 10th ward. Ethan Parker said he was with the Webelos from the Alpine Cove ward.

B. Prayer: Kimberly Bryant

C. Pledge of Allegiance: Larry Ellerton

II. PUBLIC COMMENT: Ethan West said the Lego League was a team of people who were engineering Lego robots for missions and other things. Other boys from the Lego League also spoke and showed graphs and charts they had made to demonstrate their research. Landon Nunce said they had surveyed 150 households in Alpine and about 77 percent of them said they threw away glass in their garbage. Glass was bad for the environment. Wilson Wyatt said that 75 percent of the people they talked to in Alpine said they would use glass recycling if it was available. Pleasant Grove was the only town in Utah County that had glass recycling.

The boys said they had a solution. They could locate a glass recycling bin in Alpine. It would cost \$300 a year but the City would save money because it would keep glass out of the landfill and by reducing the weight, it would reduce the tipping fees. It would be a good thing for Alpine City and the environment. Since the City already had a contract with ACE, they could have a bin that ACE would pick up every six weeks. Another option would be to work with Cedar Hills and Highland City on it and split the cost.

Mayor Watkins thanked them for their presentation and said it was outstanding. He asked that this be added as a future agenda item and said staff would do some additional research and talk to ACE. Then invited them to come back.

III. CONSENT CALENDAR

A. Approve the minutes of October 13, 2015.

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

IV. REPORTS AND PRESENTATIONS:

A. Mayor Watkins Survey Results: Mayor Watkins asked that, out of respect for the County Commissioners who were present for a particular agenda item, that this be postponed to the end of the meeting.

V. ACTION AND DISCUSSION ITEMS:

1 **A. Box Elder South Annexation Public Hearing.** Rich Nelson said this item had been canceled because
 2 a majority of landowner delivered a protest letter to the City. The developers would not be able to record the
 3 development until December so they planned to wait until January and restart the annexation process.

4
 5 **B. Oberee (Zolman) Annexation:** Mayor Watkins said a meeting had been held by the County
 6 Commission earlier that day to discuss the Oberee annexation. Some members of the Alpine City Council had
 7 attended the meeting. For those Council Members who had not attended the meeting, he asked the County
 8 Commissioners to briefly review what was discussed. Since David Church had received the information from the
 9 County, he asked him to also comment.

10
 11 Larry Ellerton said Mr. Church had received a draft of a possible development agreements between the County and
 12 the landowners of the Zolman and Grant properties if they were developed in the County.

13
 14 David Church said that the County would require a development agreement with the landowners of the Zolman and
 15 Grant properties if it was developed in the County. He had asked the County to share the draft of their agreement so
 16 they could compare it to what the City might require if it was developed in the City. It was only a draft but reflected
 17 what the County staff would be recommending if it went forward. Regarding density and use restrictions, he said the
 18 Oberee part of the property was located in the TR-5 zone but they would be limited to 60 building lots for single
 19 family dwellings with a average lot size of three-quarters of an acre and not less than 20,000 square feet. Standard
 20 improvements required of any development would be done at the developer's cost with the addition that road
 21 improvements would comply with or exceed the standards of Utah County and Alpine City. At completion they
 22 would require a through road connecting Elkridge Lane to Grove Drive. Water and sewer facilities would be built to
 23 Utah State and County standards at the expense of the developer. Traditional curb, gutter, and sidewalk would be
 24 meet Utah County and Alpine City standards, and other improvements as required by Utah County ordinances. The
 25 County would assess an annual fire and emergency medical service fee which would be paid to the entity that
 26 provided the services. Mr. Church said the development agreement on the Grant property was almost identical
 27 except it was limited to ten lots so there would be a maximum of 70 lots with no lot smaller than a half-acre.

28
 29 Commissioner Bill Lee thanked the City Council for their work and added that he knew more about what was going
 30 on in Alpine than any other city in Utah County. He said he wished to clarify that the proposed development
 31 agreement was a working document in which they could end up with different outcomes. He hoped they could work
 32 through the process smiling, and applauded the opportunity to work through the process with Alpine City. A portion
 33 of the ground was developable and they needed to consider its best use, find way to work together, compromise,
 34 and come to an agreement between city and county which also provided future homeowners with a sense of
 35 community.

36
 37 Commissioner Ellertson said the County did desire to work together with cities in these situations and come to an
 38 agreement. He recognized that it was a situation that the City had worked on. He didn't want to get locked into
 39 specifics but wanted to look at a broader overview which would allow all parties to feel good about it. It was the
 40 County's genuine desire to work with Alpine City and demonstrate a genuine interest in respecting the private
 41 property rights of the landowners. He asked that as they went through their agenda, the Council try to find
 42 something that would allow some leeway. He said the County generally preferred to not have developments in the
 43 County but if an applicant did come to them, they tried to respect private property rights.

44
 45 Mayor Watkins invited Paul Kroff to comment. Mr. Kroff said the property owner was not able to be present that
 46 evening but they were interested in the discussion. He said he'd had a chance to review the staff report.

47 48 Density and Lot Size

49
 50 Troy Stout asked if Mr. Kroff wanted the City to handle it in a manner that was consistent with the county and
 51 surrounding developments. There were some half-acre lots in the area but the reality was that the vast majority of
 52 the lots were one-acre lots. The lots which were less than an acre were part of a PRD. Mr. Stout said that in the
 53 absence of a PRD, he would like to see lots that were at least an acre.

54
 55 Commissioner Ellertson said that in terms of lot size, it was their interest to push toward one-acre lots sizes. That
 56 was part of the flexibility they were talking about. Lot sizes may not be the same throughout the development. A

1 portion of the development would border on half-acre lots. If they wanted it to be similar to surrounding
 2 developments it was reasonable that there be half-acre lots next to other half-acre lots. He said they would like to see
 3 the City work that out. If there was some flexibility, it may bring resolution of the issue. If they locked horns on a
 4 given issue, it could create some challenges.

5
 6 Troy Stout said that the first proposal showed 60 lots. The City proposed 31 lots, then it was changed to 44 lots. He
 7 felt the City had demonstrated the ability to work toward an end. He said there were areas that bordered half-acre
 8 lots but it was his understanding that they were not required to match a border.

9
 10 Shane Sorensen reviewed the map of the Obereee annexation site and the surrounding properties. Three Falls had an
 11 average lot size of 2.5 acres with open space. It was located in a the critical environment (CE-5) zone. Heritage Hills
 12 had an average lot size of 0.6 acres and was a PRD. There were some adjoining lots that were not in subdivisions
 13 that had lots sizes of 2.2 acres and 1.6 acres. Alpine Cove which was in the county had an average lot size of 1.2
 14 acres. Box Elder was a non PRD and had an average lot size of 1.1 acres. Heritage Hills, which had 0.6 acre lots
 15 included at least 25 percent open space. Box Elder South was not shown because the map was created using GIS and
 16 it wasn't shown on it yet, but the lots size in Box Elder South were about a half acre. Mayor Watkins clarified that if
 17 the Heritage Hills wasn't a PRD, the lots sizes would be bigger than 0.6 acres.

18
 19 Commissioner Lee said that when he put a jigsaw puzzle together, the pieces were not always equal in size. In
 20 looking at the map, the pieces were not equal. He reiterated what Commissioner Ellertson had said about flexibility.
 21 One-acre lots may work in some areas but not in others. There was one place where there were half-acre lots with a
 22 hill behind it. There would be some give and take.

23
 24 Will Jones commented that the roads weren't always straight and you couldn't assume that one-acre lots would fit
 25 everywhere. Troy Stout said he was not a surveyor but he'd been on the property. He felt that anything with a slope
 26 would need a larger lot. In a flat area that was wide open the objective could be to have more regularly sized lots.

27
 28 Commissioner Ellertson said they were not proposing that everything would be a half-acre lot. They were saying
 29 that no lots would be less than a half acre. The lot sizes would vary. There would still be pretty good sized lots.

30
 31 Lon Lott said he understood about dimension and spacing. If they were so strict with the parameters that they
 32 couldn't move some lots down from the higher area, they ran the risk of having them develop something on the
 33 hillsides that didn't need to be developed.

34
 35 Troy Stout said that if they had been able to establish hard and fast guidelines of one acre or throughout town, why
 36 could they not do that here? Why were they departing from that? It was almost an effort to reduce the latitude the
 37 City had to create the kind of city they wanted. If they wanted a widespread, open community, theoretically the lots
 38 got bigger the farther you moved out and higher up the slopes. It was very common in other areas. Why were they
 39 moving away from that?

40
 41 Roger Bennett said he was not opposed to a CR-40 zoning, but felt they should have some flexibility to allow for
 42 bigger or smaller lots. Mayor Watkins asked if the City wanted open space. Mr. Bennett said he didn't think they
 43 needed the open space but there could be some acre and half-acre lots. he felt there should be a variety because some
 44 people liked acre lots and some liked half-acre.

45
 46 Mayor Watkins asked how many lots there could be in the annexation area if it wasn't a PRD. Shane Sorensen said
 47 they could get 53 lots based on a CR-40 zoning without the density bonus of a PRD.

48
 49 Mayor Watkins asked if they had allowed developers to change the lots size up till now. David Church said that if it
 50 was zoned CR-40 and the developer applied for a PRD, he could adjust lots sizes down to a half-acre. The City had
 51 allowed density bonuses in exchange for open space but there was no requirement that there be open space or a
 52 density bonus. The development could have a density of 53 lots with no open space but the lot sizes could vary.

53
 54 Will Jones asked how many acres were part of the annexation that weren't shown on the map. He wondered what the
 55 result would be if they used all the ground in the slope analysis. The annexation included three other properties. He
 56 asked how many total acres were included in the slope analysis.

Shane Sorensen said they could do an analysis on any part of the ground. Some ground was already in the city. The Grants had a big piece of property in the annexation. The conservation easement was 68 acres.

Regarding the land in the conservation easement, Will Jones said he thought it should have been included in the slope analysis because it was part of the development. Troy Stout said he thought it wasn't included because it was not buildable. Roger Bennett said he thought it should be included but they weren't asking for a density bonus for it.

Kimberly Bryant and Troy Stout discussed being flexible and said they felt they were being flexible. They had originally set the limit on the number of lots at 31 and now they were looking at more than that. Will Jones said that when the first development came in for the same piece of ground in 2007, it showed over 80 lots. He did not think they were following their policy in that respect and they were not being flexible. Troy Stout said that at the training the previous week he understood that the intentions of previous councils were not binding on future councils. Since 2007 there had been fires on the hillsides and resulting mudflows. He said they needed to be mindful of previous councils but they also needed to be mindful of changing conditions. Will Jones said the council had a chance to change things after the fire and flood but they didn't and the conditions for development on that ground was still on the books.

David Church reviewed what happened with the previous annexation request for the same piece of property. It was known as the Pack or Alpine Canyon Estates annexation. It was a long process and the City required certain improvements including the improvements on Grove Drive and a secondary access. Significant upgrades would be needed to comply with Alpine City's water master plan. The annexation was approved it but then there was a downturn in the economy and the developers chose not to proceed on annexation and development. He said the two issues that might be different on this second annexation request was secondary water and the level of improvements necessary to upgrade Grove Drive.

Secondary Water

Will Jones said that as he reviewed the proposed resolution, he didn't see anything about providing pressurized irrigation. David Church said he had drafted the resolution for Mayor Watkins and he was recommending that the annexed area not be served with secondary water.

Roger Bennett said that area was already served with Alpine Irrigation Company water and they were entitled to it on the lower portion whether they were in the county or in the city. David Church said the City's contract with Alpine Irrigation Company required them to provide secondary water for the areas served by the irrigation company. It may not be necessary to serve the whole development. Shane Sorensen said the agreement stated that they would serve everything in the city if it could be served plus everything served by the Alpine Irrigation Company.

Lon Lott said there would be a benefit to the City if the development connected to the secondary irrigation system because there would need to be a booster pump which would benefit the upper zone in the City. It should not be discounted because it was something that needed to occur. Troy Stout asked if it would deplete the supply to the lower homes?

Shane Sorensen said staff was already proposing changes to the booster pump in Fort Creek, which pump water into the high zone. It hadn't always been an issues but during years when there was a drought and no snow pack, it impacted the higher zone. It would be replaced with culinary water. It required more power to pump water into the higher zone.

Troy Stout asked how that would affect the budget. Shane Sorensen said they had budgeted \$200,000 for it but they hadn't hit that mark this year. Regarding the pressure, Mr. Sorensen said they had 40 psi static pressure in the reservoir when it was full and there was no pressure on the system. When people were using the water, it wasn't unusual to see a swing of 20 psi. No one was happy when it dropped to 10 psi

Mayor Watkins said a lot of the area under discussion hadn't been irrigated. Roger Bennett said the irrigation company had no objection to serving areas with pressurized irrigation that had not been previously served.

1 Will Jones said that one way or another if it was culinary or secondary, if it got to the point where they had to pump,
2 they had to pump. One of the things that happened with development that they tended to discount was that
3 improvements in a new development would bring quality to the City's existing system. One of the things they were
4 requiring was a 12 inch line which would help the City's system. The developer would be paying to improve the
5 City system which helped everyone. Troy Stout asked why they needed a 12 inch line.

6
7 Shane Sorensen said they had a water model that showed the current service area plus projected new growth. By
8 inputting the needed values they could go through a process to determine what size pipe was need to best serve the
9 city and maintain the pressure.

10
11 Elkridge Lane

12
13 Mayor Watkins said the Planning Commission recommended that there be access to Elkridge Lane within two years
14 of development. It was not an issue of whether or not it went it, but when.

15
16 Roger Bennett said that Grove Drive needed to be completely approved in the first phase or the connection to
17 Elkridge Lane needed to built. If they built the connection to Elkridge Lane in the first phase, they could improve
18 just their portion of Grove Drive. The connection to Elkridge Lane should have to go in regardless.

19
20 Troy Stout said would prefer to see Elkridge go in first. It was a key part of making the areas connect. He said he'd
21 never been adamant that there be a big improvement on Grove Drive. It would be a good thing to have it if they
22 could get it, but he liked country roads. If they were going to pack it full of people, it would not be country
23 anymore. Kimberly Bryant said she agreed with that.

24
25 Lon Lott said he had always been in favor of providing a safe way in and out. The 90-degree corner was one of the
26 things that needed to be taken care of. Grove Drive was an important part of safety. They needed to be able to have
27 room for two cars to pass while people were walking along Grove Drive. Improving Grove Drive would be an off-
28 site improvement for the development and he understood the cost of improving it, and impact on citizens along
29 Grove Drive. People from Alpine Cove came down that way as well. He said he sat on the Mountainland
30 Association of Governments (MAG) committee and he thought there was a way to access funds to put toward the
31 improvement of Grove Drive. If they presented a project to MAG, they could get some help to take care of it. The
32 developer should build the connection to Elkridge Lane, then pay their proportionate share of improving Grove
33 Drive, and the City could get some other funds to finish it.

34
35 Will Jones asked Shane Sorensen if Grove Drive was on the Impact Fee Study. He said it was not. Will Jones
36 suggested they add it so they would have an impact fee. He said that on the last three properties developed on Grove
37 Drive, the City had required a proportionate share of the cost of improving Grove Drive and kept it in a secure fund.

38
39 Kimberly Bryant said she liked the staff recommendation on the roads and wondered why some Council members
40 didn't want to follow it.

41
42 Paul Kroff said he wanted to clarify the recommendation from the Planning Commission meeting of May 5, 2015.
43 They recommended 60 lots but did not include a recommendation that a connection to Elkridge Lane go through.
44 Jason Bond said he looked it up and didn't see anything in the motion about it, but it was discussed.

45
46 Steve Cosper said he was in favor of a connection to Elkridge Lane but it was not included in the motion. Jane
47 Griener said she did not recall the motion by they did discuss the need for safety and the need for Elkridge Lane to
48 go through.

49
50 David Church said that if the development was approved in the City, the ordinances required two accesses if there
51 were more than 20 lots. Since it was in the Urban Wildland Interface Zone, they needed two accesses regardless of
52 the number of lots.

53
54 David Fotheringham said he remembered there was a lot of discussion about the road but they had tried to keep the
55 motion simple. Steve Cosper said the fire chief had recommended the second access.

Mayor Watkins said they had discussed density and water and road access and he was hopeful that they could have a motion so the County would know where they are at.

Roger Bennett made a motion, but prior to the vote, there was a lengthy discussion about the motion.

Regarding exceptions in paragraph c, David Church explained the subdivision ordinance did provide for exceptions. He had included the requirement that there be no exceptions because he thought what they wanted was certainty. If it was annexed, they wouldn't want to be dealing with requests for exceptions. Roger Bennett said he wanted to delete the part of the sentence that said there could be no exceptions because he felt like it was tying their hands.

