



ALPINE CITY COUNCIL **ELECTRONIC** MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold an **Electronic Public Meeting** on **Tuesday, July 14, 2020 at 7:00 pm** hosted at Alpine City Hall, 20 North Main, Alpine, Utah.

The public may participate in the meeting via the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpinecity.org Public Comments may be submitted to admin@alpinecity.org by 5:00 pm the day of the meeting.

I. CALL MEETING TO ORDER

- | | |
|---------------------------------|-------------------------|
| A. Roll Call | Mayor Troy Stout |
| B. Prayer: | Greg Gordon |
| C. Pledge of Allegiance: | By invitation |

II. CONSENT CALENDAR

- A. Approve City Council minutes of June 23, 2020**
- B. Bond Release No. 2 – The Ridge at Alpine Phase 3 \$240,772.55**
- C. Bond Release No. 7 - The Ridge at Alpine Phase 1 \$23,631.25**
- D. Bond Release No. 8 - The Ridge at Alpine Phase 1 \$99,340.00**
- E. Bond Release No. 8 - The Ridge at Alpine Phase 2 \$162,480.00**
- F. Bond Release No. 9 – The Ridge at Alpine Phase 1 \$41,162.50**
- G. Pioneer Road Project – Payment Request No. 2**
- H. 800 South Waterline Project – Final Payment No. 3 \$74,003.18**
- I. Paper Bond Release – Brookside Meadows \$749,921.45**
- J. Lambert Park South Entrance Paving Project – Staker Parson \$15,940**

III. PUBLIC COMMENT

IV. REPORTS AND PRESENTATIONS

- A. Financial Report**

V. ACTION/DISCUSSION ITEMS

- A. Resolution No. R2020-09: Intent to amend the General Plan and Land Use Ordinances as they pertain to gateway connecting roads into and out of Alpine City**
- B. Resolution No. R2020-10: Intent to approve boundary adjustment with Highland City for the Beck Tree Farm property**
- C. Ordinance No. 2020-13: Amendment to retaining wall ordinance regarding irrigation**
- D. Ordinance No. 2020-14: Amendment to planter strip requirements for developments**
- E. Resolution No. R2020-11: Appoint new member to North Utah County Aquifer Council (NUCAC)**

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

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

Mayor Troy Stout
July 10, 2020

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

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



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing vs. Public Meeting

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

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



June 23, 2020

I. CALL MEETING TO ORDER:

The meeting was called to order at 7:00pm by Mayor Troy Stout.

Mayor Troy Stout asked the audience to remember to social distance, staff had set up the chairs 6 feet apart to abide by state guidelines so unless you are in the same household please distance yourselves now. He reminded the audience to keep their comments to themselves. The City Council realized that some of the topics tonight come with a lot of emotions, but that the meeting would need to be kept in order.

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

Mayor Troy Stout

Council Members: Lon Lott, Greg Gordon, Jason Thelin, Jessica Smuin, Carla Merrill

Staff: Shane Sorensen, Bonnie Cooper, Austin Roy, David Church, Chief Brian Gwilliam, Chief Reed Thompson, Carolyn Riley, Scott Riley

Others: Jesika Harmon, Robert Harmon, Greg Jackson, Brandt Saxey, Jeff Kelly, Megan Kelly, Susanne Lawrence, Carol Snyder, Stephen Snyder, Stephen Snyder, Huy Nguyen, Kim Nguyen, Anne Ayers, Russ Lambert, Carolyn Lambert, Riley Hale, Danelle Schmutz, Joey Schmutz, Karen Quick, Rod Roberts, JoDene Roberts, Matthew Grimmer, Scharman Grimmer, Mandy Brown, Alyson Rummmler, Steve Estes, Scott Pahlgren, Greg Ketch, Karen Ketch, Crystal Hauser, Dan Hauser, Dale Palsson, Ellen Palsson, Amy, Harmsen, Joe Harmsen, John Harmsen, J. Stout, John Paskett, Shelley Paskett, Shirley Davis, Chloe Hale, Julie Carver, Sarah Fleming, David Smuin, Dallin Smuin, Kim Sherwin, Heather Johnson, Brandon, Maughan, Micheal LeBaron, Denise Menfeid, Alan J. Wood, Ron Robinson, David Nibley Brett Wiseman, Beth Ann Wiseman, Cameron Trect, Travis Trect, Curtis Fillmore, Craig Morrison, C. Wyne, Jeffrey McCellan, Kim Topham, Libby Topham, Dave Matthews, Tom Williams, Doni Watkins, Darrell r. Turpin, Becky Turpin, Jason Bauwatuer, Jane Grimer, Jake Taylor, Mark Todd, Lari Todd, Mike Gillespie, Sue Gillespie, Kurt Ostler, K.W. Crook, Brad Ferguson, Sara Ferguson, Anthony Marcello, Amber Marcello, Kelli Law, Krisi Anderton, Lane Stevens, Stephanie Stevens, David Mcmillan, Lisa Mcmillan, Bob Robinson, Jan Braithwaite, Sarah Willis, gale Rudolph, Chis Rudolph, Steve Crook, Lacey Crook, Mike Davis, David Peterson, Julie Peterson, Michael Carver, Melissa Holiday, David Larsen, Katie McArther, Rich Alley, Clayton Barton, Tamara Barton, Bob Rasmussen, Kae Rasmussen, Chris Paulson, Sean Horan, Eric Farr, Cathy Farr, Ned Callister, Debra Callister, Kathryn Barton, Jeff Ostler, Lori Ostler, Doug Bailey, Pamela Bailey, John Walton, Carol Hale, Joshua A. Randy, Mary Bentley, Michael Adams, Ryan Barclay, Jodie Hawley, Brett Folkman, Doulas Halvorson, Holly Lowe, Keyne Monson, Elizabeth Crook, Fredrick Crook, Brent Bingham, Jennifer Bingham, Victoria Pettey, Kelly Shubin, Troy Slade, James Auble, Melinda Auble, Diane, Pergrossi, Deb Selander, Tyler Carter, Corey Bingham, Paul Bingham, Jennifer Larsen, Kristen Fillmore, Bill Voss, Pauline Maughan, Mike Maughan, Chuck Yarbrough, Natalie Ball, Afton Bolz, Peter Larkin, John Ambuehl, Mara Ambuehl, Rick Hansen, Kimberlee St. Clair, Ted York, Kirsten Monson, Manel Hall, Diane Lohner, Ken Spencer, Wes Hilton, Julie Hilton, John Luhner, Jeff Hartley, Kory Longenecker, Sterling Garner, Jim Phelps, Ny Peang, Kelly Leavitt, Isabelle Halvorson, Will Jones, Jake Satterfield, Brent Bateman, Brezze Hansen, Glenn Simmons, Mark Wilkinson, Paul Fesser

B. Prayer

Lon Lott

C. Pledge

Chief Reed Thompson

II. CONSENT CALENDAR

A. Approve City Council Minutes of June 9, 2020

Motion: Lon Lott moved to approve the Consent Calendar with the few grammar and spelling changes that he spoke to Bonnie Cooper, recorder, about prior to the meeting. Carla Merrill seconded the motion. The 5 Ayes and 0 Nays are recorded below. The motion passed unanimously.

Ayes

Jason Thelin

Greg Gordon

Carla Merrill

Nays



Jessica Smuin
Lon Lott

III. PUBLIC COMMENT

Mayor Troy Stout reminded those in attendance that the period for public comment was reserved for topics that were not already included on the meeting's agenda.

No public comment was made.

IV. REPORTS AND PRESENTATIONS

There were no reports or presentations.

V. ACTION/DISCUSSION ITEMS

A. Plat Amendment - Summit Point Plat B

The developer is seeking to amend Summit Point Plat B to allow for eight lots on approximately 32.94 acres. The proposed plat amendment would dedicate approximately 3.69 acres to the City for storm water detention and debris field storage. Same road new lots to connect that application was rejected, the applicant appealed that decision. They filed through his attorney they a through road a long cul-de-sac the mayor and majority of the council said that could go through the public process feeling that that compromise was a better idea. Tonight's decision will be administrative. The full road can go through if it goes to court. the petition you have in front of you today is what was suggested by City staff. The Staff recommends the City Council hold a public hearing to review and discuss the proposed plat amendment and make a motion to approve table /deny the proposal.

Mayor Tory Stout explained that the City Council had allotted time for comments on this item and that specific individuals had been assigned to do so. He emphasized that the meeting needed to remain orderly during the item. He reminded attendees to keep their emotional reactions to themselves to maintain an effective meeting.

David Church, City Attorney, explained that the item under discussion was the plat application amendment made by the developers of the Summit Point subdivision. He explained that the owner of the Summit Point subdivision filed a petition to amend the plat with the City over two years ago. The first application proposed changing the current configuration of the subdivision to include a through road that would connect with property the subdivision owner also owned in Draper City. The initial application was recommended against by the Planning Commission and then withdrawn by the applicant. The applicant renewed that application in August 2019 for a plat amendment. The renewal showed the same road and new lots in the Summit Point Subdivision with the road again connecting in the future with Draper. That application was rejected by the City Staff on the grounds that it had been previously been reviewed by the Planning Commission and that it did not comply with the city's general plan. The application/petitioner appealed that denial, as was his right to do so, through the City's land use appeal authority, an administrative law judge.

The grounds for their appeal was that they did not believe that the City's general plan was clear that the City would not allow the road and that the City had previously allowed roads to connect that were not shown on the general plan. The applicant also a ledged that the city's staff was driven by political considerations and public clamor, not on sound planning principles.

A hearing was set in front of a law judge on the August 2019 application. Both sides filed petition papers with the administrative law judge. Prior to the hearing, through his attorney, the applicant asked the City if there was a possibility for compromise and made some suggestions. The applicant's suggested compromise was a long cul-de-sac with just an emergency access road that connected to a future Draper development, as opposed to the full road. The Mayor Troy Stout and the majority of the City Council considered this compromise and suggested the amended configuration—the long cul-de-sac and emergency access road—would be allowed to go through the public process by the Planning Commission and then eventually be heard by the City Council. The City Council did not promise that the proposed compromise would be approved, they granted staff the authorization to run that particular plat amendment with the feeling that perhaps that compromise was better than taking the risk through the appeals process with a hearings officer. Based on that response, the applicant discontinued the process in front of appeal court and left it pending depending on the outcome of this process.



