



## ALPINE CITY COUNCIL MEETING

**NOTICE** is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a **Meeting** on **TUESDAY, March 11, 2014 at 6:30 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:** Will Jones
- 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 February 25, 2014.**
- B. **Child Abuse Prevention Proclamation**

### IV. REPORTS AND PRESENTATIONS

- A. **Financial Report for February 2014**

### V. ACTION/DISCUSSION ITEMS

- A. **Ordinance No. 2014-04 - Business/Commercial Zone Amendment:** The Council will consider approving an amendment to the Development Code to allow auto repair shops in the business commercial zone.
- B. **Ordinance No. 2014-05 - Off Street Parking in B/C Zone Amendment:** The Council will consider approving an amendment to the Development Code regarding off-street parking for auto repair shops.
- C. **Pressurized Irrigation Discussion and Water Plan Approval:** Shane Sorensen will lead a discussion on pressurized irrigation and a water plan.
- D. **Budget Priorities:** Rich Nelson will review the priorities for Budget Year 2014-2015.
- E. **Contract with Bowen Collins - Box Elder Plat E:** The City Council will consider approving a contract with Bowen Collins to study flood hazards below the mouth of Box Elder Canyon.

### VI. STAFF REPORTS

### VII. COUNCIL COMMUNICATION

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

### ADJOURN

Don Watkins, Mayor  
March 7, 2014

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 posted in three public places within Alpine City limits. These public places being the bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was 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](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html)

**ALPINE CITY COUNCIL MEETING AND PUBLIC HEARING**  
**City Hall, 20 North Main, Alpine, UT**  
**February 25, 2014**

**I. CALL MEETING TO ORDER:** The meeting was called to order at 6:30 pm by Mayor Don Watkins.

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

Mayor Don Watkins

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

Staff: Rich Nelson, Charmayne Warnock, Jason Bond, Shane Sorensen, Brian Gwilliam, Jannicke Brewer

Others: Charles Engerson, John Boley, Marvin Pack, Lesa Mecham, Mark Wilkinson, Ron Madson, Mike Ford, Doug Braithwaite, Jan Braithwaite, Chad Bellon, Robert Lake, Bonna Hanson, Kent Hanson, Blaine Hudson, Jane Griener, Tina Page, Barb Sanders, John Lohner, Craig Call, Gale Rudolph, Macine Cutler, Robert Nave, Bryan Hofheins, Aaron Rust, Roger Whitby, Robin McClure, Cameron Cox, Anne Cox, Bob Bowman, Robert Day, Catia Nchols, Minda Error, Blaine Hale, Adele Leavitt, Don Leavitt, Teri Nitta, Keith Gregory, Kelley Gregory, Mike Russon, Dennis Madson, Jay C. Bell, Lacie Lawrence, Theron Wood, Charles Jeppson, Vickie Mueller, Andre' Chatelain, Amy Chatelain, Andrew Diaz, Scott Wood, Diane Smith, Frank Trinnaman, Janis Trinnaman, Gil Greer, Troy Ellis, Kristi Hamilton, Bruce Frandsen, Stuart Nash, Bret D. Nelson, Stephen Snyder, Keith Clarke, Jordan Fox, Lohser, Camerson Lohser, Dennis Fox, Marla Fox, Craig Skidmore, Charlie Fox, David Lind, Laralee Lind, Alex Johnson, Louise Johnson, Lyn Bonner, Lynn Broadbent, Mark Dalley, John Magnusson, Liv Gleciu, Neil R. Hansen, Hunter Dahl, Fraser Bullock, Brian Peterson, Garn Arnold, Liesa Naegle, Karl Naegle, Jennifer Bishop, Juanita Nield, Dan Wheeler, Marcia Wheeler, Maureen Burnett, Chris Anderson, Darrell Duty, Angie Duty, Doug Webster, Loretta Allen, Carole Jensen, Eulyn L. Jensen, Ron Rasmussen, Kathleen Rasmussen, Tessa White, David Josse, Bob Schneider, Darren Simons, Gary Young, Mary Young, Dale Billeter, Paul Bennett, Jerry Mcghe, Dennis Beck, Barry Johnson, Larry Bohn, Sheldon Wimmer, James Johnston, Diane Smith.

**B. Prayer:**

Jason Bond

**C. Pledge of Allegiance:**

Charles Engberson

**II. PUBLIC COMMENT:** Charles Engberson complained about the speeders on Grove Drive. He proposed they post a policeman in his driveway with a radar gun and another office up around the bend to catch the speeders go up Grove Drive. To catch the speeders coming down Grove Drive, they should post an officer with a radar gun near the bend and another office in Mr. Engberson's driveway. He suggested that if they did that for two days a month for two months, they would catch enough speeders to pay for an electric speeding sign and pay the officer's salary.

The Mayor said they could bring that up at the PSD meeting. The Council would have to approve the purchase of a sign.

**III. CONSENT CALENDAR**

**A. Approve the minutes of February 11, 2014**

**B. Payment #5 to Vancon Construction - Emergency Watershed Protection Project - \$217,549.39**

**MOTION:** Will Jones moved to approve the Consent Calendar with the minutes of February 11, 2014 as corrected. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Will Jones, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Motion passed. Troy Stout was not present at the time of the motion.

**IV. REPORTS AND PRESENTATIONS:** None

Mayor Don Watkins recommended that since the public hearing on the Petition to Vacate Old Fort Canyon Road wasn't scheduled until 7:00 pm, they continue on with other action items.

**V. ACTION/DISCUSSION ITEMS**

**B. Soccer Agreement:** Rich Nelson said they had meetings with North Utah County Soccer and Utah SURF Soccer and had reached an agreement on the use of the soccer fields in Alpine. A schedule was agreed to. Participants would be charged a small fee that would go toward maintenance of the fields. Challenger leagues would pay \$2 per participant with the fee increasing to \$5 and then to \$7 for more advanced leagues.

Will Jones said he had read through the Agreement and found some typos and inconsistencies that would need to be corrected. He also questioned the \$1000 fee for an additional tournament. Rich Nelson said that once the fields were scheduled, if someone wanted a special tournament outside the regularly schedules ones, the City had to make special arrangements.

**MOTION:** Will Jones moved to approve the Alpine City Facility Use Agreement with North Utah County Soccer and Utah SURF Soccer as amended. Roger Bennett seconded. Ayes: 4 Nays: 0. Will Jones, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Motion passed. Troy Stout was not present at the time of the motion.

**C. Alpine Recovery Lodge Agreement:** Rich Nelson said the Alpine Recovery Lodge (ARL), which was an alcohol and drug treatment facility at 1018 Oakhill Drive in Alpine, was up and running. When it was first established, the City allowed up to 12 clients. The ARL had subsequently sued for 18 clients. The City had retained Dan McDonald who negotiated with ARL. It was proposed that the City approve up to 16 residents. The stipulations in the agreement requested by the City were that there would be no clients who were sex offenders or had a violent history. The facility was for drug and alcohol rehabilitation only. Dan McDonald had individually met with the Council members to discuss the agreement.

Lon Lott asked who would monitor the facility to insure they did not have clients who were sex offenders or were violent. Rich Nelson said they would set up a tickler file and also establish a relationship with the Provo Regional Office which monitored the group homes. They would ask to be included in the monitoring report. He said not all the conditions in the agreement were things the state required. They were additional requirements the City was asking for. Since the City didn't have a budget to hire a fulltime code enforcement officer, Lon Lott suggested that monitoring the facility could be included as a Council Assignment. Kimberly Bryant said she would be happy to help with it since the facility directly affected her neighborhood.

**MOTION:** Will Jones moved to approve the Reasonable Accommodation and Settlement Agreement between Alpine City and the Alpine Recovery Lodge, LLC. Lon Lott seconded. Ayes: 4 Nays: 0. Will Jones, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Motion passed. Troy Stout was not present at the time of the motion. He arrived later in the meeting and said that if he had known this item was going to be handled prior to the Public Hearing on Vacating the Road, he would have been present and he would have voted against the agreement.

Will Jones recused himself from the next item because he had a conflict of interest as a realtor.

**D. Whitby Woodlands Plat F, Phase I - Roger Whitby:** Shane Sorensen said that Whitby Woodlands Plat F was approved in 2005-06 but not recorded. Mr. Whitby wanted to phase Plat F and record just one lot in the first phase. It was the lot located on 200 North at approximately 400 West. It complied with the Development Code.

**MOTION:** Kimberly Bryant moved to grant final approval to Whitby Woodlands, Plat F - Phase I. Lon Lott seconded. Ayes: 3 Nays: 0 Motion passed. Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Will Jones abstained. Troy Stout was not present at the time of the motion.

Mayor Watkins announced that Alpine was having a big celebration on Thursday, February 27th to welcome home Alpine's Olympic bronze medalist in the bobsled race, Chris Fogt. A parade would begin on Westfield Road and come past Westfield Elementary and Timberline Middle School, through the roundabout and past Mountainville Charter School, along Main Street and up to Alpine Elementary. He invited everyone to attend. He said Chris Fogt was also in the military service and had served a year in Iraq. Kimberly Bryant encouraged people to wear red, white and blue, and make signs.

**7:00 PM PUBLIC HEARING TO VACATE A PUBLIC ROAD KNOWN AS OLD FORT CANYON ROAD #1 AND #2.**

Mayor Watkins introduced the petition to vacate an old road up Fort Canyon. He asked the audience to limit their comments to a couple of minutes and be respectful. If someone had already said what they were going to say, simply say ditto to their comments.

City Administrator Rich Nelson said the City had received a petition from the law firm of Strong & Hanni representing property owners in the Fort Canyon area to have the old Fort Canyon road #1 and #2 vacated. He said it was a complex issues. Years ago the City Council had contributed to the Utah Wilderness Access Foundation (UWAF) whose goal it was to preserve historical accesses. The UWAF had sued to open a trail from the top of Fort Canyon into the wilderness, claiming the road had never been vacated by the County or the City. The law firm of Strong and Hanni represented property owners in the Three Falls area and petitioned the City to vacate the road. The UWAF would like the City not to vacate the road. If the road vacation was not resolved by the City Council it would go back to the courts. This was one step in a fairly complex process that had been going on for some time.

Mike Ford of Strong & Hannie said the petition was filed under State Code 10-9a-609.5 which set forth the requirements to vacate a public road. The legislative body may vote to vacate a road if two things were shown. They were first, there was good cause to vacate the road, and second, that no one would be harmed by it. Mr. Ford said the property had been around for a long time but the access had changed. He showed on exhibit of the property in question which showed the alignment of the road to be vacated. It was next to the new Fort Canyon Road, portions of which were paved. He said he understood the Utah Wilderness Access Foundation wanted to access wilderness areas on the north and the west. What had been alleged in the lawsuit was that during the 30s, 40s, and up to the 80s, people used the dirt road in question to access homesteads in Fort Canyon. The position of the current property owners was that the old road had been a private road so people could work on their farms. Since 1984, the access to the old road had been gated off. Since that time there was no use of the Old Fort Canyon Road. People continued to access the wilderness areas but used the new road that was built with Ilangeni Estates. The property owners' petition asked that instead of putting a road through their backyards, the public should be able to continue to use the paved road built with Ilangeni Estates that they were already using. The area known as Ilangeni Estates was still undeveloped but they hoped it would develop at some point. He said access through the backyards of the property owners would not promote development of the area. In addition, if the old road was not vacated, it would create an obligation to the City to maintain the road. It put a lot of burden on the Alpine City to open it up, especially when there was already an alternate access already established.

Mr. Ford said there was good cause to vacate the road. It went through people's backyards and imposed a burden on Alpine City. In regard to the second question, if it caused harm to the community, Mr. Ford said that the road had not been used since 1984. The public had been using the paved road in Ilangeni since then. They could get to where they wanted to go, just not through people's back yards. So they had good cause, and no harm. He said that if the City Council did not choose to vacate the road, the matter would go back to the courts and be litigated. Alpine City was a party to the lawsuit. He said it made sense to end the lawsuit and vacate the road.

Troy Stout arrived at the meeting. He asked if they would not still be crossing private property to get to the wilderness if they lost that access. Mr. Ford said that if they continued to use the road that was platted, they would not be crossing private property. If the old road continued to exist, it would run through each of the private lots. Mr. Stout asked if they would be able to access to the west. Mr. Ford said that if people wanted to access the west, they didn't access it from Fort Canyon.

Kimberly Bryant asked if they were saying that if the road was vacated, there would be no way to get to the wilderness. She asked if the wilderness access could not be accessed through the proposed development. Mr. Ford said that when the development was originally platted, the CC&Rs were approved and public access was a part of it. He said that public planning should be done by the City. He asked if people would want access designed through a city plan or a deer trail. He said access was a condition of the proposed development and it would include parking.

Mayor Watkins turned the time over to the Utah Wilderness Access Foundation who were opposing the vacation of the roads.

Ron Madson said he had been working with Michael Ford for some time and the only thing he agreed with was that there were solutions. But vacating the road was not a solution. He said he would talk about unintended consequences later. He said that access to the wilderness had not available in a meaningful way since 1984 because a gate had also blocked the paved road in Ilangeni. Using a power point presentation and photos, he said the mountains were a part of us. People had a symbiotic relationship with the mountains. The UWAF wanted to preserve hiking, biking, etc., and the public had an inherent right to access the mountains. Access was so important that the Utah Legislature had

1 created a statute stating that if a highway had been continuously used for a period of ten years, the public had  
 2 created a right of access. He said highway could mean a road, footpath or even a trail. He said the reason the  
 3 Foundation was formed was because developers began purchasing land next to the wilderness and putting up No  
 4 Trespassing signs and criminalizing public access. He showed a slide of the gate across the paved road in Ilangeni  
 5 and said that was the public access Mr. Ford was talking about. He said according to statute, access had to be  
 6 consistent with the prior use. If people used to be able to drive up the road to Sliding Rock, how was this public  
 7 access? He said a lot of people had come into his office wanting to donate because they saw the mountains as  
 8 belonging to them all.

9 Mr. Madson said he wanted to talk about unintended consequences. If the Council chose to abandon the road, what  
 10 would happen when the next developer came in and wanted to vacate a road. He said that when the lawsuit was  
 11 filed, a property owner in the Fort Canyon area came to him and said people were still hiking up there, and if  
 12 someone wanted to drive a car up there, they just had to ask for permission and if it was someone they trusted, they'd  
 13 let them go up. Mr. Madson said he asked the property owner if he would trust him to go up there and he was told  
 14 no. His point was that the developer didn't have the right to say who could access wilderness areas. The public had  
 15 an inalienable right to access the mountains. He showed slides of Lambert Park and said when Box Elder South was  
 16 developed, they would be asking the City to vacate the trails.

17 Mr. Madson referred to the Old Fort Canyon Road on the map and said it would need to be extended through a few  
 18 more lots to get total access to the wilderness. They would amend the complaint and add those lots. He said Utah  
 19 County had aggressively tried to preserve trails. He hadn't found a city that had gone out of its way to vacate a road.  
 20 Cities didn't vacate roads to accommodate developers. Developers brought the property knowing full well the  
 21 accesses were there.

22 Lon Lott said it was his understanding that if a road was vacated or blocked, it didn't mean that it was an abandoned  
 23 trail, it could be reinstated through legal action. Mr. Madson said that was true. If they could establish a ten-year  
 24 period of access, they could sue for access. Mr. Lott asked if each case could not be considered individually. Mr.  
 25 Madson said the problem was that if the City treated one developer differently from another one, it was an invitation  
 26 to a lawsuit.

27 Mayor Watkins invited Mr. Madson's fellow counsel Barry Johnson to comment.

28 Barry Johnson said that when a developer purchased property, they purchased it fully aware of historic accesses and  
 29 knew they should continue to provide access. The city should have the developer show how they were going to  
 30 protect the public's access to the mountains. It was a slippery slope if they did otherwise. The Council was well  
 31 aware of the litigious nature in the town, and as soon as they treated one developer one way, then would be open to a  
 32 lawsuit from another developer if he was treated differently.

33 Mayor Watkins then opened the hearing to public comment and asked people to come to the microphone and state  
 34 their name if they wanted to speak, and to please limit their comments to two minutes and be respectful.

35 Mike Ford commented that it was not a developer that was petitioning the City to vacate the road. It was Gary and  
 36 Mary Young. The road they wanted to vacate when through their backyard. It was different from Lambert Park.

37 Brian Peterson said that by Ron Madson's own admission, the road had no access to the mountains as it presently  
 38 stood. To say that vacating the road was kissing the ring of developers denied all logic and common sense. It was as  
 39 if they were trying to stop development versus finding a solution.

40 Craig Call who used to be the State Ombudsman for land use said he had written a 24-page summary of road law.  
 41 He wanted to respond to some things he had heard attributed to him. He passed a handout to the Council said David  
 42 Church had helped argue that a private road once established could be realigned. He noted that BYU closed their  
 43 roads once a year, but not their sidewalks. If the argument that every trail was a public highway, BYU could not  
 44 have built the Kimball Tower because it crossed sidewalks.

45 Craig Skidmore said he was the former trail master for Alpine City. The Fort Canyon area was carefully looked at  
 46 by the trail committee and had had not known there was a trail there. He showed other trails in the area. He said the  
 47 trail committee was mindful of the need for multiple types of trails. Trails for people who could hike and trails for  
 48 people who couldn't He said he didn't know this was actually a dedicated road. If it was paved they could take a  
 49 wheelchair along the road. He said they also looked at trails down the middle and felt it was better for the developer  
 50 and the City to maintain something on the edge and up high.

1 John Magnusson said he had covered about every trail in the mountains. As a scoutmaster trying to access the  
2 wilderness, he was climbing over fences and past boulders and No Trespassing signs to get where they used to go.  
3 He said he had no concerns about this particular road but he was tired of Jurassic Park gate. He would like to access  
4 Sliding Rock without feeling like he was trespassing. He'd like a promise that the paved access was not going to be  
5 shut down if the old road was vacated.

6 Neil Hanson said he'd ridden horses up those trails over the years. Three times he'd run into gates that turned him  
7 around. He asked them not to vacate the road. They needed to come to a solution that served both the public land  
8 users and landowners. He said to vacate the road would seem to give away their leverage.

9 Paul Bennett said he'd lived in Alpine longer than anyone in the room. He said the road was actually blocked off in  
10 the 70s when Glen Hale lived there. The reason there were fences now was because of vandalism. He said that  
11 99.9% of the foot traffic on that road was going to Sliding Rock. Few tried to access the wilderness by way of this  
12 road. He said that in the 40s and 50s there was only one trail that went into the wilderness. He worked in Fort  
13 Canyon from 1950 to 1960. There were maybe two cars a day that would go up that road. It was all private. The  
14 people who lived there moved out in the 50s. He said they had problems with vandalism when he worked up there.  
15 To put in another road the City had to maintain would cause more problems with drugs and fires.

16 Darrell Duty said he now owned the Jurassic gate. When he bought it he was told the development would go in and  
17 they would put in a parking lot and take out the gate. So he took out the road and built his barn. Now they were  
18 telling him that they were going to take away his property. He said he had no problem with vacating the road. He  
19 had buildings on the road. He owned it. He said he was an avid outdoorsman. He was dealing with trash and  
20 profanity and trespassing on his property, even in the winter.

21 Dennis Beck said he was one of the few people who had used that road as a little boy. He went up with the  
22 scoutmaster who lived in the little house up there. He had worked for him in the summer. He was born in 1951 and  
23 was 14 at the time. He said the bottom line was that they had always used that road. Don Devey used to take a loader  
24 up on Mr. Young's property to move the rocks that had been piled there to keep people out. Families owned grazing  
25 rights on the west side of the road. He said his mother had sold the property in the 70s because they were denied  
26 access. From someone who used the road as a young man, he could say the only reason the Youngs had the road was  
27 because Glen Hales closed it off and Vic Borchers shut it down.

28 Blaine Hudson said he'd lived in Alpine for 33 years. He had seen a lot that had taken place in that area. One item  
29 that hadn't been brought forth was that the more people they allowed in the watersheds, the more problems they  
30 were going to have with fires. There was no way to get a fire engine up there. They had to allow for common sense.  
31 They didn't need all those trails. The places people wanted to go could be accessed quite easily. Think about their  
32 neighbors.

33 Robert Day said they were hearing about ownership of property in the area. It was a mistake made long ago. The  
34 issue that had not been addressed at all was that there were other property owners. There was ownership by US  
35 citizens of national forest service property. He considered himself an owner of public lands and he was not willing  
36 to vacate his right to access the wilderness or be told to go around the face of the mountain to get there. He said he  
37 was not willing to vacate his right to his property on the mountains. It was public land, especially when there was  
38 already public access. He said he was glad to have an attorney willing to represent his interest as a US citizen.

39 Gary Young said he lived at the mouth of the proposed vacated road. He was the one who built the Jurassic Park  
40 gate in 1995 at the request of the city council to keep people from going up the canyon and starting fires. He said  
41 that since that time he'd extinguished five fires in the canyon. He had hauled out over a truckload of trash over the  
42 years from hikers and backpackers. He said he didn't feel he was denying public access. He said what needed to be  
43 considered was if Alpine City wanted to provide fire protection up there. Three years ago there was a film crew who  
44 left a fire burning. It was his habit to go up there after people had left, otherwise the whole canyon would have  
45 burned down. Who would pay to maintain the canyon if the developer opened the road? Most of the people didn't  
46 even come from Alpine. One of his horses had been shot. How was Alpine going to protect and maintain it?

47 Lynn Broadbent said he had lived next to the adjoining property for 46 years. He used to go up that road a couple of  
48 times a week to take his water. There were always gates on it. He had to get a key to go through then make sure the  
49 gate was locked again because there were cattle grazing up there. So if they wanted to take it back the way it used to  
50 be they would have to have locks on the gates and distribute keys. He said he thought the developer had made a  
51 good recommendation on access. The reason they didn't let them in now was because of fire danger and vandalism.

1  
2 Bryan Hofeins said he had lived in Alpine for 25 years and he'd never had access to the area. One time they got in  
3 someplace for a father/son outing when some knew someone who had a key. Since then his kids went to Sliding  
4 Rock quite often. They didn't leave their trash up there. He'd told them they were trespassing. They didn't know they  
5 had access. When he found out about UWAF, he got involved. There were fences all around where there didn't used  
6 to be fences. He said the wilderness areas were the property of all the people.