Regarding offsite improvements, Troy Stout questioned the need for a 12 inch line. David Church explained that if the developer only needed an 8 inch line to serve his development, and the City needed a 12 inch line to benefit the City, the developer paid for the line and the City paid for the upsize. There was further discussion about the different scenarios for different sized lines.

David Church summarized the motion Roger Bennett had made, which was followed by more discussion.

- Paragraph a remained the same.
- Paragraph b stated that if the development was processed as a PRD, it would not receive a density bonus but it would have flexibility on lot size and some of the lots could be 20,000 square feet, but the number of lots would be frozen under the CR-40,000 zone.
- Paragraph c would just say that ordinances would be complied with and delete the wording about exceptions and variance.
- Paragraph d would be state that the property owners would either provide the fully completed Grove Drive in the first phase and the connection to Elkridge Lane in the second phase or they would provide the connection to Elkridge Lane in the first phase plus their proportional improvements to Grove Drive.
- Strike the second paragraph d.
- Paragraph f would be changed to require the developer to build the necessary infrastructure for both culinary water and secondary water for the development according to the City's master plans.
- The last paragraph would remain the same.

David Church said the big changes were that the development could be a PRD to allow flexibility on lot size, but there would be no density bonus and the number of lots would be capped. The road obligation changed to state that if the developer completed the connection to Elkridge Lane in the first phase, they would only need to improve Grove Drive at the 90-degree turn plus their proportional share of the remaining improvements.

Kimberly Bryant said she felt really strongly about requiring them to fully improve Grove Drive since they had increased the density.

Shane Sorensen said he felt Grove Drive needed to be fully improved but he didn't think 100% of the burden on Grove Drive was caused by this development. Other developments used the road.

Mayor Watkins said he felt that improving Grove Drive was critical. Connecting to Elkridge Lane was just part of the subdivision.

Troy Stout said that without the subdivision there was no need for Elkridge. With the subdivision there was. Will Jones said the connection would benefit everyone. There was further discussion about the roads. Kimberly Bryant said she wanted to see Grove Drive fully improved because that was a staff recommendation. Troy Stout asked about the fire chief's recommendation. Shane Sorensen said fire chief said there needed to be a second access.

Roger Bennett said he agreed that Grove Drive needed to be fully improved, but he didn't think the developers of the Oberee annexation needed carry the whole cost of improving Grove Drive.

David Church said the question was, what was fair? One thing they needed to consider was that by annexing, the developer benefited by connecting to the City's water system. If he developed in the county, he would have

significant costs for the water system. If he developed in the county, they would not require him to improve all of Grove Drive. The Council also needed to consider that other subdivisions including Alpine Cove and Box Elder dumped onto Grove Drive. If he developed in the county, he would get 70 lots. If he developed according to Roger Bennett's motion and the slope analysis, he would get closer to 55 lots.

Will Jones said the developer would still have costs to connect to the City's water system. David Church said the last time the City drilled a well, it cost a million dollars to drill and another million to equip the well.

There was a discussion about calculating density and whether or not the hillsides would be included in the slope analysis, and speculation about how the Grant property would affect the density if included or developed separately. There was discussion about having building lots on the hillsides.

David Church said the reason the PRD Ordinance was adopted was to keep estate lots off the hillsides. Roger Bennett said he would like to see the hillsides preserved. There were questions about how the lots might be laid out under the proposed zoning. Shane Sorensen said it was up to the developer's engineer to determine how to make the lots work. He clarified that according to Roger Bennett's motion, if it was developed as a PRD, the lots sizes could go down to 20,000 square feet.

Lon Lott asked if they meant they would be clustering the lots. Roger Bennett said that if they did a PRD they could do that. Councilman Lott asked if the number of proposed lots included the ground already in city limits. David Church said that the development agreement would include only the Zolman and Grant properties.

Will Jones said he would not be voting on the motion.

MOTION: Roger Bennett moved to adopt Resolution No. R2015-18 with the following changes:

- Paragraph a: Remain as written.
- Paragraph b: All subdivisions in the annexed area will be processed as subdivisions and will not have a density bonus if it is a PRD.
- Paragraph c: Strike the last part of the sentence "without exceptions or variances."
- Paragraph d: In the first phase, the property owners agree to build at their cost the full improvements to Grove Drive to bring the road up to current City standards (30 feet of pavement, curb and gutter on both sides, sidewalk on one side) from the intersection of Alpine Boulevard to the proposed new development including the improvements to the 90-degree bend, and build the connection to Elkridge Lane in the second phase; OR the property owners agree to build the connection to Elkridge Lane in the first phase and build their proportional share of the improvements to Grove Drive.
- Paragraph e: Strike paragraph e because it was combined with d.
- Strike the second paragraph d on the second page because the City would be required to provide secondary water.
- Paragraph f: That the property owners at their sole costs and expense build the culinary water and secondary water infrastructure necessary to serve their development as currently recommended for that area by the City's culinary water master plan and the secondary water master plan.
- Paragraph g: Remain as written.

Troy Stout seconded. Ayes: 2 Nays: 2 Roger Bennett and Lon Lot voted aye. Kimberly Bryant and Troy Stout voted nay. Will Jones abstained. Mayor Watkins voted to break the tie and voted nay. Motion failed.

Mayor Watkins asked if there was another motion.

Troy Stout asked Paul Kroff how many half-acre lots there would be. Mr. Kroff said he didn't know. David Church said there was no way they could imagine how the lots would lay out at that point. That was why the County offered parameters giving the maximum and minimum number of lots, and an average lot size. He suggested the City

Council focus on that and let the engineers work it out. The resolution the mayor had him draw up did the same thing with different parameters.

Paul Kroff said he'd met with the county earlier that morning and had his engineer a design a plan based on a minimum lot size of one-acre in the annexable area. It would yield 42 lots, but that did not include roads or retention so that number would go down since the road comprised 30 percent of the subdivision.

Kimberly Bryant said she would make a simple motion that did not guarantee him a certain number of lots regardless of roads, etc.

Kimberly Bryant made a motion at this point and Troy Stout seconded it but no vote was taken at that time. There was more discussion, then the Council took a five-minute break. The motion was voted on after the break.

Prior to the vote David Church summarized the motion stating that is was the same as the original resolution except for taking out the exception language and deleting the paragraph stating that the development would not be served by secondary water, and amending the paragraph on water to state that the developer would build the infrastructure for both secondary and culinary water according to Alpine City's master plan.

MOTION: Kimberly Bryant moved to adopt Resolution No. R2015-18 with the following changes.

- Paragraph a stayed the same as the original resolution. It would be zoned CR-40.
- Paragraph b said it would not be processed as a PRD and the lots size would not be less than 40,000 square feet.
- Paragraph c stayed the same except for the last phrase on exceptions and variances.
- Paragraph d stayed the same.
- Paragraph e stayed the same.
- Paragraph "d" on the next page would be deleted.
- Paragraph f would state that the property owners build the necessary culinary and secondary infrastructure according to the City's master plan.
- Paragraph g would remain the same.

Troy Stout seconded. Ayes: 2 Nays: 1. Troy Stout and Kimberly Bryant voted aye. Lon Lot voted nay. Roger Bennett was not present at the time of the vote. Motion failed.

Will Jones asked what they were accomplishing with the resolution. Were they telling Mr. Kroff they were annexing his ground?

David Church said that the resolution merely set forth what terms in the development agreement the City would agree to. If the petitioners signed an annexation agreement according to the terms of the resolution, the City would annex their ground. The County had indicated to Mr. Kroff and to Alpine City what their minimum terms would be. Some time ago Paul Kroff submitted what his terms would be. The issue the Council needed to resolve that evening was what they wanted to have in the development agreement. Mr. Church said it sounded like there were two main issues. One was how Grove Drive would be treated. The other was the number of lots. The County had said what number of lots they would approve and they said that Grove Drive would need to be improved to the bend in the road.

Kimberly Bryant said that according to Roger Bennett's motion, the number of lots would be closer to 60 lots. Her motion would make the number of lots closer to 40.

Lon Lott said that if the developer couldn't agree with Alpine's terms because of the profitability, there may be a way to address the offsite improvement costs by going to MAG and getting funds to do a portion of Grove Drive, and still work on a lower density.

Kimberly Bryant and Troy Stout said it was not their responsibility to make sure the developer made money on his development. The property was purchased on speculation.

Shane Sorensen said that it was possible to get money from MAG for Grove Drive, but they really focused on roads of regional significance.

At 9:27 pm Mayor Watkins suggested they take a five minute break.

At 9:35 pm the City Council returned to the meeting.

Troy Stout said he would like amend Kimberly Bryant's motion which had not been voted on to temporarily exclude item C and D until they had more information on the costs of Grove Drive and Elkridge. Kimberly Bryant said she was fine with that.

MOTION: Troy Stout moved to amend Kimberly Byrant's motion to temporarily table items C and D until the next meeting when they had better figures on street improvements on Grove Drive and Elkridge. Kimberly seconded.

David Church said they would still not have good figures at the next meeting. All they would have would be the engineer's estimates.

Lon Lott said he would like to discuss the Troy Stout's motion. He was concerned about postponing a decision for two weeks since the County Commissioners had asked for direct advice to get this worked out.

David Church said he was concerned because if they adopted the resolution but tabled parts of it, they weren't adopting anything. They needed to either table the resolution or make a motion on it.

Rich Nelson pointed out that whatever motion was made, they needed at least three Council Members to be in agreement or it would not pass because Will Jones had recused himself and Roger Bennett was returned from the break.

Commissioner Ellertson said that based on recent experience, when someone was not where they should be, it meant they were in trouble. Several people left the meeting to see if they could find Roger Bennett. It was suggested that Mr. Bennett was okay.

Commissioner Ellertson said that they had talked about considering some flexibility but at some point the County was going to make a decision.

Mayor Watkins said he thought they had been flexible. They were at a one-acre zoning which was the most they would ever allow up there.

There was more discussion about flexibility and density and lot size.

Commissioner Bill Lee said that one of their attorneys came to them and told them that they sat in a position to make a decision, but once the decision was made, they had to live with it. Now was the time to carve things out. He said the City now sat in a position of power. The parameters the County had set were not set in stone.

David Church said that as a City they had lots of flexibility because it was an annexation. But one thing they were forgetting was that the landowner had to agree with the City's requirements. The County had indicated their parameters to the landowner for him to develop in the county. The Council needed to decide what they would require, and the landowner would decide what he wanted to do.

Mayor Watkins said his concern was that the developer would find frustration with the Council and go back to the County and the County could rezone the ground, which would give the developer added leverage to come back to the City. His recommendation was the Council should decide but he asked that they not do something better than they would do for their own citizens.

Kimberly Bryant pointed out that since Roger Bennett had not come back, it was uncertain if they could pass anything.

1
2 David Church said he believed that Roger Bennett left the meeting as a parliamentary procedure to make sure the
3 minority did not prevail. It appeared that three of the five Council members would give Mr. Oberee more density
4 than the Mayor and two Council members would. Mr. Bennett was using the same rules that had prevented one
5 Council member from voting.

6
7 Mayor Watkins said they had an amendment to Kimberly Bryant's motion. It would take a positive vote of the entire
8 Council to accept the motion to amend.

9
10 Troy Stout withdrew his motion. He said he didn't want to complicate Kimberly Bryant's motion which was made
11 much earlier in the meeting.

12
13 Will Jones recused himself from the vote. A vote was taken on Kimberly Bryant's motion and the motion failed.

14
15 Lon Lott said he would like to go back to Roger Bennett's motion with some amendments, which he listed:

- 16
17 • Paragraph a would stay the same, which was to zone the property as CR-40,000.
18 • Paragraph b would allow the developable area to be processed with the flexibility of a PRD to allow larger lot
19 higher up and small lots lower down. There would be 53 lots in the area of annexation with the potential of six
20 more lots in the areas already in Alpine City for a total of 59 lots.

21
22 A lengthy discussion followed with input from the mayor and council members about the minimum lot size and
23 improvements to Grove Drive and the construction of a connection to Elkridge Lane.

24
25 Troy Stout said he still had a problem with the half-acre lots. He had pledged to have low density on the hillsides.
26 He would prefer to see lots with a minimum size of three-quarter acres and they should make up no more than 20%
27 of the lots. He said he would be more likely to vote yes if the minimum lot size was three-quarters of an acre and
28 they represented no more than 20% of the lots.

29
30 Mayor Watkins said it was his wish was that the Council send the message to the County representing what the City
31 would do. It didn't mean Mr. Kroff could not come back and negotiate. But without something, the County had more
32 reason to rezone the property.

33
34 David Church summarized Lon Lott's motion saying it was the same as Roger Bennett's motion except that the
35 number of lots in the annexed area would be 53 lots and there would be a minimum lot size of three-quarters of an
36 acre and they would represent no more than 20% of the lots.

37
38 Mayor Watkins asked what Roger Bennett's motion said about Grove Drive. David Church said he'd said that if
39 Elkridge Lane was built first, then the improvements to Grove Drive would be the developer's proportional share. If
40 he didn't build the connection to Elkridge Lane first, they he would have to fully improve Grove Drive.

41
42 Kimberly Bryant asked Lon Lott why he didn't want to follow staff recommendation on the roads.

43
44 Lon Lott said he didn't think he was going against staff reports because he still wanted Grove Drive improved, but
45 the developer would pay their proportional share.

46
47 Mayor Watkins said he wanted to be on record that he wanted Grove Drive fully improved.

48
49 Will Jones asked how the other properties in the annexation would be treated. David Church said they would need to
50 apply and go through the process.

51
52 Kimberly Bryant said she would like to see Grove Drive improved first of all because it affected all of the citizens,
53 and then have Elkridge Lane come in on phase two.

54
55 Mayor Watkins agreed that Grove Drive should be fully improved first of all. He felt it would be more palatable for
56 the neighbors if it was improved first.

Lon Lott asked Shane Sorensen if there would be a problem with the fire marshal if the connection to Elkridge Lane was not built until the second phase since staff recommended the connection. Will Jones noted that the preliminary plan showed a secondary access through Alpine Cove which would meet the need for a secondary fire access.

Mayor Watkins said he would recommend construction of the connection to Elkridge Lane when half the lots were built. He asked Lon Lott if he could live with those requirements on the roads so they could get a vote. Councilman Lott indicated he could accept that.

David Church summarized the revised motion. He reminded the Council that according to the Alpine City's ordinance they had to have a secondary access road after 20 lots, plus it was in the urban wildland interface area which required a second access road. He said the difference between this motion and the County's proposed development agreement was that the County would allow a minimum lot size of 20,000 square feet with an average lot size of three-quarters of an acre. The Motion required a minimum lot size of three-quarters of an acre to comprise no more than 20% of the lots. The County designated a maximum of 70 lots. The Motion designated a maximum of 53 lots. The County would require the developer to build their own water system, and the only improvements the County was requiring on Grove Drive was to improve the 90-degree bend. The County was requiring the Elkridge Lane connection.

Mayo Watkins said to keep in mind that proposed Development Agreement from the County was only a draft, and called for a vote on the motion which David Church had summarized.

Will Jones recused himself from the vote.

MOTION: Lon Lott moved to approve Resolution No. R2015-18 with the following changes:

- Paragraph a would remain the same as written with a zoning of CR-40.
- Paragraph b would state that subdivisions in the annexed area would be processed as PRDs to allow flexibility of lot size with a maximum density of 53 lots in the area of annexation with a potential of six more lots in the area already in Alpine city limits for a total of 59 lots. The minimum lot size would be three-quarters of an acre which would represent no more than 20% of the lots.
- Paragraph c would be revised to read "All of the City's existing hillsides, slope, and hazard regulations contained in the City's current development code would be complied with."
- Paragraph d would be the same as the original resolution which was that the property owners agreed, at their cost, to bring Grove Drive up to City standards (30 feet of pavement, curb and gutter on both sides, sidewalk on one side) from the intersection of Alpine Boulevard to the proposed new development including the improvements to the 90 degree bend.
- Paragraph e would be the same as the original resolution which was that the property owners agreed to provide a second access from the proposed development to the City that connected with Elkridge Lane, and this would be no later than when first 20 lots were built.
- Delete the second "d" paragraph which stated that the development would not be provided with secondary water.
- Paragraph f. The property owners at their sole costs and expense would build the culinary and secondary water infrastructure necessary to serve their development as currently recommended for that area by the City's culinary and secondary water master plan.
- Paragraph g would remain as written in the original resolution.

Kimberly Bryant seconded. Ayes: 3 Nays: 0. Lon Lott, Kimberly Bryant, Troy Stout voted aye. Roger Bennett was not present at the time of the motion. Motion passed.

