



ALPINE CITY COUNCIL PUBLIC HEARING and MEETING

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a **Public Hearing and Meeting** on **TUESDAY June 24, 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 June 10, 2014.**
- B. **Bond Release, Bennett Farms Plat D & D - \$432,505.66**

IV. REPORTS AND PRESENTATIONS

V. ACTION/DISCUSSION ITEMS

PUBLIC HEARING ON BUDGET OPENING FOR FISCAL YEAR 2013-2014

- A. **Ordinance No. 2014 - 10 - Amending the Alpine City Budget for Fiscal Year 2013-2014:** The City Council will consider approving amendments to the 2013-2014 Budget.
- B. **Lambert Park (Gates, Speed Limits and Motorized Vehicles):** The City Council will consider three issues in Lambert Park:
 - 1. Placing gates
 - 2. Imposing a 10 mph speed limit
 - 3. Banning motorized vehicles.
- C. **Eagle Pointe PRD Concept Plan (Approximately 800 W 600 N):** The City Council will review the concept plan for a 15-lot subdivision located on the northwest side of Alpine.
- D. **Lot Area and Width Requirements Amendment:** The Council will consider amending the definition of the average slope of a lot, and the density, lot area, and lot width requirements in the CR-20,000 and CR-40,000 zones.
- E. **Design Standards Amendment – Sidewalks:** The Council will consider amending the requirements on sidewalks in new subdivisions.
- F. **Fire Works/Open Fires in Alpine City for Calendar Year 2014:** The Fire Marshal will make recommendations regarding fireworks and open fires in Alpine.
- G. **Tax Leakage Study Approval:** The City advertized RFPs for a tax leakage study. The Council will review the proposals.

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

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

ADJOURN

***Some Council Members may be participating electronically.**

Don Watkins, Mayor
June 20, 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 and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

**Alpine City Council Meeting
Alpine City Hall, 20 North Main, Alpine, UT
June 10, 2014**

I. CALL MEETING TO ORDER: The meeting was called to order at 6:35 pm by Mayor Don Watkins.

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

Mayor Don Watkins

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

Council Members not present: Kimberly Bryant was excused

Staff: Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Jannicke Brewer, Joe McRae.

Others: Chantel Miner, Terya Higbee, Brielle Hahn, Jacob Starley, Helen Starley, Chris Ballif, Ginny Rainsdon, Tanner Pearson, Derrill Merrill, Caleb Warner, Troy Ellis, Andra Ellis

B. Prayer: Troy Stout

C. Pledge of Allegiance: Caleb Warner

II. PUBLIC COMMENT: Isaac Newey said he was working toward getting his Eagle and had been working with Rich Nelson. Saturday morning he and 25 other people repainted the curbs red along Main Street. He estimated it took about 114 man hours. Rich Nelson had already signed his papers and this was for information.

Mayor Watkins congratulated him and thanked him on his project. He said he was amazed when he drove through town and saw how many people were involved.

III. CONSENT CALENDAR

A. Approve the minutes of May 27, 2014

MOTION: Will Jones moved to approve the minutes of May 27, 2014. Lon Lott seconded. Ayes: 4 Nays: 0. Motion passed unanimously.

IV. REPORTS AND PRESENTATIONS

A. Swearing-in of Youth Council by Judge Douglas Nielsen. Judge Nielson swore in the Youth Council then spoke to them about the importance of the oath they took. He said there actually were not that many people in the United States who had the privilege of taking the oath to uphold the Constitution of the United States of America. Only those who were in public service took the oath.

Mayor Watkins said they were very proud of their Youth Council. Last year at the Utah State Conference they took the highest award that could be earned. The list of services the Youth Council performed was amazing.

Mayor Watkins recognized the presence of Jannicke Brewer and said he was happy to see her there following her heart attack. Mrs. Brewer said she was glad to be there. She said the EMTS and their response time was amazing.

Troy Stout said he would be beginning six months of medical treatments and would be unable to attend some of the Council meetings during that time, but he hoped to participate by phone. The phones and speaker system in the Council Chambers were set up to allow absent members to participate in the meeting electronically. There needed to be adequate notice given when a Council member planned to participate via phone.

B. Financial Report for May 2014: Mayor Watkins said that Rich Nelson was not present due to family issues, but he expected he might show later in the meeting.

Will Jones said he had a question about PI revenue. The year was 92% lapsed but they were about 10% to 12% short in revenue. David Church said the PI fund was a business fund (previously called an enterprise fund) and a business fund could run at a profit or a loss. The government funds had to balance every year, but not the business funds.

1
2 Mr. Jones said he would be more comfortable if they could adopt the budget in two weeks. David Church said that
3 by law it had to be adopted by June 22nd which was two days before the next scheduled meeting. If necessary they
4 could call a special meeting.
5

6 Will Jones said he was concerned that at the last minute they would receive a lot of money from the County which
7 would change the revenue. Last year the City raised taxes by \$44,000 then in the last two weeks of the year they got
8 \$150,000 from the County. Had they known that was coming, they wouldn't have raised taxes.
9

10 David Church said the problem with planning on that extra revenue was that it was a one-time thing. If they lowered
11 taxes, it would lower the tax rate. Then in subsequent years, if they didn't receive that same amount of unexpected
12 revenue, they would have to raise taxes.
13

14 Mayor Watkins said that people would not remember the tax decrease, but they would notice a tax increase.
15

16 Will Jones noted that the increased revenue from building permits was a one-time thing and they shouldn't plan on it
17 always be that high.
18

19 **V. ACTION/DISCUSSION ITEMS**

20 **PUBLIC HEARING ON THE FINAL BUDGET FOR FISCAL YEAR 2014-2015**

21
22
23 Mayor Watkins opened the public hearing on the Final Budget. There were no comments. He recommended they
24 move to Item C on the agenda since Rich Nelson wasn't present.
25

26 **C. Resolution No. R2014-05 -Designation of an alternate board member to the Lone Peak Public**
27 **Safety District Governing Board:** Mayor Watkins recommended they designate Will Jones as an alternate
28 member to the Board.
29

30 **MOTION:** Troy Stout moved to adopt Resolution No. R2014-05 to designated an alternate member to the Lone
31 Peak Public Safety District Governing Board. Lon Lott seconded. Ayes: 4 Nays: 0. Motion passed.
32

33 **MOTION:** Troy Stout moved to appoint will Jones as the alternate member to the Lone Peak PSD Governing
34 Board. Roger Bennett seconded. Ayes: 4 Nays: 0. Motion passed.
35

36 **D. Moyle Park Restrooms and Drinking Fountain:** Will Jones said the Planning Commission held a
37 public hearing on the Moyle Park Master Plan at their previous meeting. They made a motion recommending that
38 their first choice would be to see if it was feasible to put them where the temporary restrooms were currently
39 located. The second choice was to put a restroom at the south end of the park, east of the Ellis gate. They also
40 recommended installing a drinking fountain. They did not approve a Master Plan.
41

42 Will Jones recommended that they locate that restrooms on the south end of the park and made a motion to the
43 effect.
44

45 **MOTION:** Will Jones moved to put the restrooms on the south boundary line of Moyle Park, north of the Ellis
46 property and east of the Ellis gate. Lon Lott seconded. Ayes: 4 Nays: 0. Motion passed. Will Jones, Lon Lott, Roger
47 Bennett, Troy Stout voted aye.
48

49 Will Jones said they would have to remove some trees. He said that Rich Nelson had written a gate policy. In this
50 case, they would ask that the residents neighboring the park receive permission from the Harts (Moyle Park
51 caretakers) before coming in and out of the gates that adjoin the park in case there was an event going on. There
52 were three private gates that opened onto the park. The gates were City gates and if there was a problem, they would
53 lock them.
54

1 Lon Lott asked if there should be a privacy policy for neighbors when it came to pruning vegetation. Will Jones said
2 the it was a City Park and if they needed to prune, they would let the neighbors know, but they didn't need to ask
3 them for permission.

4
5 Jannicke Brewer asked if the gate policy would apply to other parks or if it was only for Moyle Park.

6
7 Mayor Watkins said the vehicles going in and out of the gates were the issue. It was not the same thing as a walk-
8 through gate. Properties adjacent to a City park should not be using the park for vehicular access to the their
9 property.

10
11 Shane Sorensen said there were some walk-through gates that someone could take a motorcycle through. There
12 should be some standard for a walk-through gate. He suggested something with three posts.

13
14 Lon Lott asked if there would a parking issue in Moyle Park. Will Jones said there should be adequate parking by
15 the tower on the east side. They needed to decide if they were going to move two or three pine trees.

16
17 Jason Bond said they would revisit a Moyle Park Master Plan at a later time. They needed more detail and cost
18 estimates.

19
20 Troy Stout suggested that since they had a park fund, they should advertise where and how people could donate to
21 the fund if they wanted.

22
23 **A. Ordinance No. 2014-09 - Adopting the Alpine City Budget for Fiscal Year 2014-2015.** David
24 Church said the City had to adopt a balanced budget. If they decreased revenue, they had to decrease spending.

25
26 Roger Bennett said he would like to see a cost of living increase of 1% for everyone one and a 1% merit increase to
27 be administered at the discretion of the City Administrator

28
29 Will Jones said he had talked to a man at Utah County who said the cost of living for Utah County was one percent.
30 He said he would like to have a motion stating they would come up with an index for cost of living that they would
31 use every year.

32
33 **MOTION:** Will Jones moved that in the next 30 days, the City find an index to use to determine cost of living. The
34 motion was later withdrawn.

35
36 David Church said the only thing that was adopted in the budget was a total amount. It did not specify what should
37 go to cost of living or what should go to merit increases. For this year's budget they needed to adopt a number and
38 give instruction to the staff on how to administer it.

39
40 **MOTION:** Roger Bennett moved to approve Ordinance No. 2014-09 adopting the Budget for fiscal year 2014-
41 2015 as written with the instruction that the two percent salary increase for staff be allocated as 1% for cost of living
42 and 1% for merit. Will Jones seconded. Ayes: 4 Nays: 0. Motion passed. Roger Bennett, Will Jones, Troy Stout, Lon
43 Lott voted aye.

44
45 Lon Lott asked what happened when the City replaced an asset such as the GPS system with a new one. Did they
46 sell the old one and was it counted as revenue?

47
48 Shane Sorensen explained that they had an equipment replacement schedule. When something was sold, it usually
49 went to fund the purchase of new equipment. Those things were usually taken care of in the budget opening.

50
51 Troy Stout said that for the record he would like to see a 3% increase for staff as long as the budget was balanced.

52
53 Roger Bennett said the staff already received a 13% increase this year because of the retirement plan. David Church
54 explained that the retirement plan was run by the state. By law the retirement system had to have the money in it that
55 the actuary said it did. Even when the stock market came back, as it had recently, they had to make up for the time
56 when the stock market was down.

1
2 **B. Resolution No. R2014-04 - Adopting the Certified Tax Rate.** The certified tax rate assigned to
3 Alpine by the Utah County Auditor was 0.001611, which was down from the previous year because property values
4 had gone up. The goal was for taxes to remain close to the same as in previous years for the city overall.
5

6 **MOTION:** Troy Stout moved to approve Resolution No. R2014-04 adopting the certified tax rate of 0.001611 for
7 fiscal year 2014-2015. Will Jones seconded. Ayes: 4 Nays: 0. Try Stout, Will Jones, Lot Lott, Roger Bennett voted
8 aye. Motion passed.
9

10 **VI. STAFF REPORTS**

11
12 Jason Bond reported that the Planning Commission would be looking at the Eagle Pointe subdivision which was
13 being developed by Mark Wells and Taylor Smith. The plan showed a full road with retaining wall. The walls would
14 be smaller than previously designed, but still substantial. They would also be looking at design standards and a
15 preliminary plat for David's Court. There would be public hearing on Lambert Park regarding gates and ATVS.
16 Jason Bond also reported that he would be starting on the weed abatement letters before July 4th.
17

18 Shane Sorensen said they'd had an issue in the low pressure zone. A rock got into the PRV and they had to take it
19 apart. It was a good learning experience. The Public Works Department was putting together written procedures on
20 all the tasks. He said that since Ron Devey's resignation, the transition was going well and they guys were doing a
21 great job.
22

23 Shane Sorensen also reported that the NRCS wanted to look at the work they'd done to mitigate the effects of the
24 fire and flooding in the Lambert Park and wilderness area, and had invited the media to look at the project. They
25 would be sending out a press release. Some people from the senator's office would also be there. He would take
26 them on a tour and discuss the project.
27

28 Staff had begun clean up at the rodeo ground to get ready for Alpine Days. Part of the work involved repairing the
29 fence. Mayor Watkins suggested they postpone putting up the new fence until it was closer to Alpine Days so it
30 wouldn't be torn out again. Will Jones suggested a temporary gate.
31

32 **VII. COUNCIL COMMUNICATION**

33
34 Will Jones said he would meet with Annalisa Beck on Thursday and give her all the information on Alpine Days to
35 go on the website. He said that if someone wanted to be in the parade, they had to be on a float. The Council would
36 be riding on a float.
37

38 Troy Stout asked about the waterline on his street. Shane Sorensen said the plan showed a 6-inch waterline. They
39 wanted to try and run the new line before they did an overlay, but it wouldn't be happening this year because they
40 didn't have the money in the budget. He said they had repaved some of the newer roads because there was no sense
41 in letting a good road go bad.
42

43 Troy Stout said he had a bent light post on his property. Shane Sorensen said Rocky Mountain took care of the
44 lampposts and asked him to get the number off the pole and email it to him. He would send a request to Rocky
45 Mountain Power.
46

47 Will Jones asked if Alpine allowed weekly rentals. He said there was one on 100 South that had been advertized on
48 KSL. Mr. Jones also reported that he and Lon Lott had met with the residents in the South Pointe subdivision about
49 removal of the hazardous playground equipment in the park. They talked about a \$50 donation from the neighbors to
50 make improvements in the park.
51

52 Lon Lott said the neighbors wanted to get rid of the volley ball court and put in grass. They also had a concern with
53 the detention pond.
54

55 Will Jones said he had studied the fire district and determined that he was anti-district. Alpine City could do an
56 incredible job of keeping taxes low, but they had no control over the CUP budget or the school district budget. He

1 said Lee Devey had called him three times a week and said new stuff was coming in all the time. They needed to
2 address that.

3
4 Will Jones asked if they could change the stop signs on Moyle Drive and make Alpine Boulevard the flow street.
5 Shane Sorensen said it had been suggested that the intersection be studied to see if it warranted a four-way stop. Mr.
6 Jones said the same thing applied to Village Way and Alpine Boulevard.

7
8 Mayor Watkins said the exercise trailer advertising the gym had been moved out front again. He hoped there was
9 something they could do about that. Jason Bond said he would call Tucker Hansen's office.

10
11 Troy Stout said there were three trailers parked on the corner of High Bench Road and East Mountain. .

12
13 **VIII. EXECUTIVE SESSION**

14
15 **MOTION:** Will Jones moved to go to closed session to discussion litigation. Troy Stout seconded. Ayes: 4 Nays:
16 0. Will Jones, Troy Stout, Lon Lott, Roger Bennett voted aye. Motion passed.

17
18 The Council adjourned to closed session at 8:30 pm.

19
20 The Council returned to open meeting at 9:30 pm

21
22 **MOTION:** Will Jones moved to adjourn. Lon Lott seconded. Ayes: 4 Nays: 0. Motion passed.

23
24 The meeting was adjourned at 9:30 pm.
25
26

ALPINE CITY
ESCROW BOND RELEASE FORM
Final Release

BOND HOLDER

Thru Period Ending: May 14, 2014

Note: This release is to determine, for bonding purposes, the difference between the total bond amount and the amount of improvements that have been constructed to date. Construction began on this development prior to recording the plat. The amount held by the City for the two year warranty period will be the typical 10% of the 120% total amount.