1
2 If the plat amendment is adopted tonight than the formal hearing process in front of the administrative law judge
3 would not continue. If the plat amendment is not adopted tonight, then the applicant may continue with the
4 hearing in front of the law officer. Depending on the outcome of the hearing before the administrative judge,
5 either the applicant or the City could appeal the decision in front of the district court.
6

7 David Church, City Attorney, emphasized that the appeal process was not a lawsuit. The applicant was not being
8 sued or threatening to sue the City. Rather, the course of appeal was an administrative process, permitted by
9 Alpine City and state ordinances.
10

11 The City Council was present to hear the application for the compromise to the plat amendment. He explained
12 that if this compromise of the amendment did not pass, there was the potential that the original application for the
13 full access road could be adopted pending appeals. The hearing office would make that decision, or the district
14 court. The applicant, or an aggrieved party, could also appeal the decision made tonight by the City Council
15 through the same appeals process with an administrative judge, or the district court.
16

17 David Church, City Attorney, stated again that the petition before the City Council was a compromised petition
18 that contained elements suggested by the Mayor Troy Stout and the majority of the City Council at a previous
19 meeting. It was made clear to the applicant that there was enough difference between the compromised petition
20 to the original August 2019 amendment that the City Council could consider the plat amendment. No promises
21 were made that the amendment would be approved. He noted that the applicant should be given credit for being
22 willing to bring the plat forward with the elements suggested by the city and the city staff as a plausible
23 compromise, although not necessarily something that would eventually be.
24

25 David Church, City Attorney, then opened the meeting for questions about the process.
26

27 Mayor Troy Stout thanked David Church for his explanation on the history of the plat amendment and what can
28 happen after it approved or denied.
29

30 Mayor Troy Stout invited a representative from the Blue Bison Group to address City Council. Members of the
31 Council were able to ask questions following the presentation,
32

33 Jake Satterfield, representative of Blue Bison Group, said he believed everyone in the audience knew who he
34 was: the developer of Blue Bison – Summit Point. He said has had a chance to talk to many members on the City
35 Council. He stated that as a development group they were trying to hear what the residents were saying and to
36 create a win, win scenario. He said that so far that had been difficult. Mr. Satterfield stated that the development
37 group thinks the proposed compromise addressed residents' main concerns. He noted that if the history of the
38 subdivision were reviewed it would be seen that the development group had been asked to do a number of
39 additional actions such as a traffic study preform at the developer's expense. The traffic study showed that the
40 current infrastructure could support a thru/public road. The development group felt the number was grossly
41 exaggerated through that traffic study, but that the infrastructure could support the road with an 80 rating. Despite
42 this finding, the public road was still rejected by the City and by the residents. If the real issue was controlling
43 the amount of traffic, then the solution would be to mitigate the amount of traffic. The development group thought
44 the long cul-de-sac and emergency access road was a quite easy compromise to address the traffic concern.
45

46 Jake Satterfield, developer, said he feels that resident think the development group is trying to do something like
47 a trojan horse attempt. He emphasized that the development group is not trying to make some kind of play. He
48 stated that he had communicated with the City Council and the Mayor that the development group was willing to
49 do more to build upon security for the residents that it is their intent to hear resident opinions and not some type
50 of a play. To illustrate this, Mr. Satterfield, explained that the development group had made several suggestions
51 with the Planning Commission where the plat amendment under discussion was approved. This included a
52 willingness of the development group needs to dedicate some protective strip that gives that land to the city of
53 Alpine to be able to add an additional layer of certainty. He also said that if the City Council had additional
54 suggestions the development group was all ears so long as what was suggested by the City did not back the
55 developer into bad position.
56

57 Jake Satterfield, developer, reiterated again that the development group did go through with the traffic study and
58 sought to come up with solutions to concerns. He stated that following the results of the study he met personally
59 with residents and noted that those face-to-face meetings went much differently than some of the comments being
60 presented tonight. Jake Satterfield, developer, stated that it appeared to him that many of the arguments posed
61 tonight didn't have to do specifically with traffic, as the developer had been led to believe, but rather was more



1 about not wanting development period. He stated that this latter issue was hard for them as a developer because
2 they had made some big investments in the land and obviously had been engaged years of effort. In addition,
3 they had been working in good faith with their attorney and the City's attorney to come to a compromise, thinking
4 that if the real issue were traffic, it could be addressed. He said that was the development groups position and
5 that he was willing to address any issues or questions of the City Council.

6
7 Greg Gordon addressed Jake Satterfield, developer. Mr. Gordon said that it had been suggested by some that the
8 property in Alpine could be developed by coming up on Hog Hollow Road and put the primary and secondary
9 access roads of that existing road. He asked if Jake Satterfield, developer, had looked at that possibility from
10 engineering perspective.

11
12 Jake Satterfield, developer, responded that the engineering would be difficult, and it would expensive.

13
14 Mayor Troy Stout invited a representative from the neighborhood immediately affected by the Summit Point
15 Subdivision Plat amendment to speak:

16
17 Kelli Law – resident at 584 Tree Line Drive, represented the citizens of Alpine concerned with the plat
18 amendment. He stated that he was grateful to be at the City Council meeting as he had seen a lot of citizens
19 exercise their right and duty to be heard. He stated that there has been a lot of passion regarding this issue and
20 protecting Alpine City. He thanked the City Council for arranging this special meeting at a special location–
21 Mountainville Academy–that allowed participants to stay safe and social distanced.

22
23 Kelli Law, neighborhood representative, noted that over 900 people have signed the petition to stop this
24 amendment. He also recognized that most of the people present would not have been attendance without the land
25 development of Alpine. He stated that they appreciated those who want to continue to build and beautify Alpine
26 and make this a great place to live.

27
28 Kelli Law, neighborhood representative, asked those who were opposed to this plat amendment tonight to stand
29 briefly and silently. **Most of the audience stood.** He explained that apart from public opinion, neighbors have
30 felt all along that there is a solid legal footing to not approve the plat amendment. The current plat was approved
31 by a previous City Council and they as citizens feel that they fail to see a good cause to amend the original plat.
32 He added that the neighbors did not want to have a lot of negative emotion so they an attorney, Brent Bateman,
33 to assist residents in addressing their concerns logically and in a way that is legally applicable to prevent the
34 amendment of the plat. Mr. Law noted that after 13 years as a property ombudsman, he has an intricate knowledge
35 of property issues. He then turned the time over the Brent Bateman.

36
37 Jessica Smuin moved to deny the amended plat petition as Alpine City did not see good cause based on the
38 following:

- 39
40 1. The amendment would create one long road with only one public outlet, effectively creating a cul-de-
41 sac that is longer than is allowed by the letter and spirit of city code.
42 2. The emergency access road to Draper is not provided for as part of the Alpine City general plan.
43 3. The City has previously approved a subdivision plat for the property which provided for two access
44 roads within the City, therefore making the long, single access road with an emergency access was not
45 necessary to allow the property owner to enjoy full property rights afforded to him under Alpine City
46 ordinances.

47
48 Mayor Troy Stout asked if there was a second to the motion. Jason Thelin seconded the motion to allow for
49 further discussion on the motion. Before going to the discussion of the motion by the Council, Mayor Troy Stout
50 stated that he would like to give Brent Bateman, attorney representing residents, to make his statements.

51
52 Brent Bateman, attorney representing residents, outlined the residents' position on the amended Plat B for Summit
53 Point Subdivision, that this amendment was bad for Alpine City. He outlined three reasons:

- 54 1. The amendment goes against the Alpine City general plan. He recognized that the general plan is an
55 advisory document. However, the general plan was result of a lot of hard work and public opinion to
56 make Alpine the great city it is. He stated that when cities ignore their plans, it is his experience that
57 cities become a mess. The purpose of a plan is to outline what residents want and then to follow that
58 plan. He noted that the general plan in Alpine discourages routes in and out of the city, discourages long
59 cul-de-sacs, and did not provide for a road in the area under discussion. If Alpine City wanted to amend
60 the general plan, they should go through the plan change process, a policy process that allows all the
61 people to have impute and say what they want in a particular area.



2. The proposed amendment was unsafe. There was a reason why the Alpine City code had a limit on cul-de-sac length. Mr. Bateman, attorney representing residents, stated they were grateful for the developer for his efforts to limit traffic and to offer this gate idea, but it still results in a much to long cul-de-sac that probably violate the city code, potentially making the road illegal. Regardless, the road defiantly violated the general plan, that is intended to keep the citizens safe. The long cul-de-sac with the amount of traffic coming through creates challenges for responding to emergency events.
3. The City Council does not have to vote yes on the action item. Mr. Bateman, attorney representing residents, noted that anyone who had viewed his trainings—trainings he's offered to Alpine City—has heard him say that if an application aligns with city code a governing body really doesn't have the discretion to deny the application. However, the City Council was reviewing a plat amendment. He explained that under the Utah state code plat amendments have a different standard then a subdivision. The standard for a plat amendment was good cause. The City Council needed to find good cause to approve the amendment, giving the City Council discretion with their votes. If the City Council could not find good cause it was legal and defensible for them to deny the amendment. Mr. Bateman, attorney representing residents, said that he did not see why the developer would appeal the decision tonight as there was already another appeal in process. He explained that the appeal process was a long path. The current administrative appeal was just a city appeal and the law judge will make the decision and hopefully they will make a really good decision and hopefully it will be enough. If that body says no, the developer could certainly appeal to district court. Anytime in that process, however, there could be conversations with the developer, including after this meeting, to try to come up with a better plan or no plan. Mr. Bateman emphasized that the decision tonight was not an either/or decision. He noted that if the decision was appealed to the District Court, land use decisions were not lawsuits, it was an appeal. This was important to note because appeals are not damaging situations in which the developer can come back and sue for pain and suffering. He summarized that the decision of the City Council was a plat amendment, which standard for approval was good cause. If there was not good cause, the City Council had the right to deny the amendment. Brent Bateman, attorney representing residents, encouraged the City Council to do so.

Carla Merrill, City Councilmember, said the amendment has been something that had been on her mind for a while. She said she had spoken with many of the residents in the room tonight, as well as conferred with the city judge and their city attorney, David Church. In addition, she stated that she investigated the Draper City side trying to decide what was best for Alpine City and its citizens. Regardless, this was a tough decision.

Lon Lott said that as the City Council had gone through quite the process with the property under discussion. He noted that he had been on the City Council for over six and half years and had interreacted for several years with the previous owner of this particular area, as well as having had many discussions with residents before on the area. He stated that the previous approval of the subdivision came with a lot of work, deliberation, and discussion from members of the Council and the community. The Council had a lot of input on various options of development when working with Taylor Smith and Mark Wells. He continued that as the City Council addressed the current development questions, he thought it was a little narrowminded for some to think the Council should only see one perspective because there were several perspectives to the situation. He stated that if the Council ultimately didn't see the situation the way you residents were, it was not that they were not hearing what residents were expecting, but rather that there are more perspectives and ways to understand all aspect the situation. He said all of these perspectives were important to make a good decision. He said that as they discuss together as a Council it was necessary to utilize all perspectives to come up with the best outcome, even if some of the perspectives were distasteful to residents. He stated that he thought that it was important as the Council came up with different options, that they seek the proper legal counsel. He said seeking legal counsel was something the Council had done and had been doing all along. He explained that the information the Council received and discussed helped them ask questions to be able to find a solution that impacted the area as little as possible, and still allowed a landowner to use their land. He said that he has spent hours and hour on the phone talking to residents affected by this action item and that he had read all 837 comments. He said that he had done his due diligence in trying to provide the proper perspective and the proper way of looking at this process and this situation.

Jason Thelin said as a City Council they normally do not make a motion before having discussion. Jason Thelin said he agreed with what David Church, City Attorney, had said when providing context on the item. The amendment had been brought before the City Council before and had been rejected more than once. He also believed it was brought to Highland City and it was rejected there. In Alpine the developer decided to appeal the process. Jason Thelin stated that Alpine had a fantastic city and city administrator, Shane Sorensen, and his crew. He said that for a small city that is poor and without a lot of tax base, they had one of the best run cities and city administrators in the state. He explained that he wanted to deflect any blame that might be directed towards staff.



1 Ultimately, the City Council had been making all the decision along with the Planning Commission not the staff
2 of Alpine City. Jason Thelin said he has served on the Planning Commission in the past and now on the City
3 Council in combination for a total of about 14 years. Because of this, he said that he has seen this property be
4 developed multiple times and seen subdivisions approved multiple times. He said that the property can be used
5 with in the city and that there is the possibility for secondary access. He noted that there was already a four-lot
6 subdivision that was already approved. He said that we leaned towards Jessica Smuin's motion based on the long
7 cul-de-sac. Jason Thelin stated that he had a chance to sit down with fire Chief Reed Thompson and ask about
8 some of his concerns as a fire chief. All Chief Reed Thompson's concerns had to do with the length of the cul-
9 de-sac and the road attached to it, including ingress and egress concerns as well as uncertainty regarding the water
10 pressure of fire hydrants on a road of that length. Chief Reed Thompson mentioned a fire hydrant could break
11 below and it would affect all the water above Ideally, Chief Reed Thompson, believed it would be better for both
12 Alpine and Draper for there to be a through Jason Thelin said that when he looked at those issues, it went back to
13 what Brent Bateman, attorney representing residents, mentioned that the City Council has latitude on an amended
14 plat to determine if it was good for the city and was a better plat. If a plat comes in that can bring negative impacts
15 on the City, it becomes a legislative decision that the City Council can vote on against the plat amendment. He
16 said that was the direction he was leaning because he did not think the amended plat was an improvement to the
17 original plat.