Kimberly Bryant said she hoped that they showed flexibility. She felt she had come so much farther than where they started.

B. Larry Hilton Condominium Conversion Request: Jason Bond said that Larry Hilton had received approval for a commercial building at 341 S. Main Street which was lot B of the Alpine Olde Towne Centre Planned

Commercial Development. Before Mr. Hilton started construction, he wanted to convert the building into two separate condominiums. Alpine City's Development Code, Chapter 6, laid out the requirements for the conversion of a building to condominiums. The Planning Commission had reviewed the request and recommended approval subject to David Church reviewing the Declaration of Condominium Covenants, Conditions, Restrictions, and Management as proposed.

MOTION: Will Jones moved to approve Larry Hilton's request to create condominiums in the commercial building located at 341 S. Main Street subject to David Church reviewing and approving the agreement. Kimberly Bryant seconded. Ayes:4 Nays: 0. Will Jones, Kimberly Bryant, Lon Lott, Troy Stout voted aye. Roger Bennett was not present at the time of the motion. Motion passed.

D. Approval of Poll Workers for Voting Station. Rich Nelson said the although Alpine City was voting by mail, they would have a Voting Station at Alpine City Hall on November 3rd where people could drop off their ballots or vote provisionally if they did not receive a ballot in the mail. It was proposed that Lynn Higgins and Linda Higgins be approved as poll workers.

MOTION: Will Jones moved to approve Lynn and Linda Higgins as poll workers for the voting station at City Hall on November 3, 2015. Kimberly Bryant seconded. Ayes: 3 Nays: 0. Will Jones, Kimberly Bryant, Lon Lott voted aye. Roger Bennett was not present at the time of the motion. Motion passed.

Mayor Watkins said they had postponed the 2015 Survey Results to the end of the meeting, but since it was late, he recommended that it be reviewed at the next meeting.

VI. STAFF REPORTS

Rich Nelson reported on the following:

- The available dates for the Christmas party were December 16th or 17th. The Council indicated they would like it on Wednesday, December 16th.
- November 7th would be the official opening of the emergency phone at Tibble Fork.
- The Christmas lights would be going down Main Street.
- City Hall hours would be changing from 7:30 am to 5:30 pm to make a 9 hour day, and on every other Friday, half the staff would take Friday off.

Shane Sorensen said the proposal from Loughlin Water Associates on the new well had come in too late to be on the agenda but they wanted to begin work on it as soon as possible. It would be about \$9500. The Council indicated informal approval. It would be on the next agenda for formal approval.

VII. COUNCIL COMMUNICATION

Mayor Watkins asked staff to display the rendering for the proposed storage shop on 300 North. He said he had emailed a copy of it to the neighbors and they liked it.

Will Jones thanked Judi Pickell for the great job she did on the Trick or Treating at the local businesses. There was an amazing turnout.

Troy Stout told Will Jones that the letter he'd sent out to the community was a cheap shot. People thought it was an official letter from the City Council because it was addressed from the City Hall. Will Jones said he had not put the return address on it. Canyon Copy had addressed it when he handed them the letter. He said the letter clearly stated that it was from him and not the rest of the Council.

VIII. EXECUTIVE SESSION: None held.

MOTION: Will Jones moved to adjourn. Kimberly Bryant seconded. Ayes: 3 Nays: 0. Will Jones, Kimberly Bryant, Lon Lott voted aye. Motion passed.

The meeting was adjourned at 10:35 pm.

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DRAFT

Charmayne Warnock

From: Charmayne Warnock
Sent: Thursday, November 12, 2015 3:36 PM
To: Rich Nelson
Subject: FW: Alpine Proposal
Attachments: Loughlin-Prp-AlpineCity-WellSitingStudy-23Oct2015.pdf; ATT00001.htm

From: Jed Muhlestein
Sent: Thursday, November 12, 2015 3:14 PM
To: Charmayne Warnock
Subject: Fwd: Alpine Proposal

Well siting study for city Council, print out the email with the attachment and include both in the city council packet....says Shane

Sent from my iPhone

Begin forwarded message:

From: John Schiess <JSchiess@horrocks.com>
Date: October 26, 2015 at 8:46:57 AM MDT
To: "shane sorensen (ssorensen@alpinecity.org)" <ssorensen@alpinecity.org>
Cc: "Jed Muhlestein (jed@alpinecity.org)" <jed@alpinecity.org>
Subject: FW: Alpine Proposal

Shane,

Attached is the proposal Bill provided me late Friday for the well siting study. It is pretty straight forward and less cost than I expected. I assume that Bill has quite a bit of data already gathered based on other work done in the area for other clients (not Horrocks). Those maps he provided were done for someone else.

I am estimating an extra \$2,600 for Horrocks to oversee the project, provide data, review report, and attend meetings and site visit. That would make a total of \$9,500. If you would like a formal letter from me just let me know.

Thanks

From: Bill Loughlin [<mailto:bill@loughlinwater.com>]
Sent: Friday, October 23, 2015 6:23 PM
To: John Schiess <JSchiess@horrocks.com>
Subject: Alpine Proposal

John,

I apologize for getting this to you so late on Friday.

What do you think?

I can revise as necessary.

Thank you for your patience.

Have a great weekend!

Bill

***Bill Loughlin, P.G.
Loughlin Water Associates, LLC
3100 W. Pinebrook Rd. Ste 1100
Park City, UT 84098
435-649-4005 (office)
435-659-1752 (mobile)
435-649-4085 (fax)
Bill@LoughlinWater.com***

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October 23, 2015

Horrocks Engineers
Attn: John Schiess, P.E.
2162 West Grove Parkway, #400
Pleasant Grove, Utah 84062

Subject: **Proposal for Hydrogeologic Consulting Services**
Assess Feasibility of Groundwater Development
Proposed Sites for New Secondary Water Supply Well, Utah County, Utah
for Horrocks Engineers

Dear John:

Loughlin Water Associates, LLC (Loughlin Water) proposes to assess the groundwater development potential of two proposed sites to locate a new secondary water supply well for Alpine City, Utah County, Utah for Horrocks Engineers. I prepared this proposal in response to your request.

BACKGROUND

We understand that:

- Alpine City seeks to site, permit, and construct a new secondary water supply well (proposed new well) capable of producing about 3,000 gallons per minute (gpm).
- Based on site access and proximity to existing infrastructure, Alpine City has, on a preliminary basis, identified the following two preferred potential locations for the proposed new well:
 - Asay Property, located in the Northeast Quarter of Section 24, Township 4 South, Range 1 East, Salt Lake Base & Meridian (SLB&M) and
 - Lambert Park Property, located in the Northeast Quarter of Section 18, Township 4 South, Range 2 East, SLB&M.
- Horrocks Engineers provides engineering services to Alpine City.

OBJECTIVE AND SCOPE OF SERVICES

We propose the following phased approach to help Alpine City and Horrocks Engineers site, permit, and construct a new secondary water supply well capable of producing the desired yield of about 3,000 gpm:

- Phase 1 – Assessment of the Two Preferred Well Locations
- Phase 2 – Groundwater Exploration
- Phase 3 – Groundwater Development

This proposal is for Phase 1, proposals for subsequent phases can be provided on request.

Phase 1 tasks include the following:

- **Task 1.1 - Obtain and Review Readily Available Existing Information.** We will compile and review information from: (1) published and unpublished geologic and hydrogeologic reports and maps and aerial photographs of the area; (2) geologic, construction, yield, and water quality data for wells and springs in the area from the files of the Utah Division of Water Rights (DWRi, also known as the *Office of the State Engineer*), Utah Division of Drinking Water (DDW), and other sources; and (3) discussions with representatives of the Utah Geological Survey (UGS), U.S. Geological Survey (USGS), and/or other organizations and individuals familiar with the geology, hydrogeology, and available groundwater supplies of the area.
- **Task 1.2 - Identify and Characterize Potential Target Aquifers.** We will:
 - Identify and characterize potential target aquifers and develop a conceptual model of groundwater occurrence and flow;
 - Characterize the lithology, thickness, lateral extent, potential yield, water quality, and development history of individual aquifers;
 - Identify and describe potential aquitards (confining beds) and regional and local geologic structures; and
 - Review available geologic cross sections and possibly construct a new cross section to help assess the extent of, depth to, and geometry of identified aquifers and aquitards.

A good understanding of the hydrologic role of aquifers, aquitards, and geologic structures on groundwater occurrence and flow will help evaluate potential

Loughlin Water Associates, LLC

drinking water source protection (DWSP) and water right interference issues in addition to locating and designing exploration and production wells.

- **Task 1.3 - Conduct a Reconnaissance-Level Site Visit.** We will conduct at least one reconnaissance-level site visit of each site and surrounding area to confirm and substantiate our findings.
- **Task 1.4 - Prepare a Letter Report.** We will prepare a letter report to (1) summarize our assessment of the feasibility of developing a well at each site capable of producing the desired yield of about 3,000 gpm, (2) provide recommended preliminary design of exploration and production wells, and (3) estimated cost of exploration and production wells.

We assume that Alpine City and/or Horrocks Engineers will provide:

- Copies of any hydrogeologic, geologic, geotechnical, water right, or other relevant studies that may be available for the area;
- Water quality requirements;
- Preferred or least preferred areas to locate wells; and
- Any other relevant information that could help us to complete our assessment.

TERMS AND CONDITIONS AND FEE

We will provide our hydrogeologic consulting services on a Time and Expense (T&E) basis in accordance with the terms and conditions in the Subconsultant Master Services Agreement dated September 6, 2006 between Horrocks Engineers and Loughlin Water Associates LLC.

Our fee to conduct the feasibility assessment and summarize our findings in a letter report will not exceed **\$6,900** without written authorization from Horrocks Engineers.

Your acceptance of the proposed scope of services, fees, terms and conditions and your authorization to proceed with the scope of services described herein may be indicated by the signature of an authorized representative of Horrocks Engineers in the space provided on the signature page of this proposal. Please return an executed copy to me to authorize Loughlin Water Associates, LLC to proceed.

SCHEDULE

Loughlin Water Associates, LLC is prepared to initiate the proposed scope of services following our receipt of written authorization to proceed.

Loughlin Water Associates, LLC



If you have any questions or need more information, please do not hesitate to call me at (435) 649-4005 (office) or (435) 659-1752 (mobile).

Loughlin Water Associates, LLC

A handwritten signature in blue ink, appearing to read 'W. D. Loughlin', written over a horizontal line.

William D. Loughlin, P.G.
Manager, Principal Hydrogeologist

Horrocks Engineers agrees to the Terms and Conditions and Estimated Fee outlined herein and authorizes Loughlin Water Associates, LLC to proceed with the proposed Scope of Services.

By: _____

Title: _____

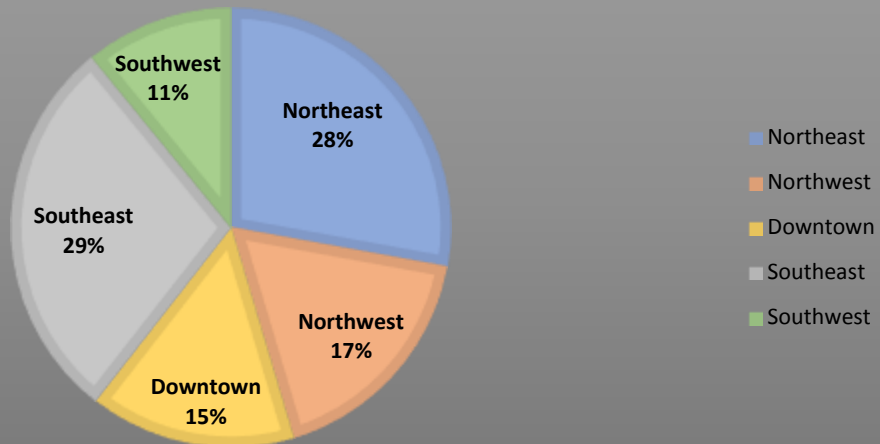
Date: _____

Mayor Watkin's Survey Results

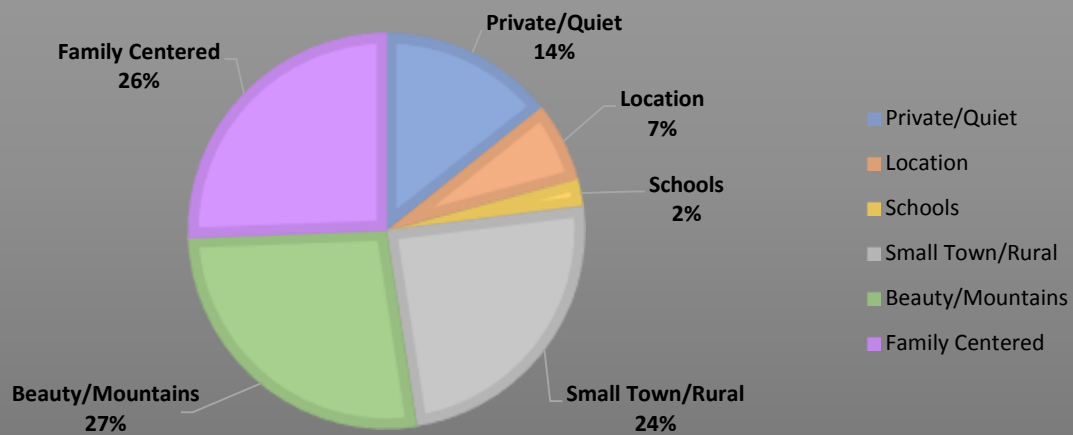
September 2015

(Approximately 730 Surveys)

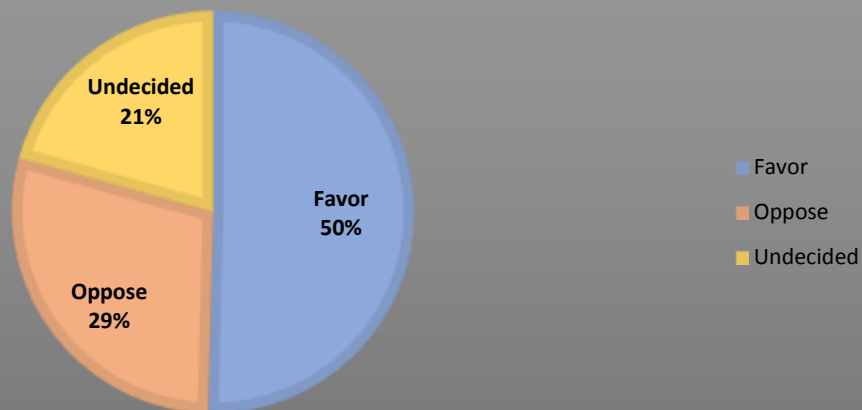
WHAT PART OF ALPINE CITY DO YOU LIVE IN?



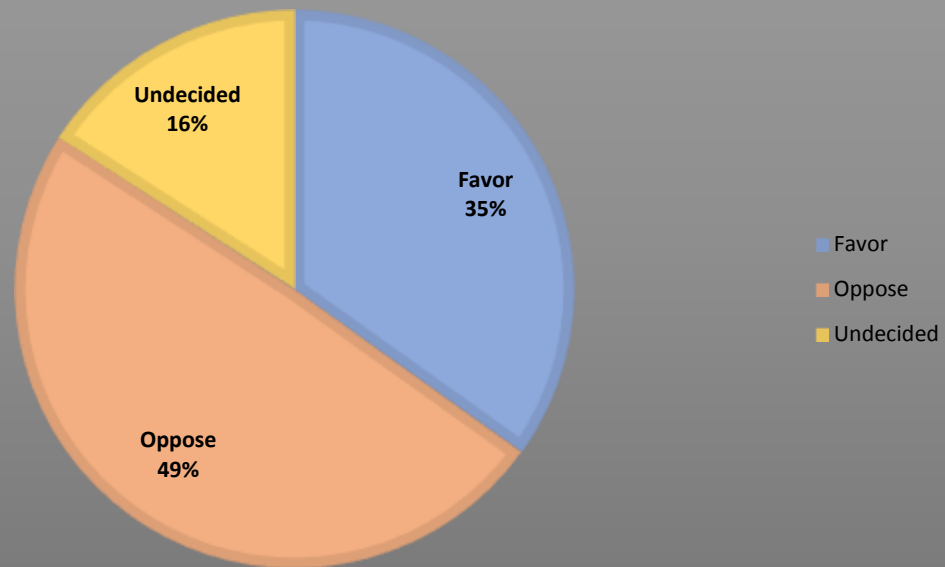
WHAT IS THE MAIN REASON YOU DECIDED TO LIVE IN ALPINE CITY?