Bennett Farms Plats D & E
Location: Country Manor'
Original Bond

Item	Quantity	Units	Unit Cost	120% Unit Cost	Total Cost	% Completed This Period	% Completed To Date	Total
Earthwork	1	L.S.	\$ 21,250.00	\$25,500.00	\$25,500.00	90%	90%	\$22,950.00
SEWER								
8" Sewer	900	L.F.	\$ 19.92	\$23.90	\$21,513.60	90%	90%	\$19,362.24
48" Sewer Manhole	5	Each	\$ 2,860.00	\$3,432.00	\$17,160.00	90%	90%	\$15,444.00
4" Sewer Laterals	7	Each	\$ 900.00	\$1,080.00	\$7,560.00	90%	90%	\$6,804.00
Re-locate Existing Manhole	1	Each	\$ 1,000.00	\$1,200.00	\$1,200.00	90%	90%	\$1,080.00
Bedding Material	575	Ton	\$ 10.00	\$12.00	\$6,900.00	90%	90%	\$6,210.00
Sewer Testing	5	Each	\$ 200.00	\$240.00	\$1,200.00	90%	90%	\$1,080.00
CULINARY WATER								
8" DIP Water Line	1,080	L.F.	\$ 31.20	\$37.44	\$40,435.20	90%	90%	\$36,391.68
Connect to Existing Water Main	2	Each	\$ 400.00	\$480.00	\$960.00	90%	90%	\$864.00
Fire Hydrant Complete	2	Each	\$ 3,577.80	\$4,293.36	\$8,586.72	90%	90%	\$7,728.05
3/4" Water Laterals	7	Each	\$ 950.00	\$1,140.00	\$7,980.00	90%	90%	\$7,182.00
8" Gate Valve	5	Each	\$ 1,190.00	\$1,428.00	\$7,140.00	90%	90%	\$6,426.00
Valve Box	6	Each	\$ 80.00	\$96.00	\$576.00	90%	90%	\$518.40
8" MJ Bend	3	Each	\$ 275.00	\$330.00	\$990.00	90%	90%	\$891.00
8" Flg Tee	1	Each	\$ 645.00	\$774.00	\$774.00	90%	90%	\$696.60
8"x2" Blow Off	1	Each	\$ 600.00	\$720.00	\$720.00	90%	90%	\$648.00
8"x6" Tee	2	Each	\$ 320.00	\$384.00	\$768.00	90%	90%	\$691.20
6" Gate Valve	2	Each	\$ 850.00	\$1,020.00	\$2,040.00	90%	90%	\$1,836.00
Thrust Blocks	8	Each	\$ 125.00	\$150.00	\$1,200.00	90%	90%	\$1,080.00
8" MJ Coupling	1	Each	\$ 250.00	\$300.00	\$300.00	90%	90%	\$270.00
8" Flg Packs	10	Each	\$ 28.00	\$33.60	\$336.00	90%	90%	\$302.40
8" MJ Packs	5	Each	\$ 38.00	\$45.60	\$228.00	90%	90%	\$205.20
6" Flg Packs	4	Each	\$ 25.00	\$30.00	\$120.00	90%	90%	\$108.00
6" MJ Packs	4	Each	\$ 28.00	\$33.60	\$134.40	90%	90%	\$120.96
Water Line Flushing & Testing	1	Each	\$ 700.00	\$840.00	\$840.00	90%	90%	\$756.00
PRESSURIZED IRRIGATION								
6" C-900 PVC Irrigation Pipe	1,080	L.F.	\$ 11.82	\$14.18	\$15,318.72	90%	90%	\$13,786.85
6" Gate Valve	5	Each	\$ 850.00	\$1,020.00	\$5,100.00	90%	90%	\$4,590.00
6" Flg Tee	1	Each	\$ 445.00	\$534.00	\$534.00	90%	90%	\$480.60
6" Sleeve	1	Each	\$ 160.00	\$192.00	\$192.00	90%	90%	\$172.80
6"x2" Blow Off	1	Each	\$ 530.00	\$636.00	\$636.00	90%	90%	\$572.40
1" Pressurized Irrigation Laterals	8	Each	\$ 630.00	\$756.00	\$6,048.00	90%	90%	\$5,443.20
PI Valve Boxes	5	Each	\$ 80.00	\$96.00	\$480.00	90%	90%	\$432.00
6" MJ Bend	2	Each	\$ 190.00	\$228.00	\$456.00	90%	90%	\$410.40
Bedding Material	450	Ton	\$ 10.00	\$12.00	\$5,400.00	90%	90%	\$4,860.00
PI Thrust Blocks	4	Each	\$ 125.00	\$150.00	\$600.00	90%	90%	\$540.00
PI Testing	1	Each	\$ 500.00	\$600.00	\$600.00	90%	90%	\$540.00
Misc Parts: Wire, Tape, Flg Packs,	1	L.S.	\$ 2,000.00	\$2,400.00	\$2,400.00	90%	90%	\$2,160.00
STORM DRAIN								
18" ADS Storm Drain Main	840	L.F.	\$ 25.00	\$30.00	\$25,200.00	90%	90%	\$22,680.00
48" Dia. Storm Drain Manhole	3	Each	\$ 1,800.00	\$2,160.00	\$6,480.00	90%	90%	\$5,832.00
Core Drill	1	Each	\$ 400.00	\$480.00	\$480.00	90%	90%	\$432.00
Re-locate Existing Manhole	1	Each	\$ 800.00	\$960.00	\$960.00	90%	90%	\$864.00
Drop Inlet Box	7	Each	\$ 2,500.00	\$3,000.00	\$21,000.00	90%	90%	\$18,900.00
15" ADS Storm Drain Main	100	L.F.	\$ 19.50	\$23.40	\$2,340.00	90%	90%	\$2,106.00
Bedding Material	450	Ton	\$ 10.00	\$12.00	\$5,400.00	90%	90%	\$4,860.00
Control Box	1	Each	\$ 2,500.00	\$3,000.00	\$3,000.00	90%	90%	\$2,700.00
Overflow Structure	1	Each	\$ 2,500.00	\$3,000.00	\$3,000.00	90%	90%	\$2,700.00
Detention Basin	1	Each	\$ 5,850.00	\$7,020.00	\$7,020.00	90%	90%	\$6,318.00
60" Dia. Storm Drain Manhole	2	Each	\$ 2,200.00	\$2,640.00	\$5,280.00	90%	90%	\$4,752.00
Inlet & Outlet Collars	22	Each	\$ 50.00	\$60.00	\$1,320.00	90%	90%	\$1,188.00

CONCRETE

24" Curb and Gutter	2,160	L.F.	\$ 12.60	\$15.12	\$32,659.20	90%	90%	\$29,393.28
4' Sidewalk	2,160	L.F.	\$ 13.00	\$15.60	\$33,696.00	90%	90%	\$30,326.40
Handicap Ramps	2	Each	\$ 800.00	\$960.00	\$1,920.00	90%	90%	\$1,728.00
Manhole Concrete Collars	12	Each	\$ 500.00	\$600.00	\$7,200.00	90%	90%	\$6,480.00
Water Valve Collars	10	Each	\$ 375.00	\$450.00	\$4,500.00	90%	90%	\$4,050.00
Box Tie Ins	7	Each	\$ 350.00	\$420.00	\$2,940.00	90%	90%	\$2,646.00

ASPHALT

3" Asphalt & 8" Base	37,000	S.F.	\$ 1.80	\$2.16	\$79,920.00	90%	90%	\$71,928.00
12" Subbase	42,000	S.F.	\$ 0.80	\$0.96	\$40,320.00	90%	90%	\$36,288.00

LIGHTS & SIGNAGE

Street Lights	1	Each	\$ 2,500.00	\$3,000.00	\$3,000.00	90%	90%	\$2,700.00
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TOTAL BOND AMOUNT

\$480,561.84

Release No. 1 (paper release)

\$432,505.66

TOTAL BOND REQUIRED

\$48,056.18

Amount Released to Date: \$432,505.66

Previously Released: \$ -

** At the discretion of the City, up to 80% of the total bond amount may be released as partial payments and 90% of the total will be released at final. The remainder will be held for the two year warranty period.

This Release: \$432,505.66

Requested by Developer:

Roger Bennett

Date

Approved by Alpine City:

Don Watkins
Mayor

Date

Shane L. Sorensen, P.E.
Public Works Director/City Engineer

Date

6/13/2014

City Council
(by Charmayne Warnock - City Recorder)

Date

ALPINE CITY COUNCIL AGENDA

SUBJECT: Public Hearing on the Amended Budget for Fiscal Year 2013-2014 and Ordinance No. 2014-10 – Amending the Alpine City Budget, Fiscal Year 2013-2014

FOR CONSIDERATION ON: June 24, 2014

PETITIONER: Rich Nelson, City Administrator, Annalisa Beck, City Financial Officer

ACTION REQUESTED BY PETITIONER: Approval of Amended Alpine City Budget for Fiscal 2013-2014.

INFORMATION: The amended budget has one change in the General Fund under revenue and several changes under expense. The amount of the changes and the reason are listed below and, in more detail, under Exhibit “A” that is attached.

Revenue:

USDA EWP Grant: \$1,449,738. This is money brought in during this fiscal year as a Federal Grant reimbursement for the Quail Fire/EWP Project. A portion of this project was expenses last year with reimbursements this year.

Expense:

Administration: \$16,900. This is for attorneys’ and consultant fees associated with the Patterson law suit.

Elections: \$1,000. This is for additional cost for primary election not budgeted for.

Emergency Services: \$38,789 For additional Fire costs.

Building Department: \$46,500 Due to additional building permits and inspections.

Street Department: \$10,000 Overtime due to flooding and holiday lighting.

Parks & Recreation: \$1,145,420 This is for the Quail Fire rehabilitation grant.

Miscellaneous: \$393,829. This is the transfer of funds for the EWP project spent last year and reimbursed this year bringing the fund balance within the 18% legal limit.

RECOMMENDED ACTION: For Council approval of Ordinance No. 2014-10 – Amending the Alpine City Budget, fiscal Year 2013-2014.

Alpine City Budget 2013-2014

Account No	Account Title	2013-14 Budget	Amended 1/14 2013-14 Budget	Amended 6/14 2013-14 Budget
Taxes				
10-31-10	CURRENT YEAR GENERAL PROPERTY	\$ 1,058,421	\$ 1,058,421	\$ 1,058,421
10-31-20	REDEMPTION TAXES			
10-31-30	GENERAL SALES AND USE TAXES	\$ 915,000	\$ 915,000	\$ 915,000
10-31-31	MOTOR VEHICLE TAX	\$ 85,000	\$ 85,000	\$ 85,000
10-31-40	FRANCHISE FEE - CABLE TV & UP&	\$ 540,000	\$ 540,000	\$ 540,000
10-31-90	PENALTIES & INT. ON DELINQUENT	\$ 1,000	\$ 1,000	\$ 1,000
Total taxes		\$ 2,599,421	\$ 2,599,421	\$ 2,599,421
Licenses and Permits				
10-32-10	BUSINESS LICENSES AND PERMITS	\$ 26,000	\$ 26,000	\$ 26,000
10-32-20	PLAN CHECK FEES	\$ 60,000	\$ 60,000	\$ 130,000
10-32-21	BUILDING PERMITS	\$ 100,000	\$ 100,000	\$ 240,000
10-32-22	BUILDING PERMIT ASSESSMENT	\$ 1,000	\$ 1,000	\$ 1,000
10-32-28	ANIMAL LICENSES	\$ -	\$ -	\$ -
Total Licenses and Permits		\$ 187,000	\$ 187,000	\$ 397,000
Intergovernmental				
10-33-17	CULTURAL - RECREATION			
10-33-41	UTAH COUNTY GRANT	\$ -	\$ -	\$ -
10-33-42	OTHER GRANTS/QUAIL FIRE			\$ 1,449,738
10-33-56	C& B ROAD FUND ALLOTMENT	\$ 320,000	\$ 320,000	\$ 320,000
10-33-58	STATE LIQUOR FUND ALLOTMENT	\$ -	\$ -	\$ -
Total Intergovernmental		\$ 320,000	\$ 320,000	\$ 1,769,738
Charges for Services				
10-34-13	ZONING AND SUBDIVISION FEES	\$ 4,000	\$ 4,000	\$ 4,000
10-34-14	ANNEXATION APPLICATIONS	\$ 500	\$ 500	\$ 500
10-34-15	SALE OF MAPS AND PUBLICATIONS	\$ 500	\$ 500	\$ 500
10-34-22	PUBLIC SAFETY DISTRICT RENTAL	\$ 38,516	\$ 38,516	\$ 38,516
10-34-40	WASTE COLLECTION SALES	\$ 469,300	\$ 469,300	\$ 469,300
10-34-69	YOUTH COUNCIL	\$ 1,300	\$ 1,300	\$ 1,300
10-34-81	SALE OF CEMETERY LOTS	\$ 5,000	\$ 5,000	\$ 5,000
10-34-83	BURIAL FEES	\$ 8,000	\$ 8,000	\$ 8,000
Total Charge for Services		\$ 527,116	\$ 527,116	\$ 527,116
Fines				
10-35-10	TRAFFIC FINES	\$ 60,000	\$ 60,000	\$ 60,000
10-35-15	OTHER FINES	\$ 1,000	\$ 1,000	\$ 1,000
10-35-16	TRAFFIC SCHOOL	\$ 500	\$ 500	\$ 500
Total Fines		\$ 61,500	\$ 61,500	\$ 61,500
Rents and Concessions				
10-36-20	RENTS AND CONCESSIONS	\$ 32,000	\$ 32,000	\$ 32,000
Total RENTS AND CONCESSIONS		\$ 32,000	\$ 32,000	\$ 32,000
Other Revenue				
10-38-10	INTEREST EARNINGS	\$ 9,000	\$ 9,000	\$ 9,000
10-38-17	ALPINE DAYS	\$ 25,000	\$ 25,000	\$ 25,000
10-38-18	RODEO REVENUE	\$ 20,000	\$ 20,000	\$ 20,000
10-38-50	BICENTENNIAL BOOKS	\$ 500	\$ 500	\$ 500
10-38-90	SUNDRY REVENUES	\$ 10,000	\$ 10,000	\$ 10,000
Total Other Revenues		\$ 64,500	\$ 64,500	\$ 64,500
Transfers and Contributions				
10-39-10	GENERAL FUND SURPLUS	\$ 208,221	\$ 238,221	\$ 238,221
10-39-15	TRANSFER FROM WATER	\$ 6,000	\$ 6,000	\$ 6,000
10-39-20	CONTRIBUTION FOR PARAMEDIC	\$ 28,500	\$ 28,500	\$ 28,500
10-39-25	TRANSFER FROM SEWER	\$ 3,500	\$ 3,500	\$ 3,500
Total TRANSFERS AND CONTRIBUTIONS:		\$ 246,221	\$ 276,221	\$ 276,221
Total General Fund Revenue		\$ 4,037,758	\$ 4,067,758	\$ 5,727,496

Alpine City Budget 2013-2014

Account No Account Title		2013-14 Budget	Amended 1/14 2013-14 Budget	Amended 6/14 2013-14 Budget
Administration				
10-41-11	SALARIES & WAGES, ADMINISTRATI	\$ 121,500	\$ 116,700	\$ 116,700
10-41-13	EMPLOYEE BENEFITS	\$ 36,500	\$ 36,500	\$ 36,500
10-41-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-41-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 12,000	\$ 12,000	\$ 12,000
10-41-22	PUBLIC NOTICES	\$ 2,000	\$ 2,000	\$ 3,200
10-41-23	TRAVEL	\$ 5,000	\$ 5,000	\$ 5,000
10-41-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 8,300	\$ 8,300	\$ 9,500
10-41-25	EQUIPMENT - SUPPLIES & MAINTEN	\$ 1,000	\$ 1,000	\$ 1,000
10-41-28	TELEPHONE	\$ 4,000	\$ 4,000	\$ 4,000
10-41-30	TECHNICAL & PROFESSIONAL SERV	\$ 20,000	\$ 50,000	\$ 60,000
10-41-33	EDUCATION	\$ 2,000	\$ 2,000	\$ 2,000
10-41-46	COUNCIL DISCRETIONARY FUND	\$ 10,000	\$ 10,000	\$ 13,000
10-41-47	MAYOR DISCRETIONARY FUND	\$ -	\$ 4,800	\$ 4,800
10-41-51	INSURANCE	\$ 5,500	\$ 5,500	\$ 7,000
10-41-63	OTHER SERVICES	\$ 3,000	\$ 3,000	\$ 3,000
10-41-64	OTHER EXPENSES	\$ 1,000	\$ 1,000	\$ 1,000
Total Administration		\$ 231,800	\$ 261,800	\$ 278,700
Court				
10-42-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ -	\$ -	\$ -
10-42-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 16,000	\$ 16,000	\$ 16,000
10-42-31	PROFESSIONAL & TECHNICAL	\$ 68,000	\$ 68,000	\$ 68,000
10-42-40	WITNESS FEES	\$ 500	\$ 500	\$ 500
10-42-46	VICTIM REPARATION ASSESSMENT	\$ 21,000	\$ 21,000	\$ 21,000
Total Court		\$ 105,500	\$ 105,500	\$ 105,500
Treasurer				
10-43-11	SALARIES AND WAGES	\$ 10,500	\$ 10,500	\$ 10,500
10-43-13	EMPLOYEE BENEFITS	\$ 6,500	\$ 6,500	\$ 6,500
10-43-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-43-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 500	\$ 500	\$ 500
10-43-23	TRAVEL	\$ 500	\$ 500	\$ 500
10-43-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 500	\$ 500	\$ 500
10-43-33	EDUCATION	\$ 500	\$ 500	\$ 500
10-43-34	ACCOUNTING SERVICES/AUDIT	\$ 11,000	\$ 11,000	\$ 11,000
Total Treasurer		\$ 30,000	\$ 30,000	\$ 30,000
Elections				
10-50-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 6,000	\$ 6,000	\$ 7,000
10-50-62	MISCELLANEOUS SERVICES			
Total Elections		\$ 6,000	\$ 6,000	\$ 7,000
Government Buildings				
10-52-11	SALARIES & WAGES, GOVERNMENTAL	\$ -	\$ -	\$ -
10-52-12	SALARIES AND WAGES TEMP. EMP.	\$ -	\$ -	\$ -
10-52-13	EMPLOYEE BENEFITS	\$ -	\$ -	\$ -
10-52-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-52-26	BUILDING SUPPLIES	\$ 6,500	\$ 6,500	\$ 6,500
10-52-27	UTILITIES	\$ 19,000	\$ 19,000	\$ 19,000
10-52-51	INSURANCE	\$ 11,500	\$ 11,500	\$ 11,500
10-52-63	OTHER SERVICES	\$ 15,000	\$ 15,000	\$ 15,000
10-52-72	CAPITAL OUTLAY BUILDINGS	\$ 16,000	\$ 16,000	\$ 16,000
Total Government Buildings		\$ 68,000	\$ 68,000	\$ 68,000
Emergency Services				
10-57-61	POLICE-PROFESSIONAL SERVICE	\$ 987,485	\$ 987,485	\$ 987,067
10-57-63	FIRE-PROFESSIONAL SERVICE	\$ 646,014	\$ 646,014	\$ 685,221
10-57-72	ADMINISTRATION	\$ 62,809	\$ 62,809	\$ 62,809
Total Emergency Services		\$ 1,696,308	\$ 1,696,308	\$ 1,735,097