18
19 Greg Gordon said that his concern was that in denying this plat was that it kept the City Council from the
20 opportunity to ensure that a through road would not be added now or in the future. He felt that at this time they
21 could add some conditions that would be effective. He said that he heard from had reiterated the point that a
22 through road is the biggest concern due to its effect of traffic. There was a particular concern regarding inner-
23 country traffic resulting from the larger development in Draper. Greg Gordon said that it was his understanding
24 that could create a gated access road that would have no significant risk of being converted into a full road in the
25 future. On the other hand, Greg Gordon said that although Draper has said that this design satisfies their needs,
26 Alpine did need secondary access on their side. He said that he has heard from Draper four different times that
27 they have not decided what they want but what or made a final decision. He was concerned that they might
28 change their minds down the road and say that they needed an open road. Greg Gordon worried that if the Council
29 did not act now, that could potentially become the only option in the future, where right now they had the
30 opportunity to set restrict the road to something that was local and gated. He also said that he was concerned that
31 if this issue went to a judge, they would look at public safety act versus private property rights and road
32 connectivity, but not give as much sufferance to traffic going through a neighborhood. Greg Gordon said that he
33 thought the Council, developer and residents all wanted the same thing: to limit the amount of cross traffic
34 between cities and counties. He said that he was trying to look at the highest probability solution to achieve that
35 goal. He said that he wanted to try and maintain control of the situation, whereas if it went to a court of appeals
36 process, it would be out of the City's hands. Currently, the City has control over where the gate is, could add
37 easement terms, control the surface type and gate type and can set standards that comply with HOAs and DCRs
38 that state that there is a understanding that this will never be a road. He said that he did not want to lose all that
39 latitude that the City has now and end up in a worse position in the road that gets developed. That was his
40 foremost concern. He stated that he would to hear some guidance on what is the probability that a gated access
41 road could be converted to a full trough road later or what is the chances that if this runs its course through the
42 appeals process that the they arrive at their worst case scenario of open road. He asked David Church, City
43 Attorney, if there was a chance that if they had a gated access road on the Alpine side with terms and requirements
44 and agreements if there were circumstances in which those conditions could change in the future to allow for a
45 through road.

46
47 David Church, City Attorney, answered Greg Gordon. He said that the conditions of the road could be set up so
48 that it was entirely in the hands of Alpine City. Unless Alpine City was in favor of the road going through, it
49 would not happen. He said that he could not say if it were absolutely impossible that the road would never happen
50 as he could not predict future Alpine City needs and the desires of future City Councils. He furthered that the
51 nature of the compromised amendment that staff recommended to the City Council and the developer was such
52 that the decision was entirely in Alpine City's control as to if the amendment was approved. That was the reason
53 why the road was designed as a cul-de-sac, the reason why the proposed emergency access was limited to the
54 very narrowest amount allowed by fire code, and the reason staff insisted the gate be installed on the Alpine side.
55 In addition, that was the reason why the property between the gate and be under the City's control through
56 ownership or easement. All of these measures ensure that the decision to put a through road in would be in
57 Alpine's control. David Church, City Attorney, said that it was his opinion that the proposed plan was the best
58 that the City could do.

59
60 In regard to Greg Gordon's question about the appeal process, David Church, City Attorney, said that he believed
61 in the City's position and that they had a good chance of prevailing in the appeals process. However, as Greg



1 Gordon pointed out, a district court judge would make the decision leaving not guarantees. He said that he Brent
2 Bateman, attorney representing residents, had worked together for many years and agree; the statute that we are
3 relying on gives the City more discretion on plat amendments than the statutes on new subdivision. Because the
4 action item is a plat amendment the statute says that amendment is only required if the City Council finds good
5 cause. David Church, City Attorney, extended credit to the Mayor Troy Stout and the City Council. He explained
6 that in February 2020 when this compromise was proposed, there was a bill in front of the legislature that would
7 have amended the section of the code relevant to plat amendments. If that piece of legislation had passed, it
8 would have removed the good cause standard out and put the same standards for plat amendments as are currently
9 applied to the original subdivision: if the proposed amendment meets the city ordinances a City Council must
10 approve the action item. David Church, City Attorney, explained that the bill did not pass in the legislature
11 because Alpine City got help lobbying against it, as a result of his personal fear that the bill had been proposed
12 simply to harm Alpine. One of the risks identified is that during next year's legislative, the development
13 community could be successful in the amendment of that code section. Because of this, one of the intentions of
14 city staff was to get the issue resolved before legislator got involved and developers were able to change the plat
15 amendment process.

16
17 Greg Gordon asked a follow up question. He wanted to know if the City could establish easement terms across
18 the two private property housing lots where the road would cross over. He wanted to know if that action would
19 effectively make it difficult and expensive to create the through road. Essentially, he wondered if that action
20 would require both residents and the city to change their minds about the road.

21
22 David Church, City Attorney, responded that if the amended plat was executed in alignment with the proposed
23 compromise, if years from now Alpine and Draper City decided that they would want to push a through road, that
24 development would become very expensive. This is because the private lot owners would own the 26-foot narrow
25 strip of the easement. Putting private people in control through easements will make it more expensive in the
26 future if the cities want to do a road. The easement would place a lot of impediments that would discourage the
27 development of road, including cost. In looking at the plat, the lots come right up to the side of the cul-de-sac.
28 Similarly, if developed on the Draper side those lots would face the same issue. Therefore, in his opinion, if the
29 area were developed it would be difficult for a future Alpine or Draper City Council to develop the road because
30 of a greater number of homeowners. However, he would never say the road would be impossible.

31
32 Jessica Smuin said she wanted to give some context. She explained that served on the Planning Commission
33 prior to coming to City Council. She explained that the Planning Commission did their motions very quickly so
34 that had a specific topic to speak to as opposed to wondering around in the conversation. This was the reason
35 why she made the motion so early. Although this might have felt atypical for a City Council meeting, it was for
36 typical for the Planning Commission. For her, in looking at this decision the most important element was not to
37 cause Alpine City any more legal exposure than necessary. Looking at the legal exposure and considering the
38 community vision needed to come together. She noted that one of the previous mayors who wrote the general
39 plan, Hunt Willoughby, was present at the meeting. She explained that in the general plan, under the vision
40 statement, it is stated that the primary focus of Alpine City is to preserve and maintain the characteristics of a
41 high quality of life.

42
43 Jessica Smuin said that Alpine needed to legally do that: maintain characteristics of a high quality of life. Because
44 the action is a plat amendment and not just an original plat, the City Council have a legal basis to deny it if they
45 cannot find good cause. She reminded the other council members that as they voted they need to remember the
46 general plan that drives the community. She stated that when considering her own decision, she referenced the
47 first goal in the general plan: to preserve the quality of life and atmosphere of the city. For her that was pretty
48 straight forward. The City has a legal backing to do that. Therefore, it was her finding to deny the petition for
49 the plat amendment.

50
51 Jessica Smuin added that she chose to join the City Council note because she wanted her opinion to be heard but
52 because she wanted residents' voice to be heard. She said that, not long ago there were many items she felt there
53 were many items that the community felt passionate about that were not being heard. She hoped that the
54 community recognized that if the City Council voted no today, that did not mean that there would not be a road.
55 The road might still happen through the appeals process. She wanted to ensure that residents were aware the
56 denial of the road tonight was not a slam dunk.

57
58 Mayor Troy Stout said he had also been a part of the City Council for almost 13 years. During this term of service,
59 he had been involved with this piece of property on several different proposals and some of those proposal have
60 been wildly more populated than this one was. Throughout this process the City Council has had to balance the
61 desire that we have as the City Council—he spoke both for previous council members who are no longer serving



1 and current council members who had addressed this property in the past—including the desire to protect the
2 hillsides. He recognized that this was a primary desire of the community and that he took seriously the Council's
3 responsibility to do so. On the other hand, the City Council has the responsibility to respect and honor property
4 rights. He said that was a difficult balance to strike sometimes as the two responsibilities come together in a way
5 that is challenging to sort out. Sometimes there are situations where there is a clear right to build, but there is
6 uncertainty to what extent that right exist and how far an area can be built while still maintaining the values Jessica
7 Smuin referred to.

8
9 Mayor Troy Stout pointed to what David Church, City Attorney, said earlier in the meeting and Jason Thelin
10 reiterated: at one point this Council was given a proposal to consider an alternative which included the gate. He
11 said that during that process the Council weighed out the possibilities with the goals and came to the majority
12 decision to move forward and at least evaluate the proposed compromise. were in the end so at that point we
13 decided as a majority to go forward and at least look at it and evaluate it. He said it would have been irresponsible
14 not to do so because the responsibility to balance different needs lies within the City Council. Mayor Troy Stout
15 expressed that everyone has emotions around Alpine because it is the place they live; that was why they we are
16 all here tonight. The City Council does fight to try to preserve what is cherished the community while honoring
17 the rights of those who have property. He stated that he did not have a vote tonight and because the City Council
18 had a full quorum he would not need to. However, it was his view that the primary responsibility of the City
19 Council to the community was to protect residents' values and protect what is loved about Alpine City. He said
20 that if those elements can be maintained while allowing development than development makes sense, but when
21 developers come to the City Council with something the City did not plan for, and in fact goes against the city's
22 plan and values, then the Council has to evaluate that. He encouraged the Council to vote accordingly.

23
24 Lon Lott asked David Church, City Attorney, a question about plat amendments and new subdivisions. He
25 explained that there had been a lot of conversation through email referring to a property owner knowing that that
26 bought a piece of property under a specific set of conditions. In this case that was a four-lot approved plat. He
27 wanted to know if a property owner had the right to submit a new subdivision plan to an already approved plat.

28
29 David Church, City Attorney, said that was the process they were going through. Any property owner can petition
30 to amend the subdivision. When the property owner owns the whole subdivision, they have the right to either
31 vacate the property or amend that subdivision. The City had the obligation to respond to the applications they
32 receive. In this case, the application received was to amend the existing Summit Point subdivision plat and this
33 is the process of the City responding.

34
35 To directly answer Lon Lott's question, David Church, City Attorney, said yes; any property owner has the right
36 to petition to amend the plat. The City then follows the standard outlined in the code and ordinances in processing
37 the petition and to decide. Currently, state law says the City Council may approve a plat amendment if there is
38 good cause to do so.

39 Lon Lott clarified that if there had never been an approved plat the action was just a proposal for a new
40 subdivision, but if there was an approved plat, the landowner would always submit an amended plat.

41
42 David Church, City Attorney, responded that was correct unless the property owner decided to vacate the
43 property. He added that as a matter of due process, the Council should allow the landowner to respond to
44 questions and comments the Council may have before the Council votes.

45
46 There were several outbursts from residents in attendance that required Mayor Troy Stout to call for order. He
47 explained that he outlined at the beginning of the meeting that two spokes persons from the neighborhood would
48 be allowed to give statements and that the City Council had allowed for that. He reminded this was not a public
49 hearing, but a public meeting, limiting input. He apologized if that did not meet attendees' expectations.

50
51 Jake Satterfield, developer, asked Paul Fesser the engineer with Civil Science firm of the project to make some
52 comments.

53
54 Paul Fesser brought up that there was another current subdivision that was approved in 2016 that had a dead-end
55 cul-de-sac similar to the cul-de-sac Summit Point was proposing. In fact, it was a couple of hundred yards longer
56 than what the developer proposed.

57
58 Mayor Troy Stout said clarified that the road Mr. Fesser mentioned was a private road not a cul-de-sac.