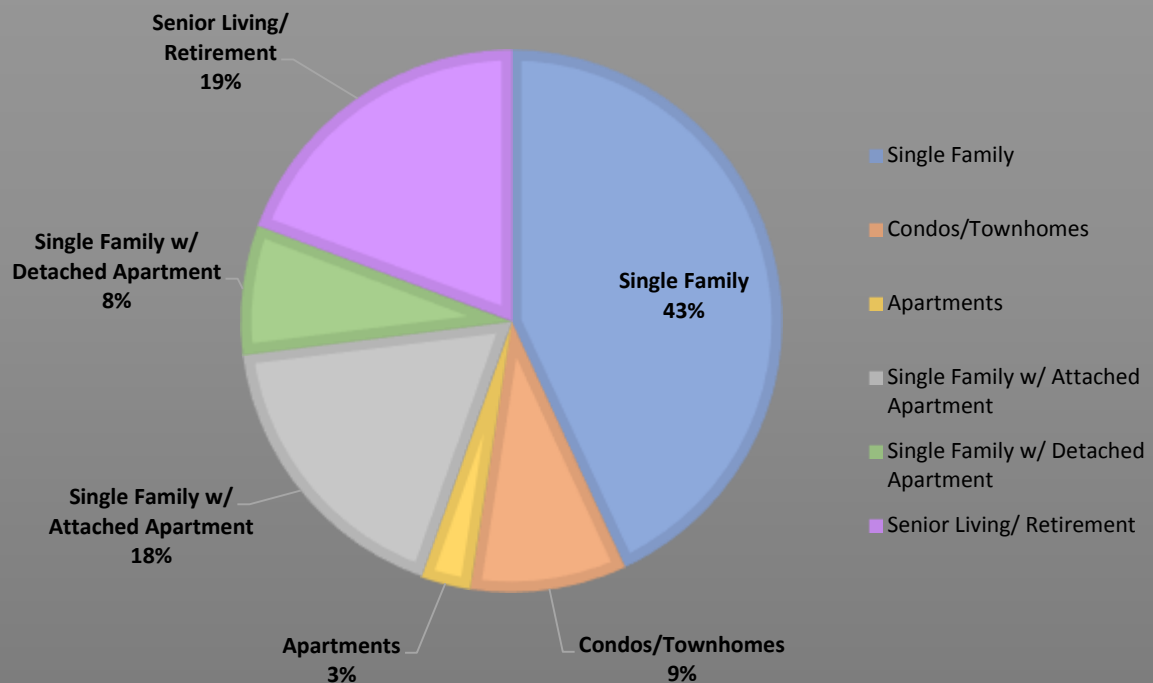
DO YOU FAVOR OR OPPOSE ALPINE CITY TAKING MEASURES TO REDUCE THE DEER POPULATION?



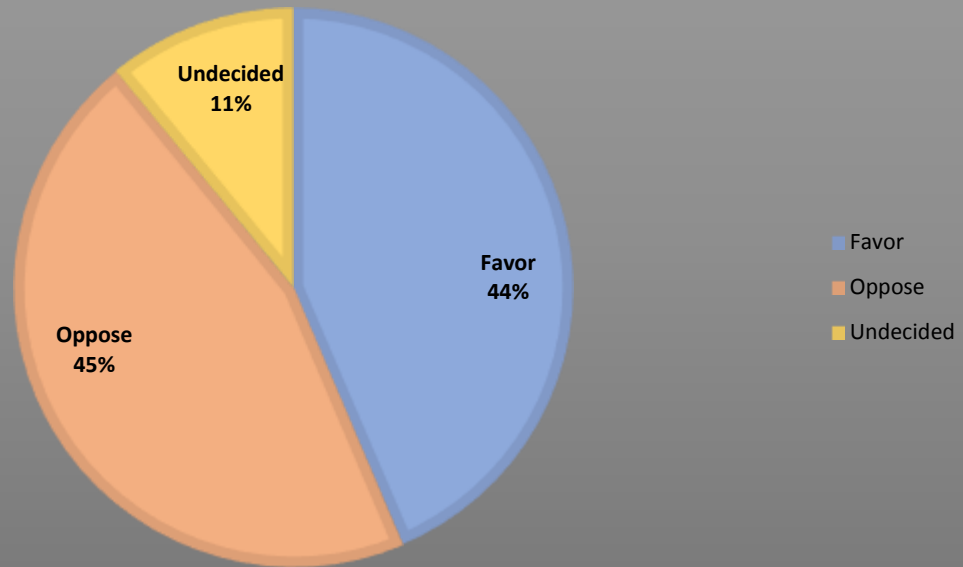
DO YOU FAVOR OR OPPOSE RESIDENTIAL GROWTH IN ALPINE CITY?



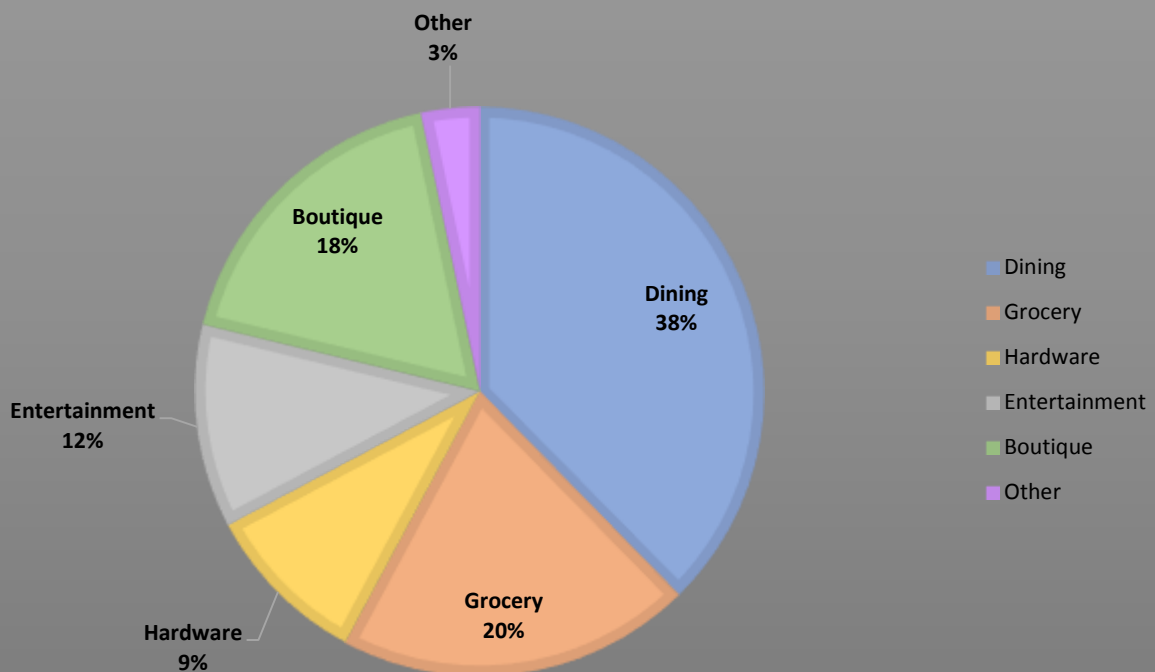
**OF THOSE THAT FAVORED OR WERE UNDECIDED (51%),
WHAT TYPES OF RESIDENTIAL GROWTH WOULD YOU
LIKE TO SEE?**



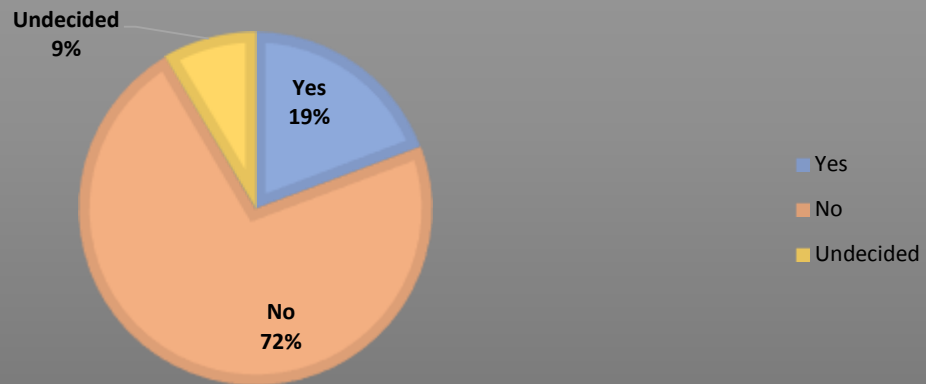
DO YOU FAVOR OR OPPOSE COMMERCIAL GROWTH IN ALPINE CITY?



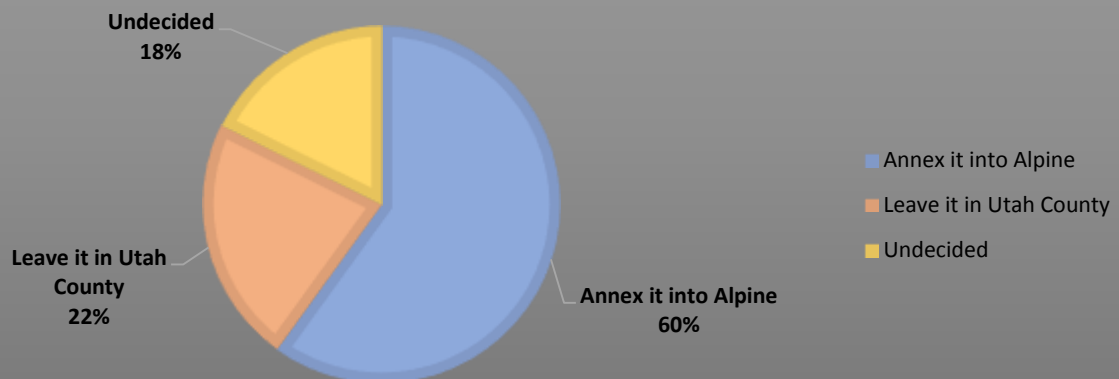
**OF THOSE THAT FAVORED OR WERE UNDECIDED (55%),
WHAT TYPES OF COMMERCIAL GROWTH WOULD YOU
LIKE TO SEE?**



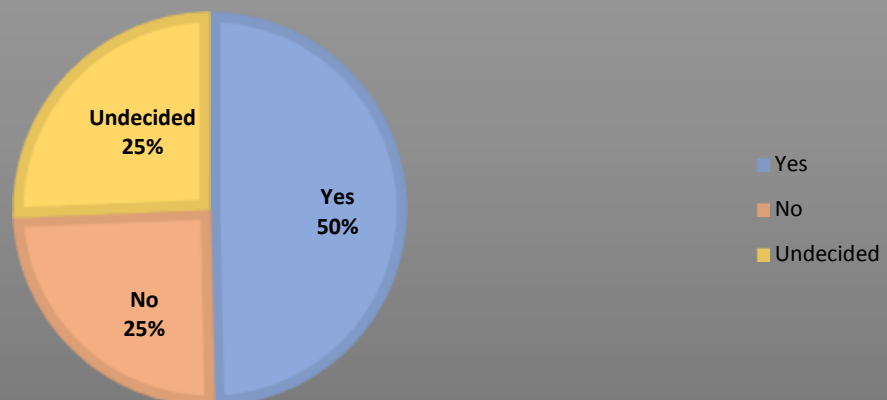
ARE THERE CIRCUMSTANCES WHERE YOU WOULD SUPPORT A ZONE CHANGE TO ALLOW A HIGHER CONCENTRATION OF HOMES IN CERTAIN AREAS?



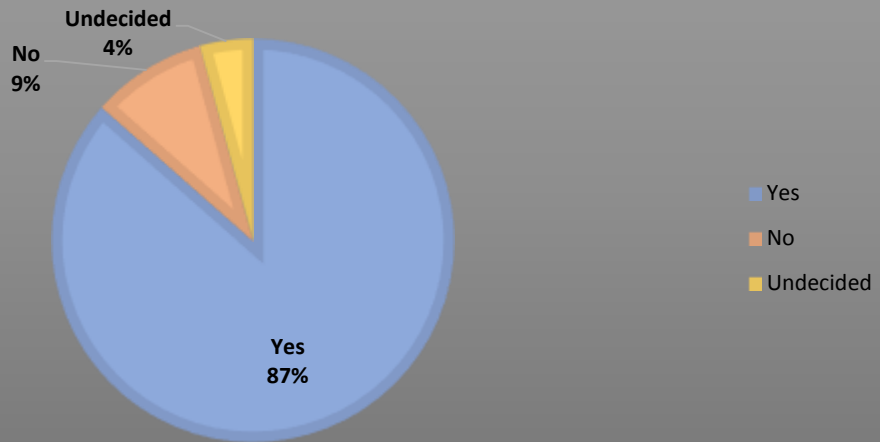
IF UNINCORPORATED UTAH COUNTY LAND IS DEVELOPED, DO YOU PREFER IT TO BE ANNEXED INTO ALPINE CITY OR REMAIN IN UTAH COUNTY'S JURISDICTION?



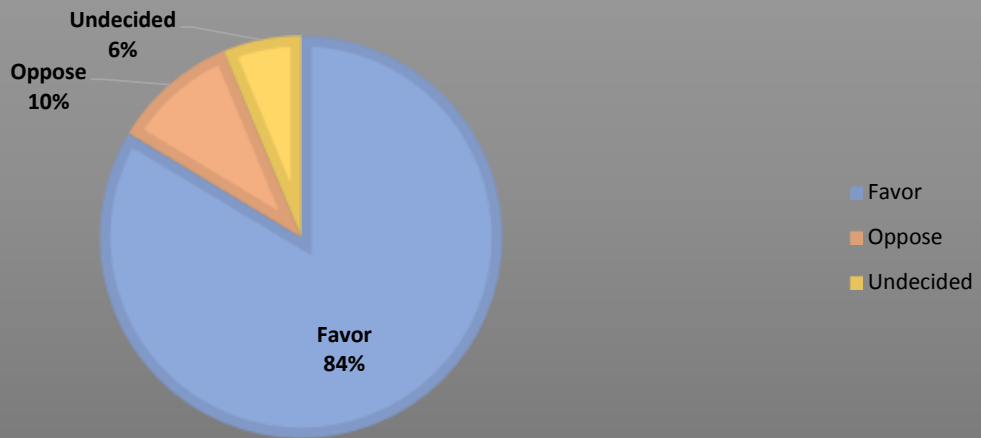
SHOULD ALPINE CITY ANNEX THE BOX ELDER SOUTH SUBDIVISION?



DO YOU FIND THE CURRENT ANIMAL REGULATIONS IN ALPINE CITY ACCEPTABLE?

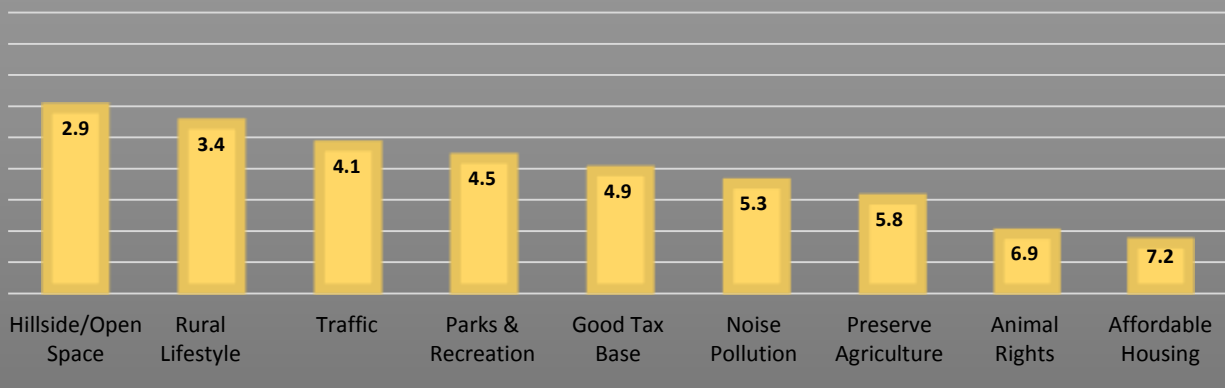


DO YOU FAVOR OR OPPOSE TRAILS IN RESIDENTIAL AREAS OF ALPINE CITY?



AVERAGE RANKINGS: LIST OF CONCERNS THAT ALPINE CITY SHOULD BE SENSITIVE TO IN PLANNING FUTURE GROWTH.