Alpine City Budget 2013-2014

Account No	Account Title	2013-14 Budget	Amended 1/14 2013-14 Budget	Amended 6/14 2013-14 Budget
Building Department				
10-58-11	SALARIES & WAGES	\$ 26,000	\$ 26,000	\$ 26,000
10-58-13	EMPLOYEE BENEFITS	\$ 13,500	\$ 13,500	\$ 13,500
10-58-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 800	\$ 800	\$ 800
10-58-24	OFFICE SUPPLIES	\$ 1,500	\$ 1,500	\$ 1,500
10-58-28	TELEPHONE	\$ 1,000	\$ 1,000	\$ 1,000
10-58-29	CONTRACT/BUILDING INSPECTOR	\$ 38,000	\$ 38,000	\$ 83,000
10-58-51	INSURANCE & SURETY BONDS	\$ 4,000	\$ 4,000	\$ 4,000
10-58-64	OTHER EXPENSES	\$ -	\$ -	\$ -
10-58-65	BUILDING PERMIT SURCHARGE	\$ 1,000	\$ 1,000	\$ 2,500
Total Building Department		\$ 85,800	\$ 85,800	\$ 132,300
Planning Department				
10-59-11	SALARIES & WAGES	\$ 88,000	\$ 88,000	\$ 88,000
10-59-12	SALARIES AND WAGES TEMP. EMP.			
10-59-13	EMPLOYEE BENEFITS	\$ 33,000	\$ 33,000	\$ 33,000
10-59-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-59-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ -	\$ -	\$ -
10-59-23	TRAVEL	\$ 500	\$ 500	\$ 500
10-59-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 2,000	\$ 2,000	\$ 2,000
10-59-30	PROFESSIONAL & TECHNICAL SERV	\$ 20,000	\$ 20,000	\$ 20,000
10-59-31	LEGAL SERVICES FOR SUBDIVIS	\$ 1,000	\$ 1,000	\$ 1,000
10-59-33	ENGINEERING ON SUBDIVISIONS	\$ 1,000	\$ 1,000	\$ 1,000
10-59-34	EDUCATION	\$ 500	\$ 500	\$ 500
10-59-63	SPECIAL PROJECTS	\$ -	\$ -	\$ -
Total Planning Department		\$ 146,000	\$ 146,000	\$ 146,000
Street Department				
10-60-11	SALARIES & WAGES	\$ 78,500	\$ 78,500	\$ 78,500
10-60-13	EMPLOYEE BENEFITS	\$ 48,500	\$ 48,500	\$ 48,500
10-60-14	OVERTIME WAGES	\$ 8,000	\$ 8,000	\$ 10,000
10-60-23	TRAVEL	\$ 500	\$ 500	\$ 500
10-60-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 25,000	\$ 25,000	\$ 25,000
10-60-26	STREET SUPPLIES AND MAINTENANC	\$ 60,000	\$ 60,000	\$ 60,000
10-60-27	UTILITIES	\$ 500	\$ 500	\$ 500
10-60-28	MOBIL TELEPHONE	\$ 1,500	\$ 1,500	\$ 1,500
10-60-29	POWER - STREET LIGHTS	\$ 50,000	\$ 50,000	\$ 50,000
10-60-51	INSURANCE	\$ 10,000	\$ 10,000	\$ 10,000
10-60-61	MISCELLANEOUS SUPPLIES	\$ -	\$ -	\$ -
10-60-63	OTHER SERVICES	\$ 1,000	\$ 1,000	\$ 9,000
10-60-64	OTHER EXPENSES	\$ 1,000	\$ 1,000	\$ 1,000
10-60-70	CLASS C ROAD FUND	\$ 433,000	\$ 433,000	\$ 433,000
10-60-73	CAPITAL OUTLAY-OTHER THAN BUIL	\$ -	\$ -	\$ -
10-60-74	CAPITAL OUTLAY - EQUIPMENT	\$ -	\$ -	\$ -
Total Street Department		\$ 717,500	\$ 717,500	\$ 727,500
Parks & Recreation				
10-70-11	SALARIES & WAGES	\$ 36,500	\$ 36,500	\$ 36,500
10-70-12	SALARIES/WAGES TEMPORARY EMPLO	\$ 27,500	\$ 27,500	\$ 27,500
10-70-13	EMPLOYEE BENEFITS	\$ 25,500	\$ 25,500	\$ 25,500
10-70-14	OVERTIME WAGES	\$ 2,275	\$ 2,275	\$ 2,275
10-70-23	TRAVEL	\$ 500	\$ 500	\$ 500
10-70-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 10,000	\$ 10,000	\$ 17,000
10-70-26	BUILDING AND GROUNDS SUPPLIES	\$ 25,000	\$ 25,000	\$ 25,000
10-70-27	UTILITIES	\$ 10,000	\$ 10,000	\$ 10,000
10-70-28	MOBIL TELEPHONE	\$ 500	\$ 500	\$ 500
10-70-51	INSURANCE & SURETY BONDS	\$ 6,500	\$ 6,500	\$ 7,700

Alpine City Budget 2013-2014

Account No	Account Title	2013-14 Budget	Amended 1/14 2013-14 Budget	Amended 6/14 2013-14 Budget
10-70-60	RODEO EXPENSES	\$ 20,000	\$ 20,000	\$ 20,000
10-70-61	ALPINE JR/MISS TIMP PAGEANT	\$ -	\$ -	\$ -
10-70-63	OTHER SERVICES-AM FORK AGREEMT	\$ -	\$ -	\$ -
10-70-64	OTHER EXPENSES	\$ 2,000	\$ 2,000	\$ 2,000
10-70-65	OTHER EXPENSES - ALPINE DAYS	\$ 25,000	\$ 25,000	\$ 36,000
10-70-67	MOYLE PARK	\$ 5,000	\$ 5,000	\$ 5,000
10-70-68	LIBRARY	\$ 12,000	\$ 12,000	\$ 12,000
10-70-69	YOUTH COUNCIL	\$ 3,500	\$ 3,500	\$ 3,500
10-70-70	BOOK MOBILE	\$ 13,200	\$ 13,200	\$ 13,200
10-70-71	TRAILS	\$ 5,000	\$ 5,000	\$ 5,000
10-70-74	CAPITAL OUTLAY - FAMILY PRIORI	\$ -	\$ -	\$ -
10-70-75	Quail Fire Restoration			\$ 1,126,220
Total Parks & Recreation		\$ 229,975	\$ 229,975	\$ 1,375,395
Cemetery				
10-77-11	SALARIES & WAGES	\$ 36,500	\$ 36,500	\$ 36,500
10-77-12	SALARIES & WAGES TEMPORARY EMP	\$ 27,500	\$ 27,500	\$ 27,500
10-77-13	EMPLOYEE BENEFITS	\$ 25,500	\$ 25,500	\$ 25,500
10-77-14	OVERTIME WAGES	\$ 2,275	\$ 2,275	\$ 2,275
10-77-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 200	\$ 200	\$ 1,500
10-77-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 9,000	\$ 9,000	\$ 15,000
10-77-26	BUILDING AND GROUNDS	\$ 25,000	\$ 25,000	\$ 25,000
10-70-28	MOBIL TELEPHONE	\$ 500	\$ 500	\$ 500
10-77-51	INSURANCE & SURETY BONDS	\$ 6,500	\$ 6,500	\$ 6,500
10-77-61	MISCELLANEOUS SUPPLIES	\$ -	\$ -	\$ -
10-77-63	OTHER SERVICES	\$ 200	\$ 200	\$ 200
Total Cemetery		\$ 133,175	\$ 133,175	\$ 140,475
Garbage				
10-82-11	SALARIES & WAGES	\$ 30,500	\$ 30,500	\$ 30,500
10-82-13	EMPLOYEE BENEFITS	\$ 17,500	\$ 17,500	\$ 17,500
10-82-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-82-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 4,000	\$ 4,000	\$ 4,000
10-82-28	TELEPHONE	\$ 1,000	\$ 1,000	\$ 1,000
10-82-34	TECHNOLOGY UPDATE	\$ 4,000	\$ 4,000	\$ 4,000
10-82-61	TIPPING FEES	\$ 101,000	\$ 101,000	\$ 101,000
10-82-62	WASTE PICKUP CONTRACT	\$ 239,000	\$ 239,000	\$ 239,000
10-82-64	OTHER EXPENSES	\$ 3,700	\$ 3,700	\$ 3,700
Total GARBAGE:		\$ 400,700	\$ 400,700	\$ 400,700
Miscellaneous				
10-99-05	TRANSFER TO OTHER FUND	\$ -	\$ -	\$ -
10-99-18	UTA TAX	\$ 2,000	\$ 2,000	\$ 2,000
10-99-25	TECHNOLOGY UPGRADE	\$ 10,000	\$ 10,000	\$ 10,000
10-99-80	TRANSFER TO CAPITAL IMP FUND	\$ 150,000	\$ 150,000	\$ 543,829
10-99-82	EMERGENCY PREP	\$ 25,000	\$ 25,000	\$ 25,000
Total Miscellaneous		\$ 187,000	\$ 187,000	\$ 580,829
Totally General Fund Expenses		\$ 4,037,758	\$ 4,067,758	\$ 5,727,496
		\$ -	\$ -	\$ 0
Impact Fees Fund				
15-37-21	STREETS & TRANSPORTATION FEES	\$ 17,000	\$ 17,000	\$ 17,000
15-37-31	RECREATION FACILITY FEES	\$ 40,000	\$ 40,000	\$ 40,000
15-37-41	TIMPANOGOS SEWER HOOK ON FEE	\$ 50,000	\$ 50,000	\$ 50,000
15-38-10	INTEREST EARNINGS	\$ 1,200	\$ 1,200	\$ 1,200
Total Impact Fee Revenue		\$ 108,200	\$ 108,200	\$ 108,200
15-40-12	TIMP SPEC SERV DIST IMPACT FEE	\$ 50,000	\$ 50,000	\$ 50,000
15-40-21	STREET & TRANSPORT EXPENSES	\$ 17,000	\$ 17,000	\$ 17,000

Alpine City Budget 2013-2014

Account No	Account Title	2013-14 Budget	Amended 1/14 2013-14 Budget	Amended 6/14 2013-14 Budget
15-40-31	PARK SYSTEM	\$ 41,200	\$ 41,200	\$ 41,200
Total Impact Fee Expenses		\$ 108,200	\$ 108,200	\$ 108,200
Capital Improvements Funs				
45-38-10	Interest Revenue	\$ 6,000	\$ 6,000	\$ 6,000
45-38-12	Donations	\$ -	\$ -	\$ -
45-38-16	Contributions from Builders	\$ -	\$ -	\$ -
45-38-90	State Grant / Special Projects	\$ -	\$ -	\$ -
45-39-05	Loan from Water Fund	\$ -	\$ -	\$ -
45-39-10	Transfer from General Fund	\$ 150,000	\$ 150,000	\$ 543,829
45-39-11	Capital Imp Fund Surplus	\$ -	\$ -	\$ -
Total Capital Improvements Revenue:		\$ 156,000	\$ 156,000	\$ 549,829
45-40-42	Infra Protection Bonds	\$ -	\$ -	\$ -
45-40-52	Other Expenses	\$ -	\$ -	\$ -
45-40-64	Interest on Infra Bond Released	\$ 3,000	\$ 3,000	\$ 3,000
45-40-70	Capital Outlay - Water Tank	\$ -	\$ -	\$ -
45-40-72	Capital Outlay	\$ 105,500	\$ 105,500	\$ 499,329
45-40-73	Capital Outlay - Buildings	\$ -	\$ -	\$ -
45-40-74	Capital Outlay - Equipment	\$ 47,500	\$ 47,500	\$ 47,500
Total Capital Improvements Expenses		\$ 156,000	\$ 156,000	\$ 549,829
Water Fund				
51-37-11	METERED WATER SALES	\$ 550,000	\$ 550,000	\$ 550,000
51-37-12	OTHER WATER REVENUE	\$ 6,500	\$ 6,500	\$ 6,500
51-37-16	WATER CONNECTION FEE	\$ 3,500	\$ 3,500	\$ 3,500
51-37-17	PENALTIES	\$ 5,000	\$ 5,000	\$ 5,000
51-37-20	WATER SYSTEM IMPACT FEE	\$ 27,000	\$ 27,000	\$ 27,000
51-38-10	INTEREST EARNINGS	\$ 16,000	\$ 16,000	\$ 16,000
51-38-70	DEVELOPER CONTRIBUTIONS	\$ -	\$ -	\$ -
51-39-11	UNAPPROPRIATED FUND EQUITY	\$ 170,100	\$ 170,100	\$ 170,100
Total Water Revenue:		\$ 778,100	\$ 778,100	\$ 778,100
51-80-11	SALARIES/WAGES-PERMANENT EMPLO	\$ 173,000	\$ 173,000	\$ 173,000
51-80-12	SALARIES/WAGES-TEMPORARY EMPLO	\$ -	\$ -	\$ -
51-80-13	EMPLOYEE BENEFITS	\$ 92,600	\$ 92,600	\$ 92,600
51-80-14	OVERTIME WAGES	\$ 8,000	\$ 8,000	\$ 8,000
51-80-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 3,500	\$ 3,500	\$ 3,500
51-80-23	TRAVEL	\$ 2,000	\$ 2,000	\$ 2,000
51-80-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 15,000	\$ 15,000	\$ 15,000
51-80-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 23,000	\$ 23,000	\$ 23,000
51-80-26	BUILDING AND GROUNDS SUPPLIES	\$ 20,000	\$ 20,000	\$ 20,000
51-80-27	UTILITIES	\$ 20,000	\$ 20,000	\$ 20,000
51-80-28	TELEPHONE	\$ 5,000	\$ 5,000	\$ 5,000
51-80-31	PROFESSIONAL & TECHNICAL SERVI	\$ 5,000	\$ 5,000	\$ 5,000
51-80-33	EDUCATION	\$ 1,000	\$ 1,000	\$ 1,000
51-80-34	TECHNOLOGY UPDATE	\$ 10,000	\$ 10,000	\$ 10,000
51-80-35	DEPRECIATION EXPENSE	\$ 255,000	\$ 255,000	\$ 255,000
51-80-51	INSURANCE AND SURETY BONDS	\$ 16,500	\$ 16,500	\$ 16,500
51-80-62	MISCELLANEOUS SERVICES	\$ 500	\$ 500	\$ 500
51-80-63	OTHER EXPENSES	\$ 5,000	\$ 5,000	\$ 5,000
51-80-64	CUSTOMER REFUND	\$ 2,500	\$ 2,500	\$ 2,500
51-80-70	CAPITAL OUTLAY - IMPACT FEE	\$ 30,000	\$ 30,000	\$ 30,000
51-80-72	CAPITAL OUTLAY - BUILDINGS	\$ -	\$ -	\$ -
51-80-73	CAPITAL OUTLAY - IMPROVEMENTS	\$ 52,000	\$ 52,000	\$ 52,000
51-80-74	CAPITAL OUTLAY - EQUIPMENT	\$ 32,500	\$ 32,500	\$ 32,500
51-80-79	CAPITAL OUTLAY - OTHER	\$ -	\$ -	\$ -
51-80-90	TRANSFER TO OTHER FUNDS	\$ -	\$ -	\$ -