7 Jerry McGhie said he was on the City Council when the major development started in Alpine. There was fighting  
8 every time someone started a subdivision. The Council required there to be access to the mountains in the  
9 subdivisions. There were trails out of every subdivision, then they started asking who was going to maintain the  
10 trails. He said he couldn't understand why they wanted the one trail or road left open when there was access right  
11 next to it. He said it had been a requirement that there be access through the subdivision to the mountains when he  
12 was on the Council. He didn't know if it was still the law. He said he thought there should be enough people who  
13 were smart enough to take a good look at it and see if there was a way to access the mountains through the  
14 subdivisions.

15 Mary Young said it was her property at the bottom of the road. She was happy for people to be in the mountains but  
16 it needed to be respected and kept clean and safe. They had not seen that in the 20 years they had been there. She  
17 said the first week they were in their house a couple came riding through their property because no one lived in the  
18 house. She didn't want to put up a gate but they had to. People would come in at night and let their horses out.  
19 People would drive up there and get stuck, and come to their house asking for help. She asked if that was fair to  
20 them. She said that when they put up the gate, Gary gave the City and other people a key. They had never kept it just  
21 to themselves. Then it became such a nightmare that they sold the property with the gate. The City could have  
22 bought it. The City had the power to condemn the gate but that was not fair to Will. She said she was sure there was  
23 a solution. She told a story about how they heard a noise one night and her 13-year-old son went out with his BB gun  
24 and shot at someone.

25 Aaron Rusk said he was there as one of the lot owners in Ilangeni Estates/Three Falls. He purchased the lots in 1992.  
26 There was nothing on the deeds that showed a right-of-way so when they talk about how they should have known  
27 the road was there, it wasn't true. He said it was a road to nowhere. The road ended on private property. Sliding  
28 Rock was private property as well. Someone was going to have to take accountability for Sliding Rock. The desire  
29 was to make it open and give access. Ilangeni had 39 lots. The developer was working on a development that would  
30 have 500 acres of open space that would go to the City, and 12 miles of trails. The reason the gate was there was  
31 because there was a question about who was responsible. Right now the private landowner was responsible.

32 Liv Gleciu said he did not want to give up his right to have access to the public lands for hiking, camping and  
33 hunting, and wanted his children to be able to enjoy it also. He said Mayor Watkins had campaigned to protect our  
34 hillsides. This was an opportunity to act on that promise. He asked on whose authority they would close the road.

35 Dale Billeter said he was special investigator with the courts in California for 25 years. He had hiked that road  
36 hundreds of times and had never been denied access. He said he was not hearing a lot of common sense, and the  
37 divisive pictures of Lambert Park didn't make a lot of sense. He said to get to the road in question you had to go  
38 through Gary Young's gym. The road wasn't really there anymore. He said they needed to talk about the rights of the  
39 Young's. He said they talked about the rights of US citizens, but in reality, whose rights were they taking away? He  
40 said he knew there was other access on the developed road.

41 Kelly Gregory said she lived across the street from the Youngs, and she dittoed everything they said. Last summer  
42 they were at City Council talking about safety. People who were going up to Sliding Rock were hearing about it  
43 from social media. It was a beautiful place but it was private property. The landowners put the signs up for safety.  
44 She said she would like to see a trail map imposed on the displayed map so they could see all the trails that were  
45 there. She said people could get up there. To take Gary Young's property to get up there was asinine. The people that  
46 were going up there weren't from Alpine. They were from Murray and Washington state. She said she hoped they  
47 didn't have access.

48 Paul Bennett asked where all these people were they voted for a 5 million dollar bond to buy the property.

49 Adele Leavitt she said she had watched people make note of variances received by some people, then use that when  
50 they want to develop. The City did have to be careful about that. She said that in the 25 years she'd lived in Alpine,  
51 she'd seen access change. Their family hiked a lot, and when one trail was closed, it made the hike much longer,

1 which was discouraging as she'd gotten older. She had seven kids and the younger kids had a whole different  
 2 experience growing up in Alpine because of the changes in access. She said there was a problem with some people  
 3 being trashy, but she didn't like being included in the blanket statement that all people were bad.

4 Gale Rudolph said she had lived in Alpine for 15 years and hiked the trails five times a week. She picked up other  
 5 people's trash. She said she voted for the 5 million dollar bond. She wanted to have access to those trails for years to  
 6 come.

7 Sheldon Wimmer said he spent his second birthday at the mouth of Fort Canyon at his grandmother's house in 1949.  
 8 He worked for the forest service and they used to go up there. That was the only road they went up. When he was on  
 9 City Council he voted for the annexation of Fort Canyon. He'd been up there a lot. He suggested the Council table  
 10 the motion and look at it further, and work out an agreement with access up the paved road so they didn't end up  
 11 vacating a right-of-way that could lead to other problems.

12 Don Watkins said he would end the public hearing at 8:35 pm. .

13 Jamie Johnston said he had lived in Alpine for 35 years. There were four elements the Council was considering.  
 14 They were protecting property ownership. They were protecting the rights of property owners and their material  
 15 improvements. They were protecting access.. They had to be mindful of different types of access including handicap  
 16 access. They were considering safety. There was no guarantee on human behavior. Flood and fire was tough but it  
 17 was life. He said there were plans for the Three Falls development. From what he had seen there was some  
 18 agreement for open space and trails. He said he felt the meeting was premature. He didn't know where Three Falls  
 19 was in the process, but there was some grounds for precedence. He said that when he was the chairman of the  
 20 Planning Commission, he'd worked with two kinds of developers. There were those who did what they said they  
 21 were going to do, and those who did not.

22 Don Leavitt said he had lived in Alpine for 25 and hiked to Devil's Arch, Box Elder Canyon, Dry Creek, Sliding  
 23 Rock, Lake Hardy and the Hamangogs. Alpine had a tremendous heritage that should be preserved for the children  
 24 and grandchildren. They had to work to protect access to the mountains. That was part of why many were here in  
 25 Alpine. He appreciated the comments on safety and respect. It needed to be patrolled. They City needed to provide it  
 26 and fund it. He said his family had hauled out trash they hadn't put there. There needed to be signage to let people  
 27 know they were responsible.

28 Larry Bohn said he had lived in Alpine for 56 years. When Lynn Hale closed the road, he'd been chased out many  
 29 times. He said the present developer had accommodated more people than anyone ever had. He said not to give up  
 30 their trump card on the dedicated road. Work with the developer. He was going to give 500 acres of open space to  
 31 the City.

32 Chris Anderson said he was there because of the Jurassic Park movie. There was a seminal moment when the  
 33 statement was made, "You're so worried about whether you can do it, and haven't thought about whether you should  
 34 do it." There was an unintended consequences, and that was what prompted him to join UWAF. He said they  
 35 needed to look at unintended consequences of vacating the road, which might be further litigation. If that tipping  
 36 point occurred, what would happen to the charms of Alpine? What would stop Alpine from becoming another  
 37 nameless community?

38 Diane Austin Smith said she was born and raised in Alpine as was her mother and grandparents. She grew up  
 39 picking apples and berries in Fort Canyon. They rode horses all over Alpine and so did her kids. She said she wanted  
 40 access and she wanted her grandchildren to have the privilege to enjoy Alpine like she did.

41 Don Watkins gave the attorneys five minutes to summarize.

42 Ron Madson said for the record that he was sensitive to the Youngs and the other property owners. There were two  
 43 competing things going on. There was the issue of access which probably everyone agreed should be allowed. The  
 44 strategic problem was they were looking at three means of access. There was Duty property where the Jurassic gate  
 45 was who were saying no one could go through there. There was the dirt road in the middle which hadn't been used.  
 46 He said the only leverage they had to compel the developer to grant access was the old Fort Canyon Road because it  
 47 was a historic road. He said the best comment was Sheldon Wimmer's who said there was a solution. There were  
 48 two competing forces, the concerns of Mary Young and other property owner, and the right to access. He said he felt  
 49 the court would order that the road be established because they could prove it had been open for a ten-year period. If  
 50 the Council vacated the road, there would be no solution. If there was a concern about drugs up there, they needed to



make it open to law abiding citizens. Gates deterred the law-abiding people. He said that if the Council vacated historic rights, there would be no leverage and no solution. He recommended tabling the item.

Mike Ford said it had been beneficial to hear from the citizens of Alpine. They had been in court for the last four years and not at City Council where it should be decided. He said he thought it was interesting that Ron Madson said it should be tabled because he had a lawsuit in the courts. They wanted a jury to decide how to get to the wilderness, not the citizens. He said the City Council should decide how they were going to provide access. There were two roads. How did that provide leverage? The paved road that was built in 1984. It had been there for more than 10 years. They had two roads and they only needed one road. He urged the Council to take action and not put it off.

**MOTION:** Kimberly Bryant moved to close the public hearing and go into the regular meeting. Troy Stout seconded. Ayes: 5 Nay: 0. Troy Stout, Will Jones, Roger Bennett, Kimberly Bryant and Lon Lott voted aye. Motion passed.

**A. Ordinance No. 2014-03 Vacating Old Fort Canyon Road #1 and #2.** Mayor Watkins said this was the opportunity for the Council to decide what they wanted to do.

Troy Stout said he was glad they had the hearing. He'd come to the meeting feeling confident of how he felt. Obviously they already had a right to the road. The question was whether or not to use it as leverage to establish a permanent access. He'd come prepared to make a motion against vacating the road because of his love for the mountains and he didn't want to support any threat to that. That said, he felt there was room for compromise. He felt they needed to preserve that leverage, at least for the moment. They needed to take time to make a good decision that preserved access for everyone in Alpine. He said wilderness and trails were his top priorities. At the same time, property owners had a right to protect their property. He said he thought they could have both.

**MOTION:** Troy Stout moved to table a decision on the petition to vacate Old Fort Canyon Road #1 and #2 for a period of time to have a discussion in a way that was fair and thoughtful to everyone. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Troy Stout, Roger Bennett, Kimberly Bryant and Lon Lott voted aye. Will Jones abstained. Motion passed. (The vote was taken after the following brief discussion.)

Lon Lott asked Mr. Ford what would happen if the Council tabled the issue. Mr. Ford said the lawsuit continued and the court made a decision.

Ron Madson said they were willing to table the lawsuit.

Kimberly Bryant said she seconded the motion because she agreed with it. She had lived in Alpine for 45 years and had accessed the mountains for years. The access had changed. Most people lived in houses that blocked access. She said it was vital that they maintain access to the mountains. She'd received a lot of phone calls with good information. People had come out to express their concerns. She said she believed they could respect people's property rights and maintain access. She said she would never vote on anything that took away access. It was important to get the right information and take the time to make a decision. The City Attorney was not present that evening and he should be there when they decided. She said she was an avid member of UWAF and was one of the first members.

Will Jones said he was the developer of Three Falls. He got involved in 1983. People were saying that the developer should have known the road was there but that was impossible. He told a story about being invited to Sliding Rock and going fishing when he first came to Alpine. He said the plan for Three Falls showed a public parking area by the gate where people could park to go hiking or park their horse trailers. The proposed development had open space and 12 miles of trails. He said no one could drive to the wilderness right now. He used to drive his car to First Hamongog. He said he would not be voting on this since he had a conflict of interest.

Roger Bennett said he had lived in Alpine for 60 years. His grandfather had farmed in Alpine. He said he never went up the canyon without asking permission and going through the gate.

The Mayor called for a five-minute break.

**D. Ordinance No. 2014-04 – Business Commercial Zone Amendment to Allow Auto Repair Shops:** Mayor Watkins asked how many were present for this issue. About five or six people raised their hands.

Jason Bond said the Planning Commission had been working on this issue for quite a while. There were several changes to the zone. The main one would allow auto repair shops in the BC zone as a conditional use. Each business would have to go through a process with conditions to mitigate potential impacts. The business would have to front

on either Main Street, 200 North, Canyon Crest Road or Alpine Highway. The Commission decided against allowing them on the north side of 200 North west of Main Street. Another proposed amendment identified setbacks for residences. Storage containers such as pods would be prohibited unless approved by the City such as in the instance of someone packing up to move.

Don Watkins asked if there was a tentative location for an auto repair shop. Jason Bond said the Planning Commission had looked at the Iris Bullock property as an example of how it might work, but the way the ordinance was written, auto repair could be allowed in other places in the BC zone with frontage on the before named streets.

Jannicke Brewer said the BC zone had not changed much over the years. There were few businesses so single family dwellings had filled it in, but it was not a residential zone. Under the current ordinance someone could have a gas station, theater, shoe shop, etc. Auto repair shops were not allowed under the current ordinance. A single family dwelling in the BC zone had to have a minimum lot size of 10,000 square feet, but there was no minimum lot size for a commercial use. She said the Planning Commission felt auto repair was not that different from a gas station or a car wash which were both permitted uses.

Mayor Watkins said the problem he saw was that the Planning Commission had been working on it for six months and this was the first the residents had heard about it. He invited them to comment.

Laird Bellon said he lived on 100 West and would be across the street looking at one of these shops. He said there was someone on 200 North that started running a business behind a rental house. He had semi-trucks in there at 6:30 in the morning. He said that if you went from 200 North all the way to Center it was all residences, and they were going to put an auto repair shop in there? He asked why their part of town always ended up on the short end of the stick. When asked when he'd heard about the meeting, Mr. Bellon said he'd received a phone call the night before. His neighbor hadn't heard about it either.

Bob Lake said he got a phone call the night before. He said that years ago someone came to his house and told him he had ten more feet that he didn't know about. He figured it would be less lawn to mow so he let it go but maybe he shouldn't have. He didn't want it to cause a problem for Mrs. Shepherd and Iris Bullock. He said that 38 years ago someone came around with a petition to keep the neighborhood from going commercial but it did anyway.

Rick Hulme said he found out about the meeting on Saturday. He lived on 100 West. He sent an email to the Mayor and talked to Jason Bond and Jannicke Brewer. He said he heard everyone say what a great guy the man was who wanted to open the auto repair shop but he was concerned about a business in a heavily residential area. He said they needed to go back and evaluate it rather than making a short term decision.

Chad Bellon said he lived on 100 West across from the dance studio. He found out about the change in the ordinance the day before. He said he'd had problems living next to a commercial business in a residential area. He was rear-ended while trying to get out of his driveway. He heard pounding music from the studio. He said he'd read the intent of the BC zone and it said the primary use was commercial. He asked how having one business where everything else was residential made it the primary use? He said the west side of Main Street down to Center was all residential. The auto repair shop would be the first commercial use. He asked if it was legal to have residential on the same property as a business. Jannicke Brewer said that according to the attorney, it was.

Lane Atke said he lived on Parkway. He'd served on the planning commission in other places. He was familiar with what they had to do. They tried to zone it the way it should be used. They needed to plan it sooner rather than later.

James Lawrence said he appreciated everyone's comments. He said they should have been there a year ago when it all got started. He said when he had his shop on Main Street he'd never gotten a complaint. But it wouldn't be fair to spot zone him as commercial and not the other business. They had been going back and forth on this for a year and talked about everything under the sun from parking to noise. He said he tried to look at the issue as if the business was moving into his neighborhood and what would he want to see. He had worked with the commercial zone they gave him and tried to find a spot that would work for everyone. They put a lot of time and effort into the ordinance so there wouldn't be a bad impact on neighbors.

Lacey Lawrence said people were asking why they didn't just stay where they were. She said the big problem was that they needed something bigger than what was there, not that they wanted this big thing. Appearance was going to be important and keeping down the noise so it didn't impact anyone around them.

Bob Lake said that at his age, he wouldn't be there long. What would it do to his property values if he wanted to sell? They could try to make the shop look good but it would still be a mechanic shop.

Laird Bellon said that once they set a precedent and let commercial and residential go on the same lot, their neighborhood would be a place with a house in the front and a business in the back.

Mayor Watkins said he didn't think they were going to solve the issue that night and asked the Council for their thoughts.

Lon Lott agreed that it wouldn't be solved that evening since there were people in the neighborhood who had just heard about it.

Kimberly Bryant said she wished everyone could have kept their shops. She didn't know the neighbors didn't know about the changes to the ordinance. She asked if there was a way for Lawrence to keep working. Jannicke Brewer said his business was approved as a home occupation but he didn't live there anymore. Jason Bond said they would be enforcing that until the problem was resolved.

Will Jones said he wouldn't be voting on it because Lawrence had offered to buy his property in the BC zone for an auto repair shop. There were some good things in the ordinance but there was some general cleanup that would take time. They needed to beef up enforcement.

Troy Stout said it was a tough issue. He understood the concern with property values. He wouldn't want a garage next to his house. He said he supported strict codes and enforcement.

Bob Lake said he had to make it on social security. Maybe he should open a towing business in his back yard.

Mayor Watkins said this was not the end of the discussion. They needed to take a good hard look at the commercial area. He felt the people present that evening were representative of it but as good as Lawrence was, he thought they could find a place for auto repair.

**E. Ordinance No. 2014-05, Off-street Parking in the BC Zone:** This item was table because it was related to Ordinance No. 2014-04.

**F. Resolution No. R2014-02, Municipal Wastewater Planning Program Adoption.** Shane Sorensen said this was a self assessment by the City to make sure they were planning for the future needs of the sewer system.

**MOTION:** Will Jones moved to approve Resolution No. R2014-02, Municipal Wastewater Planning Program. Troy Stout seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett, Will Jones, Troy Stout voted aye. Motion passed.

## **VI. COUNCIL COMMUNICATION**

Troy Stout said he would like his personal email address on the City's website replaced with the city email address. He said was unaware that the vote on the Alpine Recover Lodge would be held prior to the public hearing on vacating the road. His son had a Blue and Gold Banquet that he was attending. For the record, he said he would have cast a nay vote on the Recovery Lodge Agreement. He said everyone he'd talked to did not support an occupancy beyond 12.

Will Jones said that on March 19, 2014 they would be holding an irrigation meeting with the staff to talk about irrigation for the coming year.

Kimberly Bryant apologized for leaving several times during the meeting. She was working with the fire chief to get an escort for the parade for Chris Fogt on Thursday.

Lon Lott thanked the Council for their patience with him while he learned the material and issues.

## **VII. STAFF REPORTS**

Rich Nelson said they had made significant progress on the new webpage.

Jason Bond said the Planning Commission would be approaching the General Plan in three categories - commercial, residential and open space. It would be the first thing on the agenda on the 3rd Tuesday of the month. Before the meeting they would have smaller meetings with the Mayor and no more than two Council Members. They wanted to have a plan for the citizens to react to.

1 Jannicke Brewer said the Planning Commission would like to hire an economic development analyst who would tell  
2 them what kind of businesses would work in Alpine. They didn't have a cost.

3 **VIII. EXECUTIVE SESSION:** None held.

4 **MOTION:** Kimberly Bryant moved to adjourn. Troy Stout seconded. Ayes: 5 Nays: 0. Motion passed.

5 The meeting was adjourned at 10:15 pm.  
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## NATIONAL CHILD ABUSE PREVENTION MONTH

### PROCLAMATION



*Whereas*, the work of raising children in Utah County and empowering them to thrive stands among our greatest responsibilities as parents and community leaders;

*Whereas*, all Utah County children deserve to experience and enjoy the innocence of childhood in a safe and nurturing environment, free from abuse and neglect;

*Whereas*, child abuse—which robs children of this inalienable right—affects hundreds of Utah County's children annually, often impacting them negatively for the rest of their lives;

*Whereas*, physical, verbal, emotional, and sexual abuse are serious and growing problems that respect no religious, socioeconomic, or geographic boundaries;

*Whereas*, child abuse is often related to substance abuse, domestic violence, and other crimes that weaken families;

*Whereas*, preventing child abuse depends on the efforts of all Utah County residents to collectively recommit to providing care, stability, and a brighter future for our sons and daughters;

*Whereas*, each citizen of Utah County can play an integral role in preventing child abuse within their respective families, neighborhoods, and communities through education, active involvement, and advocacy;

*Whereas*, decreasing the incidence of child abuse makes a positive, substantial impact on the children of today, paving the way for them to succeed as the leaders of tomorrow;

*Whereas*, effective child abuse prevention programs rely on community partnerships among individuals, families, municipalities, social service agencies, schools, religious and civic organizations, law enforcement, and the business community;

*Now*, therefore be it resolved that Utah County hereby proclaims the month of April 2014 to be

### *Child Abuse Prevention Month*

The Mayor of Alpine City and its governing council hereby commend this observance during April 2014 to the citizens of this municipality, actively promoting and improving public awareness; encouraging responsible intervention; and supporting the collaborative mission of *Strengthening Families and Protecting Children*.