(1 BEING MOST IMPORTANT AND 9 BEING LEAST IMPORTANT)



ALPINE CITY COUNCIL AGENDA

SUBJECT: General Municipal Election Canvass

FOR CONSIDERATION ON: November 17, 2015

PETITIONER: Charmayne Warnock

ACTION REQUESTED BY PETITIONER: Approve the results of the election
and certify the election results

APPLICABLE STATUTE OR ORDINANCE: State Code

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The 2015 General Election was a Vote By Mail Election. On the ballot were three city council seats and a county-wide proposition to increase the sale tax by a quarter cent. Since the county had a tax proposition on the ballot, they chose to run the elections of all the cities in Utah County who were voting by mail. Those cities were Orem, Lehi, Cedar Hills, Vineyard, and Alpine. Provo and some other cities who were running a conventional election contracted with Utah County to run their elections as well.

Ballots were mailed out to all registered voters in Alpine on October 6th. Voted ballots could be returned by mail to the county building in Provo or dropped off in a locked ballot box at Alpine City Hall. On November 3rd, registered voters who had not received a ballot in the mail for one reason or another could vote provisionally at City Hall.

Utah County is counting the ballots and as of Friday, November 13th, we do not yet have the final results. Attached are the unofficial results posted on the Utah County website on Tuesday, November 3rd. They do not include votes on ballots mailed on November 2nd or the ballots dropped off at City Hall on November 3rd, or provisional ballots.

The official results must be available no later than 14 days after the election. We should have them Tuesday, November 17th at the latest.

RECOMMENDED ACTION:

Approve the results of the canvass and certify the election results.

Election Summary Report
Utah County Utah
Municipal General Election
November 3, 2015
Unofficial Results

Date:11/04/15
Time:14:27:04
Page:1 of 1

Registered Voters 5964 - Cards Cast 2146 35.98%

Num. Report Precinct 6 - Num. Reporting 6 100.00%

Alpine City Council		
	Total	
Number of Precincts	6	
Precincts Reporting	6	100.0 %
Total Votes	5518	
Carla Merrill	823	14.91%
Lon Lott	1227	22.24%
Marianna Richardson	623	11.29%
Jane Griener	639	11.58%
Ramon P. Beck	1329	24.08%
K. Arnold Bryant	877	15.89%

County Proposition		
	Total	
Number of Precincts	6	
Precincts Reporting	6	100.0 %
Total Votes	2061	
FOR	914	44.35%
AGAINST	1147	55.65%

ALPINE CITY COUNCIL AGENDA

SUBJECT: Discussion on Items That Need to be Included in a General Plan Update.

FOR CONSIDERATION ON: November 17, 2015

PETITIONER: Mayor and City Council

ACTION REQUESTED BY PETITIONER: For the Council to determine what items they want studied in an update to the General Plan in regards to rezoning requests.

INFORMATION: The Council has been approached by landowners in the City about possible rezoning of the land that they own. The Council will discuss what items they want studied as they consider these requests as part of an update to the General Plan.

RECOMMENDED ACTION: That the City Council determine which items they want studied as part of a possible rezoning of the land in the City as part of an update to the General Plan.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Glass Recycling Bin Discussion.

FOR CONSIDERATION ON: November 17, 2015.

PETITIONER: Lego Club.

ACTION REQUESTED BY PETITIONER: That the City establish a bin where residents can take glass and glass products to have them be recycled.

INFORMATION: The Lego Club is a group of young people who appeared before the City Council at the Council's previous meeting. The group made a presentation to the Council about their perceived notion that Alpine needed a glass recycling bin. The Council asked staff to look into the cost of such a bin. ACE Disposal is preparing a bid for the cost of such a bin to be emptied every two weeks. As soon as the City receives their bid it will be forwarded to the Council.

RECOMMENDED ACTION: The Council will decide if the cost justifies the need for a glass recycling bin and, if so, where the bin should be located.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Verizon Wireless Collocation on Lambert Park

FOR CONSIDERATION ON: 17 N 2015

PETITIONER: Verizon Wireless (Dakota Hawks)

ACTION REQUESTED BY PETITIONER: Collocate Antennas and Equipment at the Lambert Park Cell Tower Site

APPLICABLE STATUTE OR ORDINANCE: Section 3.27 (Wireless Telecommunications)

BACKGROUND INFORMATION:

Verizon Wireless is proposing to collocate antennas and equipment at the existing Lambert Park tower site. As part of the proposal, Verizon Wireless is proposing to lease 467 square feet east of the existing tower from Alpine City. The vegetation in the proposed lease area is very minimal. In addition, the Public Utility Easement from Country Manor Lane to the site has been modified. The applicant has worked closely with the Engineering Department on the alignment of that proposed P.U.E. The applicant proposes to have two rows of antennas and potentially microwave dishes below the antennas. Detailed plans and phot simulations are attached. All antenna mounts and antennas will be painted to match the existing tower.

STAFF RECOMMENDATION:

We are in favor of the proposal and recommend that it be approved.

PLANNING COMMISSION MOTION:

David Fotheringham moved to recommend approval of the Verizon Wireless Collocation of the antennas and lease of 467 square feet for base equipment in Lambert Park with the following conditions:

1. Paint cabinets the same color as the tower
2. Public Hearing at City Council

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



Site Plan Application

 PD 250.00
 MC

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

Contact Information

Applicant Verizon Wireless (Dakota Hawks)
 Address 5710 Green St. City Murray State UT Zip 84123
 Phone 801-651-4769 Fax 801-262-0428 Email dakota.hawks@trec.net

Engineer

Address _____ City _____ State _____ Zip _____
 Phone _____ Fax _____ Email _____

Representative Dakota Hawks-with Technology Associates

(Person who will be at City meetings to represent the proposed plan. If it is someone other than the applicant/engineer, please indicate his/her relationship to the project.)

Address 5710 Green St. City Murray State UT Zip 84123
 Phone 801-651-4769 Fax 801-262-0428 Email dakota.hawks@trec.net

Send City Engineer's review comments to: ☐ Applicant ☐ Engineer ☒ Representative

Project Information

Name of Project PRO Morrill
 Project Address Lambert Park; Water Tank Rd. Current Use wireless communications Facility.
 Project Size (in acres) 467 sq. Feet Current Zoning Open Space
 (compound space)

Source of Water Rights

Alpine Irrigation Shares: # of Primary Shares _____ # of Secondary Shares _____

Other Water Rights: Source _____ # of Acreage Feet _____

☐ Requesting Cash in lieu of Water Rights Option

Site Plan Fee _____ Amount Paid _____ Date Paid _____
 (Actual cost of City Engineer's review + \$150.00 [\$250.00 for commercial site plans])

Applicant Signature [Signature] Date 9/24/15

PRO Morrill- CUP Application
Verizon Wireless at Lambert Park
Plan Review Narrative

1. There will be a tech visiting the site once a month to test the system performance of the site. They will park a standard work truck near the site and access the Verizon side of the compound to run diagnostics on the equipment. This will be the only required maintenance at the site barring an emergency or malfunctioning antennas, which is a rare occurrence.
2. This site is to alleviate capacity issues in the Alpine City area. With the expanding number of residences and businesses in the area, this site is necessary to help improve capacity and to improve the overall quality of the Verizon Wireless network in Alpine City. As the number of wireless users increase in the area, this site will be necessary to insure that capacity needs will be met for Verizon customers in the community. The existing site at Lambert Park provides a good location for Verizon Wireless to collocate on to achieve this network improvement in Alpine City while not requiring the construction of an additional monopole.
3. Since the existing communications facility is owned by Alpine City, we have been and will continue to work with the city on the approval of the collocation and the installation of Verizon's antennas and the equipment.
4. Verizon commits to complying with all applicable Federal Communications Commission (FCC) regulations pertaining to radio frequency emissions.
5. The liaison for this project is Dakota Hawks of Technology associates. He can be reached at 801-651-4769 (Cell), 801-262-0428 (Fax) and Dakota.hawks@taec.net . His office is located at 5710 Green Street, Murray UT, 84123. Please feel free to reach out to him with any questions or comments on this project.

Sincerely,

Dakota Hawks
Technology Associates EC Inc.
Real Estate Specialist



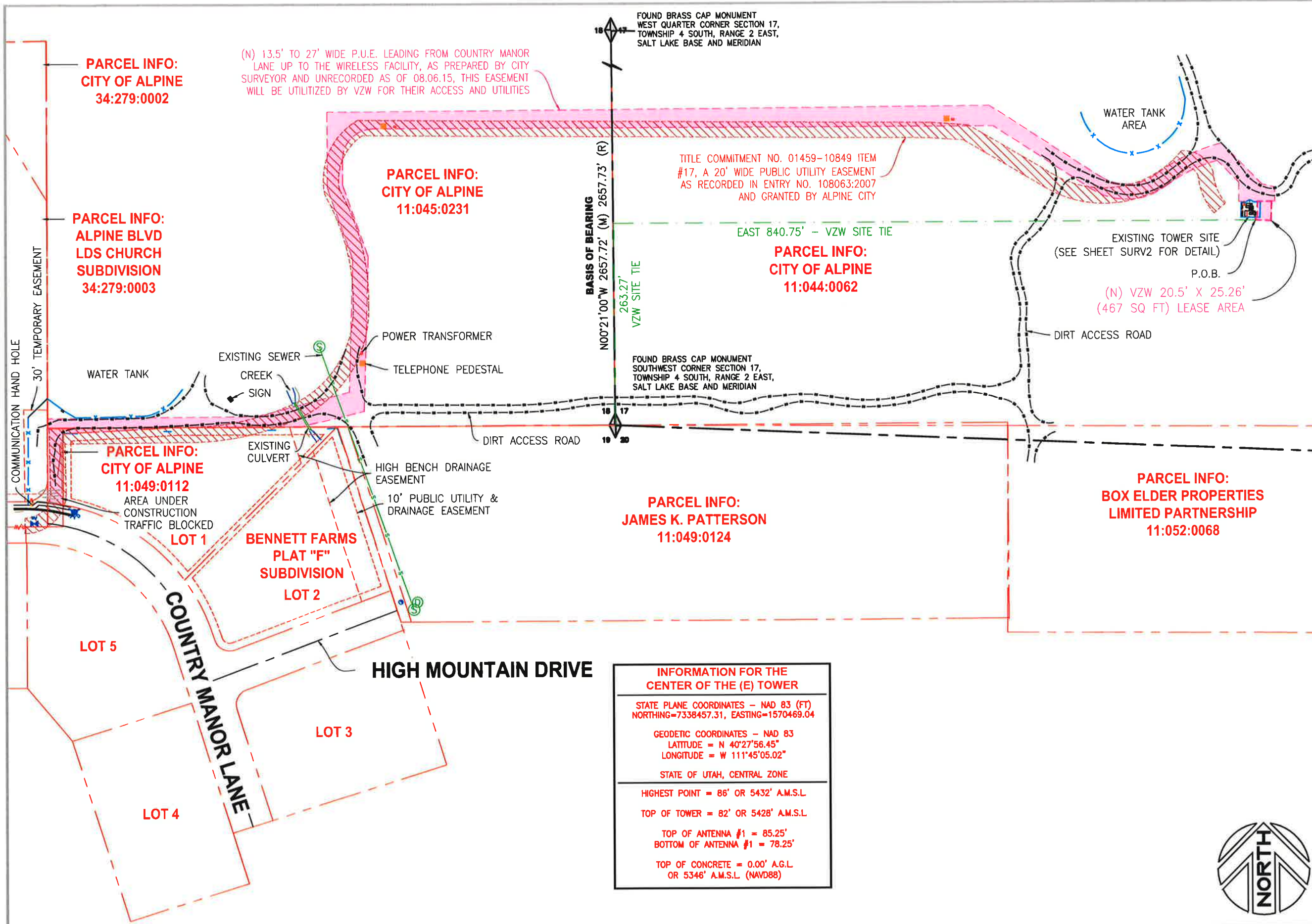
PRO - MORRILL

- THE ANTENNA MOUNTS AND ANTENNAS NEED TO BE PAINTED TO MATCH THE EXISTING TOWER.

T100

**SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: DAKOTA HAWKS
PHONE: 801-651-4789**





PARCEL INFO:
CITY OF ALPINE
34:279:0002

(N) 13.5' TO 27' WIDE P.U.E. LEADING FROM COUNTRY MANOR LANE UP TO THE WIRELESS FACILITY, AS PREPARED BY CITY SURVEYOR AND UNRECORDED AS OF 08.06.15, THIS EASEMENT WILL BE UTILIZED BY VZW FOR THEIR ACCESS AND UTILITIES

PARCEL INFO:
CITY OF ALPINE
11:045:0231

TITLE COMMITMENT NO. 01459-10849 ITEM #17, A 20' WIDE PUBLIC UTILITY EASEMENT AS RECORDED IN ENTRY NO. 108063:2007 AND GRANTED BY ALPINE CITY

PARCEL INFO:
CITY OF ALPINE
11:044:0062

WATER TANK AREA

EXISTING TOWER SITE
(SEE SHEET SURV2 FOR DETAIL)

P.O.B.

(N) VZW 20.5' X 25.26'
(467 SQ FT) LEASE AREA

DIRT ACCESS ROAD

FOUND BRASS CAP MONUMENT
SOUTHWEST CORNER SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

PARCEL INFO:
JAMES K. PATTERSON
11:049:0124

PARCEL INFO:
BOX ELDER PROPERTIES
LIMITED PARTNERSHIP
11:052:0068

INFORMATION FOR THE
CENTER OF THE (E) TOWER

STATE PLANE COORDINATES - NAD 83 (FT)
NORTHING=7338457.31, EASTING=1570469.04

GEODETIC COORDINATES - NAD 83
LATITUDE = N 40°27'56.45"
LONGITUDE = W 111°45'05.02"

STATE OF UTAH, CENTRAL ZONE

HIGHEST POINT = 86' OR 5432' A.M.S.L.

TOP OF TOWER = 82' OR 5428' A.M.S.L.

TOP OF ANTENNA #1 = 85.25'
BOTTOM OF ANTENNA #1 = 78.25'

TOP OF CONCRETE = 0.00' A.G.L.
OR 5346' A.M.S.L. (NAVD88)

verizon
wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.

TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:

SUPERIOR
SURVEYING, LLC

PHONE: 801-230-8968

EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F.

CHECKED BY: JERRY F.