Alpine City Budget 2013-2014

Account No	Account Title	2013-14 Budget	Amended 1/14 2013-14 Budget	Amended 6/14 2013-14 Budget
51-80-93	1% TRANSFER TO GENERAL FUND	\$ 6,000	\$ 6,000	\$ 6,000
Total Water Expense		\$ 778,100	\$ 778,100	\$ 778,100
Sewer Fund				
52-37-11	SEWER SYSTEM USAGE SALES	\$ 955,206	\$ 955,206	\$ 955,206
52-37-16	SEWER CONNECTION FEE	\$ 3,000	\$ 3,000	\$ 3,000
52-37-20	SEWER SYSTEM IMPACT FEE	\$ 12,000	\$ 12,000	\$ 12,000
52-37-80	DEVELOPERS CONTRIBUTIONS	\$ -	\$ -	\$ -
52-38-10	INTEREST EARNINGS	\$ 9,500	\$ 9,500	\$ 9,500
52-39-11	UNAPPROPRIATED FUND EQUITY	\$ 82,294	\$ 82,294	\$ 82,294
Total Sewer Revenues		\$ 1,062,000	\$ 1,062,000	\$ 1,062,000
52-81-11	SALARIES	\$ 153,000	\$ 153,000	\$ 153,000
52-81-12	SALARIES AND WAGES TEMP. EMP.	\$ -	\$ -	\$ -
52-81-13	EMPLOYEE BENEFITS	\$ 83,000	\$ 83,000	\$ 83,000
52-81-14	OVERTIME WAGES	\$ 6,000	\$ 6,000	\$ 6,000
52-81-23	TRAVEL	\$ 1,500	\$ 1,500	\$ 1,500
52-81-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 6,500	\$ 6,500	\$ 6,500
52-81-25	EQUIPMENT - SUPPLIES & MAINTEN	\$ 5,000	\$ 5,000	\$ 5,000
52-81-26	BUILDING AND GROUND SUPPLIES	\$ 8,000	\$ 8,000	\$ 8,000
52-81-27	UTILITIES	\$ 500	\$ 500	\$ 500
52-81-28	TELEPHONE	\$ 2,500	\$ 2,500	\$ 2,500
52-81-34	TECHNOLOGY UPDATE	\$ 5,000	\$ 5,000	\$ 5,000
52-81-35	DEPRECIATION EXPENSE	\$ 125,000	\$ 125,000	\$ 125,000
52-81-62	TIMPANOGOS SPECIAL SERVICE DIS	\$ 500,000	\$ 500,000	\$ 500,000
52-81-64	OTHER EXPENSES	\$ 18,000	\$ 18,000	\$ 18,000
52-81-70	CAPITAL OUTLAY - IMPACT FEE	\$ 60,000	\$ 60,000	\$ 60,000
52-81-73	CAPITAL OUTLAY-IMPROVEMENTS	\$ 52,000	\$ 52,000	\$ 52,000
52-81-74	CAPITAL OUTLAY - EQUIPMENT	\$ 32,500	\$ 32,500	\$ 32,500
52-81-93	TRANSFER TO GENERAL FUND	\$ 3,500	\$ 3,500	\$ 3,500
Total Sewer Expenses		\$ 1,062,000	\$ 1,062,000	\$ 1,062,000
Irrigation Fund				
55-37-11	IRRIGATION WATER SALES	\$ 843,000	\$ 843,000	\$ 843,000
55-37-12	OTHER REVENUE	\$ 1,000	\$ 1,000	\$ 1,000
55-37-16	PRESSURIZED CONNECTION FEE	\$ 1,500	\$ 1,500	\$ 1,500
55-37-21	PRESSURIZED IRR IMPACT FEE	\$ 25,000	\$ 25,000	\$ 25,000
55-38-10	INTEREST EARNINGS	\$ 15,000	\$ 15,000	\$ 15,000
55-38-70	DEVELOPER CONTRIBUTIONS	\$ -	\$ -	\$ -
55-39-11	UNAPPROPRIATED FUND EQUITY	\$ 367,424	\$ 367,424	\$ 367,424
Total Irrigation Revenues		\$ 1,252,924	\$ 1,252,924	\$ 1,252,924
55-40-11	SALARIES & WAGES, ADMINISTRATI	\$ 134,000	\$ 134,000	\$ 134,000
55-40-12	SALARIES AND WAGES TEMP. EMP.	\$ -	\$ -	\$ -
55-40-13	EMPLOYEE BENEFITS	\$ 74,000	\$ 74,000	\$ 74,000
55-40-14	OVERTIME WAGES	\$ 8,000	\$ 8,000	\$ 8,000
55-40-23	TRAVEL	\$ 1,000	\$ 1,000	\$ 1,000
55-40-25	EQUIPMENT - SUPPLIES & MAINTEN	\$ 20,000	\$ 20,000	\$ 20,000
55-40-26	BUILDING & GROUNDS SUPPLIES	\$ 5,000	\$ 5,000	\$ 5,000
55-40-27	UTILITIES	\$ 200,000	\$ 200,000	\$ 200,000
55-40-28	TELEPHONE	\$ 3,200	\$ 3,200	\$ 3,200
55-40-29	OFFICE EXPENSE, SUPPLIES & POS	\$ 10,000	\$ 10,000	\$ 10,000
55-40-32	ENGINEER SERVICES	\$ 5,000	\$ 5,000	\$ 5,000
55-40-33	TECHNOLOGY UPDATE	\$ 5,000	\$ 5,000	\$ 5,000
55-40-34	ANNUAL AUDIT - UTAH WATER	\$ 500	\$ 500	\$ 500
55-40-35	DEPRECIATION EXPENSE	\$ 223,200	\$ 223,200	\$ 223,200

Alpine City Budget 2013-2014

Account No	Account Title	2013-14 Budget	Amended 1/14 2013-14 Budget	Amended 6/14 2013-14 Budget
55-40-51	INSURANCE & SURETY BONDS	\$ 12,700	\$ 12,700	\$ 12,700
55-40-62	MISCELLANEOUS SERVICES	\$ 3,000	\$ 3,000	\$ 3,000
55-40-63	OTHER EXPENSES	\$ 2,000	\$ 2,000	\$ 2,000
55-40-64	CUSTOMER REFUND	\$ -	\$ -	\$ -
55-40-72	CAPITAL OUTLAY - OTHER	\$ 52,000	\$ 52,000	\$ 52,000
55-40-73	CAPITAL OUTLAY	\$ -	\$ -	\$ -
55-40-74	CAPITAL OUTLAY - EQUIPMENT	\$ 32,500	\$ 32,500	\$ 32,500
55-40-79	AGENTS FEES	\$ 2,525	\$ 2,525	\$ 2,525
55-40-80	TRUSTEE FEES	\$ -	\$ -	\$ -
55-40-83	BOND PRINCIPAL #8938222	\$ -	\$ -	\$ -
55-40-84	BOND INTEREST #8938222	\$ -	\$ -	\$ -
55-40-86	BOND PRINCIPAL #0352418	\$ 310,000	\$ 310,000	\$ 310,000
55-40-87	BOND INTEREST #0352418	\$ 149,299	\$ 149,299	\$ 149,299
Total Irrigation Expenses		\$ 1,252,924	\$ 1,252,924	\$ 1,252,924

Storm Drain Fund				
56-37-11	STORM DRAIN REVENUE	\$ 150,000	\$ 150,000	\$ 150,000
56-37-12	OTHER REVENUE	\$ 1,000	\$ 1,000	\$ 1,000
56-37-13	SWPP FEE	\$ 6,000	\$ 6,000	\$ 6,000
56-37-21	STORM DRAIN IMPACT FEE	\$ 8,000	\$ 8,000	\$ 8,000
56-38-10	INTEREST EARNINGS	\$ 2,200	\$ 2,200	\$ 2,200
56-38-70	DEVELOPER CONTRIBUTIONS	\$ -	\$ -	\$ -
56-39-11	TRANSFER FROM OTHER FUND	\$ -	\$ -	\$ -
56-39-12	FUND SURPLUS	\$ 55,000	\$ 55,000	\$ 55,000
Total Storm Drain Revenue		\$ 222,200	\$ 222,200	\$ 222,200

56-40-11	SALARIES & WAGES, ADMINISTRATI	\$ 36,000	\$ 36,000	\$ 36,000
56-40-13	EMPLOYEE BENEFITS	\$ 19,000	\$ 19,000	\$ 19,000
56-40-20	PLANNING	\$ 1,000	\$ 1,000	\$ 1,000
56-40-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 2,500	\$ 2,500	\$ 2,500
56-40-23	TRAVEL	\$ 500	\$ 500	\$ 500
56-40-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 1,000	\$ 1,000	\$ 1,000
56-40-26	BUILDING & GROUNDS SUPPLIES	\$ 3,000	\$ 3,000	\$ 3,000
56-40-34	TECHNOLOGY UPDATE	\$ 5,000	\$ 5,000	\$ 5,000
56-40-35	DEPRECIATION EXPENSE	\$ 83,200	\$ 83,200	\$ 83,200
56-40-51	INSURANCE	\$ 9,000	\$ 9,000	\$ 9,000
56-40-62	MISCELLANEOUS SERVICES	\$ 2,000	\$ 2,000	\$ 2,000
56-40-73	CAPITAL OUTLAY	\$ -	\$ -	\$ -
56-40-74	CAPITAL OUTLAY - IMPACT FEE	\$ 60,000	\$ 60,000	\$ 60,000
Total Storm Drain Expense		\$ 222,200	\$ 222,200	\$ 222,200

Trust & Agency Fund				
70-38-10	INTEREST REVENUE	\$ 800	\$ 800	\$ 800
70-38-90	OTHER REVENUE	\$ -	\$ -	\$ -
Total Trust & Agency Revenue		\$ 800	\$ 800	\$ 800
70-40-63	INTEREST PAID ON RETURNED BOND	\$ 800	\$ 800	\$ 800
Total Trust & Agency Expense		\$ 800	\$ 800	\$ 800

Cemetery Perpetual Care Fund				
71-33-56	CEMETERY LOT PAYMENTS	\$ 8,000	\$ 8,000	\$ 8,000
71-33-58	UPRIGHT MONUMENT	\$ 2,000	\$ 2,000	\$ 2,000
71-38-10	INTEREST REVENUE	\$ 3,300	\$ 3,300	\$ 3,300
71-38-90	OTHER REVENUE	\$ -	\$ -	\$ -
Total Cemetery Perpetual Care Revenue		\$ 13,300	\$ 13,300	\$ 13,300
71-40-64	OTHER EXPENSES	\$ 13,300	\$ 13,300	\$ 13,300
71-40-73	CAPITAL OUTLAY-IMPROVEMENTS	\$ -	\$ -	\$ -
Total Cemetery Perpetual Care Expense		\$ 13,300	\$ 13,300	\$ 13,300

Alpine City Budget 2013-2014

Account No	Account Title	Amended 1/14		Amended 6/14	
		2013-14 Budget	2013-14 Budget	2013-14 Budget	
	Total Revenue	\$ 7,631,282	\$ 7,661,282	\$ 9,714,848	
	Total Expenses	\$ 7,631,282	\$ 7,661,282	\$ 9,714,848	

ORDINANCE NO. 2014-010

**AN ORDINANCE AMENDING AND ADMINISTERING THE ALPINE CITY FISCAL
YEAR 2013-14 ANNUAL BUDGET**

WHEREAS, it is deemed desirable and in the best interest of the City of Alpine, Utah to adopt the annual budget for the operations, debt amortization, and capital outlay of the City.

**NOW, THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ALPINE
DO ADOPT AND ORDAIN AS FOLLOWS:**

**ARTICLE 1
DEFINITIONS**

SECTION 1. "BUDGET YEAR" means the 2013 - 2014 fiscal year for which this budget is made.

SECTION 2. "FISCAL YEAR" means that year which begins on the first day of July, 2013, and ends on the last day of June, 2014.

**ARTICLE II
BUDGET ESTABLISHES APPROPRIATIONS**

SECTION 1. APPROPRIATIONS.

From the effective date of the budget as outlined in the attached Exhibit "A", the several amounts stated therein as proposed expenditures, shall address the several objects and purposes therein named.

SECTION 2. ANTICIPATED REVENUES.

The amended anticipated revenues shall include revenue from all sources, including grants and loans and shall be classified in accordance with the chart of accounts of the municipality.

SECTION 3. FUND BALANCE.

The fund balance shall be available for emergency appropriation by the City Council.

**SECTION 4. ANTICIPATED SURPLUS FROM MUNICIPAL UTILITY OR
ENTERPRISE FUNDS.**

The anticipated revenue and proposed expenditures of each utility or other public service enterprise owned or operated by the city is stated in a separate section of the budget (See attached Exhibit A); and as to each such utility, an anticipated surplus, if legally available for general purposes and to the extent such surplus is to be used to support budget operation, is stated as an item of revenue in the budget.

ARTICLE III
ADMINISTRATION OF BUDGET, FINANCIAL CONTROL

SECTION 1. APPROVAL OF EXPENDITURES.

The City Administrator shall be the Finances Director and have charge of the administration of the financial affairs of the city and to that end shall supervise and be responsible for the disbursement of all monies and have control over all expenditures to insure that appropriations are not exceeded. He shall exercise financial budgetary control over each office, department and agency and shall cause separate accounts to be kept for the items of appropriation contained in the budget.

ARTICLE IV
SEVERABILITY

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or application of the ordinance which can be given effect without the invalid provision or applications; and to this end the provisions of the ordinance are severable.

ARTICLE V
ADOPTION & EFFECTIVE DATE

This Ordinance is hereby adopted the 24th day of June 2014 and shall be effective for the Fiscal Year 2013 -2014.

Don Watkins, Mayor

ATTEST:

Charmayne G. Warnock
City Recorder

Exhibit "A"
Alpine City
Fiscal Year 2013-2014 Budget
Amended 06/24/2014

10 General Fund

Revenue	\$5,727,496
Expenditures	\$5,272,496

15 Impact Fees

Revenue	\$108,200
Expenditures	\$108,200

45 Capital Improvements

Revenue	\$549,829
Expenditures	\$549,829

51 Water Fund

Revenue	\$778,100
Expenditures	\$778,100

52 Sewer Fund

Revenue	\$1,062,000
Expenditures	\$1,062,000

55 Pressure Irrigation Fund

Revenue	\$1,252,924
Expenditures	\$1,252,924

56 Storm Drain Fund

Revenue	\$222,200
Expenditures	\$222,200

70 Trust & Agency Fund

Revenue	\$800
Expenditures	\$800

71 Cemetery Perpetual Care

Revenue	\$13,300
Expenditures	\$13,300

ALPINE CITY COUNCIL AGENDA

SUBJECT: Lambert Park (Gates, Speed Limits, and Motorized Vehicles)

FOR CONSIDERATION ON: 24 June 2014

PETITIONER: City Council

ACTION REQUESTED BY PETITIONER:

APPLICABLE STATUTE OR ORDINANCE: Section 3.16 (Open Space)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

Lambert Park and what is allowed and what is not allowed has been a subject for discussion numerous times by present and past City Councils. Presently, the City Council is considering three items in relationship to the park:

1. Gates. The Council is considering whether to place some sort of gates in Lambert Park where Moyle Drive enters the park and where Box Elder Trail enters the park. The nature of the gates has not been determined. The need for other gates into the park has been discussed but no determination has been made on that subject.
2. Speed Limit. The Council is considering placing a 10 MPH speed limit on all roads in Lambert Park. Speed limit signage has also been discussed.
3. Ban on Motorized Vehicles in the Park. The Council is considering banning all motorized vehicles (cars, trucks, ATVs, motorcycles, etc.) from the park. The only exceptions would be:
 - A. Use by City vehicles and/or City subcontractors doing work for the City.
 - B. Use by emergency vehicles (fire trucks, ambulances, police, etc.).
 - C. Use by residents under emergency conditions.
 - D. Use by residents to view the poppies during poppy season.

PLANNING COMMISSION MOTION: Bryce Higbee moved to recommend to the City Council to review these issues in Lambert Park.

1. Increase the signage.
2. Do not ban motorized vehicles in the Park.
3. City Council approves a temporary or permanent gate at Moyle Drive to decrease the amount of traffic that's driving on that road currently.
4. Police presence and enforcement.

Steve Swanson seconded the motion. The motion was not unanimous but passed with 5 Ayes and 1 Nays. Bryce Higbee, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye. Steve Cosper voted Nay.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Eagle Pointe Subdivision PRD

FOR CONSIDERATION ON: 24 June 2014

PETITIONER: Mark Wells and Taylor Smith

ACTION REQUESTED BY PETITIONER: Provide direction to the developer regarding the concept plan

APPLICABLE STATUTE OR ORDINANCE: Zoning

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed Eagle Pointe Subdivision is located at approximately 800 West 600 North (just north of intersection of Hog Hollow Rd. and Matterhorn Dr.). The proposed subdivision consists of 15 lots ranging from 20,498 s.f. to 62,133 s.f. on a site that is 31.88 acres and includes approximately 16.91 acres of open space. The site is located in the CR-40,000 zone. The City Council determined that the proposed subdivision will be developed as a PRD. The development was formerly known as the Vista Meadows PRD subdivision.