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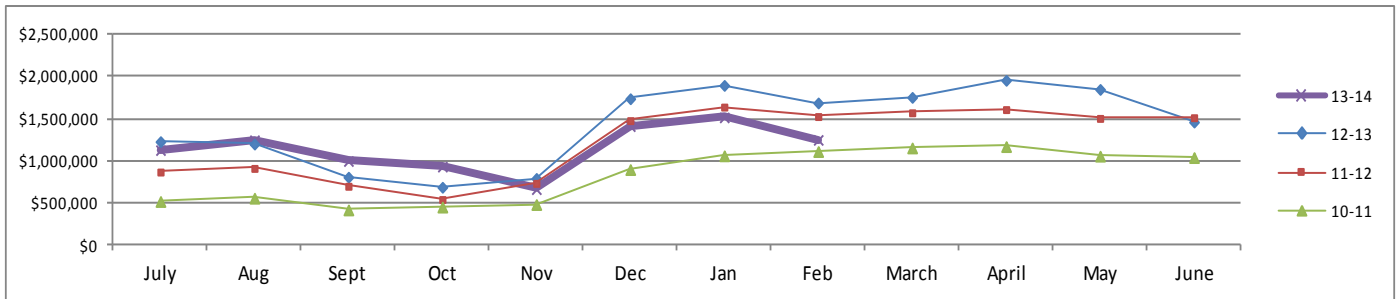
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Title

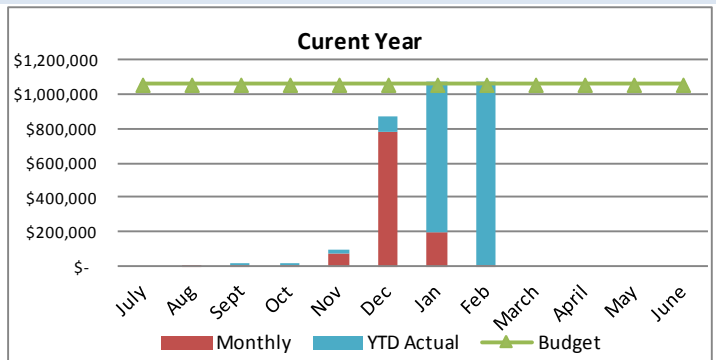
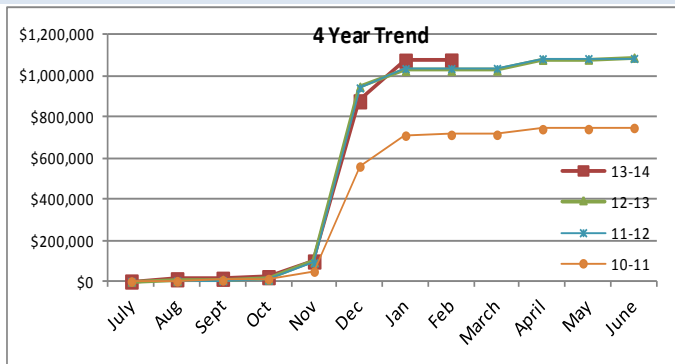
Date

# Alpine City Monthly Financial Report FY 2013-2014

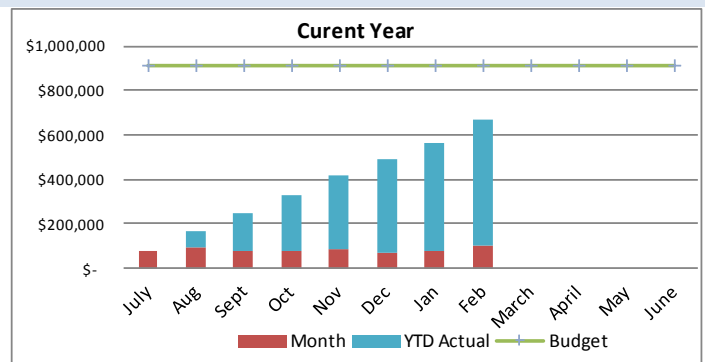
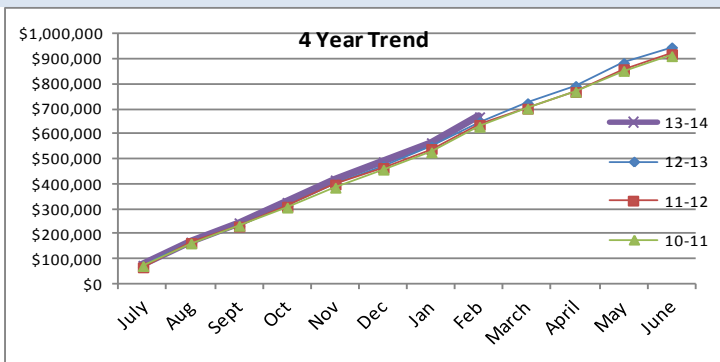
## General Fund General Fund Balance



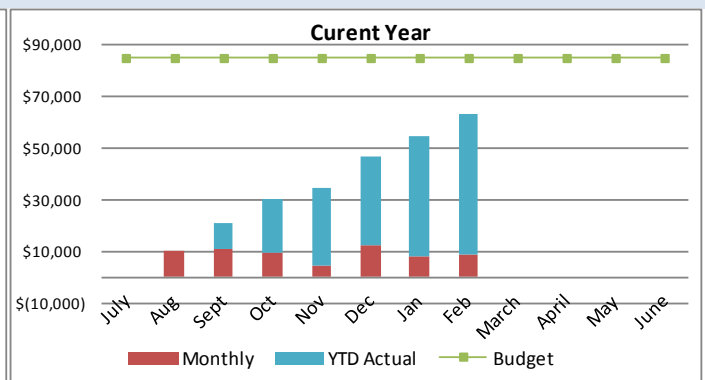
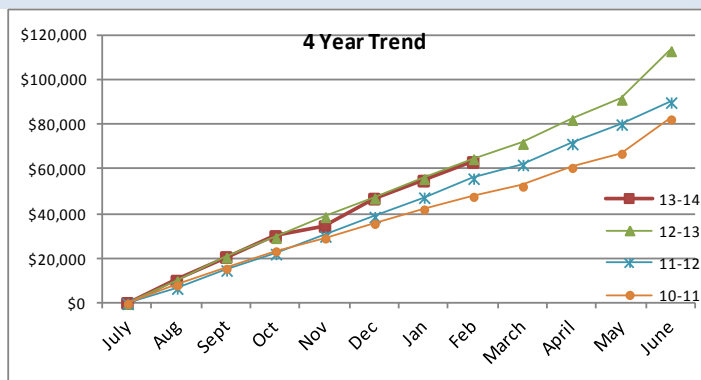
## Property Tax Revenue



## Sales Tax Revenue



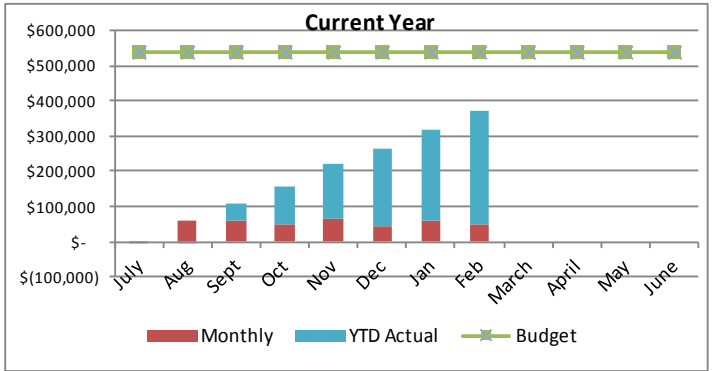
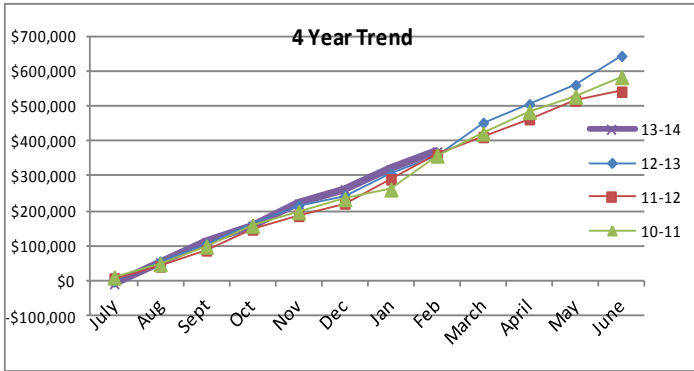
## Motor Vehicle Tax Revenue



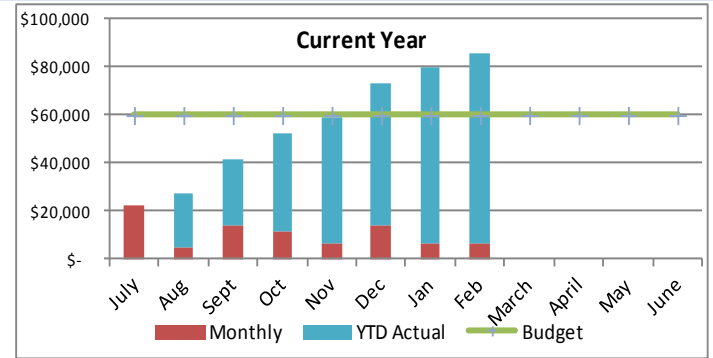
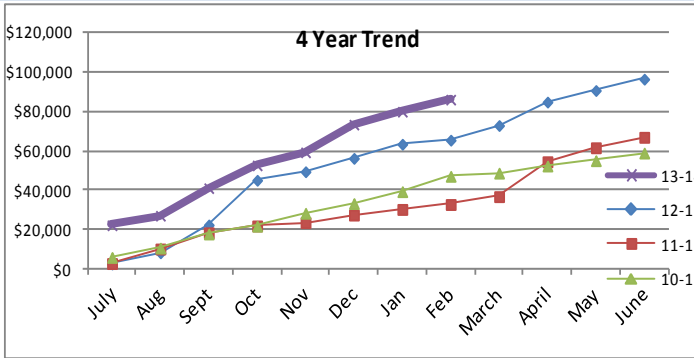
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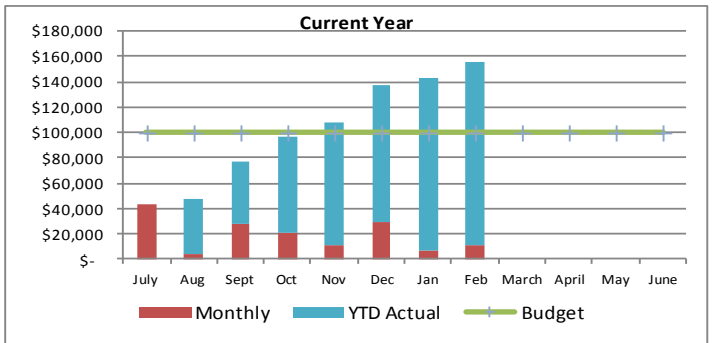
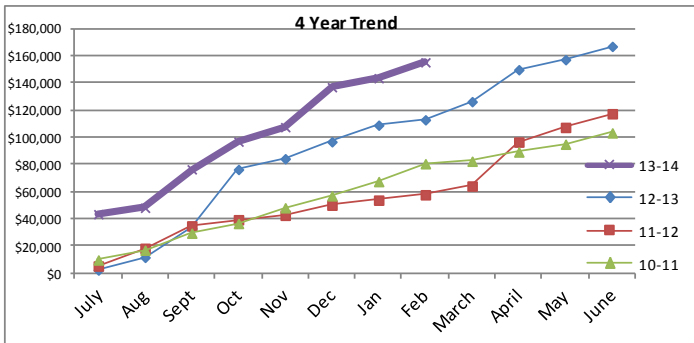
## Franchise Fee Revenue



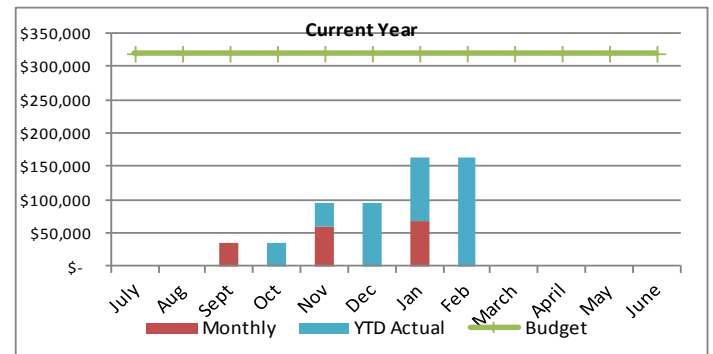
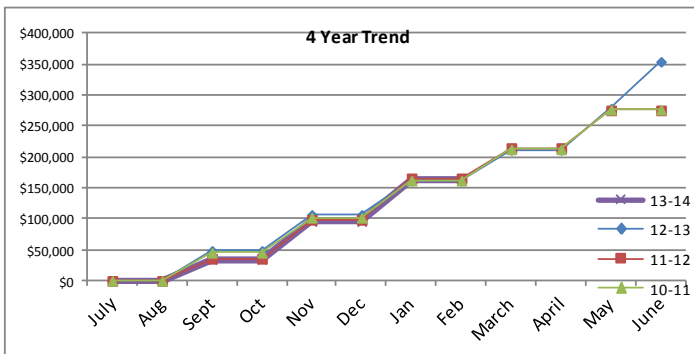
## Plan Check Fee Revenue



## Building Permit Revenue



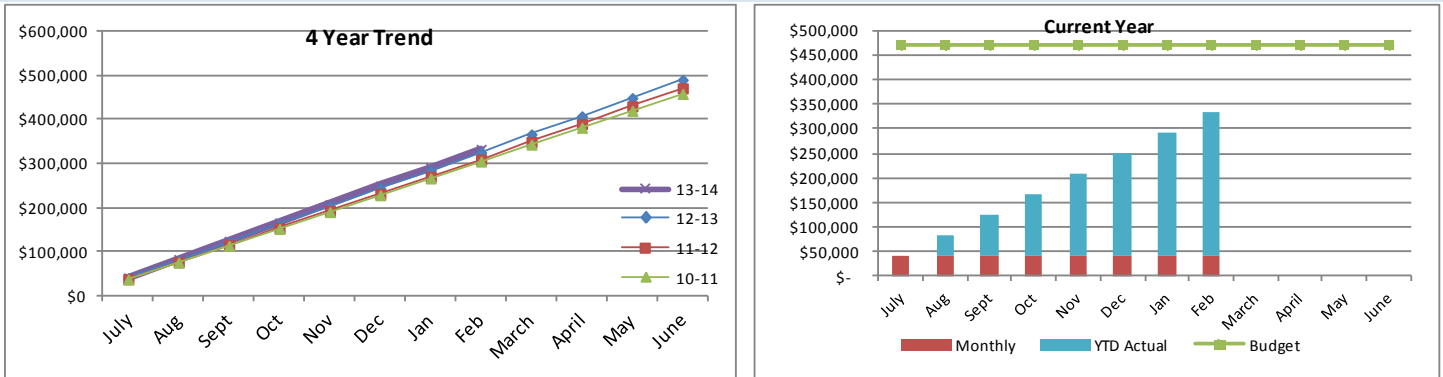
## Class C Road Fund Revenue



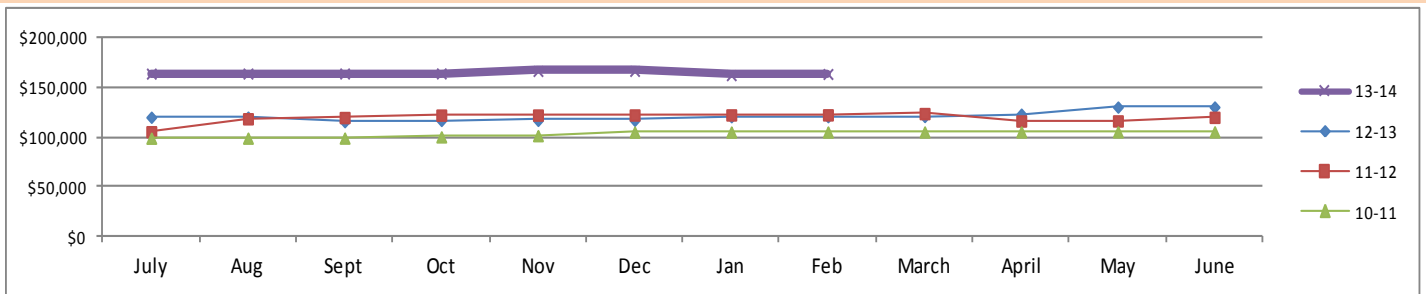
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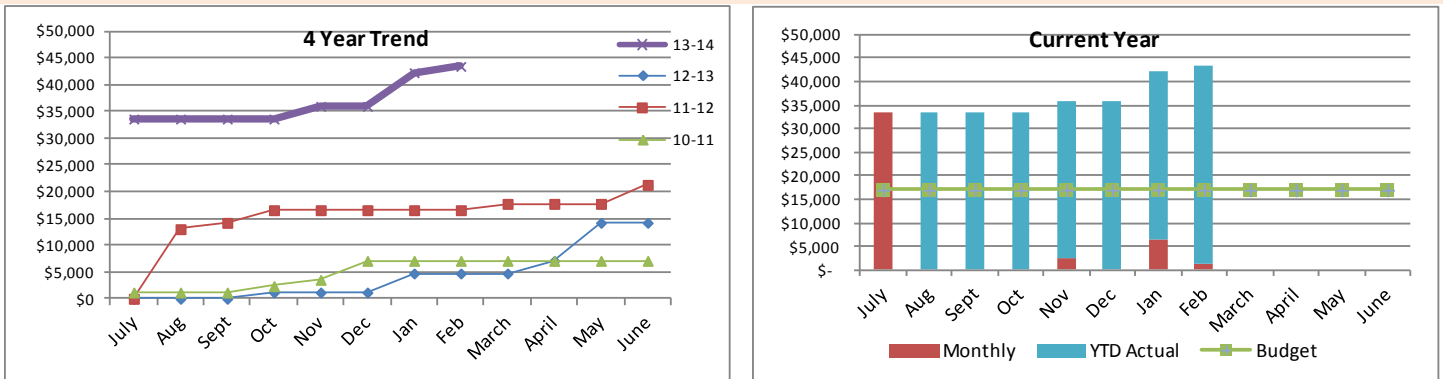
## Waste Collection Sales



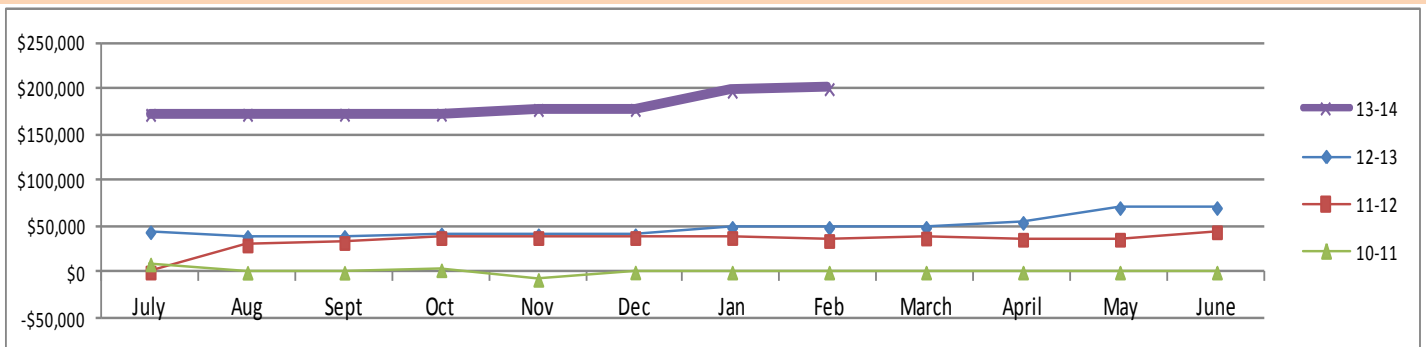
## Street Impact Fee Fund Balance



## Street Impact Fee Revenue



## Recreation Impact Fee Fund Balance

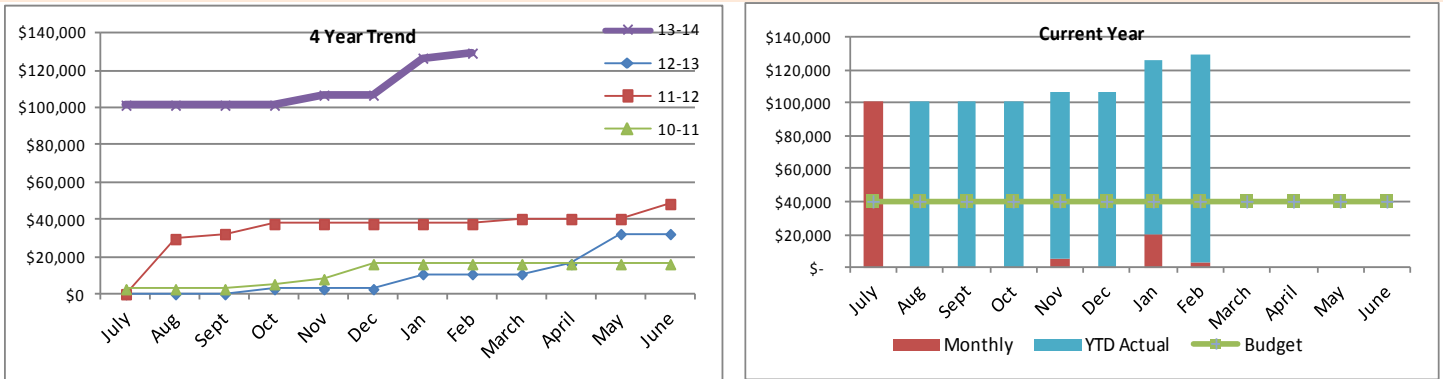


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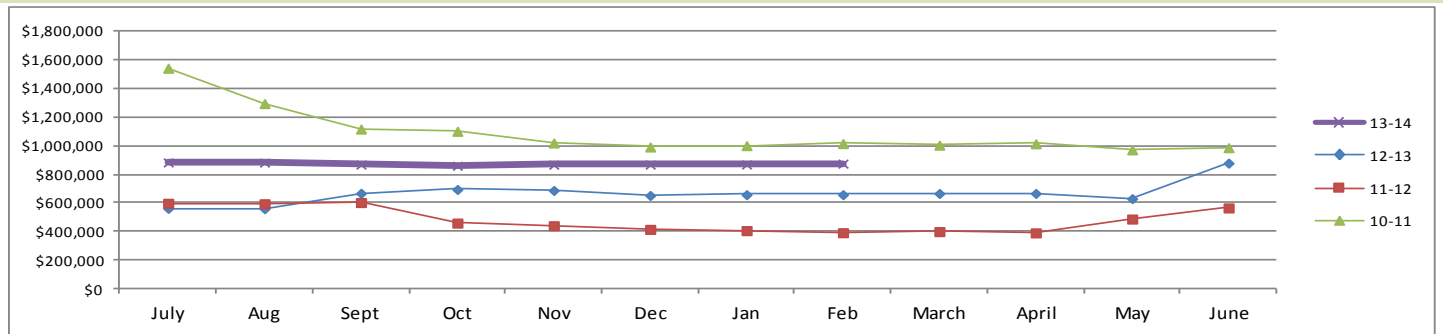


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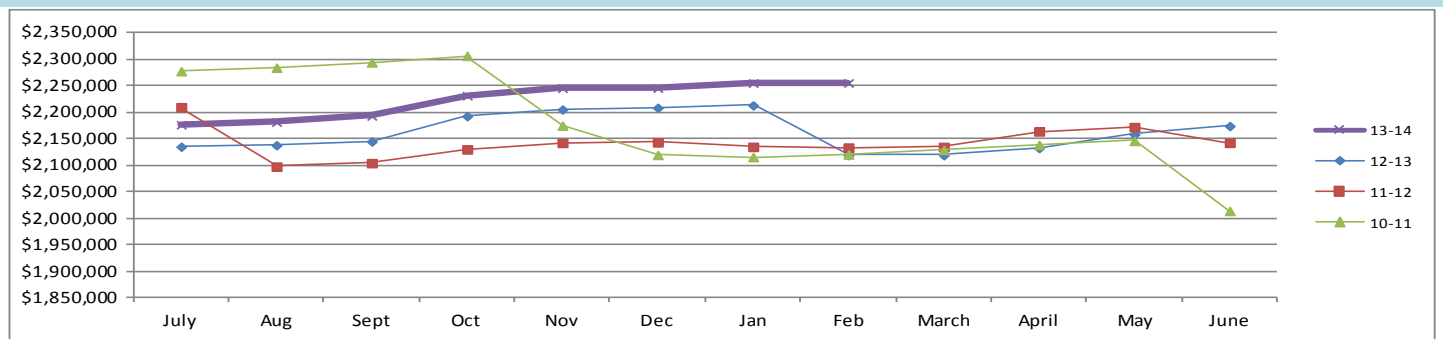
## Recreation Impact Fee Revenue