REV	DATE	DESCRIPTION
1	08.19.2015	DESCRIBE SITE
0	05.05.2015	SITE SURVEY



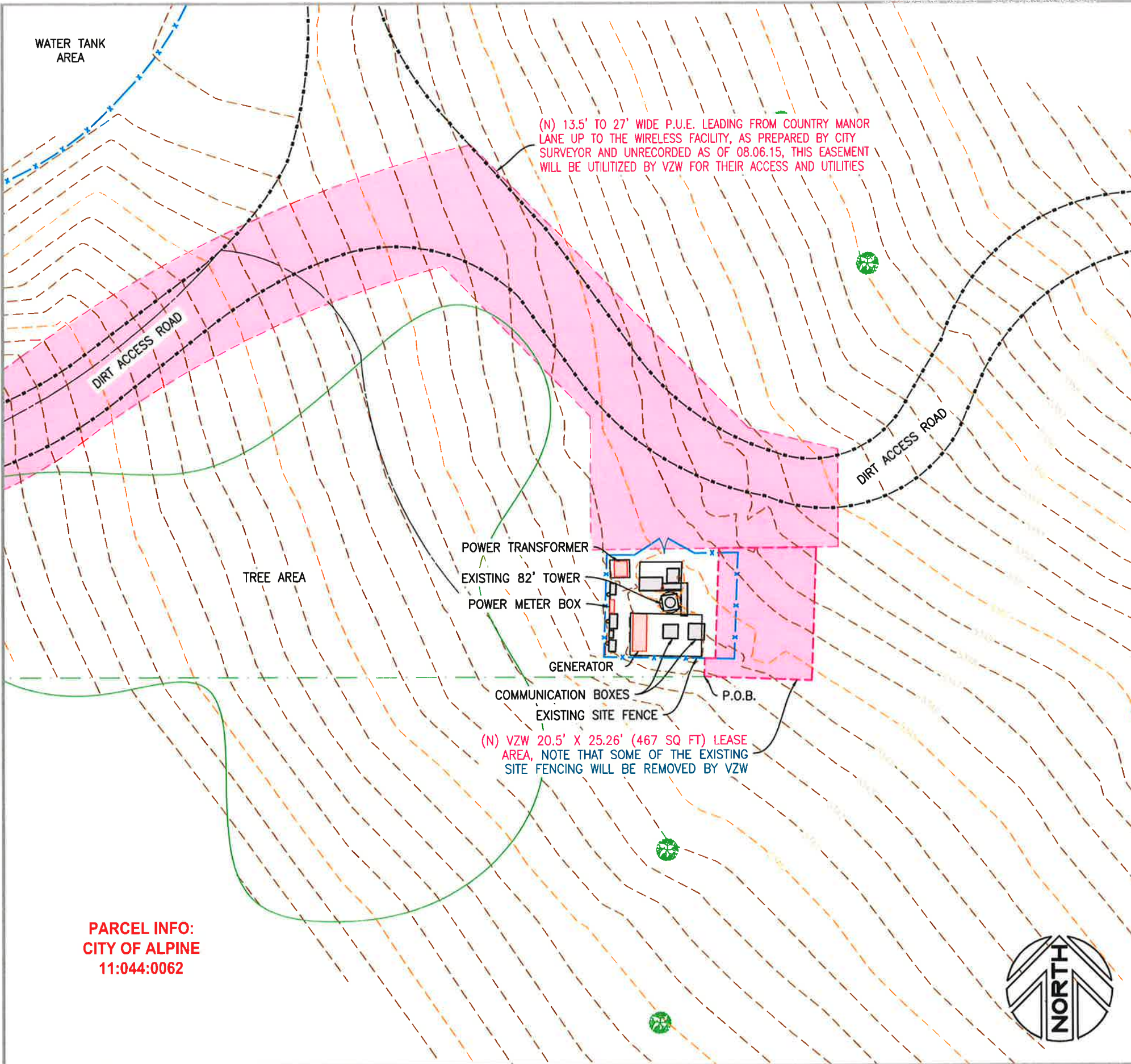
PRO - MORRILL
SW SEC 17, T4S, R2E
WATER TANK ROAD
ALPINE, UTAH 84004
-- RAWLAND SITE --

SHEET TITLE

SITE SURVEY

SHEET NUMBER

SURV1



PARCEL INFO:
CITY OF ALPINE
11:044:0062

CERTIFICATE OF SURVEY:
I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00°21'00" WEST 263.27 FEET ALONG SECTION LINE AND EAST 840.75 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 02°03'13" EAST 3.50 FEET; THENCE SOUTH 89°08'30" EAST 2.00 FEET; THENCE NORTH 02°03'13" EAST 20.87 FEET, MORE OR LESS, TO THE ACCESS AND UTILITY EASEMENT DESCRIBED BELOW; THENCE ALONG SAID ACCESS AND UTILITY EASEMENT, NORTH 89°24'27" EAST 18.52 FEET; THENCE LEAVING SAID ACCESS AND UTILITY EASEMENT, SOUTH 02°03'13" WEST 25.26 FEET; THENCE NORTH 87°56'47" WEST 20.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 467 SQ. FT. OR 0.011 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:
(AS PROVIDED BY ALPINE CITY PUBLIC WORKS)
COMMENCING AT A POINT WHICH IS SOUTH 101.45 FEET AND WEST 721.64 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SLB&M, SAID POINT ALSO BEING THE SOUTHWEST PROPERTY CORNER OF LOT 1 BENNETT FARMS PLAT F; RUNNING THENCE ALONG THE PROPERTY BOUNDARY OF SAID LOT THE FOLLOWING THREE (3) COURSES: N0°00'00"E 92.62', N87°04'57"E 149.07', N89°52'34"E 161.57' TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID LOT; THENCE THE FOLLOWING TWENTY-FIVE (25) COURSES RESIDING WITHIN LAMBERT PARK: N76°28'58"E 85.08', N1°44'15"E 201.59', N19°08'06"W 99.68', N0°00'00"E 33.25', ALONG THE TANGENT ARC OF A 40.00' RADIUS CURVE TO THE RIGHT 62.83' (CHORD BEARS N45°00'00"E 56.57'), N90°00'00"E 811.51', S57°07'41"E 153.95', ALONG THE TANGENT ARC OF A 83.40' RADIUS CURVE TO THE LEFT 102.05' (CHORD BEARS N87°49'11"E 95.80'), ALONG THE TANGENT ARC OF A 193.12' RADIUS CURVE TO THE RIGHT 76.28' (CHORD BEARS N64°10'52"E 75.79'), S44°21'01"E 39.83', S0°06'08"E 25.30', N89°24'53"E 47.15', N0°00'00"E 18.54', N76°33'04"W 17.56', N44°21'01"W 75.18', ALONG THE NON-TANGENT ARC OF A 242.14' RADIUS CURVE TO THE LEFT 95.29' (CHORD BEARS S64°53'41"W 94.68'), ALONG THE TANGENT ARC OF A 63.40' RADIUS CURVE TO THE RIGHT 77.58' (CHORD BEARS S87°49'11"W 72.83'), N57°07'41"W 172.62', S89°40'25"W 866.70', S0°00'00"E 98.62', S19°08'06"E 99.36', S1°44'15"W 173.26', S75°34'45"W 125.66', S89°34'23"W 272.23', S0°00'00"E 109.43', THENCE TO A POINT ON THE RIGHT-OF-WAY BOUNDARY OF COUNTRY MANOR LANE, BENNETT FARMS PLAT F, SAID POINT BEING ALONG A NON-TANGENT ARC OF A 254.00' RADIUS CURVE TO THE RIGHT 20.22' (CHORD BEARS S81°41'25"E 20.21') TO THE POINT OF BEGINNING.

AREA = 47,373 SQUARE FEET OR 1.09 ACRES

(BASIS OF BEARING FOR THIS DESCRIPTION IS N0°20'33.81"W BETWEEN THE SOUTHWEST AND WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B. & M.)

NARRATIVE:
(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.
(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(M) = MEASURED BEARING OR DISTANCE.
(R) = RECORDED BEARING OR DISTANCE.
(CALC) = CALCULATED BEARING OR DISTANCE
(3) REFERENCE PLATS:
• ALPINE BOULEVARD LDS CHURCH, IN ENTRY NO. 65827, MAP NO. 7613, RECORDED JULY 1, 1998.
• PLAT "I" MCNIEL SUBDIVISION, IN ENTRY NO. 31618:2014, MAP NO. 14232, RECORDED MAY 12, 2014.
• BENNETT FARMS PLAT "F", IN ENTRY NO. 67374:2015, RECORDED JULY 28, 2015.
• UNRECORDED ALPINE PUBLIC WORKS LAMBERT PARK UTILITY EASEMENT PLAT, DATED AUGUST 06, 2015.
(4) SCHEDULE B NOTES PER BONNEVILLE SUPERIOR TITLE COMPANY COMMITMENT NO. 01459-10849, DATED JANUARY 29, 2015:
• ITEM 12 - REFERENCES POSSIBLE EASEMENTS ON PARCEL, HOWEVER NO EASEMENT DOCUMENTS LISTED OR PROVIDED (NOT SHOWN ON PLAT).
• ITEM 13 - LACK OF ACCESS TO AND FROM SUBJECT PROPERTY, PARCEL IS ACCESSED THROUGH ALPINE CITY PARCEL 11:045:0231 AND 11:049:0112 TO DEDICATED PORTION OF COUNTRY MANOR LANE.
• ITEM 14 - 4" WATER LINE EASEMENT WITH INGRESS AND EGRESS EASEMENT IN ENTRY NO. 1889, INTENDED LOCATION OF WATER LINE IS NORTHEAST OF SITE OUTSIDE VIEWABLE AREA, HOWEVER DOCUMENT STATES EXACT LOCATION TO BE DETERMINED BY GRANTEE. (NOT SHOWN ON PLAT)
• ITEM 15 AND 16 - ALPINE IRRIGATION COMPANY DISTRIBUTION SYSTEM EASEMENT IN ENTRY NO. 1224 AND ENTRY NO. 17990 DOES NOT DESCRIBE AN EXACT AREA AND THEREFORE IS NOT SHOWN ON THIS SURVEY. (BLANKET EASEMENT)
• ITEM 17 - 20' WIDE UTILITY EASEMENT IN ENTRY NO. 108063:2007, LOCATED ALONG MAIN TANK ROAD TO SITE, HOWEVER DOES NOT COMPLETELY ALIGN WITH EXISTING IMPROVEMENTS AND DOES NOT REACH SITE AS DESCRIBED. (SHOWN ON PLAT)
SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.

VERIZON WIRELESS
9858 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR SURVEYING, LLC
PHONE: 801-230-8968
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F.
CHECKED BY: JERRY F.

REV	DATE	DESCRIPTION
1	08.19.2015	DESCRIBE SITE
0	05.05.2015	SITE SURVEY

PRO - MORRILL
SW SEC 17, T4S, R2E
WATER TANK ROAD
ALPINE, UTAH 84004
-- RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV2

ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

HORIZONTAL		VERTICAL	
Code	Tolerance	Code	Tolerance
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: MAY 06, 2015

Re: PRO MORRILL

SW 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE MERIDIAN

I certify that the latitude of N 40°27'56.45", and the longitude of W 111°45'05.02", are accurate to within 15 feet horizontally and the site elevation of 5346 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. With a structure height of 86 feet AGL, the overall height would be 5432 feet AMSL. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.

Top of Antenna #1 = 85.25' A.G.L. or 5432' A.M.S.L. (highest point)

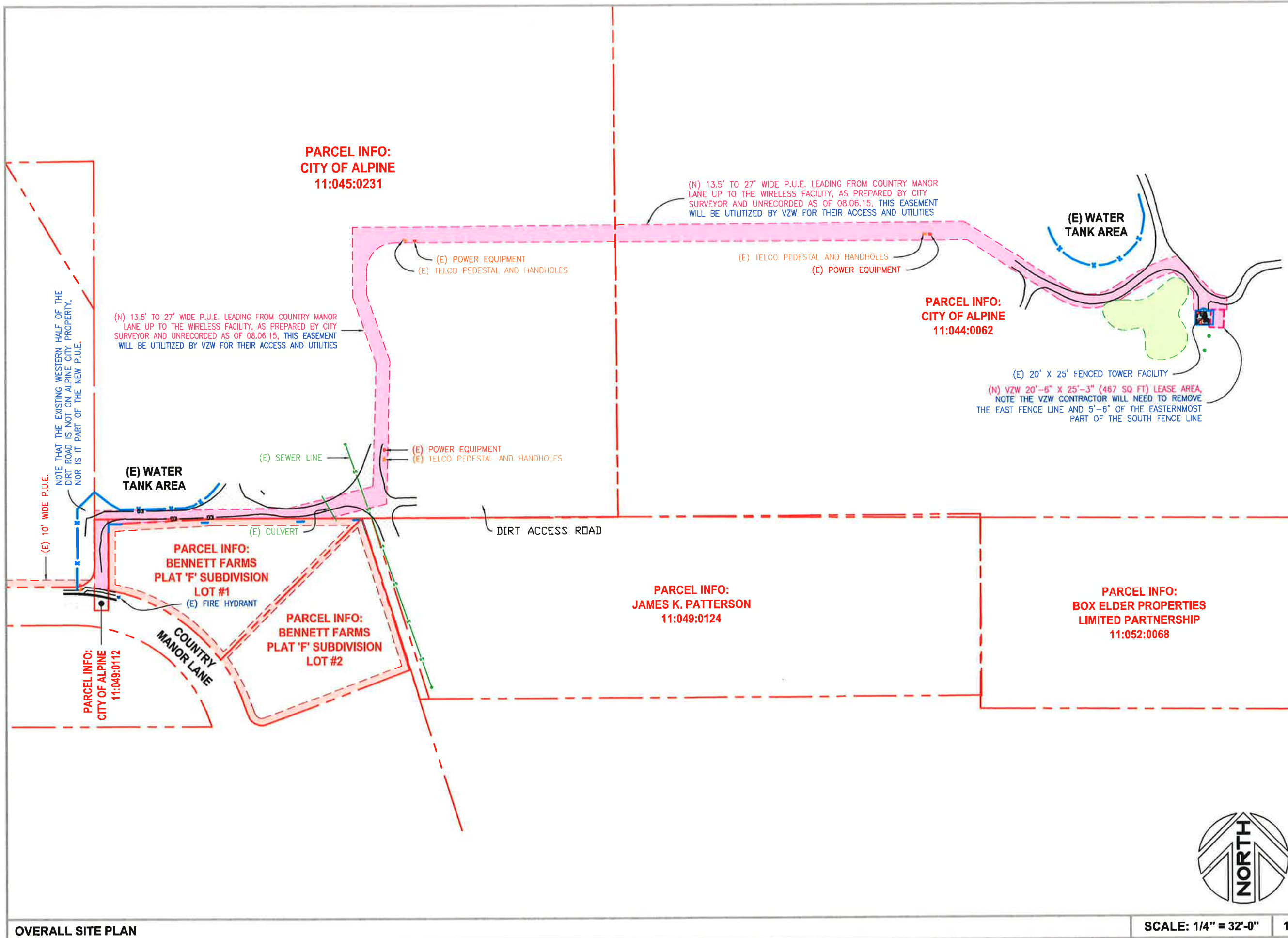
Bottom of Antenna #1 = 78.25' A.G.L.

Top of Tower = 82' A.G.L. or 5428' A.M.S.L.

Top of Concrete = 0.00' A.G.L. or 5346' A.M.S.L.



Professional Licensed Land Surveyor: _____
1-A FAA Letter Jerry Fletcher, Utah LS no. 6436064



verizon
wireless

VERIZON WIRELESS
9858 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

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SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
0	08.18.2015	ZONING DRAWINGS

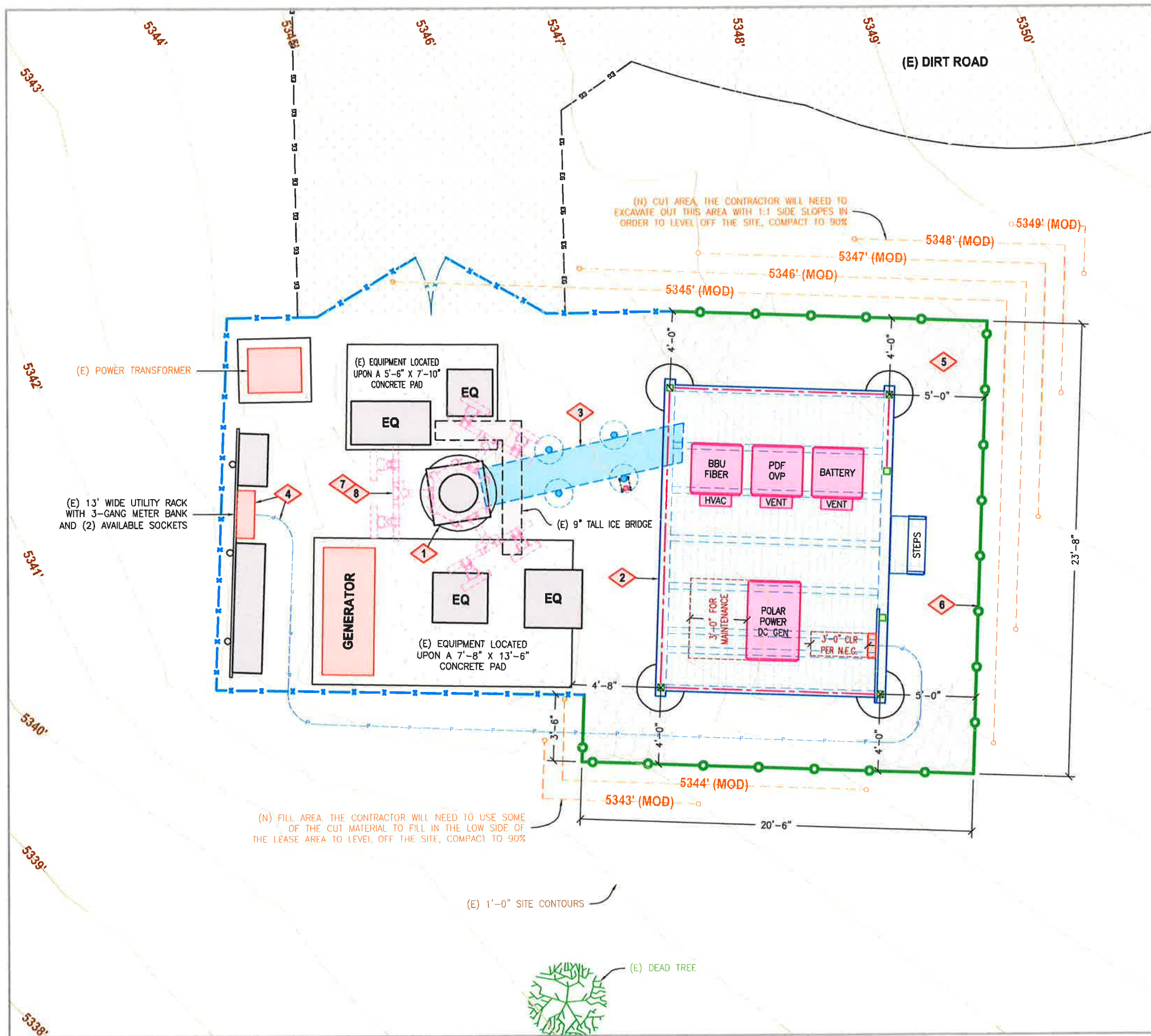
PRO - MORRILL
SW SEC 17, T4S, R2E
WATER TANK ROAD
ALPINE, UTAH 84004
--- SITE CO-LOCATION ---

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

C100





KEYED NOTES

- EXISTING ALPINE CITY OWNED 82' TALL MONOPOLE WITH (1) SET OF 7' TALL ANTENNAS AT A 81'-9" CENTERLINE.
- VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 12' X 16' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6" CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
- VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
- VZW TO INSTALL A NEW METER IN THE EXISTING METER BANKS, THEN INSTALL A 3" POWER CONDUIT FROM THEIR METER TO THEIR ILC CABINET, SEE E202/1.
- VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- VZW FLUSH MOUNTED 8' TALL ANTENNAS ON 18" STANDOFFS WITH 3' OF SEPARATION, (4) PER SECTOR (12 TOTAL):
 - (6) ANTENNAS, (6) RRH'S, AND (1) RAYCAP DB-B1 OVP BOX WILL BE INSTALLED AT A 64' CENTERLINE.
 - (6) ANTENNAS, (6) RRH'S, AND (1) RAYCAP DB-B1 OVP BOX WILL BE INSTALLED AT A 55' CENTERLINE.
 - NOTE THAT THE ANTENNA MOUNTS AND ANTENNAS WILL NEED TO BE PAINTED TO MATCH THE EXISTING TOWER.
- VZW CONTRACTOR TO INSTALL (2) 4' MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).

verizon
wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAE

Technology Associates Engineering Corporation Inc.

TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
1	08.02.2015	REVISIONS PER LL
0	08.18.2015	ZONING DRAWINGS

PRO - MORRILL
SW SEC 17, T4S, R2E
WATER TANK ROAD
ALPINE, UTAH 84004
-- SITE CO-LOCATION --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101



SCALE: 3/16" = 1'-0"

1

ENLARGED SITE PLAN

KEYED NOTES

- 1

EXISTING ALPINE CITY OWNED 82' TALL MONOPOLE.
- 2

EXISTING 7' TALL ANTENNAS AT A 81'-9" CENTERLINE.
- 3

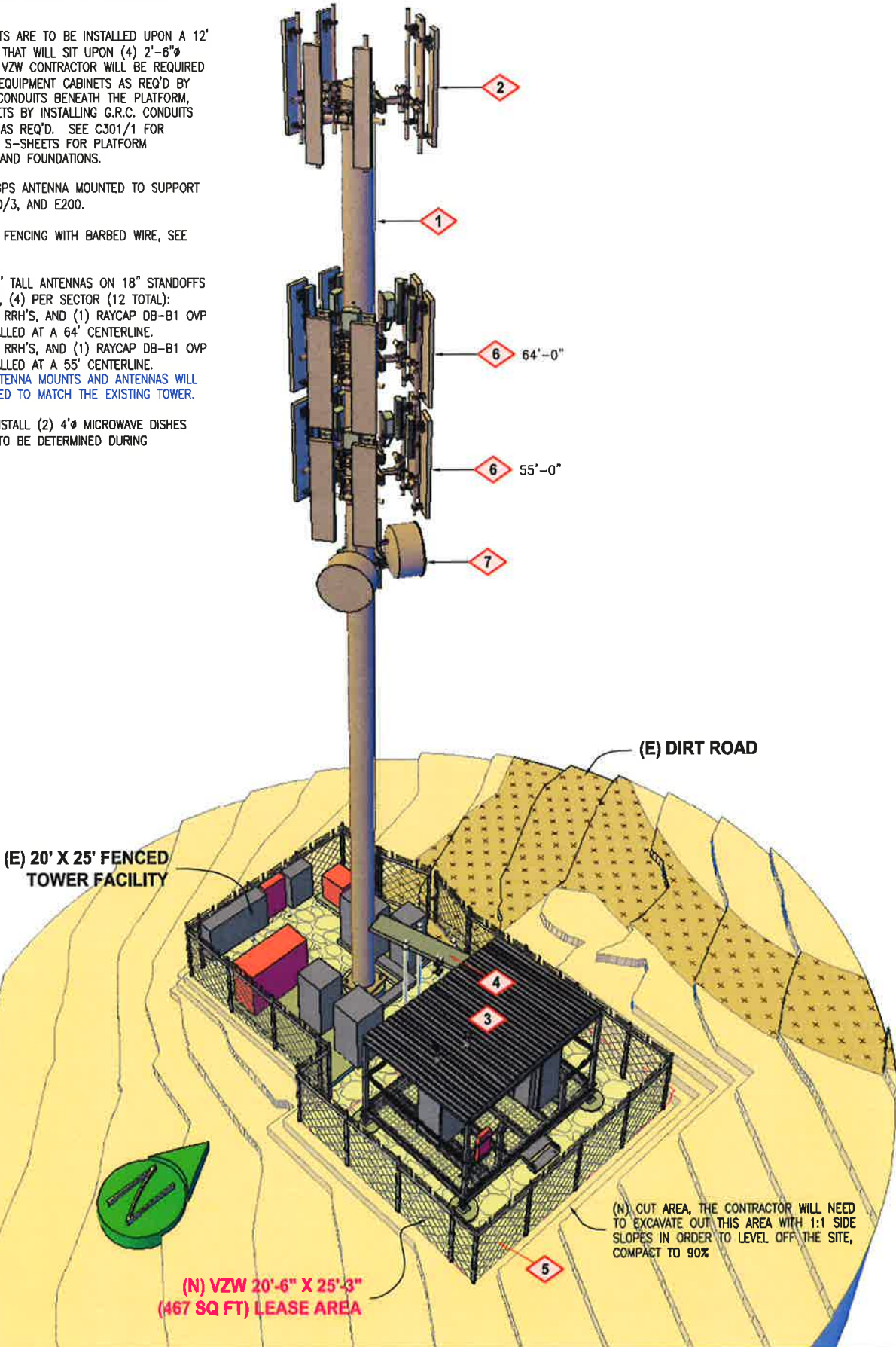
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- 4

VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
- 5

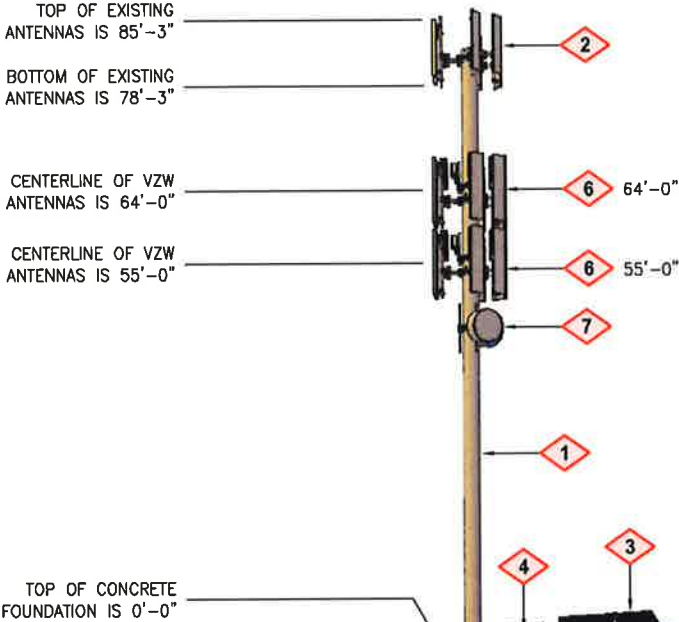
VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 6

VZW FLUSH MOUNTED 8' TALL ANTENNAS ON 18" STANDOFFS WITH 3' OF SEPARATION, (4) PER SECTOR (12 TOTAL):
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 - NOTE THAT THE ANTENNA MOUNTS AND ANTENNAS WILL NEED TO BE PAINTED TO MATCH THE EXISTING TOWER.
- 7

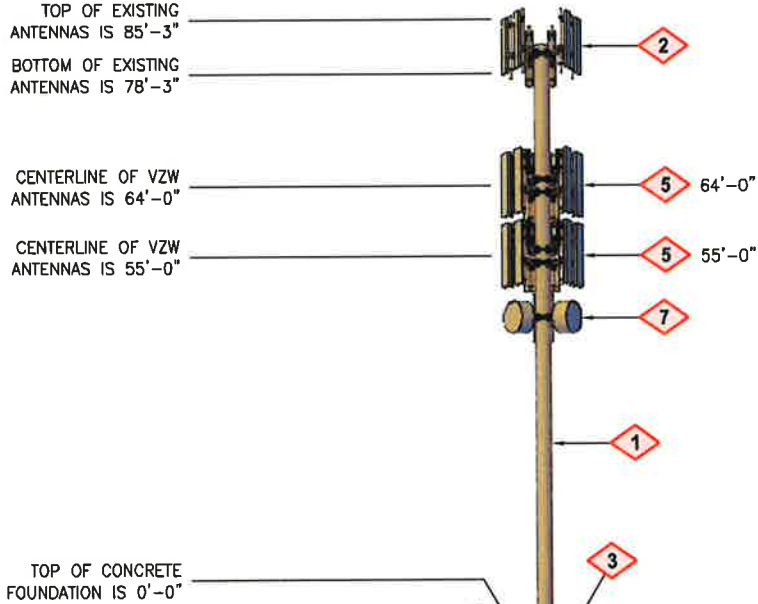
VZW CONTRACTOR TO INSTALL (2) 4'Ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).



SITE ELEVATION
NORTHWEST VIEW



SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING WEST

verizon
wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
1	08.02.2015	REVISIONS PER LL
0	08.18.2015	ZONING DRAWINGS

PRO - MORRILL
SW SEC 17, T4S, R2E
WATER TANK ROAD
ALPINE, UTAH 84004
-- SITE CO-LOCATION --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200



PRO MORRILL

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE - COLLOCATION

SE

View From Water Tank - North Side

EXISTING SITE



AERIAL LOCATION



PHOTO SIMULATION - 80' MONOPOLE



Drawn By: **Daniel Thurgood**
Salt Lake City Office
Drawn For: **Alpine City**
Facility Design Review

Salt Lake Office
5710 S Green Street
Murray, UT 84123
801-463-1020

Corporate
3115 Melrose Drive
Carlsbad, CA 92010
760-765-5275



PRO MORRILL

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE - COLLOCATION

EAST

View From Water Tank - West Side

EXISTING SITE



AERIAL LOCATION



PHOTO SIMULATION - 80' MONOPOLE



Drawn By: **Daniel Thurgood**
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ALPINE CITY COUNCIL AGENDA

SUBJECT: 2015 Pressurized Irrigation Report

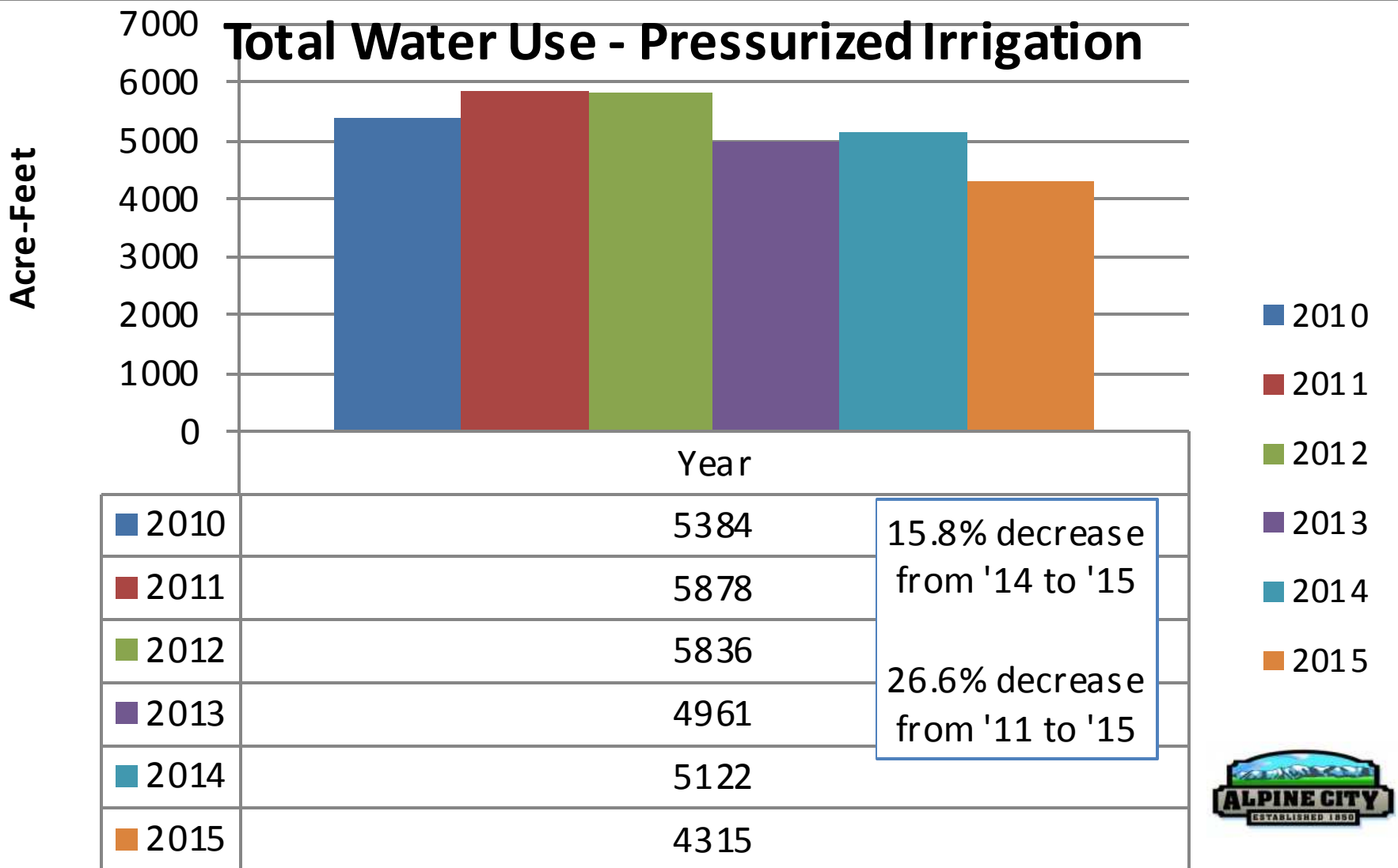
FOR CONSIDERATION ON: November 17, 2015

PETITIONER: Shane Sorensen, City Engineer and Public Works Director

ACTION REQUESTED BY PETITIONER: For Council information and discussion.

INFORMATION: Attached are some very informative charts and graphs showing PI water use and energy consumption to deliver PI over the last 5 years. Shane will discuss this with the Council.

RECOMMENDED ACTION: For Council information and discussion.