PLANNING COMMISSION MOTION: Steve Swanson moved to not approve the concept plan for the proposed Eagle Pointe Subdivision as a PRD because it is in an area with homes that are required to be one acre.

This motion died for lack of a second.

PLANNING COMMISSION MOTION: Steve Cosper moved to approve the Concept Plan for the proposed Eagle Pointe Subdivision PRD.

Bryce Higbee seconded the motion. The motion failed with 3 Ayes and 3 Nays and the concept plan was directed to the City Council. Bryce Higbee, Steve Cosper, Jannicke Brewer all voted Aye. Chuck Castleton, Steve Swanson and Judi Pickell all voted Nay.

RECOMMENDED ACTION:

Review the concept plan and provide direction to the developer.



Date: June 12, 2014

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

Subject: Eagle Point PRD Subdivision – Concept Review
16 lots on 31.882 acres

Background

The proposed Eagle Point PRD Subdivision consists of 16 lots on 31.882 acres. The lots range in size from 20,314 to 62,133 square feet. The development is located west of the Falcon Ridge development. The proposed development includes approximately 16.91 acres of open space. The proposed development is in the CR-40,000 zone. This development was formerly known as the Vista Meadows PRD subdivision.

PRD Requirements

The proposed development plan was presented before the Planning Commission and City Council to determine if it can be considered as a PRD. Both approved the property to be considered as a PRD.

The developer did not submit a slope analysis for the property as per the PRD, however we completed our own slope analysis in 2010. Based on our analysis, we have determined that the allowable base density is 14.01 units. As currently drawn, the development would provide approximately 16.91 acres of open space, or about 53.03 percent of the total development area. This would provide sufficient open space to receive the maximum density bonus of 25 percent. Assuming the maximum density bonus, up to 17.52 lots (rounded to 18 lots) are possible.

Once a lot layout is finalized, we can perform a detailed analysis of the slopes to insure that all lots meet the ordinance, particularly the requirement that not more than 5 percent of any lot area can exceed 25 percent slope.

Street System

The proposed development shows access from Lakeview Drive and Hog Hollow (600 North). Due to the topography of the area, extensive retaining walls are required to design the section of road connecting to Hog Hollow. The cul-de-sac is approximately 300 feet long, which meets the ordinance.

Previous plans showed an approximate line where fill material would extend beyond the 50-foot clear zone as identified in the Cut/Fill Ordinance. This plan is showing an extensive amount of retaining walls so as to not require an exception to the ordinance regarding cut/fill slopes.

The use of retaining walls in a Planned Residential Development (PRD) requires approval. Part of Section 3.9.7.4 of the development code reads as follows: *"Use of retaining walls is prohibited unless approval is recommended by the City Engineer and the Planning Commission, and approved by the City Council."* The proposed plan includes retaining walls on the up and downhill sides of the southern section of road.

The height of retaining walls is indicated on the plan. The wall on the downhill side of the road runs continuously for approximately 1,000 feet ranging in size from 3 foot to 22 feet tall, the majority of the wall being 12 feet high. The wall on the uphill side of the roads also runs continuously for approximately 1,000 feet and ranges in size from 14 to 24 feet tall. No indication was given as to the type of the proposed retaining walls. The grade of the road is not shown on this plan as these details are not required at concept.

The City Engineer is required to make a recommendation as to whether or not retaining walls will be allowed in a PRD, however there are no criteria listed in the ordinance to base a recommendation on. From strictly an engineering standpoint, it is likely that walls could be designed and built in this situation. Quality control would be extremely important during construction to insure long term performance of the retaining walls. We are not convinced that a rock wall could be built in this application and for the proposed heights that would perform long term. The aesthetics of the walls is more subjective, as everyone has their own opinion of what is "aesthetically pleasing". Since the ordinance does not list aesthetics as a requirement, we recommend that the Planning Commission and City Council address that issue. From an engineering standpoint we believe that it is possible to design retaining walls in this situation and would at least recommend approval for a design to be pursued for the proposed retaining walls. Final recommendation for approval from the City Engineer's office would be subject to review of a final design and looking at the proposed type of retaining walls. This is with the understanding that the final approval is to be made by the City Council.

Sewer System

There is an existing 8-inch sewer line in the Falcon Ridge subdivision and in 600 North that could be extended to serve the development. The extension of either sewer line to serve the development may require a portion of the new line to be constructed outside of the street. As the

City has increased its efforts to flush sewer lines, our awareness of the issues associated with lines being constructed outside of the street has also increased. The sewer plan would be reviewed for these issues as it comes forward. Sewer laterals would be required for each lot.

Culinary Water System

Due to its elevation, this development will need to be served by the Grove pressure zone. Each lot has an area below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by the ordinance. The only connection available to this zone is an existing 8-inch water line at the end of Lake View Drive. Based on previous analysis, 10-inch water lines will be required throughout the development.

We previously worked with Horrocks Engineers to model the water lines for the proposed development. Based on the water model, a fire flow of approximately 1,000 gpm can be provided up to an elevation of 5320. Homes can be built up to this elevation if automatic fire sprinklers are installed in the homes. The former Fire Chief previously approved the reduction in the fire flow requirement for using automatic fire sprinklers, however the current Fire Chief or Fire Marshall will be asked to review the plan and make a recommendation.

There are culinary water improvements in the City's master plan that will improve fire flows in this area. However, the timing of construction of these improvements is unknown.

The Fire Chief will need to approve the location of the proposed fire hydrants. 1-inch water laterals will need to be constructed for each lot.

Pressurized Irrigation System

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

Storm Water Drainage System

Storm drain plans and calculations are required at preliminary review. The existing storm drain line in the Falcon Ridge subdivision and 600 North could be extended to serve the development. As with the sewer system, storm drain lines may have to be constructed outside of the City

streets. Storm drain calculations and a detailed design would be required at preliminary review. Culverts would be required wherever natural drainages are filled to construct the street. These culverts would need to be sized according to their contributing drainage areas.

A storm water pollution prevention plan would be required for the site addressing best management practices that will be implemented to control erosion on the site during construction. A Land Disturbance Permit and UPDES permit would be required prior to construction.

General Subdivision Remarks

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

Section 3.12 of the City's development codes outlines the requirements for areas considered as sensitive land. The applicability of this ordinance to lands is based on hazard maps that have been adopted by the City showing the location and extent of potential hazards with the City and other factors. Upon reviewing the hazard maps, it appears that there are two issues that need to be addressed. First, the entire property falls within the Geologic Hazards Overlay Zone. The potential hazards identified on this property are debris flow, rockfall and slide hazards.

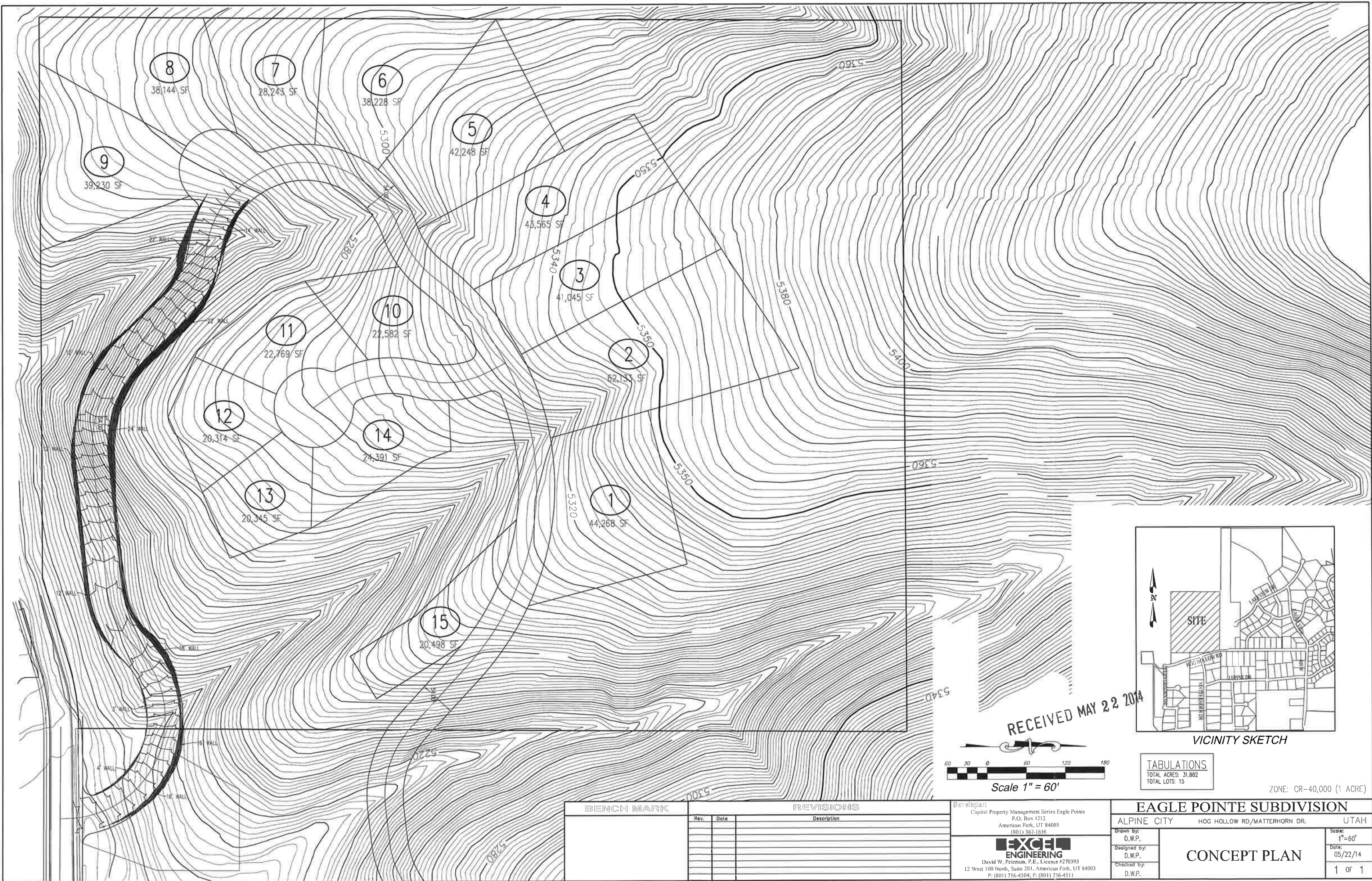
The developer has previously submitted environmental studies for the Vista Meadows development. In addition, a geologic hazards assessment was also submitted. However, this is a new development plan. These documents need to be updated or redone based on the current plan. These studies can be done as the development moves forward. We recommend that the documents be kept on file and disclosed to potential lot buyers.

The second issue deals with the being within the Urban/Wildland Interface Overlay area. Section 3.12.7 of the development code outlines the requirements for when property falls within this area. The issues outlined in this section of the code will need to be addressed.

The current plan does not show any trail easements within the development. It appears that there are one or more trails shown through this property on the trail master plan.

We recommend that concept approval of the proposed development be approved with the following conditions:

- **The Planning Commission discuss the use of retaining walls on this subdivision**



VICINITY SKETCH

TABULATIONS	
TOTAL ACRES:	31.882
TOTAL LOTS:	15

ZONE: CR-40,000 (1 ACRE)

BENCH MARK		REVISIONS	
Rev.	Date	Description	

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

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

EAGLE POINTE SUBDIVISION		
ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
Drawn by: D.W.P.	CONCEPT PLAN	Scale: 1"=60'
Designed by: D.W.P.		Date: 05/22/14
Checked by: D.W.P.		1 OF 1

June 18, 2014

Mark Wells
992 W Pfeifferhorn Dr
Alpine, UT 84004

Taylor Smith
359 N Pfeifferhorn Dr
Alpine, UT 84004

Alpine City Council
20 North Main
Alpine, UT 84004

Dear Alpine City Council,

The concept plan before you is a full 54 foot right of way loop system which requires the use of retaining walls which will be as high as 24 feet in one spot, with a height of between 12 - 20 feet predominantly. This concept plan meets all the city ordinances and requires no exceptions. The city engineer recommends concept plan approval because it meets all the city ordinances. Furthermore the city council approved the use of a 500 foot long retaining wall system with 36 foot high retaining walls for Heritage Hills Subdivision on November 26, 2013.

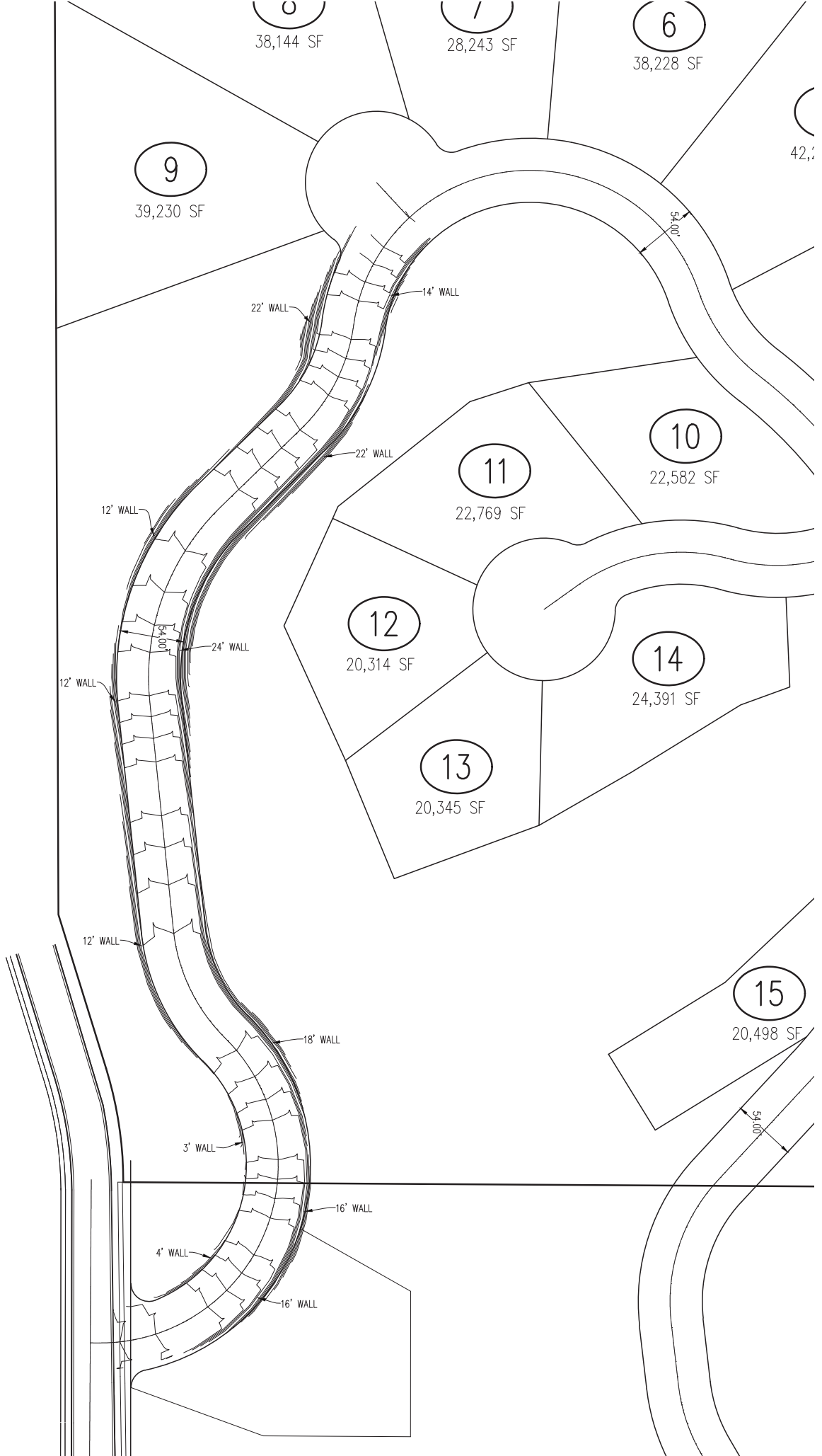
Consider however, our previous concept plan presented to the planning commission on October 1, 2013 which uses a SECONDARY ACCESS ROAD which is defined in Section 3.12.7.4.3 of the city's development code. This dramatically reduces the height of the retaining walls to an average height of 4 feet and preserves the hillside. The use of the secondary access road is supported by us, the neighbors who live next to the property, and the fire chief, who suggested its use to us personally last year. A secondary access road already exists in Alpine City on Preston Drive to solve the very same issue of two routes for emergency access. This plan meets all the city ordinances and requires no exceptions.