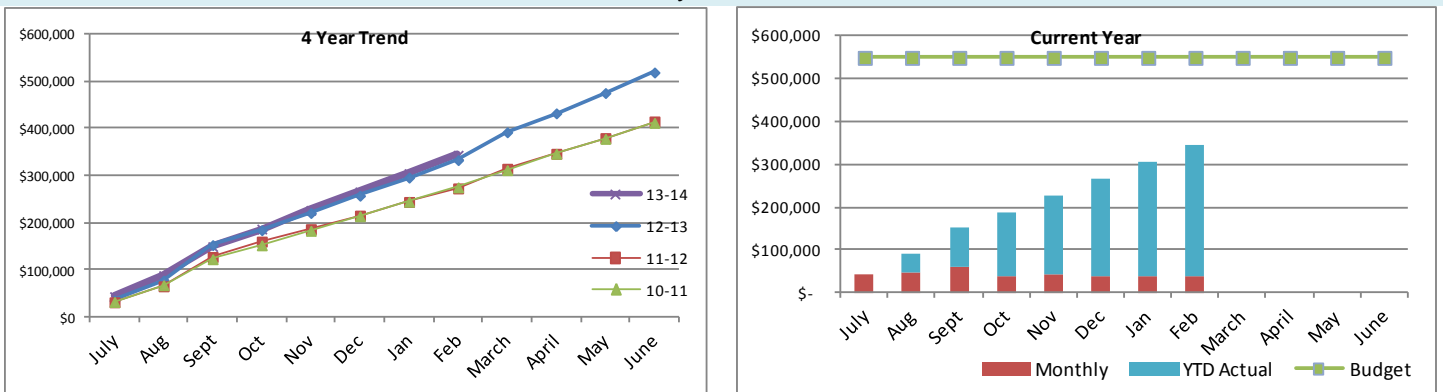
## Capital Improvement Fund Balance



## Water Fund Balance



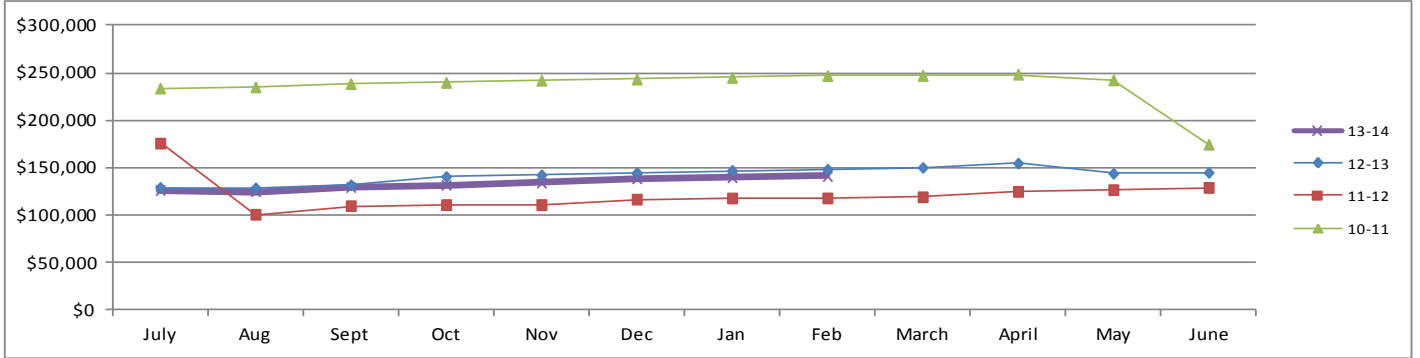
## Culinary Water Sales



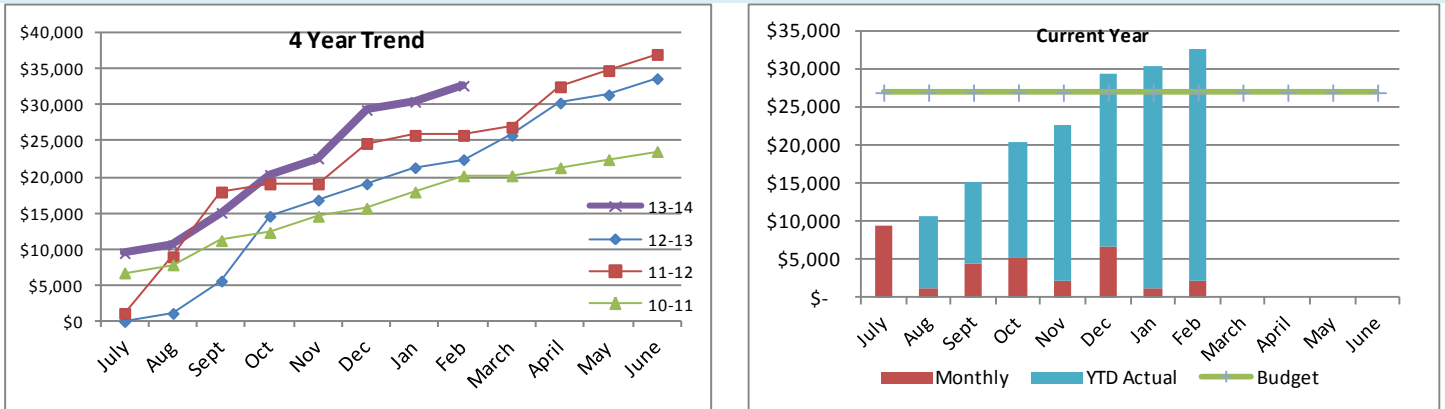
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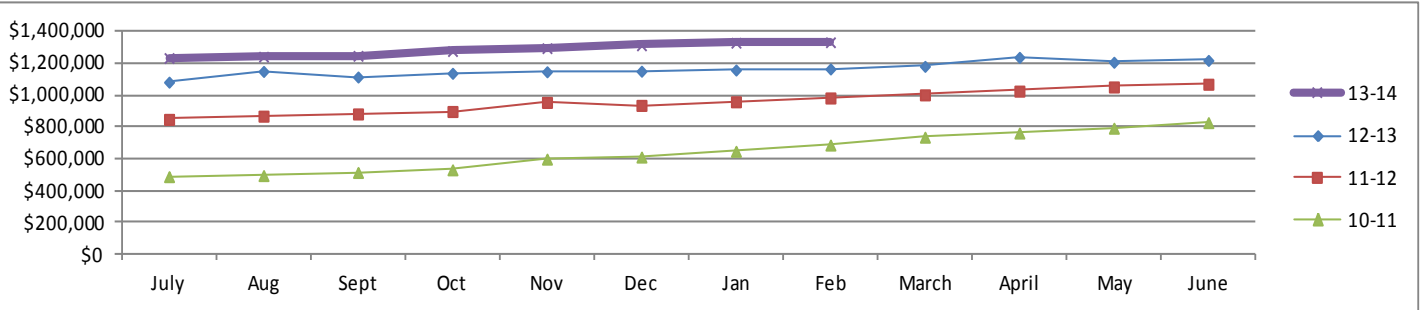
## Water Impact Fee Fund Balance



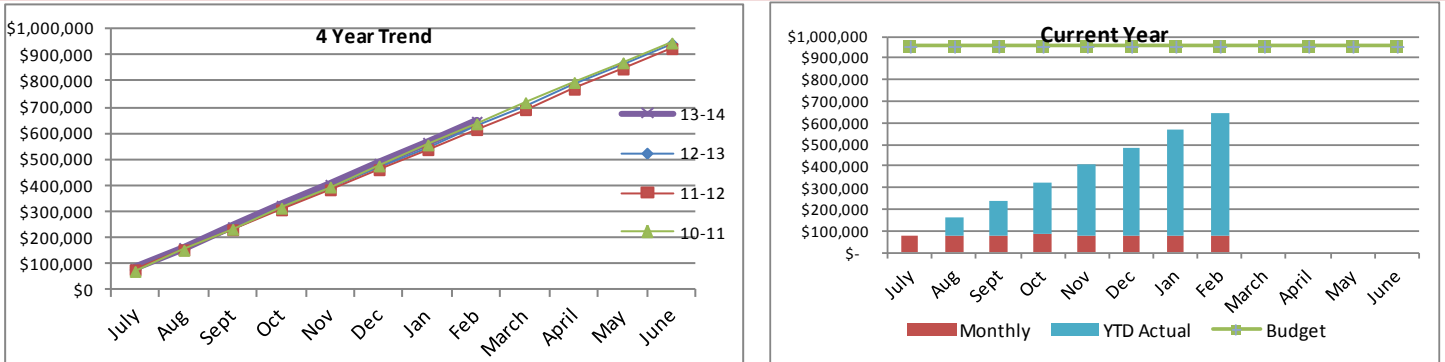
## Culinary Water Impact Fee Revenue



## Sewer Fund Balance



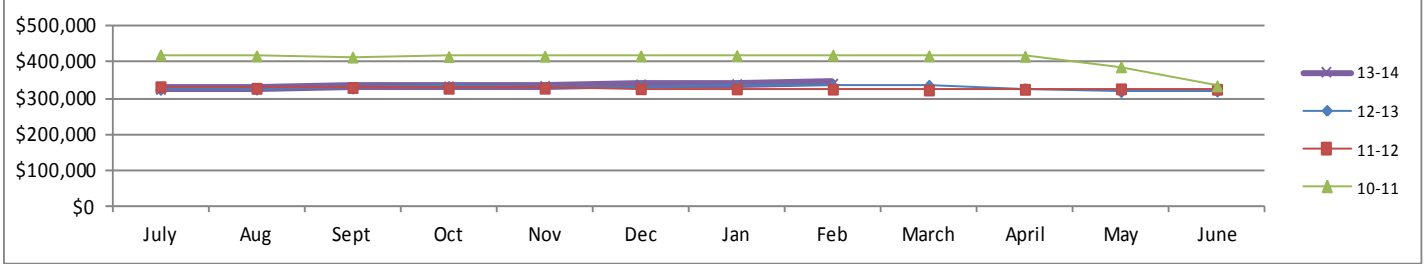
## Sewer Sales



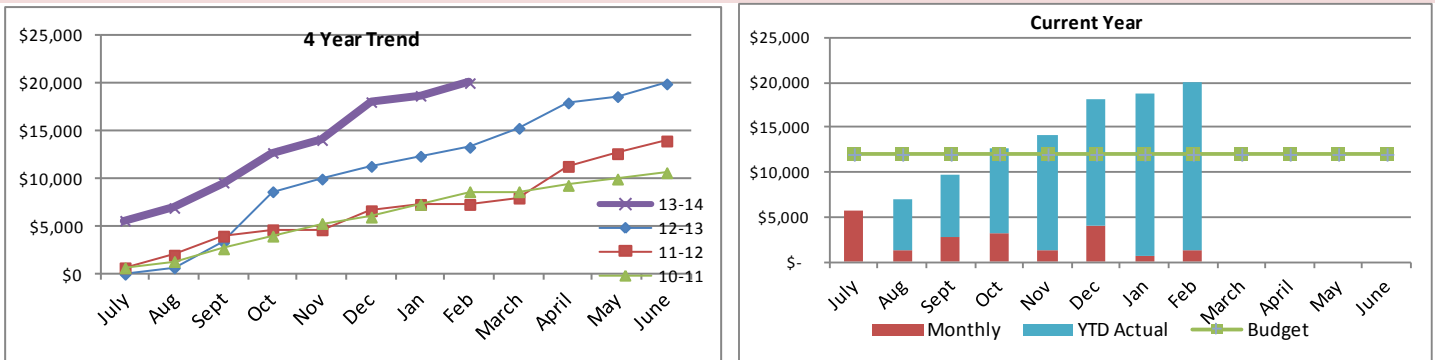
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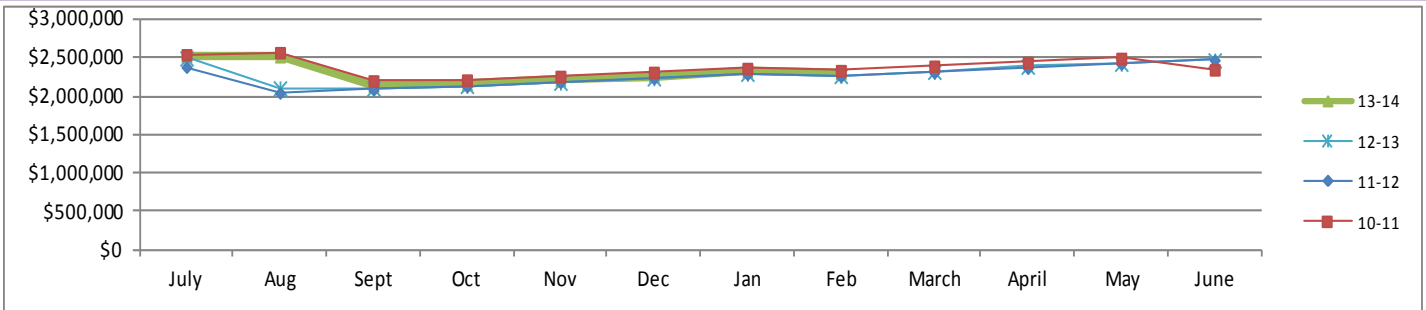
## Sewer Impact Fee Fund Balance



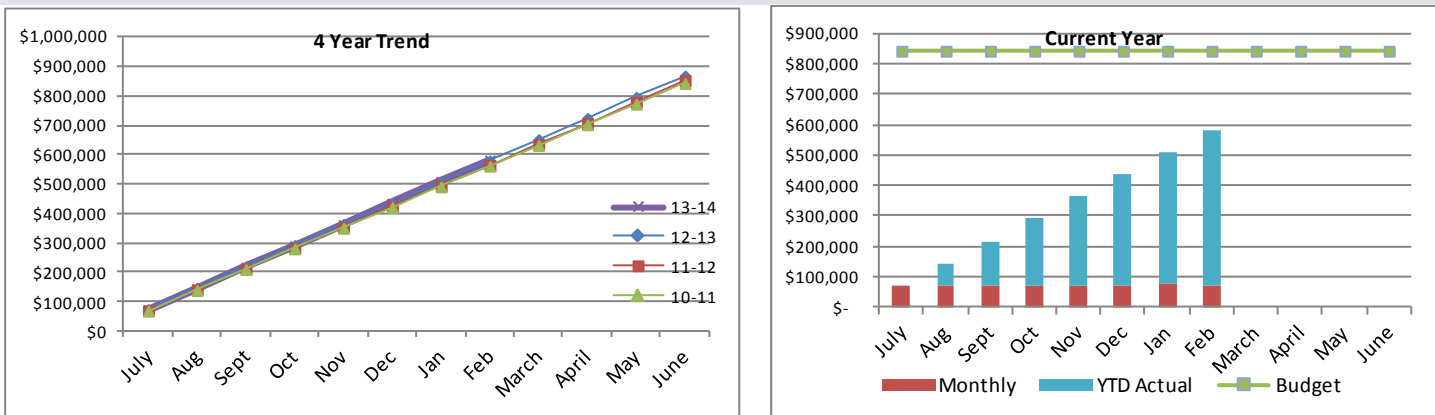
## Sewer Impact Fee Revenue



## Pressure Irrigation Fund Balance



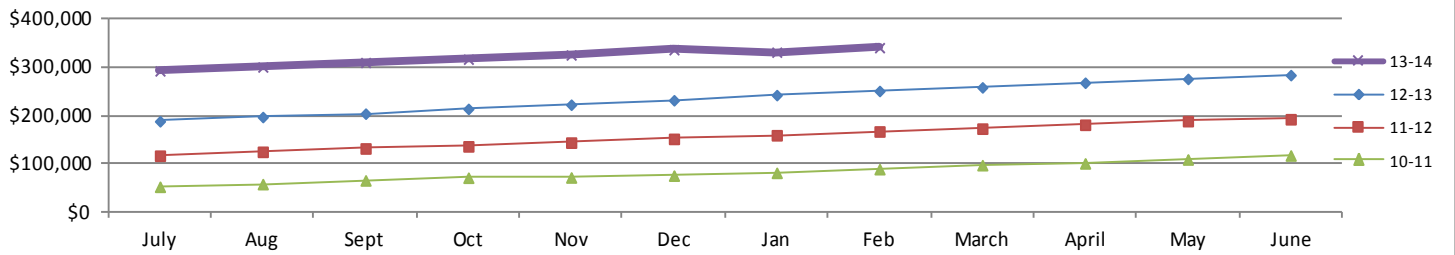
## Pressure Irrigation Sales



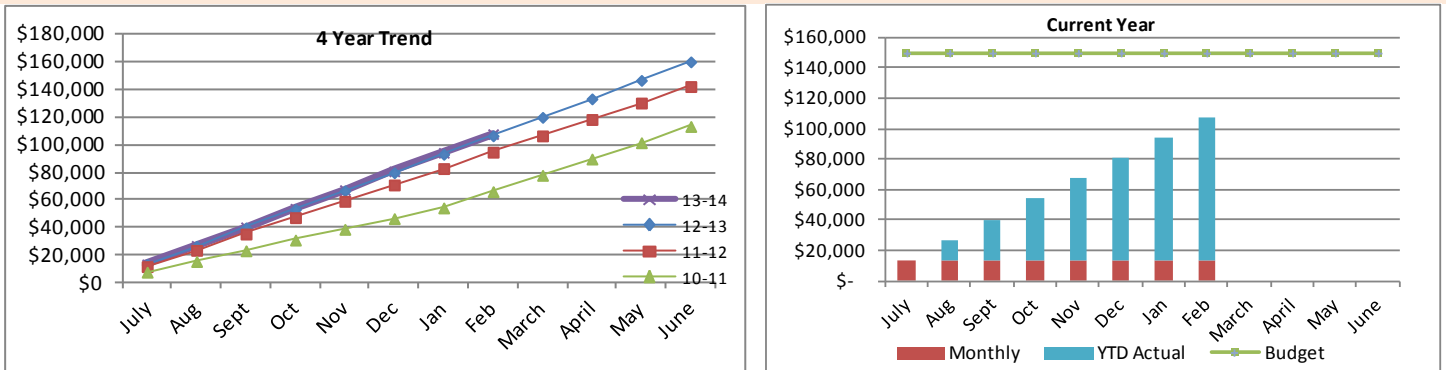
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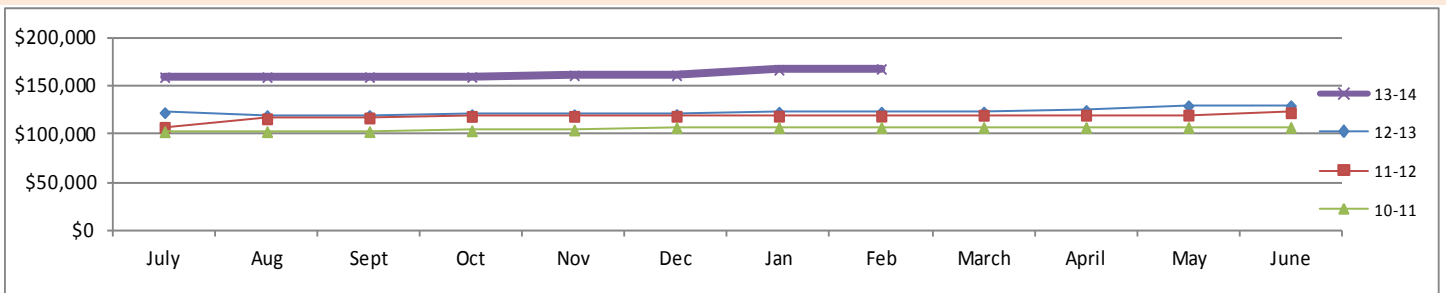
### Storm Drain Fund Balance



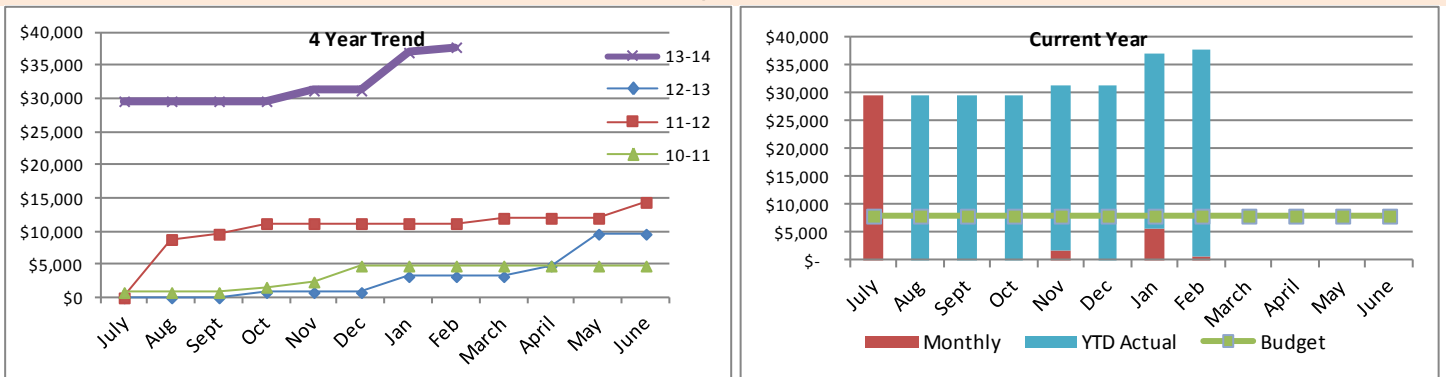
### Storm Drain Utility Charges



### Storm Drain Impact Fee Fund Balance



### Storm Drain Impact Fee Revenue



67% of the fiscal year has elapsed

ALPINE CITY CORPORATION  
COMBINED CASH INVESTMENT  
FEBRUARY 28, 2014

COMBINED CASH ACCOUNTS

10-1111	CASH IN BANK, AMERICAN FORK	62,978.29
10-1131	PETTY CASH	850.00
10-1140	RETURNED CHECKS	5,362.33
10-1154	CASH IN SAVINGS, STATE TREASUR	9,970,897.75
		<hr/>
	TOTAL COMBINED CASH	10,040,088.37
10-1190	CASH - ALLOCATION TO OTHER FUN	( 8,790,959.75)
		<hr/>
	TOTAL GENERAL FUND CASH	1,249,128.62
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CASH ALLOCATION RECONCILIATION