59
60 Paul Fesser agreed, but argued that it posed a similar concern. He said that he believed that the fire marshal would
61 agree with him that right now that subdivision, which was approved, was not safe for residents in that area because



1 it exceeds the fire gradient. He said that he had never seen a subdivision that violated basic fire code that had
2 been around for a least 10 years.

3
4 Paul Fesser, Project Engineer, explained that what the developer was proposing was not actually an option for a
5 future connection. He said that he believed it would not only make the area safer for people to live in the area
6 but provide an access road for both Draper and Alpine. He explained that their option provided proper egress for
7 emergency services.

8
9 Jake Satterfield, developer, asked Chief Reed Thompson for his comment on the fire hydrant issues. He asked if
10 the proposed compromise (the amended plat) was better or worse in regard to the safety of residents than the
11 original.

12
13 Mayor Troy Stout interrupted Mr. Satterfield stating that he would like to hear his comments later, but that he did
14 not want to extend the length of the meeting.

15
16 Jake Satterfield, developer, stated that he felt that his questions and comments were relevant and that after sitting
17 through a three hour Planning Commission meeting where he listened to all of the residents' comments that he
18 felt as though he also had a right to be heard.

19
20 Jake Satterfield, developer, then addressed the comments made by Brent Bateman, attorney representing
21 neighbors. Mr. Satterfield said that Mr. Bateman made the claim that the road does not follow the general plan
22 as it was written. Jake Satterfield made the claim that there were probably many developments in the city that
23 did not follow the general plan as it was written and that he believed that the purpose of a general plan was to
24 adopt to changes as circumstances changed. He asked how old the Alpine City's general plan was and when it
25 was written.

26
27 Austin Roy, City Planner, answered it was written in 2007 and that the latest revision was probably six years ago.

28
29 Jake Satterfield, developer, continued and asked if every street that currently exists in Alpine City was included
30 on the general plan. Mayor Troy Stout responded that he could not answer that. Jake Satterfield continued and
31 said they were not, that the general planned failed to cover every item the City Council has claimed it would
32 cover.

33
34 Jake Satterfield, developer, said that the second issue that Brent Bateman, attorney representing neighbors, brought
35 up was the length of the cul-de-sac. Mr. Satterfield claimed that Alpine had several long culs-de-sac and cited
36 the Three Falls subdivision as an example. He said that at Summit Point, they were trying to provide much shorter
37 distances than those offered at the Three Falls subdivision. He said that he was not sure how one gets looked at
38 and is acceptable despite being on a hillside—whose protection was a justification for denying the amendment—
39 and another does not. Jake Satterfield said that Alpine had hillside development all over. He claimed that there
40 had been a protection against hillside development, but this had occurred on the part of Draper who had protected
41 thousands of acres of hillside open space that Alpine and Highland residents were benefiting from. Ultimately,
42 he asked the Council how squashing a developer by saying there was not good cause made Alpine a better city
43 when development was occurring all around Alpine.

44
45 Mayor Troy Stout spoke on behalf of the City Council that it was not their intention to squash development. He

46
47 Jake Satterfield asked how this development did not demonstrate good cause in the same way that any other
48 approved development did. He asked how this development threatened the preservation and quality of life any
49 differently than any other development. He said that the people that are arguing that this development is bad for
50 them have gone and done the exact same thing in other areas of Alpine. Jake Satterfield stated that there was a
51 massive layer of hypocrisy that exists through those arguments.

52
53 Carla Merrill asked Jake Satterfield, developer, if he was aware of and amenable to the conditions such as
54 easements and the residents owning particular property to ensure that the road did not become a through fare.

55
56 Jake Satterfield, developer, replied that the development group was open to other options as long as it did not
57 back them into a corner or create a detrimental barrier for them. He said that if there was something that would
58 give the residents and the City more comfort, they would be active participants. He stated that the development
59 group had acted in good faith with David Church, City Attorney, in trying to avoid the legal processes. He said
60 that he felt that there were quite easy solutions that resolve the biggest concerns. However, as he stated earlier,
61 he said that while people claim that their biggest concerns are safety and traffic, he thinks that it is really that they



just do not want development. He said that when people do not own something to be able to control the outcome the route they take, as is so common in this country, is a lynch mob.

There was a reaction for members in attendance, including particularly aggressive comments from one member in the back. Mayor Troy Stout called for order in the meeting and specifically addressed the most vocal attendee. He asked him to be quiet or to leave the meeting and eventually had to ask for the assistance of the police chief to escort the resident out of the meeting. The mayor asked Jake Satterfield, developer, to answer the question without an editorial.

Jake Satterfield, developer, said the development group wants to do what is best for the City and was willing to work with them and landowners to come up with a solution.

Brent Bateman, attorney representing residents, said that most of the citizens present at the meeting asked where their voice was in this process. Mr. Bateman claimed that residents' voice is included at the time a city's general plan is written and when ordinances were drafted to decide how Alpine City would be and be run. He said that to shortchange the general plan is the problem because it dismisses how citizens have outlined what they want their city to be. Brent Bateman said that the problem with the application was that it went against the general plan.

Brent Bateman, attorney representing residents, reiterated that the City Council was not taking anything away from the developer by voting no. He already has something. He had the right to develop his property, along with the right to make a lot of money off of it and we will all be happy if he does. He already had the development right.

Finally, Brent Bateman said that the City could make it difficult to open a gate and prevent a through road from being installed. He agreed with David Church, City Attorney, that there was no way to make the through road impossible. He said that regardless, there will be some sort of road in the development.

Motion: Jessica Smuin moved to deny the Summit Point Plat B amendment as Alpine City does not find good cause based on the following 1) The amendment would create one long road with only one public outlet which is affectively a cu-de-sac that is longer than allowed by the letter and spirit of city code. 2) The emergency access road to Draper is not provided for as part of our general plan. 3) the city has previously approved the subdivision plat for the property which provided two access roads within the city and therefore the long single access road with an emergency access is not necessary to allow the property owner to enjoy his full property rights afforded to him under Alpine City ordinances. Jason Thelin seconded the motion. The 4 Ayes and 1 Nays (recorded below). The Plat B amendment for Summit Point was denied.

Ayes

Jason Thelin
Carla Merrill
Jessica Smuin
Lon Lott

Nays

Greg Gordon

A. Public Hearing: Alpine City Final Budget FY2020-21

Mayor Troy Stout asked Shane Sorensen to present the Final Budget FY2020-21 before the period of public comment.

Shane Sorensen said that before the City Council was the final budget for the next fiscal year, FY2020-21. He explained that the City had received the April sales tax revenue, which was a little higher than last year. He noted that they have yet to receive information on two months' sales tax that would be included in the current tax year. To be on the safe side, they have estimated a 20% reduction in sales tax revenues to account for COVID-19. In addition, staff included a full collection of property taxes since they presented the tentative budget.

Shane Sorensen said that in regard to the City's Class C road funds believed they would receive a full collection, but that there will be reduction due to less gas being purchased. For the projects, the City had planned that would use those funds could be supplemented with money that the City had saved in the same funds. Staff felt good about being able to move forward with those projects.

Shane Sorensen then addressed the City's medical and dental insurance that increased by 5.8 an 1.9%, respectively. In additional, staff added some capital projects since they presented the tentative budget. Staff



1 added money to be able to remodel of the fire station and an upper parking lot Three Falls. He also explained
2 that when Alpine Cove was annexed into the city, the county gave the City of Alpine some money to make an
3 emergency water connection, which was added into the budget as well. Lastly, staff added funds to account for
4 the purchase of a lawn mower.

5
6 Shane Sorensen explained that the Timpanogos Special Service District (TSSD) would be closed to taking green
7 waste after June 27, 2020. As a result, staff will present to the Council on green waste cans. He said that it
8 would be important to prevent residents from using their garbage cans for green waste, which would result in
9 increased fees for the City. Staff had also included some pressurized irrigation projects. The City recently
10 refinanced the pressurized irrigation bond and added a million dollar to help fund the CUP pump station and some
11 other projects. The Lone Peak Public Safety District had an overall cost reduction of \$30,000. The Lone Peak
12 Public Safety Board okayed the purchase of a new ambulance this year with surplus funds from the FY2019-20
13 budget. Lone Peak Public Safety District and City employees proposed to put in a 2% merit increase that would
14 be reevaluated this fall once staff are able to see revenue.

15
16 One item not included in the budget as it was an action item later in the meeting was the CARES Act money.
17 Alpine City's portion totaled \$738,000. Staff intended to amend the budget based on the decision of the action
18 item. In additional item that would need to be add to the capital projects was \$40,000 to install surveillance
19 cameras due to the vandalism issues that have taken place in our city parks.

20
21 Shane Sorensen said that the next item on the agenda would be adopting the certified tax rate, which was
22 determined by the state and accepting this year's property tax based on the rate provided.

23
24 Mayor Troy Stout opened the meeting for public comment:

25
26 Breeze Hansen, resident at 633 Wilderness Drive, asked if in the future budget included any money allocated for
27 trail projects.

28
29 Shane Sorensen answered yes.

30
31 Greg Gordon commented on the fact that there are three places in the budget where funds were allocated to help
32 with trail projects.

33
34 Shane Sorensen continued to say the there was money for Lambert Park improvements and miscellaneous park
35 and trail improvements. He said that a lot of the projects were not specifically identified right now, but that was
36 typical, so that money could be used as the year went on where it was most needed. He also stated that there was
37 additional money in the Parks and Recreation section of the budget.

38
39 There was some discussion by the Council about how trail and park improvement priorities and decisions were
40 made. Mayor Troy Stout acknowledge those were good questions but asked if the Council could wait to have
41 that discussion until later in the meeting so that they could finish the period of public comment.

42
43 Jane Griener, resident at 451 Apple Tree Dive, asked if there was money in the budget for someone to work in
44 Parks and Recreation, specifically someone to oversee the trails and the trail committee.

45
46 Mayor Troy Stout said that there was money in the budget two years ago to a hire a Parks and Recreation person.
47 The decision was made to bring a person on half-time and to supplement the position with other staff assignments.
48 Someone was hired for the position who did not work out and that individual had not been replaced.

49
50 Shane Sorensen said the City had proposed to hire a part-time person at 20 hours per week to help with parks. He
51 said that when staff proposed the tentative budget it was their intention to delay filling the position until they had
52 a better sense of revenues.

53
54 Mayor Troy Stout said that merit increases had also been delayed until later in the year when the City had a better
55 assessment of revenues. He asked if there were any other comments from the public. Hearing none, he closed
56 the public hearing and opened the item to discussion by the Council.

57
58 Lon Lott said that he noticed on the spreadsheet that there was funding for the Alpine Cove emergency connection.
59 He wanted to know the timeline of the project.
60



Shane Sorensen said the project would likely happen early this fall or in the spring of 2021 after staff are able to work on the design of the project. He said that the budget already included money earmarked for the project.

Lon Lott was confused about the fact that the spreadsheet included money to fund the project but did not account for the expense of construction.

Shane Sorensen explained that there was a section of the budget specifically for water. At the bottom of that section was a line item "Capital Outlay Improvements" at \$500,000. This number corresponded with the project that Lon Lott was asking about. He provided further clarification about how the City Council should read the budget.

Mayor Troy Stout spoke about the vandalism that had occurred in the past several weeks. He said that he felt strongly that the City need to crack down and figure out who was doing the vandalism. He said that it was worth the expense of getting some cameras if it would help them identify who was doing the vandalism.

Jessica Smuin asked about the contract with the Timpanogos Special Service District (TSSD) and if there were funds in the budget to renew the contract with them.

Shane Sorensen explained that in the past TSSD, the sewer treatment plant used by most of the cities in Utah County had a composting sewer operation to take care of the sewer sludge. However, because of lawsuit that have gone on for a number of years, they were required to stop the composting operation. However, they would continue to have a sewer treatment plant that will be handled differently. Their options were to haul the sludge off to a landfill and pay to have it deposited there, or to make agreement with another district that does composting who could take the sludge. Although they have not decided on the course forward, since they no longer had the composting operation, they no longer needed green waste. It was that part of the operation that would no longer exist.