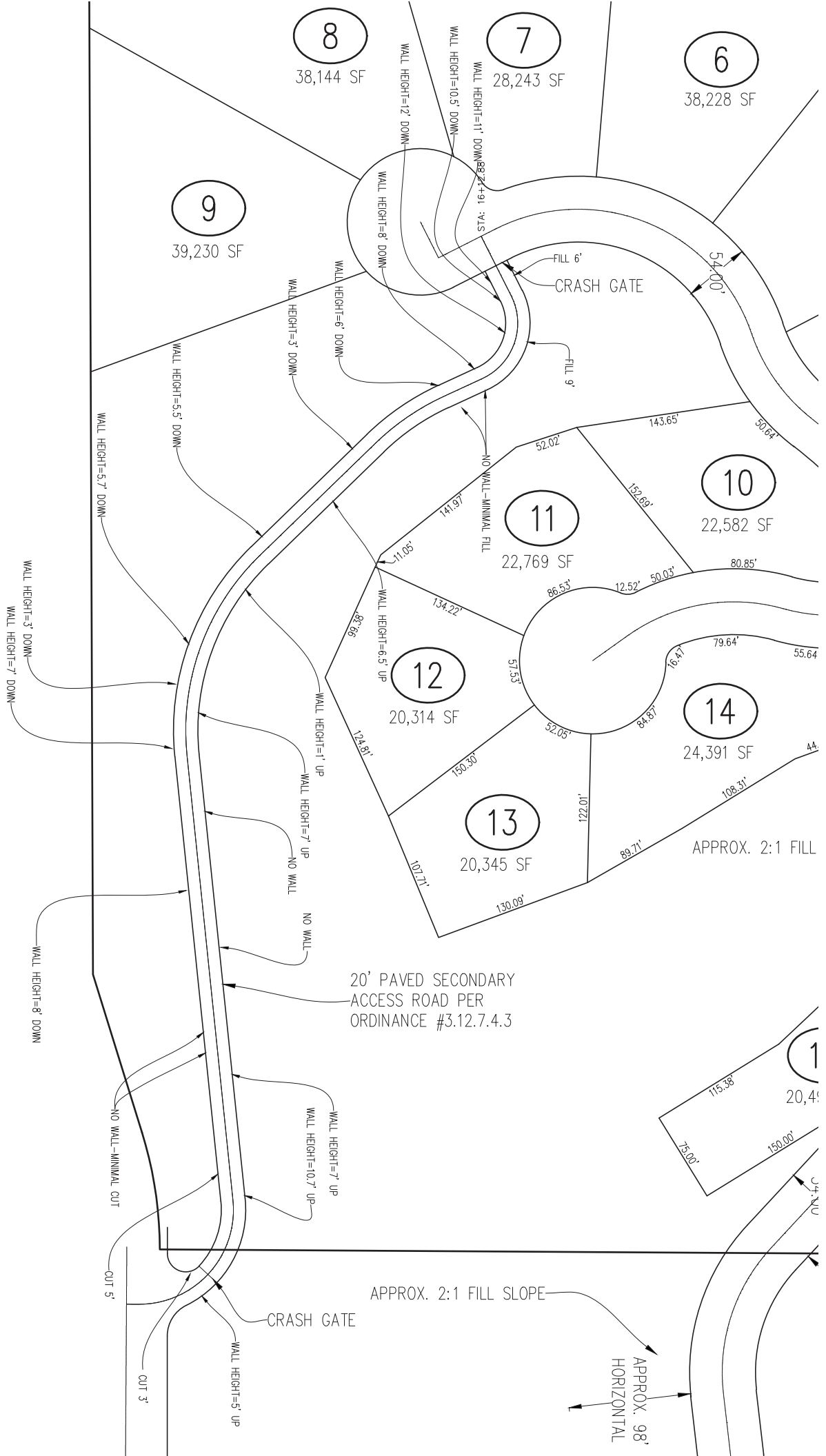
Two choices: (1) Approve the concept plan with retaining walls in heights of 12 – 24 feet which is intrusive to the hill side; or (2) Approve the secondary access road concept plan that uses 4 foot high retaining walls and preserves the natural state of the hillside.

Sincerely,

Mark Wells

S. Taylor Smith





ALPINE CITY COUNCIL AGENDA

SUBJECT: Lot Area and Width Requirements Amendment

FOR CONSIDERATION ON: 24 June 2014

PETITIONER: City Engineers, Councilman Jones and Developers

ACTION REQUESTED BY PETITIONER: Approve Amendments

**APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9 (Amendments)
Lot Area and Width Requirements
in Residential Zones**

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

Recently approved and proposed subdivisions have had issues with designing the most effective subdivisions. This is a result of some different requirements that can create some fairly odd lot lines. Councilman Jones, developers, and staff have met together to try and come up with a way to fix this problem.

Berg Engineering used portions of the City's PRD ordinance and submitted a proposed amendment to the City that will allow subdivisions to be designed more effectively and efficiently. They provided before and after site plans of the proposed David's Court subdivision which is currently within the subdivision approval process. The Alpine City Engineers have reviewed the proposed amendment, made necessary changes to the proposal and are recommending that it be applied to the Alpine City residential zones.

PLANNING COMMISSION MOTION: Bryce Higbee moved to recommend approval of the proposed Lot Area and Width Requirements Amendment as proposed.

Steve Cosper seconded the motion. The motion was unanimous and passed with 6 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye.

RECOMMENDED ACTION:

We adopt ordinance No. 2014-11 that amends Sections 3.1.11, 3.3.4 and 3.4.4 of the Alpine City Development Code regarding the definition for the average slope of a lot as well as density, lot area and width requirements.

Memo



To: Alpine City Planning Commission
From: Jed Muhlestein, P.E.
Assistant City Engineer
Date: June 13, 2014
Subject: PART 1 - Average Slope of Lot Proposed Amendment
PART 2 - Zoning Ordinance Proposed Amendment

PART 1 – Average Slope of Lot Proposed Amendment

The current calculation for the average slope of lots (in a non-PRD) is found in section 3.1.11.5 of the Development Code and reads:

5. **AVERAGE SLOPE OF LOT.** *The average slope of a lot, expressed as the percent of slope, determined in accordance with the following formula:*

$$S = \frac{.00229 (L)}{A} (L)$$

Where S = average percent of slope

A = total number of acres in the parcel

L = summation of length of all contour lines, in feet

I = contour interval, in feet

This method of determining the average slope is archaic and cumbersome. Finding “L” in the equation above takes a several minutes per lot. Times and technology have changed, computer modeling can accomplish the task with the same result in a fraction of the time. The following text is proposed for section 3.1.11.5:

5. **AVERAGE SLOPE OF LOT.** *The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.*

It is the Engineer’s recommendation that the above proposal be recommended and approved by the Planning Commission and City Council.

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

PART 2 – Zoning Ordinance Proposal

In our current ordinance for the CR 20,000 and CR 40,000 zones, density is determined by the average slope of the lots. The greater the slope, the less density allowed.

Current section 3.4.4 states:

3.4.4 LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

The minimum area and width requirements of a zoning lot shall be determined upon the average slope of the lot and shall conform to the following schedule:

<i>Average Slope of Lot*</i>	<i>Minimum Area (in sq. feet)</i>	<i>Minimum Width (at min front setback)</i>
0 - 9.9%	40,000 (.92 ac.)	110 ft.
10 - 14.9%	60,000 (1.36 ac.)	150 ft.
15 - 19.9%	80,000 (1.84 ac.)	200 ft.
20 - 24.9%	120,000 (2.76 ac.)	250 ft.
25%+	Not Buildable	Not Buildable

* *Average Slope of Lot shall be Determined in accordance with the provisions of Section 3.1.11.5 of this Development Code.*

The problem with this ordinance is that it forces the developer to try to get more density by shaping each lot in such a way that they have the least amount of slope as possible so as to gain more lots. The lower the average slope is on each lot, the more lots a developer will get. This creates some fairly creatively shaped lots that don't make sense to the lot owner when it comes time to put in a fence, find their property corners, landscape their yards, etc. And not always is the developer trying to get more density, he may just be trying to put a lot in a certain place and the lot has to be shaped oddly so its average slope won't go over a certain percent (i.e.: cutting off a steep corner of what otherwise would be a square lot). Shown on the following page is an example of a recently submitted subdivision that meets our current ordinance, but has very un-ordinarily shaped lots.

Meets Current Ordinance



The developer for David's Court has submitted a proposed code change to section 3.4.4 for the CR 40,000 Zone. It still has a slope component to decrease density in sloped areas, but eliminates the ability or need for a developer to edit individual lot lines to lower average slope of lots. It is shown with redlines from the City Engineer:

PROPOSED ZONE AMENDMENT - REPLACES CURRENT SECTION 3.4.4

3.4.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

1. **Base-Density.** The **Base-Density** for a project area shall be determined by the City upon a detailed slope analysis of the proposed project area in accordance with the following schedule. Calculations ending a fraction shall be rounded to the nearest whole number.

<u>Base-Density (in acres per dwelling unit)</u>		
<u>Percent of Slope</u>		<u>CR-40,000</u>
0 - 9.9%		1.00 acre/unit
10 - 14.9%		1.50 acre/unit
15 - 19.9%		2.00 acre/unit
20 - 24.9%		3.00 acre/unit
25 - 29.9%		4.00 acre/unit
30+%		5.00 acre/unit

Example of Base-Density Slope Calculations

<u>Percent of Slope</u>	<u>Area within Slope Range (acres)</u>	<u>Required Area per Dwelling Unit (acres/unit)*</u>	<u>Allowable Lots**</u>
0 - 9.9%	11.89	1.00	11.89
10 - 14.9%	4.53	1.50	3.02
15 - 19.9%	0.00	2.00	0.00
20 - 24.9%	0.00	3.00	0.00
25 - 29.9%	0.00	4.00	0.00
30 + %	0.00	5.00	0.00
Total	16.42		14.91 = 15 lots

* Required area per dwelling is found in the **Base-Density** table above.

** Allowable lots is determined by dividing the area within the slope range by the required area per dwelling unit. For example, in the slope range 10-14.9% divide 4.53 (area within slope range) by 1.50 (required area per dwelling unit).

Example: 16.42 acres in the CR-40,000 zone

- ~~2. **Lot Area.** The minimum area requirement of a zoning lot within the CR 40,000 zone is 40,000 sf (0.92 ac.)~~

- ~~2. **Lot Area and Lot Width.** The minimum lot width shall be 40,000 square feet with a minimum 110 feet measured at the front setback~~

- ~~3. **Lot Width.** The minimum lot width shall be determined upon size of each proposed lot and shall conform to the following schedule:~~

<u>Lot Area</u>	<u>Minimum Width</u>
<u>(in sq. feet)</u>	<u>(at min front setback)</u>
40,000 (.92 ac.)	110 ft.
60,000 (1.36 ac.)	150 ft.
80,000 (1.84 ac.)	200 ft.
120,000 (2.76 ac.)	250 ft.

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

The CR 20,000 Zone has the same issue as the CR 40,000 and would likewise need adjusted. Shown is the proposed verbiage to replace the similar section in the CR 20,000 Zone:

PROPOSED ZONE AMENDMENT - REPLACES CURRENT SECTION 3.3.4

3.3.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

1. Density. The Density for a project area shall be determined by the City upon a detailed slope analysis of the proposed project area in accordance with the following schedule. Calculations ending a fraction shall be rounded to the nearest whole number.

<i>Density (in acres per dwelling unit)</i>		
<u>Percent of Slope CR-20,000</u>		
0 -	9.9%	0.58 acre/unit
10 -	14.9%	0.86 acre/unit
15 -	19.9%	1.15 acre/unit
20 -	24.9%	1.72 acre/unit
25 -	29.9%	2.30 acre/unit
30+%		5.00 acre/unit

Example of Density Slope Calculations

<i>Percent of Slope</i>	<i>Area within Slope Range (acres)</i>	<i>Required Area per Dwelling Unit (acres/unit)*</i>	<i>Allowable Lots**</i>
0 - 9.9%	5.97	0.58	10.30
10 - 14.9%	0.89	0.86	1.04
15 - 19.9%	0.22	1.15	0.19
20 - 24.9%	0.16	1.72	0.09
25 - 29.9%	0.08	2.30	0.03
30 + %	0.18	5.00	0.04
Total	7.50		11.69 = 12 lots

* Required area per dwelling is found in the Density table above.

** Allowable lots is determined by dividing the area within the slope range by the required area per dwelling unit. For example, in the slope range 10-14.9% divide 0.89 (area within slope range) by 0.86 (required area per dwelling unit).

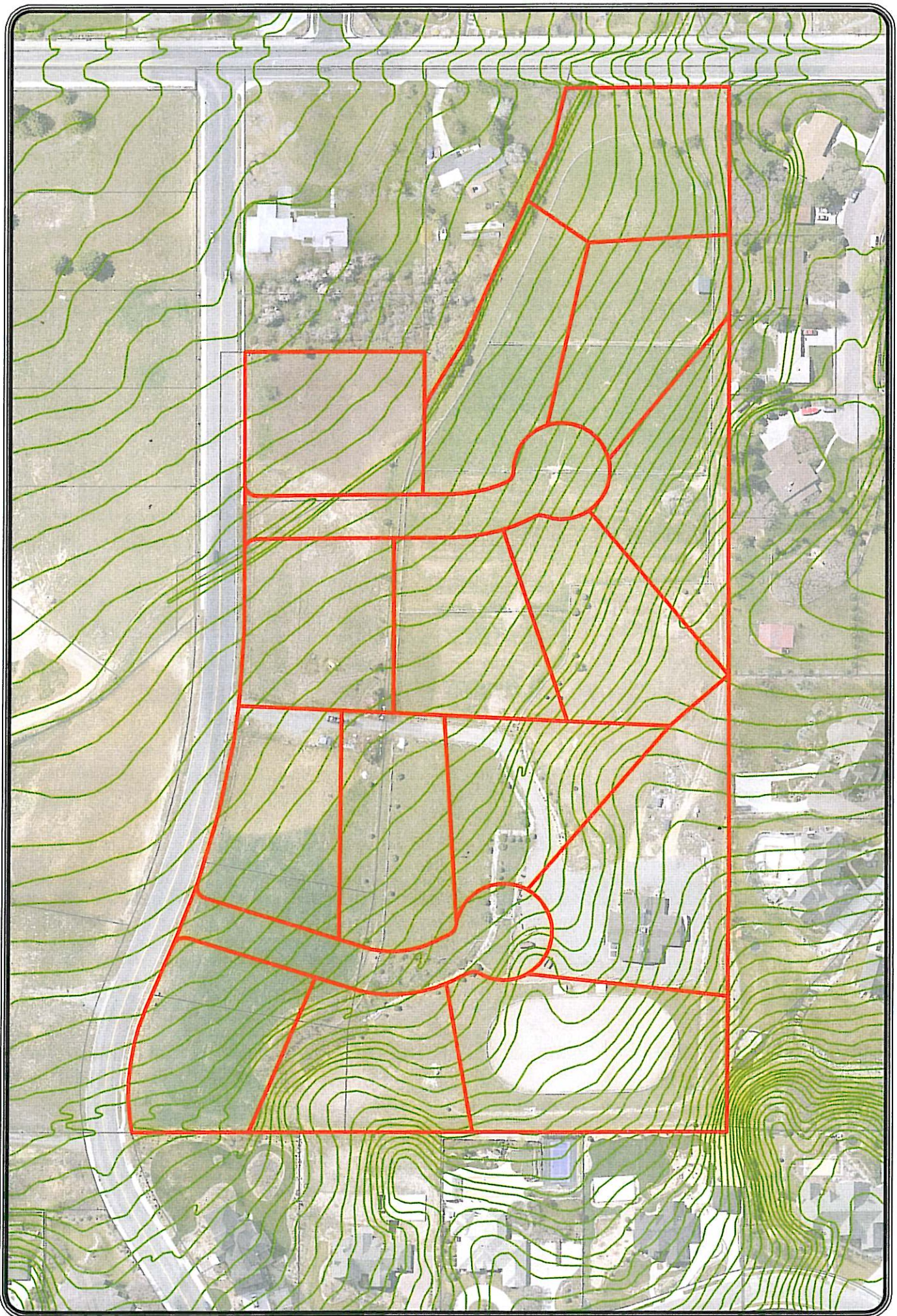
Example: 7.50 acres in the CR-20,000 zone

2. Lot Area and Lot Width. The minimum lot width shall be 20,000 square feet with a minimum 110 feet measured at the front setback.

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Nothing new is necessarily being added to the code. The density calculations have been substituted unchanged from the PRD ordinance (minus the bonus density calculations) and have been applied to each zone.

The engineer's for David's Court have revised their Concept Plan (for Preliminary) based on the proposed ordinance being passed. The following page is their revised lot layout. Please compare it to what was previously submitted.



David's Court

Revised to meet proposed ordinance changes



Also, I have taken the proposed ordinance calculations and applied them to a few completed non-PRD subdivisions to compare the numbers of lots built vs number of lots allowed by the proposed ordinance. The results are as follows:

	Actual # of Lots	# of Lots Allowed with the Proposal
CR 40,000 Zone		
David's Court (un-approved)	15	15
Bennett Farms B & C	9	9
Westfield Oaks IV	23	26
Sequoia Circle	4	5
CR 20,000 Zone		
East View Plat E	11	12
East Mountain Estates D	9	9
Deerfield Plat A	8	9

Please keep in mind that even though a few of these examples show the potential to have more lots, it is not always feasible to add more lots due to topography or roads taking up space, which is why the actual number of lots built is less than what the proposed code would allow in some cases. Overall the numbers, if not the same, are very close.