15	ALLOCATION TO IMPACT FEES	373,077.73
45	ALLOCATION TO CAPITOL IMPROVEMENTS	875,735.83
51	ALLOCATION TO WATER FUND	2,396,409.30
52	ALLOCATION TO SEWER FUND	1,674,951.14
55	ALLOCATION TO PRESSURIZED IRRIGATION	2,298,927.25
56	ALLOCATION TO STORM DRAIN	509,556.69
70	ALLOCATION TO TRUST AND AGENCY FUND	151,699.65
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	510,602.16
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	TOTAL ALLOCATIONS TO OTHER FUNDS	8,790,959.75
	ALLOCATION FROM COMBINED CASH FUND - 10-1190	( 8,790,959.75)
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	ZERO PROOF IF ALLOCATIONS BALANCE	.00
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ALPINE CITY CORPORATION  
BALANCE SHEET  
FEBRUARY 28, 2014

GENERAL FUND

ASSETS

10-1111	CASH IN BANK, AMERICAN FORK	62,978.29	
10-1131	PETTY CASH	850.00	
10-1140	RETURNED CHECKS	5,362.33	
10-1154	CASH IN SAVINGS, STATE TREASUR	9,970,897.75	
10-1190	CASH - ALLOCATION TO OTHER FUN	( 8,790,959.75)	
10-1311	ACCOUNTS RECEIVABLE	57,041.54	
10-1313	OTHER RECEIVABLES	296,943.57	
	TOTAL ASSETS		1,603,113.73

LIABILITIES AND EQUITY

LIABILITIES

10-2131	ACCOUNTS PAYABLE	( 215.10)	
10-2223	STATE WITHHOLDING PAYABLE	( 139.57)	
10-2225	ULGT PAYABLE	7,711.33	
10-2229	WORKERS COMP PAYABLE	1,366.88	
10-2401	UNEARNED GRANT REVENUE	296,943.57	
	TOTAL LIABILITIES		305,667.11

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2970	CLASS C ROADS EQUITY	781,959.66	
10-2980	BALANCE BEGINNING OF YEAR	710,313.32	
	REVENUE OVER EXPENDITURES - YTD	( 194,826.36)	
	BALANCE - CURRENT DATE	1,297,446.62	
	TOTAL FUND EQUITY		1,297,446.62
	TOTAL LIABILITIES AND EQUITY		1,603,113.73

ALPINE CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	552.21	1,074,585.46	1,058,421.00	( 16,164.46)	101.5
10-31-20 REDEMPTION TAXES	27,457.23	60,991.20	.00	( 60,991.20)	.0
10-31-30 GENERAL SALES AND USE TAXES	103,522.00	669,400.22	915,000.00	245,599.78	73.2
10-31-31 MOTOR VEHICLE TAX	8,341.45	63,131.31	85,000.00	21,868.69	74.3
10-31-40 FRANCHISE FEE - CABLE TV & UP&	50,185.71	369,994.25	540,000.00	170,005.75	68.5
10-31-90 PENALTIES & INT. ON DELINQUENT	197.32	715.85	1,000.00	284.15	71.6
TOTAL TAXES	190,255.92	2,238,818.29	2,599,421.00	360,602.71	86.1
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	5,825.00	11,100.00	26,000.00	14,900.00	42.7
10-32-20 PLAN CHECK FEES	6,148.20	86,152.75	60,000.00	( 26,152.75)	143.6
10-32-21 BUILDING PERMITS	11,701.70	155,419.33	100,000.00	( 55,419.33)	155.4
10-32-22 BUILDING PERMIT ASSESSMENT	117.02	1,532.63	1,000.00	( 532.63)	153.3
TOTAL LICENSES AND PERMITS	23,791.92	254,204.71	187,000.00	( 67,204.71)	135.9
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42 OTHER GRANTS/QUAIL FIRE	.00	405,840.75	.00	( 405,840.75)	.0
10-33-56 C & B ROAD FUND ALLOTMENT	.00	163,341.22	320,000.00	156,658.78	51.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	569,181.97	320,000.00	( 249,181.97)	177.9
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	700.00	20,320.00	4,000.00	( 16,320.00)	508.0
10-34-14 ANNEXATIONS APPLICATIONS	.00	500.00	500.00	.00	100.0
10-34-15 SALE OF MAPS AND PUBLICATIONS	.00	2.00	500.00	498.00	.4
10-34-22 PUBLIC SAFETY DISTRICT RENTAL	.00	.00	38,516.00	38,516.00	.0
10-34-40 WASTE COLLECTION SALES	41,727.10	333,100.20	469,300.00	136,199.80	71.0
10-34-69 YOUTH COUNCIL	.00	3,593.48	1,300.00	( 2,293.48)	276.4
10-34-81 SALE OF CEMETERY LOTS	1,800.00	7,900.00	5,000.00	( 2,900.00)	158.0
10-34-83 BURIAL FEES	1,375.00	5,525.00	8,000.00	2,475.00	69.1
TOTAL CHARGES FOR SERVICES	45,602.10	370,940.68	527,116.00	156,175.32	70.4
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	3,420.00	29,724.50	60,000.00	30,275.50	49.5
10-35-15 OTHER FINES	122.89	1,022.57	1,000.00	( 22.57)	102.3
10-35-16 TRAFFIC SCHOOL	.00	1,080.00	500.00	( 580.00)	216.0
TOTAL FINES AND FORFEITURES	3,542.89	31,827.07	61,500.00	29,672.93	51.8

ALPINE CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-19 RECYCLING	.00	40.00	.00	( 40.00)	.0
10-36-20 RENTS AND CONCESSIONS	525.00	2,201.00	32,000.00	29,799.00	6.9
TOTAL RENTS AND OTHER REVENUE	525.00	2,241.00	32,000.00	29,759.00	7.0
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	484.50	3,737.22	9,000.00	5,262.78	41.5
10-38-17 ALPINE DAYS	.00	19,661.37	25,000.00	5,338.63	78.7
10-38-18 RODEO REVENUE	.00	27,116.65	20,000.00	( 7,116.65)	135.6
10-38-45 LAMBERT PARK DONATION	.00	200,000.00	.00	( 200,000.00)	.0
10-38-50 BICENTENNIAL BOOKS	.00	780.00	500.00	( 280.00)	156.0
10-38-90 SUNDRY REVENUES	593.45	9,805.39	10,000.00	194.61	98.1
TOTAL INTEREST AND MISC REVENUE	1,077.95	261,100.63	64,500.00	( 196,600.63)	404.8
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-10 GENERAL FUND SURPLUS	.00	.00	238,221.00	238,221.00	.0
10-39-15 TRANSFER FROM WATER	.00	.00	6,000.00	6,000.00	.0
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,454.00	19,535.24	28,500.00	8,964.76	68.5
10-39-25 TRANSFER FROM SEWER	.00	.00	3,500.00	3,500.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	2,454.00	19,535.24	276,221.00	256,685.76	7.1
TOTAL FUND REVENUE	267,249.78	3,747,849.59	4,067,758.00	319,908.41	92.1



ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES, ADMINISTRATI	8,141.26	74,373.20	116,700.00	42,326.80	63.7
10-41-13 EMPLOYEE BENEFITS	2,376.50	20,156.20	36,500.00	16,343.80	55.2
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	5,598.28	12,000.00	6,401.72	46.7
10-41-22 PUBLIC NOTICES	249.20	1,819.92	2,000.00	180.08	91.0
10-41-23 TRAVEL	275.00	2,200.00	5,000.00	2,800.00	44.0
10-41-24 OFFICE EXPENSE, SUPPLIES & POS	506.97	6,441.10	8,300.00	1,858.90	77.6
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	.00	1,000.00	1,000.00	.0
10-41-28 TELEPHONE	67.40	1,126.95	4,000.00	2,873.05	28.2
10-41-30 TECHNICAL & PROFESSIONAL SERV	645.25	32,587.25	50,000.00	17,412.75	65.2
10-41-33 EDUCATION	.00 (	600.00)	2,000.00	2,600.00 (	30.0)
10-41-46 COUNCIL DISCRETIONARY FUND	500.00	9,522.49	10,000.00	477.51	95.2
10-41-47 MAYOR DISCRETIONARY FUND	310.00	310.00	4,800.00	4,490.00	6.5
10-41-51 INSURANCE	.00	6,996.44	5,500.00 (	1,496.44)	127.2
10-41-63 OTHER SERVICES	.00	.00	3,000.00	3,000.00	.0
10-41-64 OTHER EXPENSES	.00	674.09	1,000.00	325.91	67.4
TOTAL ADMINISTRATION	13,071.58	161,205.92	261,800.00	100,594.08	61.6
<u>COURT</u>					
10-42-24 OFFICE EXPENSE, SUPPLIES & POS	1,215.06	8,619.65	16,000.00	7,380.35	53.9
10-42-31 PROFESSIONAL & TECHNICAL	5,467.48	43,964.43	68,000.00	24,035.57	64.7
10-42-40 WITNESS FEES	.00	.00	500.00	500.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	867.57	9,014.19	21,000.00	11,985.81	42.9
10-42-64 OTHER EXPENSES	.00	25.00	.00 (	25.00)	.0
TOTAL COURT	7,550.11	61,623.27	105,500.00	43,876.73	58.4
<u>TREASURER</u>					
10-43-11 SALARIES AND WAGES	743.40	6,464.63	10,500.00	4,035.37	61.6
10-43-13 EMPLOYEE BENEFITS	494.42	4,078.10	6,500.00	2,421.90	62.7
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	190.00	500.00	310.00	38.0
10-43-23 TRAVEL	.00	.00	500.00	500.00	.0
10-43-24 OFFICE EXPENSE, SUPPLIES & POS	.00	340.95	500.00	159.05	68.2
10-43-33 EDUCATION	.00	.00	500.00	500.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	10,600.00	11,000.00	400.00	96.4
TOTAL TREASURER	1,237.82	21,673.68	30,000.00	8,326.32	72.3
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	.00	5,707.81	6,000.00	292.19	95.1
10-50-62 MISCELLANEOUS SERVICES	.00	1,058.00	.00 (	1,058.00)	.0
TOTAL ELECTIONS	.00	6,765.81	6,000.00 (	765.81)	112.8

ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	224.88	3,663.07	6,500.00	2,836.93	56.4
10-52-27 UTILITIES	1,401.40	10,571.88	19,000.00	8,428.12	55.6
10-52-51 INSURANCE	.00	12,451.72	11,500.00	( 951.72)	108.3
10-52-63 OTHER SERVICES	605.00	7,483.97	15,000.00	7,516.03	49.9
10-52-72 CAPITAL OUTLAY BUILDINGS	.00	6,460.00	16,000.00	9,540.00	40.4
TOTAL GOVERNMENT BUILDINGS	2,231.28	40,630.64	68,000.00	27,369.36	59.8
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	82,255.59	736,753.30	987,485.00	250,731.70	74.6
10-57-63 FIRE-PROFESSIONAL SERVICE	53,255.09	465,305.81	646,014.00	180,708.19	72.0
10-57-72 ADMINISTRATION	5,234.09	47,106.80	62,809.00	15,702.20	75.0
TOTAL EMERGENCY SERVICES	140,744.77	1,249,165.91	1,696,308.00	447,142.09	73.6
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	1,937.22	16,699.03	26,000.00	9,300.97	64.2
10-58-13 EMPLOYEE BENEFITS	1,050.60	10,836.76	13,500.00	2,663.24	80.3
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	125.00	125.00	800.00	675.00	15.6
10-58-24 OFFICE SUPPLIES	.00	583.08	1,500.00	916.92	38.9
10-58-28 TELEPHONE	48.24	386.86	1,000.00	613.14	38.7
10-58-29 CONTRACT/BUILDING INSPECTOR	7,627.00	40,669.28	38,000.00	( 2,669.28)	107.0
10-58-51 INSURANCE & SURETY BONDS	.00	1,749.12	4,000.00	2,250.88	43.7
10-58-65 BUILDING PERMIT SURCHARGE	.00	1,186.78	1,000.00	( 186.78)	118.7
TOTAL BUILDING INSPECTION	10,788.06	72,235.91	85,800.00	13,564.09	84.2
<u>PLANNING &amp; ZONING</u>					
10-59-11 SALARIES & WAGES	6,417.41	53,952.92	88,000.00	34,047.08	61.3
10-59-13 EMPLOYEE BENEFITS	2,528.68	21,073.24	33,000.00	11,926.76	63.9
10-59-14 OVERTIME WAGES	.00	398.30	.00	( 398.30)	.0
10-59-23 TRAVEL	.00	.00	500.00	500.00	.0
10-59-24 OFFICE EXPENSE, SUPPLIES & POS	.00	1,651.69	2,000.00	348.31	82.6
10-59-30 PROFESSIONAL & TECHNICAL SERV	.00	9,671.25	20,000.00	10,328.75	48.4
10-59-31 LEGAL SERVICES FOR SUBDIVIS	.00	.00	1,000.00	1,000.00	.0
10-59-33 ENGINEERING ON SUBDIVISIONS	.00	.00	1,000.00	1,000.00	.0
10-59-34 EDUCATION	.00	915.00	500.00	( 415.00)	183.0
TOTAL PLANNING & ZONING	8,946.09	87,662.40	146,000.00	58,337.60	60.0

ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	4,816.74	55,379.70	78,500.00	23,120.30	70.6
10-60-13 EMPLOYEE BENEFITS	3,103.48	31,960.75	48,500.00	16,539.25	65.9
10-60-14 OVERTIME WAGES	459.67	7,530.78	8,000.00	469.22	94.1
10-60-23 TRAVEL	51.25	67.07	500.00	432.93	13.4
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,562.53	9,566.49	25,000.00	15,433.51	38.3
10-60-26 STREET SUPPLIES AND MAINTENANC	2,331.10	31,994.41	60,000.00	28,005.59	53.3
10-60-27 UTILITIES	( 17.74)	184.12	500.00	315.88	36.8
10-60-28 MOBIL TELEPHONE	90.11	912.44	1,500.00	587.56	60.8
10-60-29 POWER - STREET LIGHTS	( 279.50)	30,497.62	50,000.00	19,502.38	61.0
10-60-51 INSURANCE	.00	11,721.06	10,000.00	( 1,721.06)	117.2
10-60-63 OTHER SERVICES	12.75	7,572.00	1,000.00	( 6,572.00)	757.2
10-60-64 OTHER EXPENSES	.00	120.00	1,000.00	880.00	12.0
10-60-70 CLASS C ROAD FUND	.00	341,808.65	433,000.00	91,191.35	78.9
TOTAL STREETS	12,130.39	529,315.09	717,500.00	188,184.91	73.8

PARKS & RECREATION

10-70-11 SALARIES & WAGES	2,775.02	23,950.23	36,500.00	12,549.77	65.6
10-70-12 SALARIES/WAGES TEMPORARY EMPLO	.00	7,490.31	27,500.00	20,009.69	27.2
10-70-13 EMPLOYEE BENEFITS	1,811.85	15,897.53	25,500.00	9,602.47	62.3
10-70-14 OVERTIME WAGES	34.50	1,047.30	2,275.00	1,227.70	46.0
10-70-23 TRAVEL	.00	.00	500.00	500.00	.0
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,074.73	11,749.68	10,000.00	( 1,749.68)	117.5
10-70-26 BUILDING AND GROUNDS SUPPLIES	611.48	4,546.17	25,000.00	20,453.83	18.2
10-70-27 UTILITIES	( 292.35)	5,859.33	10,000.00	4,140.67	58.6
10-70-28 MOBIL TELEPHONE	30.00	255.00	500.00	245.00	51.0
10-70-51 INSURANCE & SURETY BONDS	.00	7,648.81	6,500.00	( 1,148.81)	117.7
10-70-60 RODEO EXPENSES	.00	17,336.19	20,000.00	2,663.81	86.7
10-70-64 OTHER EXPENSES	.00	.00	2,000.00	2,000.00	.0
10-70-65 OTHER EXPENSES - ALPINE DAYS	.00	35,022.79	25,000.00	( 10,022.79)	140.1
10-70-67 MOYLE PARK	98.01	4,093.19	5,000.00	906.81	81.9
10-70-68 LIBRARY	.00	5,768.00	12,000.00	6,232.00	48.1
10-70-69 YOUTH COUNCIL	.00	4,067.80	3,500.00	( 567.80)	116.2
10-70-70 BOOK MOBILE	13,200.00	13,200.00	13,200.00	.00	100.0
10-70-71 TRAILS	.00	.00	5,000.00	5,000.00	.0
10-70-75 QUAIL FIRE RESTORATION	277,188.56	1,241,858.87	.00	( 1,241,858.87)	.0
TOTAL PARKS & RECREATION	296,531.80	1,399,791.20	229,975.00	( 1,169,816.20)	608.7

ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	2,775.02	23,950.22	36,500.00	12,549.78	65.6
10-77-12 SALARIES & WAGES TEMPORARY EMP	.00	7,490.22	27,500.00	20,009.78	27.2
10-77-13 EMPLOYEE BENEFITS	1,811.78	15,896.48	25,500.00	9,603.52	62.3
10-77-14 OVERTIME WAGES	34.49	1,047.22	2,275.00	1,227.78	46.0
10-77-24 OFFICE EXPENSE, SUPPLIES & POS	.00	1,218.63	200.00	( 1,018.63)	609.3
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,074.72	6,396.19	9,000.00	2,603.81	71.1
10-77-26 BUILDING AND GROUNDS	.00	136.41	25,000.00	24,863.59	.6
10-77-28 MOBIL TELEPHONE	30.00	255.00	500.00	245.00	51.0
10-77-51 INSURANCE & SURETY BONDS	.00	3,498.24	6,500.00	3,001.76	53.8
10-77-63 OTHER SERVICES	.00	81.47	200.00	118.53	40.7
TOTAL CEMETERY	5,726.01	59,970.08	133,175.00	73,204.92	45.0
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	1,952.19	20,580.58	30,500.00	9,919.42	67.5
10-82-13 EMPLOYEE BENEFITS	1,134.79	10,657.29	17,500.00	6,842.71	60.9
10-82-24 OFFICE EXPENSE, SUPPLIES & POS	326.78	2,561.28	4,000.00	1,438.72	64.0
10-82-28 TELEPHONE	48.24	386.85	1,000.00	613.15	38.7
10-82-34 TECHNOLOGY UPDATE	246.43	540.62	4,000.00	3,459.38	13.5
10-82-61 TIPPING FEES	6,389.17	59,700.87	101,000.00	41,299.13	59.1
10-82-62 WASTE PICKUP CONTRACT	19,410.18	136,321.79	239,000.00	102,678.21	57.0
10-82-64 OTHER EXPENSES	14.00	1,008.00	3,700.00	2,692.00	27.2
TOTAL GARBAGE	29,521.78	231,757.28	400,700.00	168,942.72	57.8
<u>MISCELLANEOUS</u>					
10-99-18 UTA TAX	.00	65.08	2,000.00	1,934.92	3.3
10-99-25 TECHNOLOGY UPGRADE	440.87	3,038.55	10,000.00	6,961.45	30.4
10-99-27 EMERGENCY PREPARDNESS	.00	17,700.42	.00	( 17,700.42)	.0
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	150,000.00	150,000.00	.0
10-99-82 EMERGENCY PREP	74.71	74.71	25,000.00	24,925.29	.3
TOTAL MISCELLANEOUS	515.58	20,878.76	187,000.00	166,121.24	11.2
TOTAL FUND EXPENDITURES	528,995.27	3,942,675.95	4,067,758.00	125,082.05	96.9
NET REVENUE OVER EXPENDITURES	( 261,745.49)	( 194,826.36)	.00	194,826.36	.0

ALPINE CITY CORPORATION  
BALANCE SHEET  
FEBRUARY 28, 2014

IMPACT FEES

ASSETS

15-1190	CASH - ALLOCATION FROM GENERAL	373,077.73	
	TOTAL ASSETS		373,077.73

LIABILITIES AND EQUITY

FUND EQUITY

15-2821	RESERVE-IMP FEE STREETS	130,585.43	
15-2831	RESERVE-IMP RECREATION	71,304.27	
	UNAPPROPRIATED FUND BALANCE:		
15-2980	BALANCE BEGINNING OF YEAR	362.97	
	REVENUE OVER EXPENDITURES - YTD	170,825.06	
	BALANCE - CURRENT DATE	171,188.03	
	TOTAL FUND EQUITY		373,077.73
	TOTAL LIABILITIES AND EQUITY		373,077.73

ALPINE CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
15-37-21	STREETS & TRANSPORTATION FEES	1,183.32	43,437.80	17,000.00	( 26,437.80)	255.5
15-37-31	RECREATION FACILITY FEES	2,688.00	129,321.35	40,000.00	( 89,321.35)	323.3
15-37-41	TIMPANOGOS SEWER HOOK ON FEE	7,624.00	125,796.00	50,000.00	( 75,796.00)	251.6
	TOTAL OPERATING REVENUES	11,495.32	298,555.15	107,000.00	( 191,555.15)	279.0
	<u>INTEREST AND MISC REVENUE</u>					
15-38-10	INTEREST EARNINGS	145.03	1,112.31	1,200.00	87.69	92.7
	TOTAL INTEREST AND MISC REVENUE	145.03	1,112.31	1,200.00	87.69	92.7
	TOTAL FUND REVENUE	11,640.35	299,667.46	108,200.00	( 191,467.46)	277.0

ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
15-40-12 TIMP SPEC SERV DIST IMPACT FEE	3,812.00	118,172.00	50,000.00	( 68,172.00)	236.3
15-40-21 STREET & TRANSPORT EXPENSES	.00	10,670.40	17,000.00	6,329.60	62.8
15-40-31 PARK SYSTEM	.00	.00	41,200.00	41,200.00	.0
TOTAL EXPENDITURES	3,812.00	128,842.40	108,200.00	( 20,642.40)	119.1
TOTAL FUND EXPENDITURES	3,812.00	128,842.40	108,200.00	( 20,642.40)	119.1
NET REVENUE OVER EXPENDITURES	7,828.35	170,825.06	.00	( 170,825.06)	.0

ALPINE CITY CORPORATION  
BALANCE SHEET  
FEBRUARY 28, 2014

CAPITOL IMPROVEMENTS

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	875,735.83	
	TOTAL ASSETS		875,735.83

LIABILITIES AND EQUITY

LIABILITIES

45-2125	CEMETERY BOND-FLYNN PRODUCTION	1,000.00	
45-2136	EQUIPMENT REPLACEMENT FUND	128,958.09	
45-2138	PURPLE CHURCH MONUMENT	77.00	
45-2140	INFRA PROTECTION BONDS	598,840.43	
45-2147	OPEN SPACE BOND	( 2,000.00)	
45-2150	RESTRICTED FOR ROADS	23,172.00	
45-2152	MOYLE PARK DONATIONS	118.00	
45-2155	DONATION/LAMBERT PARK	400.00	
	TOTAL LIABILITIES		750,565.52