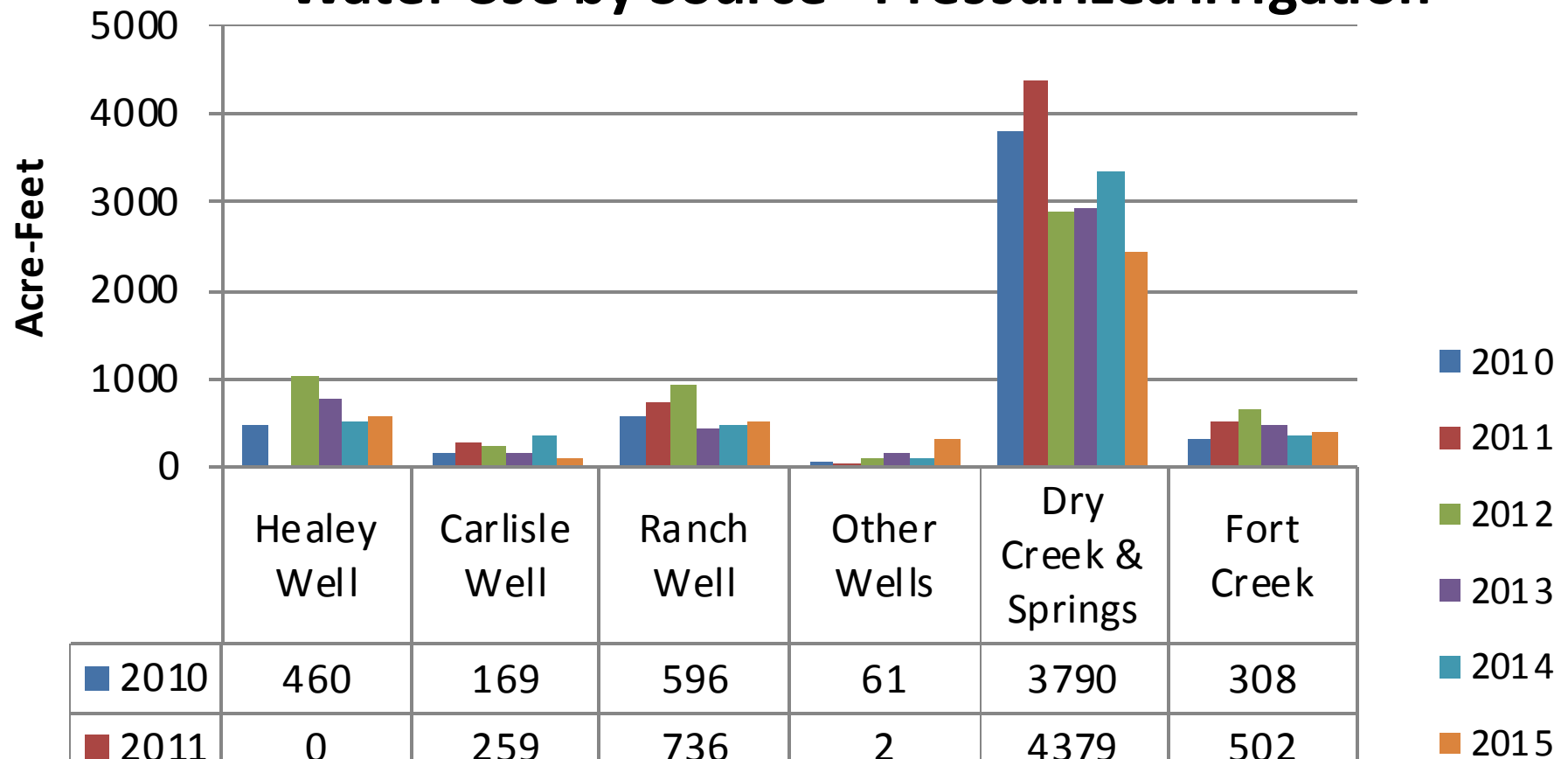




2015 Water Usage - PI			2015	2014	Difference
	End 2014	End 2015	ac-ft	ac-ft	2015 from 2014
Healey Well	2,247,000,000	2,434,400,000	575.15	507.32	67.83
Carlisle Well	173,546,000	206,506,000	101.16	367.00	-265.85
Ranch Well	290,235,000	452,210,000	497.12	455.20	41.91
300 North Well	-	64,332,200	197.44	70.00	127.44
100 West Well	499,420,000	514,920,000	47.57	25.26	22.31
Busch Well	248,750,000	268,900,000	61.84	0.00	61.84
Filter Building - Low Zone	482,308,000	891,036,000	1254.43	1480.25	-225.82
Filter Building - Middle Zone	346,200,000	687,197,000	1046.55	1062.52	-15.97
Filter Building - High Zone	136,945,000	288,400,000	464.83	420.30	44.53
Fort Creek Booster Station	1,584,400,000	1,712,400,000	392.84	360.31	32.53
Filter Building - Low Zone (Reverse Flow, represents wells pushing water into reservoirs)	23,323,000	272,820,000	-765.73	-71.58	-694.15
Lambert Park Filter Building	3,420,623	3,965,072	441.42	445.37	-3.95
	m^3				
Total PI Water Use			4314.62	5121.958	-807.34

				Difference
		2015	2014	2015 from 2014
Total Use from Wells		1480.28	1424.79	55.49
Total Use from Creeks		2834.34	3697.17	-862.83
		4314.62	5121.96	-807.34

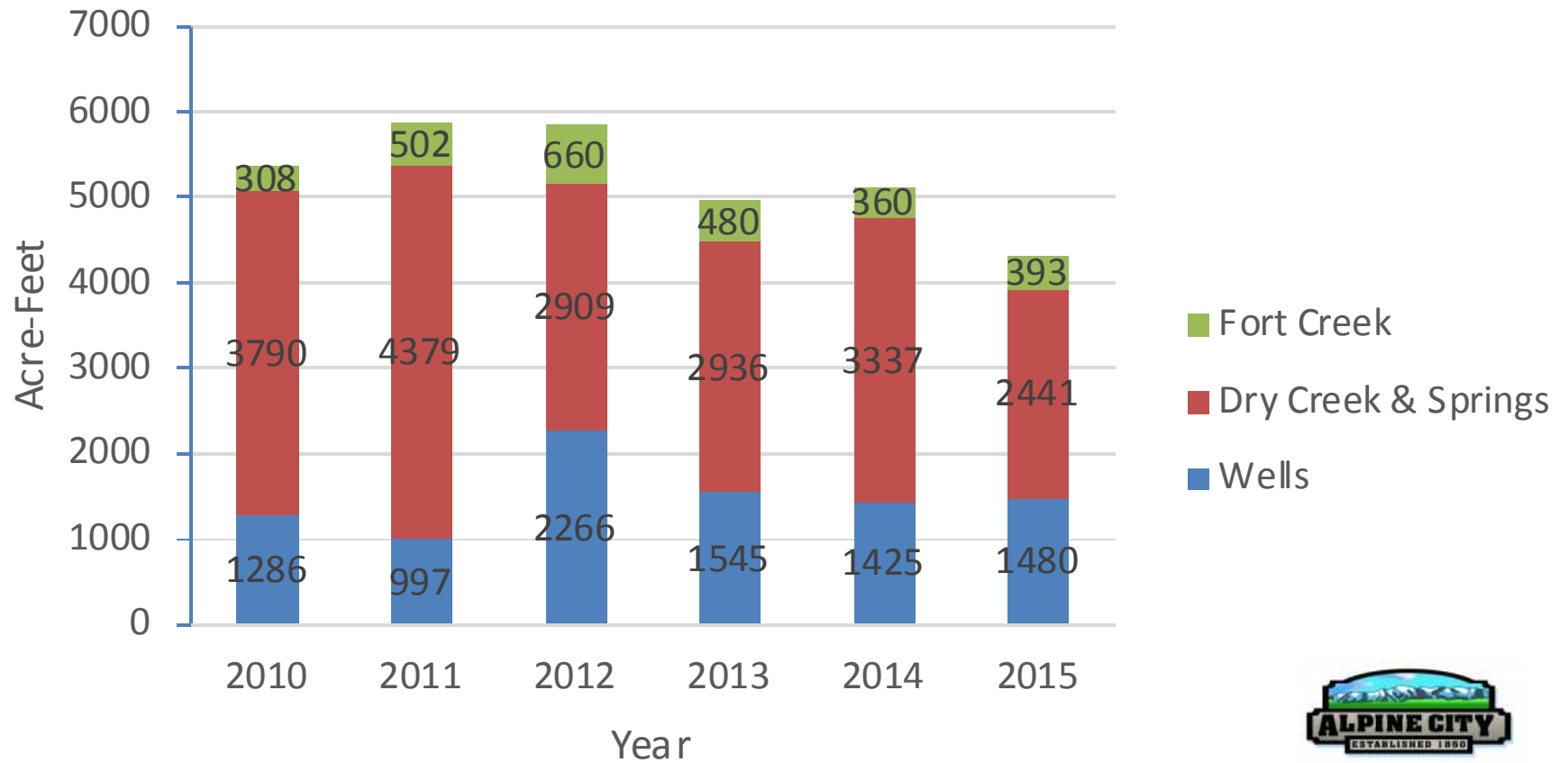
Water Use by Source - Pressurized Irrigation



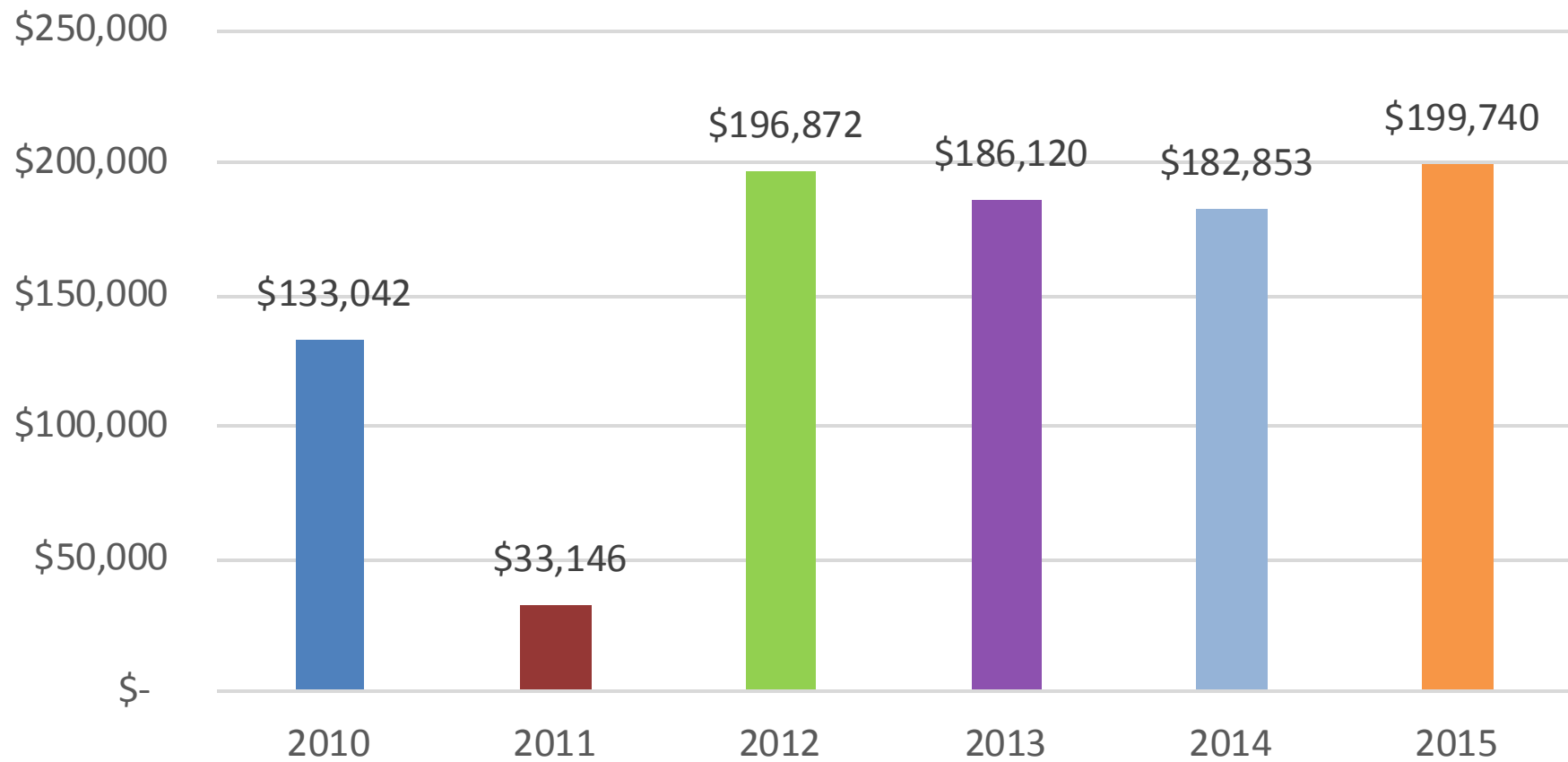
2010	460	169	596	61	3790	308
2011	0	259	736	2	4379	502
2012	1023	232	916	95	2909	660
2013	766	166	436	178	2936	480
2014	507	367	455	95	3337	360
2015	575	101	497	307	2441	393



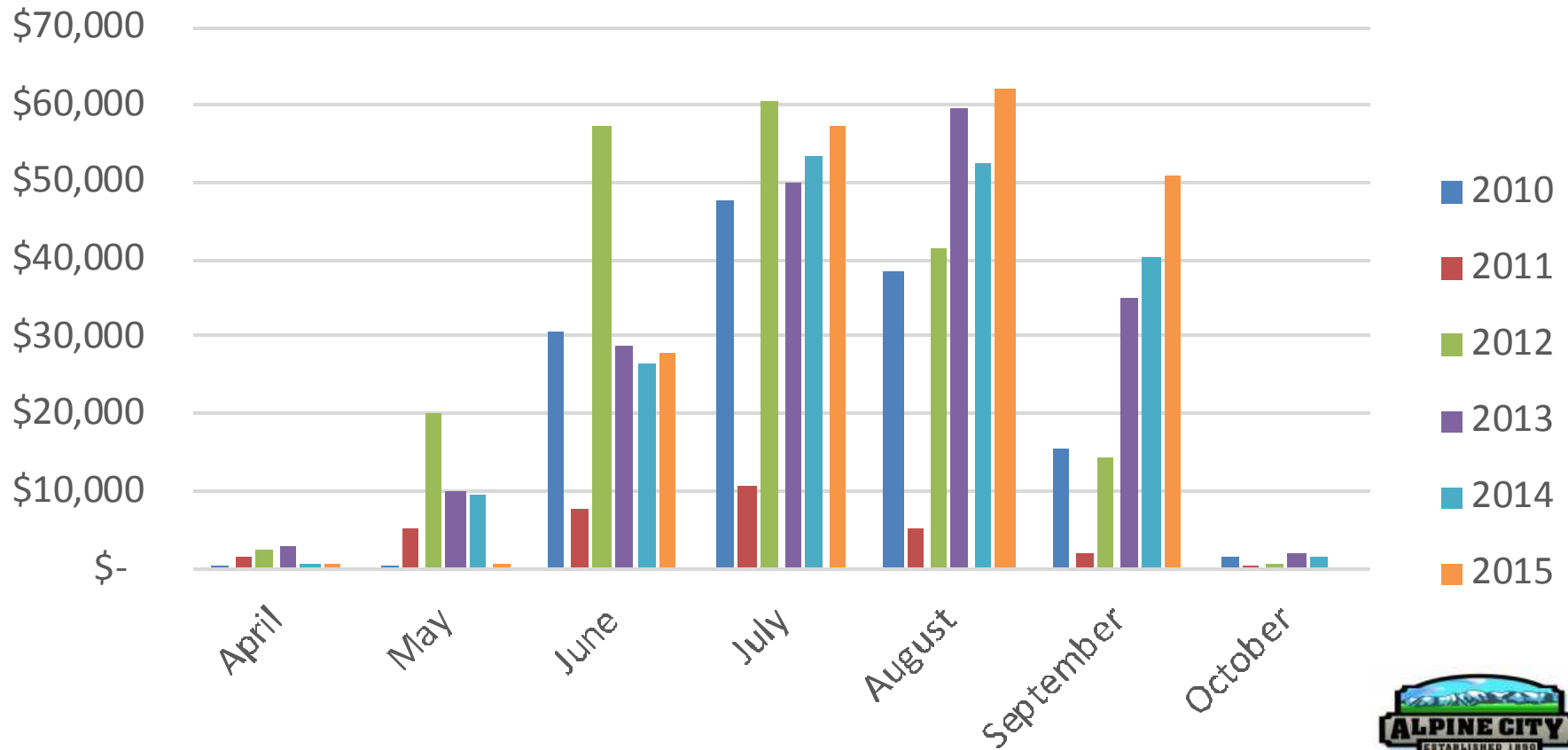
Water Use by Source - Pressurized Irrigation



Annual Power Costs - Pressurized Irrigation



Power Costs - Pressurized Irrigation





Power Costs - Pressurized Irrigation System

Year	April	May	June	July	August	September	October	Total (April-Sept.)
2010	\$ 448	\$ 393	\$ 30,635	\$ 47,573	\$ 38,334	\$ 15,659	\$ 1,854	\$ 133,042.31
2011	\$ 1,530	\$ 5,217	\$ 7,999	\$ 11,046	\$ 5,335	\$ 2,019	\$ 623	\$ 33,145.54
2012	\$ 2,771	\$ 20,314	\$ 57,388	\$ 60,359	\$ 41,652	\$ 14,388	\$ 815	\$ 196,871.95
2013	\$ 2,871	\$ 10,171	\$ 28,730	\$ 49,811	\$ 59,497	\$ 35,041	\$ 2,221	\$ 186,120.48
2014	\$ 658	\$ 9,669	\$ 26,693	\$ 53,236	\$ 52,448	\$ 40,148	\$ 1,852	\$ 182,852.81
2015	\$ 818	\$ 689	\$ 28,130	\$ 57,231	\$ 62,308	\$ 50,564	N/A	\$ 199,739.90