With the proposed change, the developer would have more freedom to create straighter lot lines while at the same time keeping the density to approximately what it is now. It ties the entire subdivision to a certain number of lots instead of scrutinizing each lot's shape to try to get more density or meet the current code. We still have our "Buildable Area" requirements and "Hillside Overlay Zone" (3.12.9) which protects from homes being built in dangerous areas or on steep slopes. It would allow for much cleaner looking subdivisions to be built in our city.

It is the Engineer's recommendation that the Planning Commission and City Council recommend and adopt the proposed changes as noted above.

ORDINANCE NO. 2014-11

AN ORDINANCE ADOPTING THE AMENDMENTS OF SECTIONS 3.1.11, 3.3.4 AND 3.4.4 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO THE AVERAGE SLOPE OF A LOT DEFINITION AS WELL AS DENSITY, LOT AREA AND WIDTH REQUIREMENTS.

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinances regarding the definition for the average slope of a lot as well as density, lot area and width requirements for the CR-20,000 and CR-40,000 zones; 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 Sections 3.1.11, 3.3.4 and 3.4.4 contained in the attached document will supersede Sections 3.1.11, 3.3.4 and 3.4.4 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 24th day of June 2014.

Don Watkins, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

5. **AVERAGE SLOPE OF LOT.** *The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.*

3.4.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

1. Density. The density for a project area shall be determined by the City upon a detailed slope analysis of the proposed project area in accordance with the following schedule. Calculations ending a fraction shall be rounded to the nearest whole number.

Density (in acres per dwelling unit) Percent of Slope CR-40,000

0	-	9.9%	1.00 acre/unit
10	-	14.9%	1.50 acre/unit
15	-	19.9%	2.00 acre/unit
20	-	24.9%	3.00 acre/unit
25	-	29.9%	4.00 acre/unit
30+		%	5.00 acre/unit

Example of Density Slope Calculations

Percent of Slope	Area within Slope Range (acres)	Required Area per Dwelling Unit (acres/unit)*	Allowable Lots**
0 - 9.9%	11.89	1.00	11.89
10 - 14.9%	4.53	1.50	3.02
15 - 19.9%	0.00	2.00	0.00
20 - 24.9%	0.00	3.00	0.00
25 - 29.9%	0.00	4.00	0.00
30 + %	0.00	5.00	0.00
Total	16.42		14.91 = 15 lots

* Required area per dwelling is found in the density table above.

** Allowable lots is determined by dividing the area within the slope range by the required area per dwelling unit. For example, in the slope range 10-14.9% divide 4.53 (area within slope range) by 1.50 (required area per dwelling unit).

Example: 16.42 acres in the CR-40,000 zone

2. Lot Area and Lot Width. The minimum lot width shall be 40,000 square feet with a minimum 110 feet measured at the front setback.

3.3.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

1. Density. The density for a project area shall be determined by the City upon a detailed slope analysis of the proposed project area in accordance with the following schedule. Calculations ending a fraction shall be rounded to the nearest whole number.

Density (in acres per dwelling unit) Percent of Slope CR-20,000

0	-	9.9%	0.58 acre/unit
10	-	14.9%	0.86 acre/unit
15	-	19.9%	1.15 acre/unit
20	-	24.9%	1.72 acre/unit
25	-	29.9%	2.30 acre/unit
30+	-	%	5.00 acre/unit

Example of Density Slope Calculations

Percent of Slope	Area within Slope Range (acres)	Required Area per Dwelling Unit (acres/unit)*	Allowable Lots**
0 - 9.9%	5.97	0.58	10.30
10 - 14.9%	0.89	0.86	1.04
15 - 19.9%	0.22	1.15	0.19
20 - 24.9%	0.16	1.72	0.09
25 - 29.9%	0.08	2.30	0.03
30 + %	0.18	5.00	0.04
Total	7.50		11.69 = 12 lots

* Required area per dwelling is found in the density table above.

** Allowable lots is determined by dividing the area within the slope range by the required area per dwelling unit. For example, in the slope range 10-14.9% divide 0.89 (area within slope range) by 0.86 (required area per dwelling unit).

Example: 7.50 acres in the CR-20,000 zone

2. Lot Area and Lot Width. The minimum lot width shall be 20,000 square feet with a minimum 110 feet measured at the front setback.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Design Standards Amendment

FOR CONSIDERATION ON: 24 June 2014

PETITIONER: City Council

ACTION REQUESTED BY PETITIONER: Review Planning Commission Recommendation

**APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9 (Amendments)
Article 4.7 (Design Standards)**

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The Planning Commission has discussed this topic several times and has focused on different ordinances from other cities that pertain to the installation of sidewalks. The Planning Commission directed the City Planner to write up a draft that reflected the Planning Commission's suggestions. That proposed draft is attached.

PLANNING COMMISSION MOTION: Steve Cosper moved to recommend approval of the new language as proposed to modify Article 4.7 Design Standards of the Alpine City Development Code with the changes to the numbering as discussed.

Judi Pickell seconded the motion. The motion passed with 5 Ayes and 1 Nays. Bryce Higbee, Steve Cosper, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye. Jannicke Brewer voted Nay.

RECOMMENDED ACTION:

We adopt ordinance No. 2014-10 that amends Section 4.7.10 of the Alpine City Development Code regarding sidewalk requirements.

4.7.10 SIDEWALKS, CURBS AND GUTTERS

Sidewalks, curbs, planter strips and gutters may be required on both sides of all streets to be dedicated to the public. Sidewalks, curbs, planter strips and gutters may be required by the Planning Commission and City Council on existing streets bordering the new subdivision lots.

General: The Developer of the project shall only be responsible for the cost of system improvements that are roughly proportionate and reasonably related to the service demands and needs of such development activity.

4.7.10.1 On occasion, there may be circumstances in which an exception from the curb, gutter and sidewalk requirements may be warranted. An applicant should meet with the DRC (Development Review Committee) to discuss the circumstances.

Exception Criteria: A successful applicant should be prepared to have the requested exception evaluated under the following criteria:

- Impractical to install curb, gutter or sidewalk because of drainage, topography or similar circumstances.
- Special circumstances, features or conditions of the property, normally of a technical nature.
- Relationship to surrounding patterns of land use and street and circulation.

4.7.10.2 Where present conditions exist which make it unfeasible or impractical to install any required public improvements, the city may require the subdivider to pay to the city a fee equal to the estimated cost of such improvements as determined by the City Engineer. Upon payment of the fee by the developer, the city shall assume the responsibility for future installation of such improvements.

The Treasurer shall establish a special account for such fees and shall credit to such account a proportional share of interest earned from investment of city monies. Records relating to identification of properties for which the fees have been collected, fee amounts collected for such properties and money transfer requests shall be the responsibility of the Building Department.

4.7.10.3 Planter Strip Requirements: (Amended by Ord. 2004-13, 9/28/04)

1. Double Frontage Lot Landscaping Requirements. The park strip or planter area in the City right-of-way on all rear lot frontages shall be fully landscaped by the developer or property owner. Full landscape shall be described as follows:
 - 1) Grass, irrigation, and street trees; or
 - 2) Colored, stamped decorative concrete and street trees with required irrigation;
 - 3) Irrigation standards will be determined by City Staff and available through standard design drawing details provided by Staff.
 - 4) Street trees shall be planted at least every 50 ft. Street trees shall be selected from the approved list available from City Staff.
2. Single Frontage Lot Landscaping Requirements. Planter strips in the city right-of-way shall be landscaped and maintained by the property owner. If street trees are desired, the trees shall be selected from the approved street tree list available from City Staff.

ORDINANCE NO. 2014-10

AN ORDINANCE ADOPTING THE AMENDMENTS OF SECTION 4.7.10 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO SIDEWALK REQUIREMENTS.

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance regarding sidewalk requirements; and

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

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

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

The amendments to Section 4.7.10 contained in the attached document will supersede Section 4.7.10 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 24th day of June 2014.

Don Watkins, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

4.7.10 SIDEWALKS, CURBS AND GUTTERS

Sidewalks, curbs, planter strips and gutters may be required on both sides of all streets to be dedicated to the public. Sidewalks, curbs, planter strips and gutters may be required by the Planning Commission and City Council on existing streets bordering the new subdivision lots.

General: The Developer of the project shall only be responsible for the cost of system improvements that are roughly proportionate and reasonably related to the service demands and needs of such development activity.

- 4.7.10.1** On occasion, there may be circumstances in which an exception from the curb, gutter and sidewalk requirements may be warranted. An applicant should meet with the DRC (Development Review Committee) to discuss the circumstances.

Exception Criteria: A successful applicant should be prepared to have the requested exception evaluated under the following criteria:

- Impractical to install curb, gutter or sidewalk because of drainage, topography or similar circumstances.
- Special circumstances, features or conditions of the property, normally of a technical nature.
- Relationship to surrounding patterns of land use and street and circulation.

- 4.7.10.2** Where present conditions exist which make it unfeasible or impractical to install any required public improvements, the city may require the subdivider to pay to the city a fee equal to the estimated cost of such improvements as determined by the City Engineer. Upon payment of the fee by the developer, the city shall assume the responsibility for future installation of such improvements.

The Treasurer shall establish a special account for such fees and shall credit to such account a proportional share of interest earned from investment of city monies. Records relating to identification of properties for which the fees have been collected, fee amounts collected for such properties and money transfer requests shall be the responsibility of the Building Department.

4.7.10.3 Planter Strip Requirements: (Amended by Ord. 2004-13, 9/28/04)

1. Double Frontage Lot Landscaping Requirements. The park strip or planter area in the City right-of-way on all rear lot frontages shall be fully landscaped by the developer or property owner. Full landscape shall be described as follows:
 - 1) Grass, irrigation, and street trees; or
 - 2) Colored, stamped decorative concrete and street trees with required irrigation;
 - 3) Irrigation standards will be determined by City Staff and available through standard design drawing details provided by Staff.
 - 4) Street trees shall be planted at least every 50 ft. Street trees shall be selected from the approved list available from City Staff.
2. Single Frontage Lot Landscaping Requirements. Planter strips in the city right-of-way shall be landscaped and maintained by the property owner. If street trees are desired, the trees shall be selected from the approved street tree list available from City Staff.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Fire Works/Open Fires – Calendar 2014

FOR CONSIDERATION ON: June 24, 2014

PETITIONER: Fire Chief Brad Freeman

ACTION REQUESTED BY PETITIONER: The Fire Chief will present his regulations for the fire season to the City Council at their Tuesday meeting. If the regulations are available before then they will be emailed to the Council and posted on the web site, etc.

INFORMATION: In 2012 the City Council approved Resolution No. R2012-06 that authorized the local fire authority (Lone Peak Public Safety District Fire Department Chief) to deal with fireworks, open fires, ignition sources, areas affected and enforcement.

RECOMMENDED ACTION: *This is an information only item.*

RESOLUTION NO. R2012-06

A RESOLUTION GRANTING THE LOCAL FIRE OFFICIAL THE AUTHORITY TO PROHIBIT THE USE OF ANY IGNITION SOURCE, INCLUDING FIREWORKS, LIGHTERS, MATCHES, AND SMOKING MATERIALS WITHIN THE CITY – AND PENALTY

Whereas, local fire officials are authorized to enforce the state fire code, pursuant to Utah Code Annotated § 53-7-104; and

Whereas, local fire officials may prohibit the use of fireworks and other ignition sources when hazardous environmental conditions necessitate controlled use, pursuant to Utah Code Annotated § 15A-5-202(3)(b) which amends the 2009 International Fire Code; and

Whereas, the Governor of the State of Utah has recommended that Cities and Town consider banning certain fireworks, open fires and other potential sources of fire within areas of the City or Town.

NOW THEREFORE, BE IT RESOLVED by the Alpine City Council as follows:

Section 1. PURPOSE

This resolution authorizes the Lone Peak Special District fire chief to act as the local fire official for this municipality to prohibit open fires and the use of any ignition source, including fireworks, lighters, matches, and smoking materials, when hazardous environmental conditions necessitate controlling the use thereof.

Section 2. DEFINITIONS

“Hazardous environmental conditions” means extreme dryness or lack of moisture, windy conditions; the presence of dry weeds and other vegetation and any combination thereof.

“Ignition source” means fireworks, lighters, matches, smoking materials, and similar means used to ignite fire.

“Fireworks” shall have the same meaning as found in Title 53, Chapter 7 of the Utah Code.

Section 3. AUTHORITY OF LOCAL FIRE OFFICIAL TO ISSUE ORDERS

The local fire official is hereby authorized to issue orders prohibiting open burning, open fires including fire pits, the use of any ignition source, including fireworks, lighters, matches, and smoking materials in any area of the municipality when the local fire official determines that hazardous environmental conditions necessitate controlling or prohibiting the use thereof.

Section 4. AREAS AFFECTED

The local fire official shall determine what areas are subject to prohibition and the extent of the prohibition and shall identify the same in a written order. The order may also include a map outlining affected areas.

Section 5. PUBLIC NOTICE

The municipality shall immediately post copies of the written order of the local fire official in at least three public places within the City/town; post a copy of the order on the official municipal website; inform all local news media outlets of the order and provide a copy of the order thereto.

Section 6. PENALTY

Any person who intentionally or knowingly violates an order of the fire chief issued pursuant to this the Utah Fire Code is guilty of a class B misdemeanor.

Section 7. ENFORCEMENT

Every officer charged with enforcement of State and municipal laws within the jurisdiction of this municipality, including the Fire Marshal is hereby charged with the responsibility to enforce this resolution.

Section 8. REPEAL AND SEVERABILITY

If any section, phrase, sentence or portion of this resolution is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 9. EFFECTIVE DATE

This resolution shall become effective immediately on passage.

PASSED, ADOPTED AND ORDERED PUBLISHED by the Council of Alpine City, Utah this 26th day of June, 2012.

Attest:


Town Clerk/City Recorder


Mayor



CHIEF BRAD FREEMAN



LONE PEAK FIRE DISTRICT

Notice of Fireworks & Open Fire Ban

EFFECTIVE IMMEDIATELY (06-27-2012 9:00AM)

By ORDER OF THE LONE PEAK FIRE CHIEF AND FIRE MARSHALL

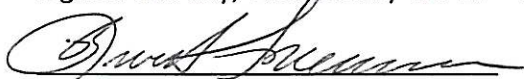
Due to environmental issues (weather conditions, dry fuel loads, and extremely escalating fire conditions), topographical considerations (mountainous terrain, brush and forest covered areas throughout the city) and public safety concerns (people, structures and property), the following fire restrictions are ordered for the City of Alpine:

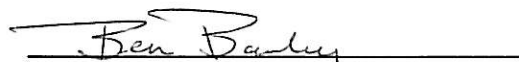
- The ignition and discharge of ALL fireworks is prohibited within the City boundaries, to include all City parks, trails, Rodeo Grounds, and private residences.
- Open fires, camp fires and the igniting and burning in fire pits are prohibited. Small portable screened fire enclosures and gas barbecues are permitted at private residences.
- Gas barbecues are permitted ONLY at the approved pavilions at Creekside Park, Burgess Park and Legacy Parks.
- Smoking is not permitted in city parks, campgrounds, open space or vacant lots. Discarding any smoking material, matches and other ignition sources from a vehicle is prohibited.

This order supersedes all other orders and is in effect until the fire chief and fire marshal deem this order can be modified.

This order is enforceable by law, and a violation of which carries penalties and provisions as outlined in the Utah State Law.

Signed this day, Wednesday the 27th of June 2012 at 09:00AM


Fire Chief, Lone Peak Public Safety


Fire Marshal, Lone Peak Public Safety

ALPINE CITY COUNCIL AGENDA

SUBJECT: Retail Sales Tax Leakage Analysis Bids

FOR CONSIDERATION ON: June 24, 2014

PETITIONER: Alpine City

ACTION REQUESTED BY PETITIONER: For City Council consideration.

BACKGROUND INFORMATION:

The need for a retail sales tax leakage study was discussed the Council at its May 13, 2014 meeting. Previous to that, the topic of economic development has come up in several City Council and Planning Commission meetings. Different members of the City Council and Planning Commission have suggested that we explore the possibility of hiring a consultant to help the city understand what opportunities may be available.

At the May 13th Council meeting the Council asked staff to do an RFP to see if the costs being proposed was competitive. Staff developed and issued an RFP. The same group that previously made a proposal submitted another plan that was more tailored to the RFP. Staff evaluation of the proposal was that it didn't bring enough additional value for the additional costs.

Attached is the original proposal from Lewis, Young, Robertson and Burningham.