He also explained that in the past the City had a contract with the North Point Solid Waste District. The City got out of that contract because another ACE Disposal take Alpine's garbage to their landfill at a cheaper rate for the City. There was more discussion about the different places that residents could take waste at a one-time fee.

Mayor Troy Stout said that he went to the dump the previous weekend and thought it was quite expensive, about a \$20 fee. He said that it would be good to come up with a solution to bring that rate down and to look seriously into green waste options.

Shane Sorensen said that a past council had voted not to go with the Lone Peak Waste Program. He said that he had asked a staff member in disposal to do more research on this option to see the cost of bring that back as an option.

Mayor Troy Stout said, at the risk of being controversial, to look at the benefits of providing a green waste can over a recycling can. He said that the new restrictions regarding recycling make it difficult for him to see it as a benefit.

Shane Sorensen said that as a part of looking into green waste they could revisit the recycling program.

Jessica Smuin asked about the funds for Alpine Days. She said that she knew they had incurred some expense but asked if the remainder of the funds would be reallocated somewhere else.

Shane Sorensen said they left the funds allocated towards Alpine Days in the budget as is for the time being in case the Council decided to have some activities this fall. He noted that there were revenues associated with these events that offset some of the expenditures.

Mayor Troy Stout thanked both the police and fire chiefs for looking at their budgets and finding ways to reduce their expenses without compromising their operations and the safety of residents.

B. Ordinance No. 2020-10, Adopting the Final Budget FY2020-21

Motion: Lon Lott moved to adopt Ordinance No. 2020-10 for the final budget for the fiscal year 2020-21. Carla Merrill seconded the motion. The 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes

Nays



Jason Thelin
Greg Gordon
Carla Merrill
Jessica Smuin
Lon Lott

C. Resolution No. R2020-07, Adopting the Certified Tax Rate FY2020-21

Shane Sorensen explain how the certified tax rate was calculated by the state tax commission who look at the values of Alpine City properties and the City's new growth. He said that the rate they calculated was 0.001424.

David Church, City Attorney, explained that in the past there were concerns in Utah about the fact that property tax rates were getting inflated, causing the government's tax revenue to increase along with property values, despite no increase in services. In response to that concern, the Utah legislator adopted the Truth in Taxation Statute to take inflation out of the tax rate. Therefore, the county assessor in conjunction with the state tax commission evaluates property values in a community and the community's new growth. This body then calculates the new property tax rate such that a resident does not have a tax increase. This means that as property values go up, the certified tax rate goes down unless a series of public hearings are held to communicate to the public a tax rate over the certified rate. This means that a city gets money from new growth and development, but not from an increase in property values. This, however, is confusing for residents because although the community wide tax rate changes, a resident's tax rate goes up and down depending on if their property value changes. This means that a city receives the same amount of property tax revenue every year.

Shane Sorensen added that in comparison to other cities, Alpine was still on the lower end of the tax rate.

Motion: Carla Merrill made a motion to adopt Resolution No. R2020-07, Adopting the certified tax rate for the fiscal year 2020-21. Greg Gordon seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Greg Gordon	
Carla Merrill	
Jessica Smuin	
Lon Lott	

D. Ordinance 2020-11, Amending the Alpine City Budget FY2019-20: The City Council will approve the amended budget for FY2019-20.

Shane Sorensen explained the proposed budget amendments before the Council. He said that traditionally, Alpine City made final adjustments to the budget at the end of the fiscal year. He said that this year, the City needed to make some adjustments to ensure that they did not go over the FY2019-20 budget. He said that was a little bit tricky at the end of the year because staff were trying to anticipate what invoices would come in before transition into the next fiscal year. He then outlined the amendments.

1. In planning and zoning, the City had some increased costs for professional services such as attorney fees. These totaled about \$15,000.
2. Parks and Recreation did not account for a state law passed a few years prior that required Alpine City to charge themselves for water and sewer in city parks. He said that the City got dinged on their audit in 2019 for failing to do this. To correct for that they need to include \$40,000 in the budget.
3. In regard to the treasurer item, the City did not budget enough money to cover the audit as part of the pressurized irrigation grant. The City had to do an additional audit called a single audit because they received over \$750,000 in federal money. The money for this additional audit totaled \$5,000.
4. In the administration item, the City had to pay out some accrued leave when Charmayne retired. Shane Sorensen did not state the additional amount budgeted for this item.
5. For miscellaneous, the state code limits the surplus balance for general fund surplus to 5-25% of the fund's total budgeted amount. If Alpine goes over that amount, they just transfer the additional fund balance to the capital improvements fund. This year, to ensure that Alpine did not go over the 25%, they needed to transfer \$20,000 to the capital improvement fund.



David Church said that all cities were allowed a “rainy-day fund.” This fund had to be at least 5% of the general fund budget but could not exceed 25% of the total budget. He said that the city was well-managed, resulting in a surplus of \$500,000. However, when money is put into the capital projects fund, it was considered spent. He explained that Alpine City’s savings account would be at the 25% maximum. Therefore, they would be transferring money to the capital projects fund for future projects.

Shane Sorensen said the city held back on some projects in case revenues really tanked as a result of COVID-19. He continued outlining the budget amendments.

6. Garbage was higher than expected, resulting in a \$50,000 adjustment.
7. The City also refinanced their pressurized irrigation bond. There were some deeds involved amounting to \$33,000.

Mayor Troy Stout asked Shane Sorensen if the City was in year three or four of their contract with ACE.

Shane Sorensen replied that he thought that they were in year three, but that the City had already extended their contract with them.

E. Public Hearing: Amend the Alpine City Budget FY2019-20

Mayor Troy Stout opened the public hearing for the FY2019-20 budget.

Abe Matthews, resident at 851 N Alpine Blvd, directed a question to David Church. He said that last year there was the Pitchfork town meeting about increasing property taxes. He said that he understood how the certified tax rate worked, but that he was interested in understanding how the tax increase in FY2019-20 year got built into the certified tax rate in FY2020-21.

David Church said that when a city increased their taxes that becomes their new base amount that the certified tax rate is based on.

Abe Matthews restated that the Utah State Tax Commission considered the increase as the new baseline. He then thanked the City for running a surplus from last year. He said that if the city had not, he was going to be there with a pitchfork if the increase was going to happen again. He said that he noticed that seven people were present and cared about it.

Motion: Lon Lot made a motion approve the amended the Alpine City Budget for the fiscal year 2019-20. Carla Merrill seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes

Jason Thelin
Greg Gordon
Carla Merrill
Jessica Smuin
Lon Lott

Nays

F. Resolution No. R2020-08, CARES Act Funding Agreement: The City Council will consider adopting the CARES ACT funding agreement with Utah County

Mayor Troy Stout said that he had a meeting with the Utah County mayors and commissioners to discuss the Cares Act. There was a total of \$110 million given to the county. He said that the county commission did have the authority to take the money and put it toward whatever they felt was necessary in the county. There was a pretty strong feeling amongst commissions that they needed stimulus money for businesses. At the meeting there was a long discussion about businesses who were overlooked by the federal grant program. Because of this, they felt supporting those businesses was a high priority that they wanted to address. Ultimately it was decided that the county commissioners would retain 20% of the overall funds to use at their discretion to provide stimulus. After this there was discussion on how the rest of the money should be distributed. A motion was made to form a seven-person committee with at least four mayors to help make the appropriations. He said this committee had allotted Alpine City \$700,000. He said that there were two cities in the county that said that they did not want their share. The rest of the cities said that they would like to receive the money to have on hand in case their economic situations changed dramatically with COVID-19. He said that it remained to be seen what would



1 actually happen and how it would affect Alpine, but that numbers did not look great. Mayor Stout said that it was
2 his preference that Alpine accept the agreement and bank the money to keep on hand in case Alpine City needed
3 it at some point. He said that there were a few expenses that they could pay off right now with those funds and
4 would have until November 2nd before they would have to return any unused funds. He explained that the
5 argument also stated that if the City earned any interest it would either need to be spent or returned by that date.
6 He noted that any money that was returned to the County would be spent at their discretion as opposed to being
7 returned to the federal government.

8
9 Shane Sorensen said that the County Commission approved the agreement the week prior. David Church looked
10 at the agreement on behalf of Alpine. Shane Sorensen said that there were some cities that had issues.

11
12 David Church said that as a condition of receiving money from the County, the City had to sign an inner-local
13 cooperative agreement with the County. He said that the agreement was already adopted by the County and that
14 there were several city attorneys who discussed some changes they would like in the agreement. He said that
15 some of those changes had been adopted and some had not. David Church said that the important parts of the
16 agreement were that the federal rules put stringent requirements on what the money could be used for. Money
17 was only awarded to entities with a population exceeding 500,000. Because of this, the state of Utah received
18 funds as well as Salt Lake and Utah Counties. While the County was able to allocate some of the money to
19 individual cities, that did not change the rules the federal government said the money could be spent on. The
20 money was limited to reimburse cities for necessary expenses incurred due to COVID-19. However, the money
21 could not be used to replace shortfalls in tax revenues, or to pay for previously budgeted items. Because the
22 County was ultimately responsible for how the money was spent, the agreement essentially placed the responsibility
23 on cities to spend the money appropriately by November 2nd. If the County does not spend the money by December
24 30th, it goes back to the federal government. If the city spends the money incorrectly, they will have to reimburse
25 the funds.

26
27 Mayor Tory Stout said that there were specific guidelines that initially seemed strict, but it seemed they were
28 loosening. He asked David Church what his impression was.

29
30 David Church agreed. He said some of the regulations and instructions from the federal government had loosened
31 up. However, on the other hand, some local governmental officials were trying to be very clever to try and use
32 the funds to cover expenses. He said that the state and two counties got a boat load of money. He said that Utah
33 was lucky in that the state was not hit all that hard, but because of the population still received a lot of funds.

34
35 Mayor Troy Stout said that the state of Utah received \$1.25 billion, \$100 million of which was received by Utah
36 County, the second highest dollar amount of any county.

37
38 Shane Sorensen explained the City's expenses will mostly be police and fire. He said that they did not receive an
39 allocation. However, the public safety district would send an invoice to both Highland and Alpine which would
40 be paid with the money. The funds would also cover expenses like cleaning supplies, masks, fees associated with
41 renting the school for the meeting. In addition, as was discussed at the previous meeting, those funds could be
42 used to remodel the reception area at City Hall.

43
44 Greg Gordon asked if the City could get video and audio equipment to use in the City Council room given that
45 they did not know how long this will go on.

46
47 Shane Sorensen told the Council that staff had already started working on video equipment for City Hall.

48
49 Jessica Smuin asked if there was any other directive than the ability to be reimbursed for expenses incurred.

50
51 Shane Sorensen said that there were guidance documents to guide cities and Councils. He said that he could send
52 those to the Council.

53
54 Jessica Smuin said that if they were going to be in this for a while, she felt it would be valuable to create more
55 places the community could safely enjoy. She wanted to know if they would have the latitude to do that.

56
57 Shane Sorensen said that idea was something that was suggested by a Utah County planner. The thought was a
58 project like that would qualify. He said that one thing that he did not point out in the budget was that the past
59 several years, Alpine received a \$5,400 recreation grant from the County, but that those grants were put on hold
60 for this year.
61



Jessica Smuin asked if funds could be used to pay for businesses brick and mortar expenses.

Shane Sorensen said that he had spoken with the Vernal City Manager who outlined a program that allowed businesses who met certain requirements to apply for a grant between \$1,000 and \$10,000. He said there were cities that were taking that approach.

Mayor Troy Stout said that during the C.A.R.E.S meeting one of the concerns that was brought up by a mayor was how to ensure that a business was not triple dipping. Because there was a chance that the same business got federal aid, then state and aid, and now municipal aid. He said that one of the things they had to be careful of was not giving money to a business that had already had help. He concluded that the City could step in and provide some brick and mortar support to businesses within the community.