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
45-2980	BALANCE BEGINNING OF YEAR	145,059.78	
	REVENUE OVER EXPENDITURES - YTD	( 19,889.47)	
	BALANCE - CURRENT DATE	125,170.31	
	TOTAL FUND EQUITY		125,170.31
	TOTAL LIABILITIES AND EQUITY		875,735.83



ALPINE CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

CAPITOL IMPROVEMENTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
45-38-10	INTEREST REVENUE	343.50	2,966.85	6,000.00	3,033.15	49.5
	TOTAL INTEREST AND MISC REVENUE	343.50	2,966.85	6,000.00	3,033.15	49.5
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-10	TRANSFER FROM GENERAL FUND	.00	.00	150,000.00	150,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	150,000.00	150,000.00	.0
	TOTAL FUND REVENUE	343.50	2,966.85	156,000.00	153,033.15	1.9

ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

CAPITOL IMPROVEMENTS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-64 INTEREST ON INFRA BOND RELEASE	.00	591.94	3,000.00	2,408.06	19.7
45-40-72 CAPITAL OUTLAY - OTHER	.00	12,203.00	105,500.00	93,297.00	11.6
45-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	10,061.38	47,500.00	37,438.62	21.2
TOTAL EXPENDITURES	.00	22,856.32	156,000.00	133,143.68	14.7
TOTAL FUND EXPENDITURES	.00	22,856.32	156,000.00	133,143.68	14.7
NET REVENUE OVER EXPENDITURES	343.50	( 19,889.47)	.00	19,889.47	.0

ALPINE CITY CORPORATION  
BALANCE SHEET  
FEBRUARY 28, 2014

WATER FUND

ASSETS

51-1131	PETTY CASH	30.00	
51-1190	CASH - ALLOCATION FROM GENERAL	2,396,409.30	
51-1311	WATER ACCOUNTS RECEIVABLE	( 506.79)	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	( 2,500.00)	
51-1598	INVESTMENT IN WATER STOCK	58,400.00	
51-1611	LAND	219,000.00	
51-1621	BUILDING	169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	( 99,835.53)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI	11,566,951.27	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	( 3,595,168.73)	
51-1651	MACHINERY AND EQUIPMENT	272,387.54	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	( 217,273.15)	
TOTAL ASSETS			10,766,996.54

LIABILITIES AND EQUITY

LIABILITIES

51-2151	UTILITY DEPOSIT	41,025.42	
51-2230	COMPENSATED ABSENCES	24,108.56	
TOTAL LIABILITIES			65,133.98

FUND EQUITY

51-2800	ANNEXATION RESERVED EQUITY	47,576.00	
UNAPPROPRIATED FUND BALANCE:			
51-2911	RESERVE FOR IMPACT FEE	144,815.12	
51-2980	BEGINNING OF YEAR	10,439,078.46	
	REVENUE OVER EXPENDITURES - YTD	70,392.98	
BALANCE - CURRENT DATE		10,654,286.56	
TOTAL FUND EQUITY			10,701,862.56
TOTAL LIABILITIES AND EQUITY			10,766,996.54

ALPINE CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	39,111.29	343,840.38	550,000.00	206,159.62	62.5
51-37-12 OTHER WATER REVENUE	375.00	9,766.32	6,500.00	( 3,266.32)	150.3
51-37-16 WATER CONNECTION FEE	300.00	4,865.00	3,500.00	( 1,365.00)	139.0
51-37-17 PENALTIES	557.57	3,423.58	5,000.00	1,576.42	68.5
51-37-20 WATER SYSTEM IMPACT FEE	2,246.00	32,718.74	27,000.00	( 5,718.74)	121.2
TOTAL OPERATING REVENUES	42,589.86	394,614.02	592,000.00	197,385.98	66.7
<u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	944.51	7,959.75	16,000.00	8,040.25	49.8
TOTAL INTEREST AND MISC REVENUE	944.51	7,959.75	16,000.00	8,040.25	49.8
<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	170,100.00	170,100.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	170,100.00	170,100.00	.0
TOTAL FUND REVENUE	43,534.37	402,573.77	778,100.00	375,526.23	51.7

ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES/WAGES-PERMANENT EMPLO	11,605.03	119,847.60	173,000.00	53,152.40	69.3
51-80-13 EMPLOYEE BENEFITS	6,230.74	59,625.92	92,600.00	32,974.08	64.4
51-80-14 OVERTIME WAGES	459.67	7,929.06	8,000.00	70.94	99.1
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	1,175.00	1,410.00	3,500.00	2,090.00	40.3
51-80-23 TRAVEL	822.82	2,160.34	2,000.00	( 160.34)	108.0
51-80-24 OFFICE EXPENSE, SUPPLIES & POS	1,190.93	10,573.93	15,000.00	4,426.07	70.5
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,326.32	9,966.81	23,000.00	13,033.19	43.3
51-80-26 BUILDING AND GROUNDS SUPPLIES	754.52	11,873.31	20,000.00	8,126.69	59.4
51-80-27 UTILITIES	138.43	11,736.02	20,000.00	8,263.98	58.7
51-80-28 TELEPHONE	313.10	2,600.85	5,000.00	2,399.15	52.0
51-80-31 PROFESSIONAL & TECHNICAL SERVI	.00	.00	5,000.00	5,000.00	.0
51-80-33 EDUCATION	.00	460.00	1,000.00	540.00	46.0
51-80-34 TECHNOLOGY UPDATE	246.45	2,200.19	10,000.00	7,799.81	22.0
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	.00	16,061.63	16,500.00	438.37	97.3
51-80-62 MISCELLANEOUS SERVICES	.00	189.33	500.00	310.67	37.9
51-80-63 OTHER EXPENSES	282.17	17,242.81	5,000.00	( 12,242.81)	344.9
51-80-64 CUSTOMER REFUND	122.07	1,874.55	2,500.00	625.45	75.0
51-80-70 CAPITAL OUTLAY - IMPACT FEE	923.00	36,934.15	30,000.00	( 6,934.15)	123.1
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	12,925.00	15,425.00	52,000.00	36,575.00	29.7
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	4,069.29	32,500.00	28,430.71	12.5
51-80-93 1% TRANSFER TO GENERAL FUND	.00	.00	6,000.00	6,000.00	.0
TOTAL WATER EXPENDITURES	38,515.25	332,180.79	778,100.00	445,919.21	42.7
TOTAL FUND EXPENDITURES	38,515.25	332,180.79	778,100.00	445,919.21	42.7
NET REVENUE OVER EXPENDITURES	5,019.12	70,392.98	.00	( 70,392.98)	.0

ALPINE CITY CORPORATION  
BALANCE SHEET  
FEBRUARY 28, 2014

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	1,674,951.14	
52-1312	SEWER ACCOUNTS RECEIVABLE	107,153.22	
52-1611	LAND	16,000.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	( 29,309.62)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	5,964,374.94	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	( 1,968,718.46)	
52-1651	MACHINERY AND EQUIPMENT	156,320.55	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	( 132,273.14)	
TOTAL ASSETS			5,834,469.63

LIABILITIES AND EQUITY

LIABILITIES

52-2230	COMPENSATED ABSENCES	21,286.79	
TOTAL LIABILITIES			21,286.79

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

52-2911	RESERVE FOR IMPACT FEE	320,519.97	
52-2980	BALANCE BEGINNING OF YEAR	5,318,383.00	
	REVENUE OVER EXPENDITURES - YTD	174,279.87	
BALANCE - CURRENT DATE		5,813,182.84	
TOTAL FUND EQUITY			5,813,182.84
TOTAL LIABILITIES AND EQUITY			5,834,469.63

ALPINE CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	80,795.60	645,734.18	955,206.00	309,471.82	67.6
52-37-16 SEWER CONNECTION FEE	250.00	3,625.00	3,000.00	( 625.00)	120.8
52-37-20 SEWER SYSTEM IMPACT FEE	1,330.00	20,035.85	12,000.00	( 8,035.85)	167.0
TOTAL OPERATING REVENUES	82,375.60	669,395.03	970,206.00	300,810.97	69.0
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	658.71	5,417.70	9,500.00	4,082.30	57.0
TOTAL INTEREST AND MISC REVENUE	658.71	5,417.70	9,500.00	4,082.30	57.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	82,294.00	82,294.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	82,294.00	82,294.00	.0
TOTAL FUND REVENUE	83,034.31	674,812.73	1,062,000.00	387,187.27	63.5

ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES	10,101.51	105,079.81	153,000.00	47,920.19	68.7
52-81-13 EMPLOYEE BENEFITS	5,445.77	52,828.80	83,000.00	30,171.20	63.7
52-81-14 OVERTIME WAGES	459.67	7,796.31	6,000.00	( 1,796.31)	129.9
52-81-23 TRAVEL	161.25	947.07	1,500.00	552.93	63.1
52-81-24 OFFICE EXPENSE, SUPPLIES & POS	630.02	5,712.33	6,500.00	787.67	87.9
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	554.19	5,000.00	4,445.81	11.1
52-81-26 BUILDING AND GROUND SUPPLIES	637.95	6,506.01	8,000.00	1,493.99	81.3
52-81-27 UTILITIES	.00	211.64	500.00	288.36	42.3
52-81-28 TELEPHONE	217.48	1,923.84	2,500.00	576.16	77.0
52-81-34 TECHNOLOGY UPDATE	380.86	2,918.47	5,000.00	2,081.53	58.4
52-81-35 DEPRECIATION EXPENSE	.00	.00	125,000.00	125,000.00	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	42,628.33	283,476.65	500,000.00	216,523.35	56.7
52-81-64 OTHER EXPENSES	62.75	14,028.72	18,000.00	3,971.28	77.9
52-81-70 CAPITOL OUTLAY - IMPACT FEE	.00	.00	60,000.00	60,000.00	.0
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	15,425.02	15,425.02	52,000.00	36,574.98	29.7
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	3,124.00	32,500.00	29,376.00	9.6
52-81-93 TRANSFER TO GENERAL FUND	.00	.00	3,500.00	3,500.00	.0
TOTAL SEWER EXPENDITURES	76,150.61	500,532.86	1,062,000.00	561,467.14	47.1
TOTAL FUND EXPENDITURES	76,150.61	500,532.86	1,062,000.00	561,467.14	47.1
NET REVENUE OVER EXPENDITURES	6,883.70	174,279.87	.00	( 174,279.87)	.0



ALPINE CITY CORPORATION  
BALANCE SHEET  
FEBRUARY 28, 2014

PRESSURIZED IRRIGATION

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	2,298,927.25	
55-1284	CASH - 2010 BOND FUND #418	( 119.75)	
55-1311	ACCOUNTS RECEIVABLE	93,028.64	
55-1631	PRESSURIZED IRRIGATION SYSTEM	10,284,504.49	
55-1632	ACCUMULATION DEPRECIATION-IMPR	( 2,284,200.80)	
55-1651	MACHINERY AND EQUIPMENT	138,006.28	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	( 91,113.72)	
55-1910	DEFERED AMOUNT ON REFUNDING	346,091.46	
	TOTAL ASSETS		10,785,123.85

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	112,429.07	
55-2230	COMPENSATED ABSENCES	18,988.84	
55-2511	CURRENT PORTION OF BONDS	310,000.00	
55-2531	BOND - 2010 WATER REFUNDING	4,600,000.00	
	TOTAL LIABILITIES		5,041,417.91

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
55-2980	BALANCE BEGINNING OF YEAR	5,911,815.80	
	REVENUE OVER EXPENDITURES - YTD	( 168,109.86)	
	BALANCE - CURRENT DATE	5,743,705.94	
	TOTAL FUND EQUITY		5,743,705.94
	TOTAL LIABILITIES AND EQUITY		10,785,123.85

ALPINE CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

PRESSURIZED IRRIGATION

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
55-37-11 IRRIGATION WATER SALES	72,734.94	581,734.73	843,000.00	261,265.27	69.0
55-37-12 OTHER REVENUE	.00	3,163.33	1,000.00	( 2,163.33)	316.3
55-37-16 PRESSURIZED CONNECTION FEE	540.32	2,250.00	1,500.00	( 750.00)	150.0
55-37-21 PRESSURIZED IRR IMPACT FEE	5,350.60	83,933.28	25,000.00	( 58,933.28)	335.7
TOTAL OPERATING REVENUES	78,625.86	671,081.34	870,500.00	199,418.66	77.1
<u>INTEREST AND MISC REVENUE</u>					
55-38-10 INTEREST EARNINGS	915.17	7,853.49	15,000.00	7,146.51	52.4
55-38-70 DEVELOPER CONTRIBUTIONS	.00	3,608.81	.00	( 3,608.81)	.0
TOTAL INTEREST AND MISC REVENUE	915.17	11,462.30	15,000.00	3,537.70	76.4
<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	367,424.00	367,424.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	367,424.00	367,424.00	.0
TOTAL FUND REVENUE	79,541.03	682,543.64	1,252,924.00	570,380.36	54.5

ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

PRESSURIZED IRRIGATION

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	9,195.23	91,708.34	134,000.00	42,291.66	68.4
55-40-13 EMPLOYEE BENEFITS	5,150.92	47,963.79	74,000.00	26,036.21	64.8
55-40-14 OVERTIME WAGES	459.58	7,795.99	8,000.00	204.01	97.5
55-40-23 TRAVEL	106.25	733.16	1,000.00	266.84	73.3
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	663.20	7,894.61	20,000.00	12,105.39	39.5
55-40-26 BUILDING & GROUNDS SUPPLIES	.00	828.18	5,000.00	4,171.82	16.6
55-40-27 UTILITIES	( 219.78)	177,105.04	200,000.00	22,894.96	88.6
55-40-28 TELEPHONE	220.16	1,939.36	3,200.00	1,260.64	60.6
55-40-29 OFFICE EXPENSE, SUPPLIES & POS	3,374.08	10,927.65	10,000.00	( 927.65)	109.3
55-40-32 ENGINEER SERVICES	.00	.00	5,000.00	5,000.00	.0
55-40-33 TECHNOLOGY UPDATE	380.87	3,275.57	5,000.00	1,724.43	65.5
55-40-34 ANNUAL AUDIT - UTAH WATER	.00	.00	500.00	500.00	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,200.00	223,200.00	.0
55-40-51 INSURANCE & SURETY BONDS	.00	15,871.63	12,700.00	( 3,171.63)	125.0
55-40-62 MISCELLANEOUS SERVICES	1,060.26	3,231.27	3,000.00	( 231.27)	107.7
55-40-63 OTHER EXPENSES	12.75	844.65	2,000.00	1,155.35	42.2
55-40-64 CUSTOMER REFUND	.00	499.00	.00	( 499.00)	.0
55-40-72 CAPITOL OUTLAY - OTHER	.00	.00	52,000.00	52,000.00	.0
55-40-73 CAPITOL OUTLAY	4,925.00	15,612.50	.00	( 15,612.50)	.0
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	3,124.00	32,500.00	29,376.00	9.6
55-40-79 AGENTS FEES	.00	.00	2,525.00	2,525.00	.0
55-40-80 TRUSTEE FEES	.00	2,000.00	.00	( 2,000.00)	.0
55-40-86 BOND PRINCIPAL #0352418	.00	310,000.00	310,000.00	.00	100.0
55-40-87 BOND INTEREST #0352418	72,324.38	149,298.76	149,299.00	.24	100.0
TOTAL EXPENDITURES	97,652.90	850,653.50	1,252,924.00	402,270.50	67.9
TOTAL FUND EXPENDITURES	97,652.90	850,653.50	1,252,924.00	402,270.50	67.9
NET REVENUE OVER EXPENDITURES	( 18,111.87)	( 168,109.86)	.00	168,109.86	.0

ALPINE CITY CORPORATION  
BALANCE SHEET  
FEBRUARY 28, 2014

STORM DRAIN

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	509,556.69	
56-1313	STORM DRAIN ACCTS RECEIVABLE	17,345.25	
56-1611	LAND	164,905.23	
56-1631	STORM DRAIN IMPROVEMENTS	3,537,384.36	
56-1632	ALLOWANCE FOR DEPRECIATION	( 729,078.18)	
TOTAL ASSETS			<u>3,500,113.35</u>

LIABILITIES AND EQUITY

LIABILITIES

56-2230	COMPENSATED ABSENCES	2,565.16	
TOTAL LIABILITIES			2,565.16

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
56-2911	RESERVE FOR IMPACT FEE	129,776.50	
56-2980	BALANCE BEGINNING OF YEAR	3,271,831.22	
	REVENUE OVER EXPENDITURES - YTD	95,940.47	
BALANCE - CURRENT DATE		3,497,548.19	
TOTAL FUND EQUITY			<u>3,497,548.19</u>
TOTAL LIABILITIES AND EQUITY			<u>3,500,113.35</u>

ALPINE CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

STORM DRAIN

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	13,548.45	107,837.49	150,000.00	42,162.51	71.9
56-37-12 OTHER REVENUE	.00	1,464.05	1,000.00	( 464.05)	146.4
56-37-13 SWPP FEE	600.00	9,000.00	6,000.00	( 3,000.00)	150.0
56-37-21 STORM DRAIN IMPACT FEE	800.00	37,785.99	8,000.00	( 29,785.99)	472.3
TOTAL OPERATING REVENUES	14,948.45	156,087.53	165,000.00	8,912.47	94.6
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	196.92	1,577.95	2,200.00	622.05	71.7
TOTAL INTEREST AND MISC REVENUE	196.92	1,577.95	2,200.00	622.05	71.7
<u>SOURCE 39</u>					
56-39-12 FUND SURPLUS	.00	.00	55,000.00	55,000.00	.0
TOTAL SOURCE 39	.00	.00	55,000.00	55,000.00	.0
TOTAL FUND REVENUE	15,145.37	157,665.48	222,200.00	64,534.52	71.0

ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

STORM DRAIN

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	2,705.18	22,954.70	36,000.00	13,045.30	63.8
56-40-13 EMPLOYEE BENEFITS	1,505.55	12,395.56	19,000.00	6,604.44	65.2
56-40-20 PLANNING	.00	.00	1,000.00	1,000.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	1,547.00	2,500.00	953.00	61.9
56-40-23 TRAVEL	.00	372.72	500.00	127.28	74.5
56-40-24 OFFICE EXPENSE, SUPPLIES & POS	.00	245.15	1,000.00	754.85	24.5
56-40-26 BUILDING & GROUND SUPPLIES	.00	4,881.31	3,000.00	( 1,881.31)	162.7
56-40-34 TECHNOLOGY UPDATE	246.44	540.64	5,000.00	4,459.36	10.8
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,200.00	83,200.00	.0
56-40-51 INSURANCE	.00	3,011.43	9,000.00	5,988.57	33.5
56-40-62 MISCELLANEOUS SERVICES	.00	800.00	2,000.00	1,200.00	40.0
56-40-73 CAPITAL OUTLAY	.00	14,976.50	.00	( 14,976.50)	.0
56-40-74 CAPITAL OUTLAY - IMPACT FEE	.00	.00	60,000.00	60,000.00	.0
TOTAL EXPENDITURES	4,457.17	61,725.01	222,200.00	160,474.99	27.8
TOTAL FUND EXPENDITURES	4,457.17	61,725.01	222,200.00	160,474.99	27.8
NET REVENUE OVER EXPENDITURES	10,688.20	95,940.47	.00	( 95,940.47)	.0

ALPINE CITY CORPORATION  
BALANCE SHEET  
FEBRUARY 28, 2014

TRUST AND AGENCY FUND

ASSETS

70-1190	CASH - ALLOCATION TO OTHER FUN	151,699.65	
	TOTAL ASSETS		151,699.65

LIABILITIES AND EQUITY

LIABILITIES

70-2422	CASH BOND TERRY PEARCE SITE	1,007.20	
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00	
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00	
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00	
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20	
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00	
70-2449	RED DEER CONSTRUCTION	6,312.00	
70-2450	PERRY/APPLE CREEK ACRES	84.00	
70-2451	ALPINE ACRES PLAT C C&G	2,240.00	
70-2453	CARL PACK STREET ESCROW	12,279.17	
70-2454	JOANN PACK STREET ESCROW	12,198.38	
70-2455	WAYNE PACK STREET ESCROW	12,198.38	
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00	
70-2457	JONES SITE PLAN 253 N 200 E	547.00	
70-2458	VINTAGE PLACE B	845.00	
70-2459	ABE'S LANDING - HOBBS	1,683.60	
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61	
70-2544	DON ROGERS - FORT CANYON	1,291.31	
70-2545	DON ROGERS - FORT CANYON	12,918.62	
70-2572	BOND FOR JAMES MOYLE	3,010.00	
70-2579	BOND FOR RED PINE DRIVE	2,995.00	
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00	
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50	
70-2599	BOND FOR 300 NORTH EXTENTION	10,586.00	
	TOTAL LIABILITIES		115,988.97

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
70-2980	BALANCE BEGINNING OF YEAR	35,201.10	
	REVENUE OVER EXPENDITURES - YTD	509.58	
	BALANCE - CURRENT DATE	35,710.68	
	TOTAL FUND EQUITY		35,710.68
	TOTAL LIABILITIES AND EQUITY		151,699.65

ALPINE CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
70-38-10 INTEREST REVENUE	59.78	509.58	800.00	290.42	63.7
TOTAL INTEREST AND MISC REVENUE	59.78	509.58	800.00	290.42	63.7
TOTAL FUND REVENUE	59.78	509.58	800.00	290.42	63.7



ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
70-40-63 INTEREST PAID ON RETURNED BOND	.00	.00	800.00	800.00	.0
TOTAL EXPENDITURES	.00	.00	800.00	800.00	.0
TOTAL FUND EXPENDITURES	.00	.00	800.00	800.00	.0
NET REVENUE OVER EXPENDITURES	59.78	509.58	.00	( 509.58)	.0

ALPINE CITY CORPORATION  
BALANCE SHEET  
FEBRUARY 28, 2014

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190	CASH - ALLOCATION TO OTHER FUN	510,602.16	
	TOTAL ASSETS		510,602.16

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
71-2980	BALANCE BEGINNING OF YEAR	493,003.63	
	REVENUE OVER EXPENDITURES - YTD	17,598.53	
	BALANCE - CURRENT DATE	510,602.16	
	TOTAL FUND EQUITY		510,602.16
	TOTAL LIABILITIES AND EQUITY		510,602.16

ALPINE CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56 CEMETERY LOT PAYMENTS	5,400.00	14,100.00	8,000.00	( 6,100.00)	176.3
71-33-58 UPRIGHT MONUMENT	225.00	1,800.00	2,000.00	200.00	90.0
TOTAL INTERGOVERNMENTAL REVENUE	5,625.00	15,900.00	10,000.00	( 5,900.00)	159.0
<u>INTEREST AND MISC REVENUE</u>					
71-38-10 INTEREST REVENUE	199.52	1,698.53	3,300.00	1,601.47	51.5
TOTAL INTEREST AND MISC REVENUE	199.52	1,698.53	3,300.00	1,601.47	51.5
TOTAL FUND REVENUE	5,824.52	17,598.53	13,300.00	( 4,298.53)	132.3

ALPINE CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 8 MONTHS ENDING FEBRUARY 28, 2014

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	.00	13,300.00	13,300.00	.0
TOTAL EXPENDITURES	.00	.00	13,300.00	13,300.00	.0
TOTAL FUND EXPENDITURES	.00	.00	13,300.00	13,300.00	.0
NET REVENUE OVER EXPENDITURES	5,824.52	17,598.53	.00	( 17,598.53)	.0

ALPINE CITY CORPORATION  
BALANCE SHEET  
FEBRUARY 28, 2014

FUND 91

ASSETS

91-1611	LAND	19,001,595.25	
91-1621	BUILDINGS	1,626,631.04	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	27,914,430.52	
91-1651	MACHINERY AND EQUIPMENT	896,688.54	
91-1690	ACCUMULATED DEPRECIATION	( 15,280,042.66)	
TOTAL ASSETS			34,159,302.69

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	34,159,302.69	
BALANCE - CURRENT DATE		34,159,302.69	
TOTAL FUND EQUITY			34,159,302.69
TOTAL LIABILITIES AND EQUITY			34,159,302.69

ALPINE CITY CORPORATION  
BALANCE SHEET  
FEBRUARY 28, 2014

GENERAL LONG-TERM DEBT

ASSETS

95-1611	AMOUNT TO BE PROVIDED-GEN FUND	(	22,383.86)	
	TOTAL ASSETS			( 22,383.86)

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
95-2950	ACC COMP ABSENCES	(	22,383.86)	
	BALANCE - CURRENT DATE	(	22,383.86)	
	TOTAL FUND EQUITY			( 22,383.86)
	TOTAL LIABILITIES AND EQUITY			( 22,383.86)

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT:** Amendment to the Business Commercial Zoning Ordinance  
(Auto Repair Shops, Storage Containers and Clarification)

**FOR CONSIDERATION ON:** 11 March 2014

**PETITIONER:** City Council

**ACTION REQUESTED BY PETITIONER:** Further Review of Proposed  
Amendment

**APPLICABLE STATUTE OR ORDINANCE:** Section 3.1.9 (Amendments to  
Zoning Ordinance)

**PETITION IN COMPLIANCE WITH ORDINANCE:** Yes

### **BACKGROUND INFORMATION:**

On February 25, 2014, the City Council reviewed the proposed amendment and tabled the item to address specific issues and concerns brought up by Council members and residents.