<p>RECOMMENDED ACTION: For Council discussion and consideration.</p>

Alpine City Consultant Services for Retail Sales Tax Leakage Analysis

Key Dates:

RFP Released: Monday, June 9, 2014

Proposals Due: Monday, June 16, 2014

Project Planner:

Jason Bond

Alpine City Planner

20 North Main

Alpine, UT 84004

801-756-6347 ext. 6 (work)

jbond@alpinecity.org

1. Project Purpose and Context

Project Description:

The City of Alpine invites qualified sales tax leakage consultants to respond to a Request for Proposals (RFP) for Alpine City. The City desires a consultant with market analysis expertise and experience working with municipalities and presenting market data to city councils and local groups.

The City anticipates a two (2) month timeline to complete the sales tax leakage study. Work should commence in July 2014 and should be finished by the first of September 2014. The findings will be presented in a concise, jargon-free presentation to the Planning Commission and the City Council at a minimum. The findings should be presented in a written report.

Project Context:

Alpine City is a high-end bedroom community. It has a population of approximately 10,000 residents. It has the highest per capita income base in the State of Utah. The residents enjoy the lifestyle of the community, where the parks are beautiful and there exist a number of great trails for walking, running and biking. There are only a few sales tax generating businesses in the city.

The sales tax leakage study will provide important background information and help frame the scope and approach to the remaining areas in the city that could have potential for economic development. Specific businesses should be identified that meet the needs of the city and have the potential to be financially viable for years to come.

2. Scope of Work

The sales tax leakage study consists of four key tasks: analysis, identification of key issues, identification of potential areas for recruitment of businesses and presentation of finding. In addition to the tasks listed below, they will need to be addition meetings with key staff to discuss the direction of the study.

Task 1: Market Analysis

- A. Fiscal analysis of project area and its relationship to other cities
- B. Retail leakage / surplus analysis

Task 2: Identification of Key Issues

- A. Identify key sales-tax generating businesses that are lacking in Alpine City.
- B. Indentify and describe opportunities and barriers to attracting businesses to Alpine City.

- C. Identify feasible commercial areas or business development in the city.
- D. Identify specific businesses that could potentially be recruited to Alpine City.

Task 3: Presentation of Study

A. Develop a clear, concise presentation of the study findings and strategies. The presentation should be crafted for the general public with time and attention spent on communicating economic data and analysis to general audiences. Economic jargon should be avoided. The use of graphics is encouraged to help communicate findings.

B. Presentations shall be made to the Development Review Committee (DRC). Planning Commission, City Council, and other interested community groups as identified by the city.

Task 4: Project Deliverables

- A. Draft Study (PDF)
- B. Final Study (PDF)
- C. Powerpoint Presentation
- D. Meetings

3. Proposal Submission and Evaluation

Submission Requirements

The proposal must be no longer than 10 pages (not counting staff resumes) and include the following:

- A. Cover Letter: Summarize why the consultant is the best firm to complete the scope of work.
- B. Consultant Qualifications: Provide a brief overview of the consultant's experience performing market analysis services, their qualifications in working with municipal departments, commissions, city councils and community members.
- C. Consultant Experience: Describe experience related to working on projects of similar scope and complexity.
- D. Project Team: Provide an organization chart or other information that identifies the key members of the project team.
- E. Approach and Work Plan: Provide a written narrative describing the Consultant's approach and work plan for completing the scope of work.
- F. Fees: Submit a fee proposal for the scope of work; outline the number of hours and fees associated with each task and provide a list of hourly rates for all team members.

Proposal Evaluation

Submitted proposals shall be evaluated using the following key criteria:

- Consultant experience and demonstrated ability to deliver high quality, innovative work for relevant projects of similar complexity.
- Staff experience and demonstrated ability to work with all parties involved.
- Demonstrated ability to provide clear and compelling presentations to all parties involved.
- Completeness and clarity of proposal.
- References.

Proposal Questions

There will be no pre-bid meeting for this proposal. Anyone having questions regarding this proposal should contact Alpine City Planner Jason Bond.

Proposal Delivery

Proposals shall be addressed as follows:

Alpine City
Attention: Jason Bond, City Planner
20 North Main
Alpine, Utah 84004

PROPOSAL RETAIL SALES TAX LEAKAGE ANALYSIS

ALPINE CITY, UT



APRIL 16, 2014




LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

GATEWAY PLAZA BUILDING - 41 N. RIO GRANDE, STE 101 - SALT LAKE CITY, UT 84101
(P) 801-596-0700 - (TF) 800-581-1100 - (F) 801-596-2800 - www.LewisYoung.com



April 16, 2014

Alpine City
Jason Bond, City Planner
20 North Main
Alpine, UT 84004

RE: PROPOSAL TO PROVIDE A RETAIL SALES TAX LEAKAGE ANALYSIS TO ALPINE CITY

On behalf of Lewis Young Robertson & Burningham, Inc. ("LYRB"), I am pleased to submit for your consideration the following scope of services and fee schedule related to providing Alpine City (the "City") with a Retail Sales Tax Leakage Analysis. LYRB has considerable expertise in evaluating local government sales tax revenues and performing relevant market and economic analyses. The following paragraphs summarize the key elements of our proposal:

- LYRB has unparalleled knowledge and expertise to provide detailed analysis of the City's retail market area and help the City craft targeted and realistic economic development strategies for improving that market area and ultimately to increase the capture rate of retail sales tax dollars within the community.
- LYRB will provide thorough communication with City stakeholders including the coordination of a project "kick-off" meeting and progress reporting throughout the process.
- LYRB anticipates, based on availability of data, that the project will be completed in June 2014.
- LYRB proposes a fee of \$10,500, based on the scope provided herein.

We look forward to the opportunity of assisting you with this project. Please feel free to call if we can provide you with any further information, references or representative work product.

Jason Burningham
Principal
801-596-0700
jason@lewisyoung.com



Section I: Introduction

Alpine City (the “City”) desires a Retail Sales Tax Leakage Analysis to better understand and promote economic growth within the City. LYRB is at the forefront of economic and revenue analysis for local governments within the State of Utah. We are providing this scope of services to assist the City with an analysis of the economic sustainability of the City’s sales tax revenue stream, the amount of sales taxes being “captured” and “leaked” by the City in relation to the City’s demographics, and an analysis of potential buying power of the City’s population.

Introduction to Lewis Young Robertson & Burningham

Lewis Young Robertson & Burningham is located in downtown Salt Lake City. The professionals at LYRB have represented public clients for more than three decades and have established LYRB as a leading consulting and financial advisory firm, specializing in fiscal studies, impact fee analyses, economic consulting, planning, and public finance.

The consulting professionals at LYRB have performed economic development strategic plans (including sales tax leakage analysis) for entities such as Lehi City and Tooele County; strategic market analysis for Woods Cross; economic impact analysis for Tooele City, Weber County, and Morgan County; and project-specific economic benefit analysis for nearly a dozen other clients.

LYRB’s staff have also worked with Ski Utah, the Utah Travel Council, the Salt Lake Convention and Visitors’ Bureau and the Salt Lake Airport to estimate economic impacts and tourism trends; have conducted community surveys in over 40 communities regarding public preferences for recreation and municipal service delivery; drafted over 250 fee studies; developed capital facility plans for schools, recreation, and public safety providers; and conducted feasibility studies for large-scale development of all types, including special events centers and sports complexes.

The public finance professionals at LYRB have successfully structured a wide variety of public projects, including the Maverik Center in West Valley City, the Hale Center Theater, the Dixie Convention Center and Museum, the South Davis Recreation Center, REAL Soccer Stadium, and the West Valley Fitness Center.



Section II: Recent Experience & References

The following demonstrates our specific experience with Retail Sales Tax Leakages Analysis.

Roy City, Retail Sales Tax Leakage Analysis, 2013

LYRB, Logan Simpson Design Inc., and the Thain Retail Team were retained by the Roy City RDA to conduct a retail leakage study and analysis for the City, to assist the City and RDA in developing a more sustainable economic base and securely establishing future economic vitality.

*Chris Davis, City Administrator
(801) 774-1024*

Woods Cross CDA Real Estate Market Analysis & Sales Tax Leakage Analysis, 2013

LYRB was retained by Woods Cross City to conduct a real estate market analysis for their newly created community development project area (CDA) to assist the City in determining the highest and best uses for the CDA site. Part of this Study included a retail sales tax capture analysis.

*Gary Uresk, City Administrator
(801) 292-4421*

Nibley City Economic Development Strategic Plan, 2012

LYRB was retained by Nibley City to develop a strategic plan for economic development. This plan included an analysis that determined the sales leakage and capture rates of the City.

*David Zook, City Manager
(435) 752-0431*

Tooele City Sales Tax Leakage & Economic Sustainability Analysis, 2011

LYRB was retained by Tooele City to develop a retail sales capture analysis, with emphasis on retail sales within geographic locations within the City. LYRB prepared a spatial representation of taxable retail sales within the community and provided a summary of findings and recommendations.

*Glenn Caldwell, Finance Director
(435) 843-2150*

Kaysville Sales Tax Leakage & Economic Sustainability Analysis, 2011

LYRB performed an analysis of the economic sustainability of the City's sales tax revenue stream, the amount of sales taxes being captured by the City in relation to the City's demographics, and an analysis of potential buying power of the City's population.

*Dean Storey, Finance Director
(801) 546-1235*

Section III: Approach

PHASE 1: Economic Sustainability

Task 1.1: Budget Data Gathering

The first step in determining the City's economic sustainability in relation to this scope of services is to gather the general fund revenue breakdown from the City's peer group. This information will assist LYRB in determining the City's relative reliance upon general fund revenue sources including: sales and use tax, property tax and municipal franchise tax.

Task 1.2: Sales Tax Revenue Use

LYRB will analyze the revenue streams from each peer city and compare that to the City's general fund revenue make-up in order to determine the relative reliance upon Sales Tax Revenue. This analysis will present the breakdown of general fund revenue by source and compare that with the peer group and will be presented graphically for ease of evaluation.

PHASE 2: Retail Sales Market Analysis

Task 2.1: Gross Sales Data Gathering

LYRB will gather historic gross taxable sales data by SIC category for the City and its peer group. LYRB will gather 5 years of historic data. This information will be helpful in determining the strengths and weaknesses of the City's retail market and its reliance upon certain categories and sectors and where there are "gaps" in revenue based on buying power.

Task 2.2: Market Sales Analysis and Community Comparison

LYRB will analyze the City's and peer group's gross taxable sales by SIC category in order to determine the relative strengths and weaknesses of the City's retail market compared to its peer communities. This analysis will include a review of this data over the most recent 5 year period to determine the trend in the market.

PHASE 3: Retail Sales Tax Leakage Analysis

Task 3.1: State of Utah Benchmarking Standards

LYRB will utilize gross taxable sales information to determine the average sales per capita in the State of Utah for each SIC code. This per capita sales information will set the benchmark to which the City's gross taxable sales will be compared.

Task 3.2: City Sales Tax Leakage Analysis

Utilizing the State benchmarks in Task 3.1, LYRB will analyze the City's gross taxable sales by SIC category in order to determine the City's relative capture of gross taxable sales per capita compared to the State benchmarks. LYRB will also provide maps of the major retailers in each SIC category to depict the location of gross sales generators in and surrounding the City.



Task 3.3: Quantify Sales Tax Revenue Gain or Loss

The purpose of Task 3.3 will be to formulate the amount of net gain or loss of sales tax in each SIC category in order to determine the City's net sales tax gain or loss. This information will assist the City in marketing businesses to fill gaps, prepare economic development strategies to keep current "net gain" retail sales in the City, and determine overall economic development plans.

PHASE 4: Buying power analysis and report of overall findings

Task 4.1: Per Capita Buying Power Analysis

The final phase of this analysis will be to analyze the buying power of the City's population and the population of surrounding communities that purchase goods and services in the City. This analysis will include historic information, current buying power, and a forecast for future buying power. The overall purpose of this task will be to provide the City with a projection of potential sales tax revenue in the City based upon sales tax capture assumptions and future buying power projections.

Task 4.2: Reporting of Findings

LYRB will prepare a report that summarizes the information and analyses performed above and will deliver a written and oral report to the City Staff and Elected Officials. The final report will document the following: i) economic sustainability of general fund, ii) retail sales market analysis, iii) sales tax leakage and capture analysis, and iv) buying power analysis and future forecast for sales tax growth.



Section IV: Fee Proposal

LYRB will provide all of the services referenced above to the City for a fee not-to-exceed **\$10,500**.

Hourly Rate		\$250	\$150	\$100		
Consulting Services - Fee Proposal		Principal	Project Lead	Analyst	Total Hours	Total Cost
Phase 1	Economic Sustainability					
Task 1.1	Budget Data Gathering	2	2	3	7	\$1,100
Task 1.2	Sales Tax Revenue Use	0	3	4	7	\$850
Phase 2	Retail Sales Market Analysis					
Task 2.1	Gross Sales Data Gathering	0	2	3	5	\$600
Task 2.2	Market Sales Analysis and Community Comparison	1	5	6	12	\$1,600
Phase 3	Retail Sales Tax Leakage Analysis					
Task 3.1	State of Utah Benchmarking Standards	0	2	2	4	\$500
Task 3.2	City Sales Tax Leakage Analysis	3	5	6	14	\$2,100
Task 3.3	Quantify Sales Tax Revenue Gain or Loss	1	2	4	7	\$950
Phase 4	Buying Power Analysis and Report of Overall Findings					
Task 4.1	Per Capita Buying Power Analysis	1	2	3	6	\$850
Task 4.2	Reporting of Findings (Written and Oral Presentations)	3	4	6	13	\$1,950
Total Fee		11	27	37	75	\$10,500

Section V: Project Team

Jason W. Burningham, Principal

Mr. Burningham is an owner and principal of Lewis Young Robertson & Burningham, Inc. (LYRB) and led the initiative and development of creating a full-service financial consulting and advisory practice focusing on local government. Mr. Burningham specializes in the areas of: i) impact fee analysis, conforming to state law requirements, ii) capital facility finance planning studies, iii) user rate/stand-by reservation fee studies, iv) market feasibility and economic impact applications, and v) municipal funding evaluations.

Mr. Burningham has been instrumental in facilitating, coordinating and structuring a number of significant economic development projects, including: Procter & Gamble (Box Elder County), Hammons Hotel and Convention Center (Pleasant Grove), REAL Salt Lake Soccer Stadium (Sandy City), the new municipal airport in St. George, and the Dixie Center (St. George/Washington County). These projects have involved significant coordination of local economic development tools, participation by state agencies and cooperation with the Governor's Office of Economic Development (GOED).

Mr. Burningham graduated magna cum laude with a Bachelor's degree in Finance with emphasis in international business relations for the University of Utah. Mr. Burningham is licensed as securities' General Principal and Registered Representative by the National Association of Securities Dealers (NASD) and recognized by the Financial Industry Regulatory Authority (FINRA).



Cody Deeter, Vice President

Mr. Deeter specializes in providing the breadth of services offered by LYRB to Utah local governments including: capital facility finance plans; user rate fee/impact fee structuring; debt structuring and marketing; investment advice services; economic development services; SID/SAA administration service; RDA administration services; and general financial/budgetary advice.

Mr. Deeter has experience with large Cities and Counties such as Sandy, St. George and Davis County to mid-sized local governments such as Eagle Mountain, Tooele, and Bountiful to smaller local governments such as Perry City, Brian Head Town, San Juan County, and Box Elder County.

Mr. Deeter graduated from Utah State University with a degree in Political Science with an emphasis in Local and State government and also graduated with a Master's degree in Public Administration with an emphasis in Local Government and Finance from the Romney Institute of Public Management at the Marriott School of Business at Brigham Young University.



Fred Philpot, Senior Analyst

Mr. Philpot has been involved in projects regarding user rates, impact fee analysis, feasibility studies, redevelopment and blight studies, and comprehensive general planning. Mr. Philpot has recently completed economic development studies for South Jordan City and Tooele County. He has also conducted sales leakage analysis for Tooele City and Kaysville.

Mr. Philpot's experience includes cost allocation analysis, user rate studies and impact fee analysis. He recently completed impact fees for South Jordan and South Davis Metro Fire Agency, as well as user rate studies for South Sewer District and South Valley Water Reclamation Facility. Mr. Philpot is currently working on impact fees for Eagle Mountain, St. George, Logan, West Point, and Pleasant Grove. He is also working with Nibley City on an Economic Strategic Plan and with the Utah Transit Authority on a Financial Equity Analysis.

Mr. Philpot holds a Bachelor's Degree in Political Science from Utah State University and a Master of Public Administration from Brigham Young University.



Cami Hamilton, Analyst

Ms. Hamilton has been involved in projects regarding housing analysis, feasibility studies, fee studies, and comprehensive general planning. Recent experience includes Sales Tax Leakage Studies for Kaysville City and Tooele City.

Ms. Hamilton graduated with a Bachelor's Degree in Business Management from the Marriott School of Management at Brigham Young University.

In addition to the individuals mentioned above, Lewis Young has a production team that will be assisting in the analysis and production of the report. The production team is made up of six qualified individuals, many of which hold a Bachelor of Science Degree in Finance or Business Management, or a Masters of Public Administration.