Jason Thelin said that he thought that there should be no reservations to spend the entire amount received. He said that he did not think that would be hard to do. He said that as a last resort they could help businesses. He said that what he would do first was support the police and fire departments, pay for the remodel, and purchase the video equipment. He did not think there should be any reason to spare spending any of the money they received.

Mayor Troy Stout said the City needed to be able to justify the expenditures. He said that he thought that it was better for the City to spend it based on their discretion then to hand it back over to the County. The City cannot hold it for something next spring and save the money. There was a four-month timeframe to spend the money.

Shane Sorensen asserted that staff did not notice until just prior to the meeting that the item needed to be passed by resolution. He provided the resolution number for Carla Merrill to use in her motion.

Motion: Carla Merrill made the motion to approve Resolution No. R2020-08, CARES Act Funding Agreement with Utah County. Lon Lott seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes

Nays

Jason Thelin
Greg Gordon
Carla Merrill
Jessica Smuin
Lon Lott

VI. STAFF REPORTS

Chief Brian Gwilliam thanked the City Council and citizens. He said that he was sure that many people had seen the unrest and protests calling to defund the police across the nation. He said that they had received emails about defunding the police. He said that as a force that serves Alpine, the police have been overwhelmed by all the kindness, love, faith, and support they had received. He said there were so many doughnuts at the station it was not funny. He said they have received cards and gift baskets despite all the unrest. He said that he was humbled by the sentiment they have received as a police department. He said that in talking with other colleagues in the County he has heard of the same support, but that those out of state were not as fortunate as they were. He stated that they had good moral in their office because of the positive things they have received from residents.

Chief Reed Thompson said fireworks sales would begin the next day and the fire department would be putting up signs throughout the City. He noted that it was a dry year so they would be working hard to prevent fires from starting and spreading.

Mayor Troy Stout asked Chief Reed Thompson if it was true that the fire marshal was the person in the position to restrict fire boundaries if needed.

David Church said that was not quite true that the fire marshal could propose the change, but the legislative body (City Council) had to approve the recommendation.

Carla Merrill brought up a concern about the information booth at the Three Falls subdivision. She said that her 16-year-old daughter and friend drove past the information booth and were chased down by the security/information guard who told them that they could not be in the area at night. She felt that it was not



appropriate that residents, especially two teenage girls who were just driving around, to get stopped when they were not speeding or breaking any laws.

Mayor Troy Stout said that this was not the first time that issues with this information stand had come up. He said that because the guard shack was there, it implied that drivers needed to stop, or that the guard had the right to stop drivers. This was not the case because it was a public street. He felt that this was being abused.

Carla Merrill stated she called Will Jones, property developer, to complain about her daughter's treatment and told him that could not continue. She explained to him that she did not think that he had the right to stop traffic.

Mayor Troy Stout said because it was a public road there was not a right for the guard to stop traffic or pedestrians. He asked David Church if he could enlighten the Council on what was in their jurisdiction to do. He wanted to know if the City had the right to close the shack down or remove it.

David Church said that he thought that the shack was on public property. This would give the City the right to control the structure. He did not think that the City had signed any agreements permitting the shack, so if the problem continued, they could remove it. suggested if the homeowners want to have their security guards they should not on public property.

Shane Sorensen suggested the City Council, mayor, staff and the HOA of Three Falls set up a time to meet.

Mayor Troy said that the City owned 12-feet on both sides of the road. He hoped they would be able to come up with a compromise and acknowledge that the developer was trying to protect expensive machines and equipment necessary for the Three Falls project. He stated that regardless of this, they did not have the right to stop people.

Lone Lott asked if the City had an ordinance regarding how closely playground equipment could be to property lines.

Austin Roy said it depended on if the playground equipment had a foundation. He said that not all play equipment was created equal: some houses could be elaborate, and some could be plastic, Fisher Price items. He said that if it had a foundation and/or a roof, the City would treat like a shed. For it to fall within the setback area, it would have to meet certain requirements and get a building permit.

Lon Lott asked if Alpine City had a curfew law.

David Church said that there was something in Alpine City ordinances regarding a youth curfew. He said that the police department had not arrested anyone in years because of it.

Chief Brian Gwilliam said those 16 and older could stay out on Sunday-Thursday until 11:00 p.m. and out till 1:00 a.m. on Fridays and Saturdays.

Greg Gordon asked about the construction hours ordinance.

Shane Sorensen said construction was permitted from 7:00 a.m. to 10:00 p.m. seven days a week.

Mayor Troy Stout asked why the city cemetery could not do two deep burials despite the fact that they were always searching for space.

Shane Sorensen explained that because of the type of soil in the cemetery, the walls would not hold up, creating a safety issue for cemetery staff to dig the holes. He said that the only exception was that the City allowed for an infant to be buried on top of a relative.

VII. EXECUTIVE SESSION:

There was no executive session.

Motion: Lon Lott moved to Adjourn Carla Merrill seconded the motion. There were 5 ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes

Nays



Jason Thelin
Greg Gordon
Carla Merrill
Jessica Smuin
Greg Gordon

Adjourned at 9:40 pm.

DRAFT

ALPINE CITY
BOND RELEASE FORM
Release No. 2

Thru Period Ending: June 30, 2020

The Ridge At Alpine Phase 3
Location: North Elk Ridge Lane and Grove Drive

BOND HOLDER

Item # & Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
10 Stabilized Construction Entrance	2	EACH @	\$ 3,000.00	\$ 6,000.00	0.0%	0.0%	\$ -
20 Silt Fence	2500	LF @	\$ 2.75	\$ 6,875.00	0.0%	0.0%	\$ -
30 Curb Inlet Protection	7	EACH @	\$ 300.00	\$ 2,100.00	0.0%	0.0%	\$ -
31 Toilet Rental	3	MON @	\$ 250.00	\$ 750.00	0.0%	0.0%	\$ -
32 Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	0.0%	0.0%	\$ -
33 Slope Stabilization (Reseeding disturbed areas)	45000	SF @	\$ 0.19	\$ 8,550.00	0.0%	0.0%	\$ -
34 Concrete Washout	1	LS @	\$ 1,000.00	\$ 1,000.00	0.0%	0.0%	\$ -
MOBILIZATION & EARTH WORK							
40 Mobilization	1	LS @	\$ 10,000.00	\$ 10,000.00	0.0%	95.0%	\$ -
50 Demo House and Shed	1	LS @	\$ 60,000.00	\$ 60,000.00	0.0%	30.0%	\$ -
60 Tree Removal	40	EACH @	\$ 375.00	\$ 15,000.00	0.0%	75.0%	\$ -
SANITARY SEWER							
70 Cast in Place Sewer Manhole	1	EACH @	\$ 8,500.00	\$ 8,500.00	0.0%	0.0%	\$ -
80 8" PVC SDR 35 Sewer Main	395	LF @	\$ 36.00	\$ 14,220.00	0.0%	0.0%	\$ -
90 2" Pressure Sewer Main	870	LF @	\$ 36.00	\$ 31,320.00	0.0%	0.0%	\$ -
100 48" Sanitary Sewer Manhole	2	EACH @	\$ 2,950.00	\$ 5,900.00	0.0%	0.0%	\$ -
110 1.25" HDPE Sewer Laterals With Cleanouts	9	EACH @	\$ 1,150.00	\$ 10,350.00	0.0%	0.0%	\$ -
120 4" PVC Sanitary Sewer Lateral	5	EACH @	\$ 1,150.00	\$ 5,750.00	0.0%	0.0%	\$ -
STORM DRAIN							
130 15" ADS N-12 Storm Drain	656	LF @	\$ 40.00	\$ 26,240.00	0.0%	0.0%	\$ -
140 15" End Section	1	EACH @	\$ 1,500.00	\$ 1,500.00	0.0%	0.0%	\$ -
150 30" ADS N-12 Storm Drain	1008	LF @	\$ 84.00	\$ 84,672.00	0.0%	0.0%	\$ -
160 30" End Section	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	0.0%	\$ -
170 60" Storm Drain Manhole	3	EACH @	\$ 3,250.00	\$ 9,750.00	0.0%	0.0%	\$ -
180 Curb Inlet Box/ Storm Drain Cleanout Box	8	EACH @	\$ 2,850.00	\$ 22,800.00	0.0%	0.0%	\$ -
190 Pond Control Box	1	EACH @	\$ 3,500.00	\$ 3,500.00	0.0%	0.0%	\$ -
200 RipRap	77	CY @	\$ 63.80	\$ 4,912.60	0.0%	0.0%	\$ -
CULINARY WATER							
210 Connect to Existing Waterline	1	EACH @	\$ 3,550.00	\$ 3,550.00	0.0%	0.0%	\$ -
220 8" PVC C900 DR18 Culinary Waterline	855	LF @	\$ 31.00	\$ 26,505.00	0.0%	0.0%	\$ -
230 8" CW Bend	2	EACH @	\$ 850.00	\$ 1,700.00	0.0%	0.0%	\$ -
240 8" CW Tee	1	EACH @	\$ 1,250.00	\$ 1,250.00	0.0%	0.0%	\$ -
250 8" Gate Valve	4	EACH @	\$ 1,950.00	\$ 7,800.00	0.0%	0.0%	\$ -
260 Fire Hydrant	2	EACH @	\$ 5,500.00	\$ 11,000.00	0.0%	0.0%	\$ -
270 AirVac	1	EACH @	\$ 3,500.00	\$ 3,500.00	0.0%	0.0%	\$ -
280 1" CTS Poly Culinary Services	6	EACH @	\$ 1,375.00	\$ 8,250.00	0.0%	0.0%	\$ -
345 Temp Blowoff	1	EACH @	\$ 1,550.00	\$ 1,550.00	0.0%	0.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
290 Connect to Pressurized Irrigation Line	1	EACH @	\$ 3,550.00	\$ 3,550.00	0.0%	0.0%	\$ -
300 6" PVC C900 DR18 Pressurized Irrigation Line	855	LF @	\$ 26.00	\$ 22,230.00	0.0%	0.0%	\$ -
310 6" PI Bend	2	EACH @	\$ 750.00	\$ 1,500.00	0.0%	0.0%	\$ -
320 6" Gate Valve	3	EACH @	\$ 1,850.00	\$ 5,550.00	0.0%	0.0%	\$ -
330 1" CTS Poly PI Services	6	EACH @	\$ 1,300.00	\$ 7,800.00	0.0%	0.0%	\$ -
340 PI Drain with Valve	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	0.0%	\$ -
345 Temp Blowoff	1	EACH @	\$ 1,550.00	\$ 1,550.00	0.0%	0.0%	\$ -
ROADWAY IMPROVEMENTS							
360 Rough Grade Native Sub-Grade	25900	SF @	\$ 0.15	\$ 3,885.00	0.0%	0.0%	\$ -
370 24" Curb & Gutter Prep (6" Road Base)	545	LF @	\$ 5.00	\$ 2,725.00	0.0%	0.0%	\$ -
380 24" Curb and Gutter APWA Type A	545	LF @	\$ 14.50	\$ 7,902.50	0.0%	0.0%	\$ -
390 9" Road Base - Includes Temp Turn Around	13800	SF @	\$ 0.95	\$ 13,110.00	0.0%	0.0%	\$ -
391 9" Road Base - Temporary Access Roads	12050	SF @	\$ 0.95	\$ 11,447.50	0.0%	0.0%	\$ -
400 3" Hot Mix Asphalt - Includes Temp Turnaround	13800	SF @	\$ 1.50	\$ 20,700.00	0.0%	0.0%	\$ -
410 Sidewalk Prep (6" Road Base)	2180	SF @	\$ 0.80	\$ 1,744.00	0.0%	0.0%	\$ -
420 Concrete Sidewalk (4' Wide X 5" Thick)	2180	SF @	\$ 5.25	\$ 11,445.00	0.0%	0.0%	\$ -
440 Concrete Valve Collars	7	EACH @	\$ 450.00	\$ 3,150.00	0.0%	0.0%	\$ -
450 Concrete Manhole Collars	5	EACH @	\$ 550.00	\$ 2,750.00	0.0%	0.0%	\$ -
460 Dry Utilities- Per Lot Budget (Remaining 13 Lots)	6	EACH @	\$ 6,500.00	\$ 39,000.00	0.0%	0.0%	\$ -
Trench Import Material							
470 Sanitary Sewer-Import Material for Trench Backfill	4100	TON @	\$ 13.50	\$ 55,350.00	0.0%	0.0%	\$ -
480 Storm Drain Import Material for Trench Backfill	985	TON @	\$ 13.50	\$ 13,297.50	0.0%	0.0%	\$ -
490 Culinary Water-Import Material for Trench Backfill	950	TON @	\$ 13.50	\$ 12,825.00	0.0%	0.0%	\$ -
500 Pressurized Irrigation-Import Material for Trench Backfill	950	TON @	\$ 13.50	\$ 12,825.00	0.0%	0.0%	\$ -
Phase 3 & 4 Mass Excavation							
510 Clear and Grub, Waste Onsite	541500	SF @	\$ 0.05	\$ 27,075.00	0.0%	85.0%	\$ -
520 Site Cut/Fill	76914	CY @	\$ 3.50	\$ 269,199.00	3.4%	55.9%	\$ 9,187.50
530 Crush Native Material for Roadway Fill	71134	CY @	\$ 8.50	\$ 604,639.00	38.3%	95.0%	\$ 231,585.05
Fees & Add-Ons							
540 Engineering	1	LS @	\$ 20,000.00	\$ 20,000.00	0.0%	0.0%	\$ -