### **RECOMMENDED ACTION:**

Discuss the proposed amendment and:

- Approve as recommended by the Planning Commission
- Approve with changes based on concerns as expressed by City Council members and neighbors
- Deny
- Table until the General Plan is finished

We, the undersigned residents of Alpine, Utah, request that ordinance No. 2014-04 Business/Commercial Zone Amendment be denied. We, the undersigned, believe Article 3.7 Business Commercial District portion 3.7.2, Item 4 and 9 should not be changed to include the allowance of automotive repair establishments. We are strongly against changing present ordinance to accommodate an automotive repair shop in a presently total residential block. We do not want the noise, traffic problems, potential environmental hazard, and the potential devaluation of our property associated with an automotive repair shop in our neighborhood.

NO.	Name	Address	Phone #	Signature
1	Martin Smith	69 W, 100 NO.	801 756 2718	Martin Smith
2	Stefanie Hailey	90 W 100 N	801-756-0650	Stefanie Hailey
3	ROBERT W. LAKE	74 N 100 W	801-598-1098	Robert W. Lake
4	Katherine Farnsworth	86 West Center Street	801-318-2884	Katherine Farnsworth
5	Chris Farnsworth	86 W Center	801-357-9077	Chris Farnsworth
6	Shirley Turner	17 N Main	801-254-58	Shirley Turner
7	RYAN HEALEY	90 WEST 100 NORTH	801-756-0650	Ryan Healey
8	Ann Lesberg	90 W 100 N	801-318-1745	Ann Lesberg
9	BRAD PAXTON	71 W 200 N	801-616-1198	Brad Paxton
10	Michelle Shuman	121 N. Main St.	801-367-6051	Michelle Shuman
11	Rulon McDaniel	19 W 100 W	801 756 3318	Rulon McDaniel
12	Tilly K Smith	16 So. 100 W	801-368-5934	Tilly K Smith
13	Larry Barlow	16 So. 100 W	801-360-8350	Larry Barlow
14	LaRue Nash	124 N 100 W	801-756-4650	LaRue Nash
15	Annette Johnston	123 W. 150 N	801-318-0619	Annette Johnston
16	Neyan Wickman	162 N. 100 W	801-420-1501	Neyan Wickman
17	Shirley Shuman	60 W. Center	801-756-8369	Shirley Shuman



We, the undersigned residents of Alpine, Utah, request that ordinance No. 2014-04 Business/Commercial Zone Amendment be denied. We, the undersigned, believe Article 3.7 Business Commercial District portion 3.7.2, Item 4 and 9 should not be changed to include the allowance of automotive repair establishments. We are strongly against changing present ordinance to accommodate an automotive repair shop in a presently total residential block. We do not want the noise, traffic problems, potential environmental hazard, and the potential devaluation of our property associated with an automotive repair shop in our neighborhood.

NO.	Name	Address	Phone #	Signature
18	Jill Larsen	85 W Center	801-756-8548	Jill Larsen
19	STUART NAST	124 W 150 N	801-756-6695	Stuart Nast
20	Jennifer Smith	69 W. 100 N.	801-756-2718	Jennifer Smith
21	Zila B. Hemingway	55 West Center	801-756-5490	Zila B. Hemingway
22	ROBERT D. HEMINGWAY	55 W CENTER	801-756-5490	Robert D. Hemingway
23	Shaun Howden	153 N 100 W Alpine	801-885-5637	Howden
24	ARNOLD PATRICK	82 N. MAIN ST	801-358-3139	Arnold Patrick
25	Andrew Burgess	30 S. MAIN ST.	801-301-6314	Andrew Burgess
26	Wealtha Burger	30 S. main st.	801-836-6314	Wealtha Burger
27	Camille Beck	110 W Parkway	801-492-4687	Camille Beck
28	ZACK BECK	110 W. Parkway	801-314-3722	Zack Beck
29	Chad Bellon	40 S. 100 W.	801-836-3263	Chad Bellon
30	Margaret Bellon	42 W 100 N.	801-756-7839	Margaret Bellon
31	Matthew C SISK	42 W 100 N.	801-756-7939	Matthew C. SISK
32	LINDA LAKE	74 N 100 West	801-891-9730	Linda Lake
33	Cheryl Bellon	40 S. 100 W	801-756-0679	Cheryl Bellon
34	Laird Bellon	42 W 100 N	801-362-9163	Laird Bellon

~~Removed language~~

Added Language

Language that needs to be discussed

**ARTICLE 3.7 BUSINESS/COMMERCIAL DISTRICT (B-C)** (Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11)

**3.7.1 LEGISLATIVE INTENT**

The intent in establishing the B-C Business Commercial Zone is to provide an area in which the primary use of land is for retail and other commercial uses serving the immediate needs of Alpine residents and situated within an environment, which is safe and aesthetically pleasing. The zone is also intended to serve as the commercial core of the City.

The zone is characterized by a mixture of retail and service commercial uses such as stores, restaurants, office structures and a wide variety of specialty shops and is generally located adjacent to major transportation arteries.

Manufacturing, residential and other uses and other activities, which would be inconsistent with the use of the land for commercial activities are discouraged or not permitted within the zone.

The specific regulations considered necessary for the accomplishment of the intent of the zone are hereinafter set forth.

**3.7.2 PERMITTED USES**

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. General retail stores and shops providing goods and services for sale at retail in the customary manner, provided that all storage and sales activity shall be contained within a building; also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment.
2. Office buildings and medical clinics.
3. Personal service establishments such as barber and beauty shops, shoe repair, laundries and similar establishments.
4. Automotive service establishments, including gasoline dispensing facilities, car washes, and parking, ~~but not including automotive repair establishments.~~
5. Recreational enterprises including but not limited to recreation centers, motion picture theaters, athletic clubs.
6. Funeral homes.
7. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
8. Residential structures, provided that said structure existed as a residence prior to the effective date of this chapter. Also, customary residential accessory structures (i.e. swimming pools, detached garages, private greenhouses etc.) when appurtenant to and on the same lot as a residence.
9. ~~Ancillary~~ Residential structures ~~(i.e. Dwellings)~~ located within or on the same premises as a permitted or conditional commercial use. Both residential and commercial buildings will be

considered main buildings and will be required to meet the main building setbacks when on the same premises. ~~and occupied by persons directly related to such use in a caretaker or similar capacity).~~

10. Accessory uses and structures shall be permitted provided they are incidental to and do not substantially alter the character of the permitted principle use or structure. Such permitted accessory uses and structures include, but are not limited to, buildings such as garages, carports, equipment and supply storage buildings which are customarily used in conjunction with and incidental to a principle use or structure permitted in the B-C Zone.
11. Agriculture, including the raising of row crops, grains and fruits and the incidental pasturage of animals. See Section 3.21.9.
12. Other uses which are determined by the Planning Commission to be similar to and compatible with the foregoing uses and in harmony with the intent of the zone.
13. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the Planning Commission.
14. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses, and upon approval of site plan by the Planning Commission.
15. Customary household pets.
16. The keeping and raising of animals and fowl, subject to the provisions of Article 3.21.9 of the Development Code.

### **3.7.3 CONDITIONAL USES**

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of Article 3.10 Development Code.
2. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.
3. Hotels and motels.
4. Schools, churches, hospitals (human care), nursing homes and other similar quasi-public buildings subject to approval by the Planning Commission.
5. Civic Buildings. (Ord. 95-10, 4/25/9)
6. Restaurants, provided that any such facility providing drive-up window service shall also include an area for inside service to patrons in an amount not less than fifty (50%) of the total floor area of the structure. In addition, the following shall apply to restaurants. (Ord. 97-05, 5/27/97)
  1. A traffic analysis shall be provided as part of the conditional use application.

2. The drive-up window and driveway shall be unobtrusive and be screened from the street by berming and landscaping.
  3. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.
  4. Restaurants must comply with provisions of the sign ordinance.
  5. Restaurants must comply with the landscaping and design provisions in the B-C zone.
  6. Any drive-through window must be located on the side of the restaurant building which does not abut a public street and must be screened from the street side with berming and landscaping.
  7. Any drive-through window must have a stacking lane which will accommodate at least six cars off of the public street.
7. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
  8. Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.
  9. Sexually-oriented businesses are a conditional use in the Business Commercial (BC) zone and are subject to the provisions of this chapter, including (Ord. 2010-07, 5/11/10):
    1. No sexually-oriented business shall be located within:
      - a. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;
      - b. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;
      - c. One thousand (1,000) feet of a liquor store; and
      - d. One thousand (1,000) feet of any other sexually-oriented business.

For the purposes of this section, distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the sexually-oriented business is located, and:

- a. The closest property line of any school, day care facility, public park, library, and religious institution;
  - b. The nearest property line of any residential use or residential zone;
  - c. The nearest property line of any liquor store; and
  - d. The closest exterior wall of another sexually-oriented business.
10. Home occupations, subject to the provisions of Section 3.23.7.3 of the Development Code.
  11. Accessory apartments, subject to the provisions of Section 3.23.7.1 of the Development Code.

## 12. Mechanical Automotive Repair Shops

1. Odors and noise shall be controlled as to not have an adverse impact on any nearby structures.

2. There shall be no more than 4 automobile bays.
3. ~~There shall be no automobiles on the property that are 90 days or more past the expiration of the registration.~~ No automobiles shall be stored on the property for more than 14 days.
4. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshall, and Environmental Protection Agency.
5. Mechanical automotive repair shops must abut directly upon and have access to 200 North (east of Main Street), Main Street, or Canyon Crest Road within the Business Commercial zone.
6. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than 2.5 parking spaces provided per bay.
7. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (Article 3.11).

### **3.7.4 AREA AND WIDTH REQUIREMENTS**

#### **3.7.4.1 Lot Occupied by a Dwelling Structure**

1. Lot Size. The minimum lot area for a single-unit dwelling shall be 10,000 square feet (Amended by Ord. 94-06).
2. ~~Lot Coverage. No lot within the BC Zone may have more than fifty (50) percent of its land area covered by buildings or other impervious material.~~
3. Lot Width. The minimum width of any lot for a dwelling shall be ninety (90) feet, measured at the required front yard set back line.

#### **3.7.4.2 Lot Occupied by an Office and Commercial Structure**

There shall be no minimum lot area or width requirements except that an area sufficient to accommodate the structure, landscaped areas, minimum setback, required off-street parking, loading and unloading, vehicular ingress and egress shall be provided and maintained.

### **3.7.5 LOCATION REQUIREMENTS (Amended by Ord. 98-05, 3/10/98)**

All buildings shall comply with the following setbacks:

1. Front setback shall be not less than thirty (30) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.
2. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.

- 4 A lot occupied by a dwelling structure shall comply with the setback requirements set forth in the TR-10,000 zone (Section 3.2.5.1) unless recommended by the Planning Commission and approved by the City Council where circumstances justify.

### **3.7.6 ACCESS REQUIREMENTS**

Each lot shall abut directly upon and have access to a City street which is improved in accordance with City street improvement standards.

### **3.7.7 UTILITY REQUIREMENTS**

**3.7.7.1 Culinary Water.** All ~~dwelling and other~~ structures to be used for human occupancy shall be served by the City's water system. The system serving the ~~dwelling~~ structures shall be capable of providing water to the ~~dwelling~~ structures at a volume sufficient for both culinary and fire fighting purposes and at a pressure of not less than forty (40) psi as determined by the City Engineer.

**3.7.7.2 Domestic Sewage Disposal.** All dwellings and other structures intended for human occupancy shall be served by the City's central sewage collection system.

### **3.7.8 SPECIAL PROVISIONS**

1. Uses Within Buildings. All commercial activities and storage shall be conducted entirely within a fully enclosed building, except those uses deemed by the City to be customarily and appropriately conducted in the open, including, but not limited to, gasoline dispensing, plant nursery displays, temporarily parked automobiles in need of repair, temporary sale of Christmas trees, etc.
2. Site Plan to Be Approved For All New Commercial Uses. Prior to the establishment of a new commercial use or the construction of a new building, a site plan shall be submitted, reviewed and recommended by the Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04).
3. Off-street Parking. Off -street parking area which requires backing from the off-street parking space onto the street right-of-way in order to exit shall not be permitted. All ingress and egress shall be by forward motion only.

All points of ingress and egress to a commercial use or off-street parking areas shall be as shown on the site plan and shall be located not less than forty (40) feet from any intersection of public streets.

All off-street parking areas shall be hard-surfaced and shall be bordered by a curb or other barrier.

The number of required parking spaces and other particulars about the design and construction of off-street parking shall conform to the provisions of Article 3.24 of this ordinance.

4. Trash Storage. Adequate facilities for the disposal of solid waste shall be provided. All containers for the temporary storage and disposal solid waste material shall be of a size, type and quantity approved by the City shall be maintained in a location as shown on the Site Plan.
5. Storage Containers. The use of any portable unit, pod, or similar type of storage container is prohibited in this zone unless approved by the city.



~~6.5~~ Surface Water Drainage to be Retained On-site. All additional surface drainage generated as a result of development activity shall be disposed of on-site, as determined by the City Engineer.

~~7.6~~ Height of Buildings. The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of Article 3.21.8 of the Development Code. (Ord. 96-15, 12/18/96).

~~8.7~~ Landscaping Required. As a means of mitigating safety hazards or adverse visual impacts all areas of the site not devoted to buildings or off street parking shall be landscaped. The landscaped area shall be not less than twenty (20) percent of the total area of the site. In addition to all other plan elements, the site plan shall contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.

~~9.8~~ Design of Commercial Structures. Commercial buildings shall comply with the following architectural design criteria. (Preliminary architectural design drawings of all building elevations shall be presented to the Planning Commission for review).

1. The exterior of all commercial buildings shall be finished predominantly with wood and/or brick, stucco, stone or similar materials in accordance with guidelines in the Historical/Commercial/Residential Ordinance. Pitched roofs are preferred.
2. The architectural styles of the business district should be consistent and harmonious. The style of building design and trim should be compatible with the relatively uncomplicated rural, small town character of Alpine. Extremely irrelevant, contrived or inconsistent styles will be discouraged.

~~10.9~~ Water Rights Conveyance Requirements. Water rights shall be conveyed to the City in accordance with the provisions of Article 3.21.7 of the Development Code.

~~11.40~~ Nuisances Prohibited. No land or building shall be used in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazard, noise, or vibration, smoke, dust, odor, or other form of air pollution; liquid or solid refuse or wastes; or other substance, condition or element in such a manner or in such an amount as to adversely affect the surrounding area or adjoining premises.

~~12.44~~ Accessory Buildings. All accessory buildings shall be located in accordance with the following (Ordinance 2002-13) (Amended by Ord. 2006-14, 9/12/06; Ord. 2010-03, 8/24/10):

1. Setback from main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
2. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
3. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
4. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back no less than ten (10) feet from the rear lot line and five (5) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:

- a. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
  - b. The accessory building contains no openings on the side contiguous to the lot line;
  - c. No drainage from the roof will be discharged onto an adjacent lot;
  - d. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
  - e. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
  - f. The building will not be taller than ten (10) feet to the top of the roof line.
5. Accessory Building Height. The maximum height of any accessory building shall be twenty (20) feet as measured from the average finished grade of the ground surface adjacent to the foundation of the structure to the top of the ridge line.
  1. Exceptions to the Height Requirement. Chimneys, flag poles, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height, provided that no such ancillary structure shall extend to a height in excess of fifteen (15) feet above the building.
  2. Additional Accessory Building Height. For every one (1) foot of additional height above twenty (20) feet, an additional two (2) feet of side yard and rear yard setback will be required. The maximum height of the accessory building as measured to the ridgeline shall be thirty (30) feet.



**ORDINANCE NO. 2014-04**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.7 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO MECHANICAL AUTOMOTIVE REPAIR SHOPS, SETBACKS, AND STORAGE CONTAINERS.**

**WHEREAS**, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance regarding mechanical automotive repair shops as a conditional use, setbacks for dwelling structures, and the existence of storage containers within the Business Commercial zone; and

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

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

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

The Amendments to Article 3.7 contained in the attached document will supersede Article 3.7 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 11th day of March 2014.

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Don Watkins, Mayor

**ATTEST:**

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Charmayne G. Warnock, Recorder

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT:** Amendment to the Off-Street Parking Ordinance

**FOR CONSIDERATION ON:** 11 March 2014

**PETITIONER:** Planning Commission

**ACTION REQUESTED BY PETITIONER:** Approve proposed amendment when auto repair shops are sufficiently addressed elsewhere.

**APPLICABLE STATUTE OR ORDINANCE:** Section 3.1.9 (Amendments to Zoning Ordinance)

**PETITION IN COMPLIANCE WITH ORDINANCE:** Yes

### **BACKGROUND INFORMATION:**

The proposed amendment would clearly define the parking requirement for mechanical automotive repair shops.

### **RECOMMENDED ACTION:**

We adopt Ordinance No. 2014-05 which will amend the Off-Street Parking ordinance (Article 3.24) to establish the off-street parking requirement for Mechanical Automotive Repair Shops.

**ARTICLE 3.24 OFF-STREET PARKING (Amended Ord. 2006-14, 9/12/2006; Ord. 2008-06, 5/27/08; Ord. 2008-13, 8/26/08)**

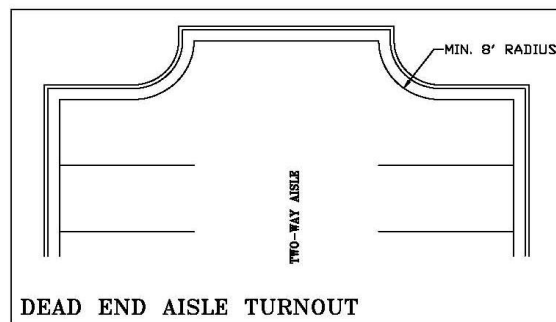
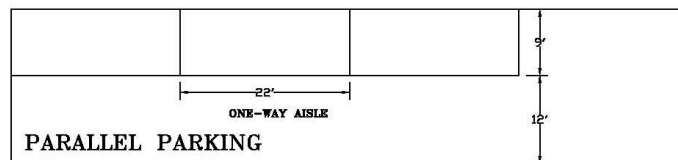
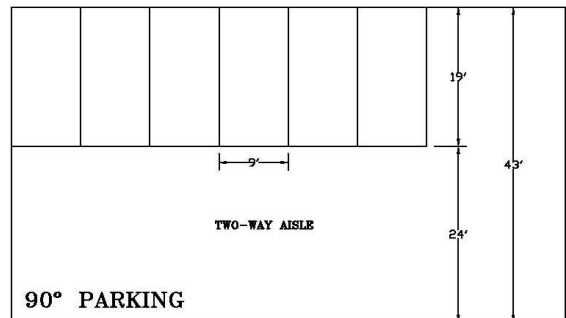
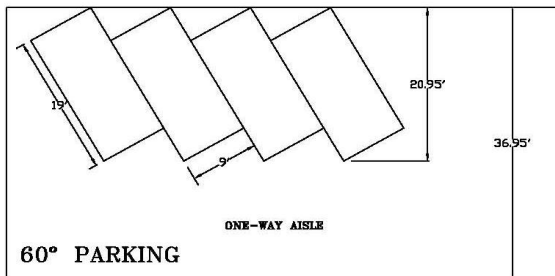
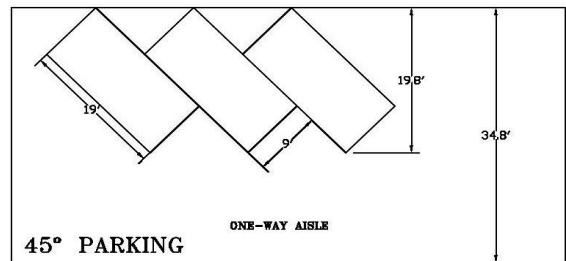
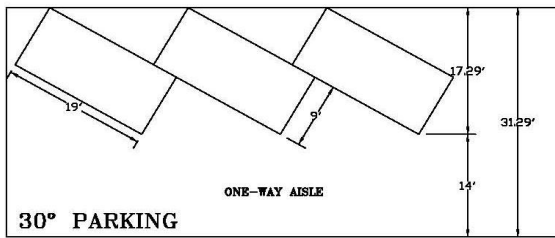
**3.24.1 REQUIREMENT.** Except as may be provided elsewhere in this ordinance, parking lot lighting and parking with adequate provisions for ingress and egress by standard-sized automobiles shall be provided at the time of construction, or if any of the following occur:

- (a) the building is enlarged or increased in capacity; or
- (b) there is a change of commercial use of the building.