550 Survey	1	LS	@	\$	20,000.00	\$	20,000.00	0.0%	0.0%	\$	-
560 Impact Fees	12	LOTS	@	\$	4,671.32	\$	56,055.84	0.0%	0.0%	\$	-
570 Inspection Fees	12	LOTS	@	\$	418.00	\$	5,016.00	0.0%	0.0%	\$	-
580 Dry Utility Design - Installation Covered In Line Item 460	1	LS	@	\$	20,000.00	\$	20,000.00	0.0%	0.0%	\$	-
590 Landscaping for Phase 2 Open Space	1	LS	@	\$	100,000.00	\$	100,000.00	0.0%	0.0%	\$	-
600 Fort Creek Booster Pump (Over-Run)	1	LS	@	\$	115,000.00	\$	115,000.00	0.0%	0.0%	\$	-
OTHER											
610 Mail Box and Pad	1	EACH	@	\$	3,500.00	\$	3,500.00	0.0%	0.0%	\$	-
620 Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	3,500.00	\$	3,500.00	0.0%	0.0%	\$	-
630 Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	2,500.00	\$	2,500.00	0.0%	0.0%	\$	-
640 Street Signs	2	EACH	@	\$	1,500.00	\$	3,000.00	0.0%	0.0%	\$	-
BASE BID TOTAL						\$	1,913,865.94	Previously Released: \$ 545,747.75			
10% Warranty Amount						\$	191,386.59				
TOTAL BOND AMOUNT						\$	2,105,252.53	This Release: \$ 240,772.55			
Total Released to Date						\$	786,520.30				
TOTAL BOND REMAINING						\$	1,318,732.23				

At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.



 Paul Kroff
 Developer

7/7/20

Date

Troy Stout
 Mayor

Date


 Jed Muhlestein, P.E.
 City Engineer

7/7/2020

Date

City Council
 (by Bonnie Cooper - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 7

Thru Period Ending: May 31, 2020

The Ridge At Alpine Phase 1
Location: North Elk Ridge Lane

BOND HOLDER

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Construction Entrance	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Silt Fence	2925	LF @	\$ 2.00	\$ 5,850.00	0.0%	95.0%	\$ -
Inlet Protection	9	EACH @	\$ 150.00	\$ 1,350.00	0.0%	95.0%	\$ -
Toilet Rental	60	EACH @	\$ 100.00	\$ 6,000.00	0.0%	50.0%	\$ -
Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	0.0%	50.0%	\$ -
Street Sweeping	1	LS @	\$ 5,000.00	\$ 5,000.00	0.0%	50.0%	\$ -
Slope Stabilization (Reseeding disturbed areas)	10	AC @	\$ 200.00	\$ 2,000.00	0.0%	0.0%	\$ -
Concrete Washout	1	LS @	\$ 2,500.00	\$ 2,500.00	0.0%	75.0%	\$ -
MOBILIZATION & EARTH WORK							
Mobilization	1	LS @	\$ 7,500.00	\$ 7,500.00	0.0%	95.0%	\$ -
Clearing and Grubbing	13	ACRE @	\$ 1,300.00	\$ 16,900.00	0.0%	95.0%	\$ -
Site Cut/Fill	44500	CY @	\$ 3.50	\$ 155,750.00	0.0%	95.0%	\$ -
				\$ 0.00			
SANITARY SEWER							
Connect to Existing Sewer Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
8" SDR 35 Sewer Main	1220	LF @	\$ 35.00	\$ 42,700.00	0.0%	95.0%	\$ -
60" Sanitary Sewer Manhole	2	EACH @	\$ 3,250.00	\$ 6,500.00	0.0%	95.0%	\$ -
48" Sanitary Sewer Manhole	5	EACH @	\$ 2,950.00	\$ 14,750.00	0.0%	95.0%	\$ -
4" Sewer Lateral	11	EACH @	\$ 980.00	\$ 10,780.00	0.0%	95.0%	\$ -
STORM DRAIN							
Connect to Existing Storm Drain Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
15" ADS Storm Drain Pipe	820	LF @	\$ 38.00	\$ 31,160.00	0.0%	95.0%	\$ -
18" ADS Storm Drain Pipe	62	LF @	\$ 48.00	\$ 2,976.00	0.0%	95.0%	\$ -
60" Storm Drain Manhole	6	EACH @	\$ 3,800.00	\$ 22,800.00	0.0%	95.0%	\$ -
Curb inlet Box	7	EACH @	\$ 2,850.00	\$ 19,950.00	0.0%	95.0%	\$ -
4' x 4' Cleanout Box	4	EACH @	\$ 3,500.00	\$ 14,000.00	0.0%	95.0%	\$ -
60" Storm Drain Sump	1	EACH @	\$ 3,850.00	\$ 3,850.00	0.0%	95.0%	\$ -
Debris Flow Nets	1	LS @	\$ 271,692.00	\$ 271,692.00	0.0%	0.0%	\$ -
Temporary Storm Drain Pond	8650	CY @	\$ 3.50	\$ 30,275.00	0.0%	64.4%	\$ -
Storm Drain Pond B	8453	CY @	\$ 3.50	\$ 29,585.50	0.0%	95.0%	\$ -
Storm Drain Pond A - Stormtech	1	LS @	\$ 65,000.00	\$ 65,000.00	0.0%	95.0%	\$ -
CULINARY WATER							
Connect to Existing Culinary Waterline	1	EACH @	\$ 5,600.00	\$ 5,600.00	0.0%	95.0%	\$ -
8" PVC C900 Water Main	995	LF @	\$ 28.00	\$ 27,860.00	0.0%	95.0%	\$ -
12" PVC C900 Water Main	425	LF @	\$ 39.50	\$ 16,787.50	0.0%	95.0%	\$ -
8" CW Tee	1	EACH @	\$ 800.00	\$ 800.00	0.0%	95.0%	\$ -
8" CW Bend	4	EACH @	\$ 800.00	\$ 3,200.00	0.0%	95.0%	\$ -
12" CW Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	0.0%	95.0%	\$ -
12" CW Bend	4	EACH @	\$ 1,200.00	\$ 4,800.00	0.0%	95.0%	\$ -
12" CW Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Temp Blowoff	4	EACH @	\$ 1,550.00	\$ 6,200.00	0.0%	95.0%	\$ -
8" Gate Valve	7	EACH @	\$ 1,950.00	\$ 13,650.00	0.0%	95.0%	\$ -
12" Gate Valve	1	EACH @	\$ 3,265.00	\$ 3,265.00	0.0%	95.0%	\$ -
1" Water Services	11	EACH @	\$ 1,250.00	\$ 13,750.00	0.0%	95.0%	\$ -
Fire Hydrant Assembly with Valve	3	EACH @	\$ 5,500.00	\$ 16,500.00	0.0%	95.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
Remove Existing 8" Pressurized Irrigation Line	200	LF @	\$ 12.00	\$ 2,400.00	0.0%	95.0%	\$ -
Connect to Existing Irrigation Waterline	1	EACH @	\$ 4,850.00	\$ 4,850.00	0.0%	95.0%	\$ -
4" PVC C900 Irrigation Main	650	LF @	\$ 24.00	\$ 15,600.00	0.0%	95.0%	\$ -
6" PVC C900 Irrigation Main	65	LF @	\$ 26.00	\$ 1,690.00	0.0%	95.0%	\$ -
12" PVC C900 Irrigation Main	885	LF @	\$ 38.00	\$ 33,630.00	0.0%	95.0%	\$ -
4" PI Bend	6	EACH @	\$ 725.00	\$ 4,350.00	0.0%	95.0%	\$ -
12" PI Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	0.0%	95.0%	\$ -
12" PI Bend	3	EACH @	\$ 1,200.00	\$ 3,600.00	0.0%	95.0%	\$ -
12" PI Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Temp Blowoff	3	EACH @	\$ 1,550.00	\$ 4,650.00	0.0%	95.0%	\$ -
4" Gate Valve	2	EACH @	\$ 1,750.00	\$ 3,500.00	0.0%	95.0%	\$ -
6" Gate Valve	1	EACH @	\$ 1,850.00	\$ 1,850.00	0.0%	95.0%	\$ -
12" Gate Valve	5	EACH @	\$ 3,265.00	\$ 16,325.00	0.0%	95.0%	\$ -
1" Pressurized Irrigation Services	11	EACH @	\$ 1,300.00	\$ 14,300.00	0.0%	95.0%	\$ -
1" PI Service - Trailhead Landscaping	1	EACH @	\$ 1,300.00	\$ 1,300.00	0.0%	95.0%	\$ -
Air Vac Assemblies	2	EACH @	\$ 5,600.00	\$ 11,200.00	0.0%	95.0%	\$ -
ROADWAY IMPROVEMENTS							
Sawcut And Remove Asphalt	6000	SF @	\$ 0.85	\$ 5,100.00	0.0%	95.0%	\$ -
Asphalt Trench Patching (4" HMA AC20)	6000	SF @	\$ 4.60	\$ 27,600.00	0.0%	95.0%	\$ -
Rough Grade and Proof Roll Native Subgrade	89200	SF @	\$ 0.10	\$ 8,920.00	0.0%	95.0%	\$ -
24" Curb Prep (6" Road Base)	2640	LF @	\$ 4.00	\$ 10,560.00	0.0%	95.0%	\$ -
24" Curb & Gutter	2640	LF @	\$ 14.00	\$ 36,960.00	0.0%	95.0%	\$ -
9" Untreated Base Course	49600	SF @	\$ 0.95	\$ 47,120.00	0.0%	95.0%	\$ -
3" Hot Mix Asphalt (PG58-28, 1/2", 15% RAP)	49600	SF @	\$ 1.30	\$ 64,480.00	0.0%	95.0%	\$ -
Sidewalk Prep (6" Road Base)	12630	SF @	\$ 0.80	\$ 10,104.00	0.0%	95.0%	\$ -
Concrete Sidewalk (4' Wide x 6" Thick)	12630	SF @	\$ 3.50	\$ 44,205.00	0.0%	95.0%	\$ -
ADA Ramp	6	EACH @	\$ 1,250.00	\$ 7,500.00	0.0%	95.0%	\$ -