The City's current off-street parking ordinance shall be met for the proposed use, including parking lot lighting requirements. The required off-street parking shall be a continuing obligation of the property owner so long as the use requiring vehicle parking continues. It shall be unlawful for any owner of any commercial building or use to discontinue or dispense with the required vehicle parking without providing another vehicle parking area on-site, which meets the requirements of this Chapter.

**3.24.2 PARKING LOT CHARACTERISTICS.** Each parcel of land developed for off-street parking in response to the requirements of this chapter shall provide the following characteristics:

1. Paving. Each lot shall be paved with an all weather surface material (asphalt or concrete), and be maintained in good condition and kept in an unobstructed and usable condition at all times. Responsibility for maintenance of the lot shall rest with the property owner. The lot shall provide adequate access to a street or alley.
2. Wheel Stops. Off-street parking shall be designed with wheel stops or curbing. Wheel stops shall be located in a manner so as to prevent any portion of the parked vehicle from extending over a property line or sidewalk. Manufactured wheel stops are preferred. All curbing shall be maintained in a functional and safe condition.
3. Striping. All off-street parking shall be striped to clearly show required parking spaces. Striping shall be maintained in functional condition. Striping shall be at least three (3) inches wide and shall consist of white or yellow paint designed for this purpose.
4. Grading. Parking lots shall be graded for proper drainage with surface water diverted in such a way as to keep the parking area free of accumulated water or ice.
5. Parking Lot Lighting. A lighting plan provided by the applicant shall be reviewed and approved by the City Engineer. Lots shall be illuminated with standards arranged so as to reflect light away from any adjoining residential buildings. Parking lot lights shall be fully shielded to direct light downward in order to decrease light pollution.
6. Parking Lot Dimensions and Size of Parking Spaces. See diagram below. (next page)



7. Accessible Parking Spaces. All accessible parking spaces shall meet the requirements of the ADA Standards for Accessible Design (28 CFR Part 36).
8. Oil separators. Oil separators and other pollution control devices may be required to minimize storm water pollution, as recommended by the City Engineer.
9. Screening. The sides and rear of any off-street parking area that adjoins a residence or residential zone shall be required to be screened by a masonry wall or solid visual barrier fence.

10. Landscaping. All off-street parking areas shall be landscaped and permanently maintained as required by Section 3.7.8.7.

11. Off-Street Loading. Every building or use receiving or distributing materials or merchandise by truck shall provide and maintain on the same lot as the building or use adequate off-street loading space(s).

**3.24.3 SPECIFIC REQUIREMENT FOR EACH LAND USE.** Required off-street parking shall be provided for each use as listed below. Requirements shall be calculated on total square footage of building space. In calculating the required parking for any given use, if the number of required parking ends in a fraction, the number shall be rounded up to the next whole number. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the Planning Commission.

Parking shall be provided as follows, with spaces based upon one or a combination of the uses listed:

USE	OFF-STREET PARKING REQUIREMENT
Residential Uses Single-unit Dwelling Multiple-unit Dwelling Single Dwelling with Accessory Apartment	Two (2) parking spaces Two (2) parking spaces per unit Three (3) parking spaces
Intensive retail commercial shops selling directly to the public	Four and one-half (4.5) spaces for each 1,000 sq. ft.
Less intensive commercial businesses such as furniture, appliance, and lumber sales	Three and one-half (3.5) spaces for each 1,000 sq. ft.
Offices and personal services	Four (4) spaces for every 1,000 sq. ft.
Restaurants, dining rooms	One (1) space for every four (4) seats.
Auditoriums, theaters, assembly halls, amphitheaters, art centers	One (1) space for every (3) seats.
Commercial recreation	Two (2) spaces for every 1,000 sq. ft.
Industrial and wholesale establishments	One (1) space for every two (2) employees on the largest shift.
Mortuary	One (1) space for every three hundred (300) sq. ft.
Hospitals and civic buildings	Determined by specific review.
Shopping centers, or complexes of rentable commercial space	At least four (4) spaces per 1,000 sq. ft.
Churches, house of worship, reception center	Thirteen and one-half (13.5) spaces for every 1,000 sq. ft. for buildings 20,000 sq. ft. or less. Eleven (11) spaces for every 1,000 sq. ft. for buildings 20,001 sq. ft. or more.

Schools	<p>Parking for schools serving grades below Kindergarten shall provide parking at a rate of 2 stalls per employee.</p> <p>Parking for schools serving grades K-9 shall provide parking at a rate of 0.20 stalls per person (total of students and staff)</p> <p>Parking for schools serving grades 10 and above shall provide parking at a rate of 0.50 stalls per person (total of students and staff)</p>
<u>Mechanical Automotive Repair Shops</u>	<u>No more than two and one-half (2.5) parking spaces provided per bay (no more than 4 bays).</u>

**3.24.4 ~~REDUCTION OF~~ EXCEPTION TO OFF-STREET PARKING REQUIREMENTS.** Requests ~~to reduce~~ for an exception to the off-street parking requirement(s) may be recommended by the Planning Commission and approved by the City Council, if the Applicant shows:

1. The unique nature of the existing or proposed land use, or an unusually large number of pedestrian or transit trips, below-normal parking demands will be generated.
2. A reduced number of off-street parking spaces will meet the demands of the proposed use without increasing traffic or on-street parking problems in adjacent areas and neighborhoods.

**3.24.5 LOCATION OF REQUIRED OFF-STREET PARKING.** All required off-street parking spaces shall be located on-site on the same lot as the use or building it serves, unless otherwise recommended by the Development Review Committee (DRC), the Planning Commission, and approved by the City Council.

1. Off-street parking is prohibited in all access ways, fire lanes, or similar areas not designated for parking purposes. These areas shall be posted with "No Parking" signs and/or other means.
2. No portion of the setback area adjacent to a street shall be used for off-street parking unless recommended by the Gateway Historic Committee and Planning Commission, and approved by the City Council.

**ORDINANCE NO. 2014-05**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.24 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO THE OFF-STREET PARKING REQUIREMENT FOR MECHANICAL AUTOMOTIVE REPAIR SHOPS.**

**WHEREAS**, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance regarding the off-street parking requirement for mechanical automotive repair shops; and

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

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

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

The Amendments to Article 3.24 contained in the attached document will supersede Article 3.24 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 11th day of March 2014.

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Don Watkins, Mayor

**ATTEST:**

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Charmayne G. Warnock, Recorder

**ARTICLE 3.24 OFF-STREET PARKING (Amended Ord. No. 2006-14, 9/12/2006; Ord. No. 2008-06, 5/27/08; Ord. No. 2008-13, 8/26/08; Ord. No. 2014-05, 3/11/14)**

**3.24.1 REQUIREMENT.** Except as may be provided elsewhere in this ordinance, parking lot lighting and parking with adequate provisions for ingress and egress by standard-sized automobiles shall be provided at the time of construction, or if any of the following occur:

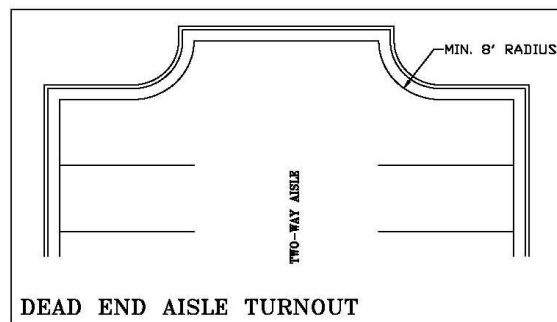
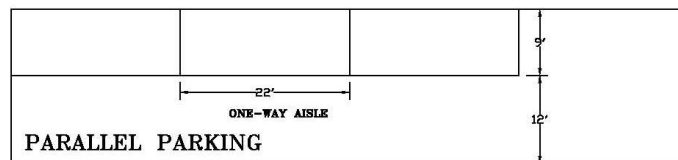
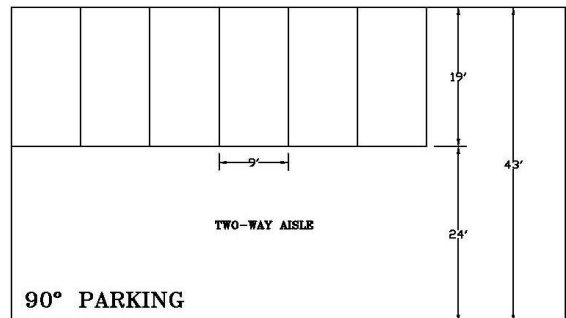
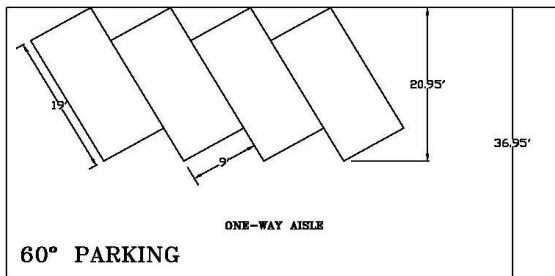
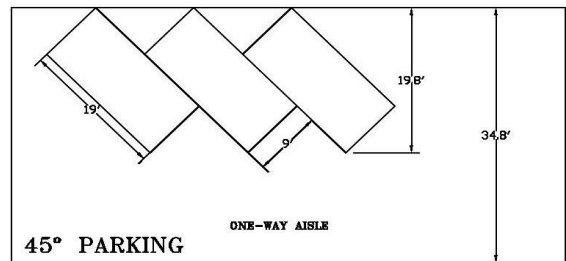
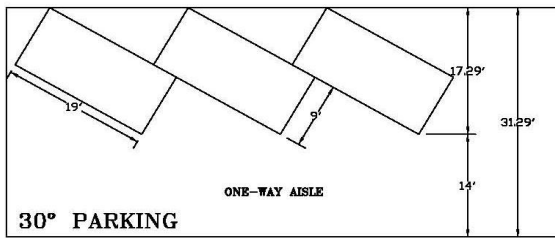
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Mechanical Automotive Repair Shops	No more than two and one-half (2.5) parking spaces provided per bay (no more than 4 bays).

**3.24.4 EXCEPTION TO OFF-STREET PARKING REQUIREMENTS.** Requests for an exception to the off-street parking requirement(s) may be recommended by the Planning Commission and approved by the City Council, if the Applicant shows:

1. The unique nature of the existing or proposed land use, or an unusually large number of pedestrian or transit trips, below-normal parking demands will be generated.
2. A reduced number of off-street parking spaces will meet the demands of the proposed use without increasing traffic or on-street parking problems in adjacent areas and neighborhoods.

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1. Off-street parking is prohibited in all access ways, fire lanes, or similar areas not designated for parking purposes. These areas shall be posted with "No Parking" signs and/or other means.
2. No portion of the setback area adjacent to a street shall be used for off-street parking unless recommended by the Gateway Historic Committee and Planning Commission, and approved by the City Council.

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Budget Priorities**

**FOR CONSIDERATION ON: March 11, 2014**

**PETITIONER: Richard Nelson, City Administrator**

**ACTION REQUESTED BY PETITIONER: For Council review and direction.**

**INFORMATION: Each year different costs are added to the budget or different costs are considered for addition to the budget. Below is a list of the different items that staff will either have to add to the budget or are considering to add to the budget.**

Budget Priorities:

1. \$1 increase to the base rate of the culinary water rate.  
(The \$1 increase to the base rate of the culinary water rate was approved by a previous Council. It is part of a 4 year program to fully fund the culinary water.)
2. Additional overtime for public works in case of flooding - \$12,000.  
(The \$12,000 in additional overtime is to be prepared in case the City has to deal with additional flooding issues next year. It is hoped that this will not be used.)
3. PSD increases.  
(Alpine City's share of PSD funding will increase. The fund balances need to be stabilized and additional costs will incur. The PSD budgeting cycle is still in motion.)
4. Justice Court increases for security.  
(Court security issues need to be addressed. While the Court has a Bailiff, there is no one to run the security system. This is needed. The PT Court Clerk budget is being moved from the PSD Police budget to the Justice Court budget. This will not increase the overall cost but will show it in different categories. The funding from the cities for the Justice Court is changed from 60/40 (Highland/Alpine) to 62%/38% to reflect the changes in the PSD funding formula for police. These changes will increase the City's share of the Court's budget by about \$14,000.)
5. Opt out program for recycle and green waste.

(Information is on its way and will be attached.)

6. Young Women of Excellence - \$6,000.  
(The Young Women of Excellence program has asked the City to donate \$6,000 for its operation in Alpine. The last two years Alpine has chosen to not donate to any outside programs, this program included.)
7. Remodel of city hall (offices and doors and bell tower).  
(It has been proposed that Jason Bond's office be taken down, that the small conference room be expanded into that space, that Jason's office be moved into the space now occupied by the Recorder/Building Department, and that the old police department reception area be turned into a meeting area for builders and that a walkway be built from the building department to the old reception area. We are working on costs for this. New doors and a new bell tower are also needed. No cost figures are available.)
8. Add 2 new office part time workers – man new front office.  
(In discussing #7 above, Mayor Watkins proposed that the City turn the old police reception area into a new city offices' entrance and staff the new city entrance with two PT workers. Each worker would cost between \$15,000 to \$17,000 (salary plus benefits). Total cost would be between \$30,000 to \$34,000.)
9. Purchase lots of flashing speed signs.  
(A number of residents have requested flashing speed signs on their streets. The signs cost about \$2,600 to \$4,500 each, not counting installation and maintenance. Lately we have had pretty good success with the signs; since the one was vandalized and another was stolen we have not had any problems.)
10. Redo the fair housing/reasonable accommodation ordinance.  
(In the aftermath of the ARL lawsuits, it has been proposed that the City hire Dan McDonald to review and rewrite our ordinances dealing with these issues. Dan has been asked for a bid to do the rewrite. A plug figure of \$10,000 is suggested.)
11. Do an economic development feasibility study of B/C zone and other areas of the City.(Hire consultant: \$10,000)  
(The Planning Commission has recommended that the City hire an economic development consultant to do a feasibility study of the potential of economic development in the B/C zone and the area south of that zone. A plug figure of \$10,000 is suggested.)
12. Consider hiring F.T. Building Inspector or increasing amount of building inspection time from Sunrise Engineering.  
(It is estimated that the cost for hiring a FT Building Inspector is \$72,000 (salary plus benefits). To date building inspection expenditures: \$41,000. Last year the City spent \$50,736 on inspection services. The City has expanded its Sunrise Engineering contract to include building inspection services five days a week instead of three days a week.

Highland City has also expressed an interest in having Alpine join with them in providing inspection services.)

13. Increase amounts budgeted for legal costs: \$20,000.  
(It seems prudent to expect legal costs to increase for outside legal help.)
14. Waste disposal costs for regular cans went up 2%.

***RECOMMENDED ACTION:*** *For Council review and direction.*

**From:** Jody Bates [Jody@highlandcity.org]  
**Sent:** Wednesday, March 05, 2014 5:02 PM  
**To:** Rich Nelson  
**Subject:** Court Costs

Rich,

Sorry, I will be out of the office tomorrow and all next week and I didn't have time to get this in a spreadsheet for you. But I wanted you to get the numbers to you for your budget. Let me know if there is anything else you need from me.

Thanks

**Court Bailiff:** **\$8,770./yr**  
Highland @ 62% = \$5,437.40  
Alpine @ 38% = \$3,332.60

**Court Security:** **\$11,000./yr**  
Highland @ 62% = \$6,820.  
Alpine @ 38% = \$4,180.

**PT Court Clerk:** **\$14,766.40**  
Highland @ 62% = \$9,155.17  
Alpine @ 38% = \$5,611.32

**Total Alpine Court: \$13, 123.92.**

**Jody Bates**

**City Recorder/Executive Secretary**

5400 West Civic Center Dr. Ste. 1

Highland, Utah 84003

Phone: (801) 772-4505

Fax: (801) 756-6903

**For your convenience our office is open extended hours**

**7:30 am to 6:00 pm Monday ~ Thursday**

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Box Elder, Plat E - Contract with Bowen Collins**

**FOR CONSIDERATION ON: March 11, 2014**

**PETITIONER: Shane Sorensen, City Engineer**

**ACTION REQUESTED BY PETITIONER: Approval of Proposal.**

**INFORMATION:** Because of the unique knowledge that the consulting engineer firm of Bowen Collins and Associates has of flood and debris flow hazards below the mouth of Box Elder Canyon, it is proposed that Alpine City hire them to develop an approximate flood hazard map and potential means of mitigating flood and debris flow hazards plan so that the City can prepare appropriate notification of hazardous conditions for Box Elder Plat E. A copy of the proposal and task budget is attached.

***RECOMMENDED ACTION:*** *For Council approval.*



March 4, 2014

Shane Sorensen, P.E.  
City Engineer  
Alpine City  
20 North Main Street  
Alpine, Utah 84004

Subject: Proposal to Identify Approximate Flood Hazards below the Mouth of Box Elder Canyon

Dear Shane,

As you requested, we have developed a draft scope of work and associated fee for your review and consideration to identify approximate flood and debris flow hazards below the mouth of Box Elder Canyon. In addition, after identifying the hazards, it is our understanding that the City would like some tools and recommendations that can be implemented to protect future development from the alluvial fan flood and debris flow hazards. Our proposed scope of work to accomplish these objectives is presented below.

**Task 1: Collect and Review Existing Information**

BC&A staff will collect and review the following information from Alpine City for use in the project: digital topographic map of the area; digital aerial photographs of the area; geologic hazard ordinance; existing digital parcel boundary data in the study area; the NRCS Damage Survey Report associated with the 2012 Quail Fire; surveyed flood boundaries from 2013 flood events; and any other information that may pertain to the project.

**Task 2: Perform Hydrologic Evaluation**

BC&A staff will delineate the drainage area of Box Elder Canyon and use computer software to estimate the 100-year flood for the Box Elder Canyon Drainage, with normal watershed conditions and with burned watershed conditions. The results of this analysis will be used in identifying approximate flood hazards on the alluvial fan below Box Elder Canyon.

**Task 3: Field Reconnaissance**

We will perform field reconnaissance on the face of the Box Elder Canyon alluvial fan to collect qualitative flood data and use that information with historic flood information and contour data to identify active portions of the alluvial fan and to identify flood and debris hazard risk areas (low, medium and high). Photographs will be taken to document field observations.

**Task 4: Develop an Approximate Flood Hazard Map**

Information collected and developed while completing Tasks 1 through 3 will be used to develop a digital map that approximately identifies areas that have flood and debris flow risks. The map will show low, medium and high risk areas and will include approximate parcel boundaries.

Shane Sorensen, P.E.

March 4, 2014

Page 2

**Task 5: Identify Potential Means of Mitigating Flood and Debris Flow Hazards**

After defining the approximate flood and debris flow hazards and risks, we will identify and recommend alternative means to protect future homes and structures from being damaged by future flood and debris flow events. These recommendations could include building restrictions, grading requirements, and other things that will help protect life and property in the future.

**Task 6: Report Preparation**

We will prepare a draft report for City officials to review that documents the results and recommendations of the study. After receiving review comments, we will finalize the report and provide up to 10 copies of the final report with maps and attachments to the City as well as a PDF file that contains the entire report.

**Task 7: Progress/Coordination Meetings**

We will meet with City staff up to three times: once to review the draft approximate flood hazard map and recommended hazard mitigation measures; once to discuss comments on the draft report; and once (if desired) to present the recommendations to the City Council.

We proposed to complete these tasks on a time and expenses basis, with a cost not to exceed \$8,800 without prior written consent. A detailed cost estimate is attached for your information. We estimate that it will take about 4 weeks to complete the project once we have received written notice to proceed.

We are very interested in completing this project for Alpine City and feel that the information provided will be valuable to Alpine City, developers, and home owners as development pressure in the area increases. Please let us know how you wish to proceed.

Sincerely,

Bowen, Collins & Associates

A handwritten signature in black ink, appearing to read "Craig R. Bagley", with a long, sweeping horizontal line extending to the right.

Craig R. Bagley, P.E., CFM  
Principal

Attachment

**Table 1**  
**Alpine City**  
**Box Elder Canyon Approximate Flood Hazard Delineation**  
**Engineering Man-Hour and Fee Estimate**  
 Last Updated 3/4/2014

		Office/Support		Technicians				Engineers				Subtotal Hours	Subtotal Labor	Subtotal Expenses	Total Cost
Labor Category		Office	Editor	Tech 3	Tech 5	Tech 1	Const. Mngr.	Staff Eng.	Proj. Eng.	Proj. Mngr.	Geologist				
Staff		Skousen	Hansen	Riggs	Garcia	J. Collins	Williams	Wright	Stayner	C. Bagley	Lipps				
Labor Rate		\$60	\$60	\$90	\$112	\$75	\$104	\$90	\$99	\$141	\$125				
Task No.	Task Description														
1	Collect and Review Existing Info								2	2		4	\$480	\$56	\$536
2	Perform Hydrologic Evaluation							4	2			6	\$558	\$42	\$600
3	Field Reconnaissance							1		5	5	11	\$1,420	\$77	\$1,497
4	Develop Approx. Flood Hazard Map							4		3	2	9	\$1,033	\$63	\$1,096
5	Identify Means to Mitigate Hazards									2	1	3	\$407	\$21	\$428
6	Report Preparation		2					2		12	9	25	\$3,117	\$175	\$3,292
7	Progress/Coordination Meetings							1		8		9	\$1,218	\$133	\$1,351
Total Hours		0	2	0	0	0	0	12	4	32	17	67			
Total Base Proposal Cost													\$8,233	\$567	\$8,800
Grand Total													\$8,233	\$567	\$8,800

Expenses include:  
 Mileage reimbursement at \$0.75/mile  
 Computer/Communications Charge at \$7/labor hour  
 10% Markup on Outside Services

Budgetary Assumptions:  
 1. Budget assumes attending up to 3 meetings