Trailhead Drive Approach w/ 6" UTBC	180	SF	@	\$	4.30	\$774.00	0.0%	95.0%	\$	-
Trailhead Parking Lot Asphalt Millings (4" Thick)	4000	SF	@	\$	0.95	\$3,800.00	0.0%	95.0%	\$	-
Concrete Valve Collars	22	EACH	@	\$	350.00	\$7,700.00	0.0%	95.0%	\$	-
Concrete Manhole Collars	13	EACH	@	\$	450.00	\$5,850.00	0.0%	95.0%	\$	-
Parking Lot Landscaping & Screening	1	LS	@	\$	2,500.00	\$2,500.00	0.0%	0.0%	\$	-
OTHER										
Street Lights	3	EACH	@	\$	2,750.00	\$8,250.00	0.0%	95.0%	\$	-
Mail Box and Pad	1	EACH	@	\$	2,500.00	\$2,500.00	0.0%	0.0%	\$	-
Compaction Testing	1	LS	@	\$	7,000.00	\$7,000.00	0.0%	95.0%	\$	-
Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	5,000.00	\$5,000.00	0.0%	50.0%	\$	-
Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	3,500.00	\$3,500.00	0.0%	95.0%	\$	-
Street Signs	3	EACH	@	\$	1,500.00	\$4,500.00	0.0%	0.0%	\$	-
Trails	1	LS	@	\$	47,147.50	\$47,147.50	0.0%	72.7%	\$	-
Survey	1	LS	@	\$	25,000.00	\$25,000.00	0.0%	90.0%	\$	-
Fort Creek Variable Speed Pump Project	1	LS	@	\$	342,205.50	\$342,205.50	6.9%	28.8%	\$	23,631.25
BASE BID TOTAL						\$	1,743,952.00		Previously Released: \$	1,108,790.41
10% Warranty Amount						\$	174,395.20			
TOTAL BOND AMOUNT						\$	1,918,347.20		This Release: \$	23,631.25
Total Released to Date						\$	1,132,421.66			
TOTAL BOND REMAINING						\$	785,925.55			


At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

Paul Kroff
Developer

Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

6/26/2020

Date

City Council
(by Bonnie Cooper - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 8

Thru Period Ending: June 30, 2020

The Ridge At Alpine Phase 1
Location: North Elk Ridge Lane

BOND HOLDER

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Construction Entrance	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Silt Fence	2925	LF @	\$ 2.00	\$ 5,850.00	0.0%	95.0%	\$ -
Inlet Protection	9	EACH @	\$ 150.00	\$ 1,350.00	0.0%	95.0%	\$ -
Toilet Rental	60	EACH @	\$ 100.00	\$ 6,000.00	0.0%	50.0%	\$ -
Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	0.0%	50.0%	\$ -
Street Sweeping	1	LS @	\$ 5,000.00	\$ 5,000.00	0.0%	50.0%	\$ -
Slope Stabilization (Reseeding disturbed areas)	10	AC @	\$ 200.00	\$ 2,000.00	0.0%	0.0%	\$ -
Concrete Washout	1	LS @	\$ 2,500.00	\$ 2,500.00	0.0%	75.0%	\$ -
MOBILIZATION & EARTH WORK							
Mobilization	1	LS @	\$ 7,500.00	\$ 7,500.00	0.0%	95.0%	\$ -
Clearing and Grubbing	13	ACRE @	\$ 1,300.00	\$ 16,900.00	0.0%	95.0%	\$ -
Site Cut/Fill	44500	CY @	\$ 3.50	\$ 155,750.00	0.0%	95.0%	\$ -
				\$ 0.00			
SANITARY SEWER							
Connect to Existing Sewer Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
8" SDR 35 Sewer Main	1220	LF @	\$ 35.00	\$ 42,700.00	0.0%	95.0%	\$ -
60" Sanitary Sewer Manhole	2	EACH @	\$ 3,250.00	\$ 6,500.00	0.0%	95.0%	\$ -
48" Sanitary Sewer Manhole	5	EACH @	\$ 2,950.00	\$ 14,750.00	0.0%	95.0%	\$ -
4" Sewer Lateral	11	EACH @	\$ 980.00	\$ 10,780.00	0.0%	95.0%	\$ -
STORM DRAIN							
Connect to Existing Storm Drain Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
15" ADS Storm Drain Pipe	820	LF @	\$ 38.00	\$ 31,160.00	0.0%	95.0%	\$ -
18" ADS Storm Drain Pipe	62	LF @	\$ 48.00	\$ 2,976.00	0.0%	95.0%	\$ -
60" Storm Drain Manhole	6	EACH @	\$ 3,800.00	\$ 22,800.00	0.0%	95.0%	\$ -
Curb inlet Box	7	EACH @	\$ 2,850.00	\$ 19,950.00	0.0%	95.0%	\$ -
4' x 4' Cleanout Box	4	EACH @	\$ 3,500.00	\$ 14,000.00	0.0%	95.0%	\$ -
60" Storm Drain Sump	1	EACH @	\$ 3,850.00	\$ 3,850.00	0.0%	95.0%	\$ -
Debris Flow Nets	1	LS @	\$ 271,692.00	\$ 271,692.00	36.6%	36.6%	\$ 99,340.00
Temporary Storm Drain Pond	8650	CY @	\$ 3.50	\$ 30,275.00	0.0%	64.4%	\$ -
Storm Drain Pond B	8453	CY @	\$ 3.50	\$ 29,585.50	0.0%	95.0%	\$ -
Storm Drain Pond A - Stormtech	1	LS @	\$ 65,000.00	\$ 65,000.00	0.0%	95.0%	\$ -
CULINARY WATER							
Connect to Existing Culinary Waterline	1	EACH @	\$ 5,600.00	\$ 5,600.00	0.0%	95.0%	\$ -
8" PVC C900 Water Main	995	LF @	\$ 28.00	\$ 27,860.00	0.0%	95.0%	\$ -
12" PVC C900 Water Main	425	LF @	\$ 39.50	\$ 16,787.50	0.0%	95.0%	\$ -
8" CW Tee	1	EACH @	\$ 800.00	\$ 800.00	0.0%	95.0%	\$ -
8" CW Bend	4	EACH @	\$ 800.00	\$ 3,200.00	0.0%	95.0%	\$ -
12" CW Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	0.0%	95.0%	\$ -
12" CW Bend	4	EACH @	\$ 1,200.00	\$ 4,800.00	0.0%	95.0%	\$ -
12" CW Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Temp Blowoff	4	EACH @	\$ 1,550.00	\$ 6,200.00	0.0%	95.0%	\$ -
8" Gate Valve	7	EACH @	\$ 1,950.00	\$ 13,650.00	0.0%	95.0%	\$ -
12" Gate Valve	1	EACH @	\$ 3,265.00	\$ 3,265.00	0.0%	95.0%	\$ -
1" Water Services	11	EACH @	\$ 1,250.00	\$ 13,750.00	0.0%	95.0%	\$ -
Fire Hydrant Assembly with Valve	3	EACH @	\$ 5,500.00	\$ 16,500.00	0.0%	95.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
Remove Existing 8" Pressurized Irrigation Line	200	LF @	\$ 12.00	\$ 2,400.00	0.0%	95.0%	\$ -
Connect to Existing Irrigation Waterline	1	EACH @	\$ 4,850.00	\$ 4,850.00	0.0%	95.0%	\$ -
4" PVC C900 Irrigation Main	650	LF @	\$ 24.00	\$ 15,600.00	0.0%	95.0%	\$ -
6" PVC C900 Irrigation Main	65	LF @	\$ 26.00	\$ 1,690.00	0.0%	95.0%	\$ -
12" PVC C900 Irrigation Main	885	LF @	\$ 38.00	\$ 33,630.00	0.0%	95.0%	\$ -
4" PI Bend	6	EACH @	\$ 725.00	\$ 4,350.00	0.0%	95.0%	\$ -
12" PI Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	0.0%	95.0%	\$ -
12" PI Bend	3	EACH @	\$ 1,200.00	\$ 3,600.00	0.0%	95.0%	\$ -
12" PI Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Temp Blowoff	3	EACH @	\$ 1,550.00	\$ 4,650.00	0.0%	95.0%	\$ -
4" Gate Valve	2	EACH @	\$ 1,750.00	\$ 3,500.00	0.0%	95.0%	\$ -
6" Gate Valve	1	EACH @	\$ 1,850.00	\$ 1,850.00	0.0%	95.0%	\$ -
12" Gate Valve	5	EACH @	\$ 3,265.00	\$ 16,325.00	0.0%	95.0%	\$ -
1" Pressurized Irrigation Services	11	EACH @	\$ 1,300.00	\$ 14,300.00	0.0%	95.0%	\$ -
1" PI Service - Trailhead Landscaping	1	EACH @	\$ 1,300.00	\$ 1,300.00	0.0%	95.0%	\$ -
Air Vac Assemblies	2	EACH @	\$ 5,600.00	\$ 11,200.00	0.0%	95.0%	\$ -
ROADWAY IMPROVEMENTS							
Sawcut And Remove Asphalt	6000	SF @	\$ 0.85	\$ 5,100.00	0.0%	95.0%	\$ -
Asphalt Trench Patching (4" HMA AC20)	6000	SF @	\$ 4.60	\$ 27,600.00	0.0%	95.0%	\$ -
Rough Grade and Proof Roll Native Subgrade	89200	SF @	\$ 0.10	\$ 8,920.00	0.0%	95.0%	\$ -
24" Curb Prep (6" Road Base)	2640	LF @	\$ 4.00	\$ 10,560.00	0.0%	95.0%	\$ -
24" Curb & Gutter	2640	LF @	\$ 14.00	\$ 36,960.00	0.0%	95.0%	\$ -
9" Untreated Base Course	49600	SF @	\$ 0.95	\$ 47,120.00	0.0%	95.0%	\$ -
3" Hot Mix Asphalt (PG58-28, 1/2", 15% RAP)	49600	SF @	\$ 1.30	\$ 64,480.00	0.0%	95.0%	\$ -
Sidewalk Prep (6" Road Base)	12630	SF @	\$ 0.80	\$ 10,104.00	0.0%	95.0%	\$ -
Concrete Sidewalk (4' Wide x 6" Thick)	12630	SF @	\$ 3.50	\$ 44,205.00	0.0%	95.0%	\$ -
ADA Ramp	6	EACH @	\$ 1,250.00	\$ 7,500.00	0.0%	95.0%	\$ -

Trailhead Drive Approach w/ 6" UTBC	180	SF	@	\$	4.30	\$774.00	0.0%	95.0%	\$	-
Trailhead Parking Lot Asphalt Millings (4" Thick)	4000	SF	@	\$	0.95	\$3,800.00	0.0%	95.0%	\$	-
Concrete Valve Collars	22	EACH	@	\$	350.00	\$7,700.00	0.0%	95.0%	\$	-
Concrete Manhole Collars	13	EACH	@	\$	450.00	\$5,850.00	0.0%	95.0%	\$	-
Parking Lot Landscaping & Screening	1	LS	@	\$	2,500.00	\$2,500.00	0.0%	0.0%	\$	-
OTHER										
Street Lights	3	EACH	@	\$	2,750.00	\$8,250.00	0.0%	95.0%	\$	-
Mail Box and Pad	1	EACH	@	\$	2,500.00	\$2,500.00	0.0%	0.0%	\$	-
Compaction Testing	1	LS	@	\$	7,000.00	\$7,000.00	0.0%	95.0%	\$	-
Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	5,000.00	\$5,000.00	0.0%	50.0%	\$	-
Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	3,500.00	\$3,500.00	0.0%	95.0%	\$	-
Street Signs	3	EACH	@	\$	1,500.00	\$4,500.00	0.0%	0.0%	\$	-
Trails	1	LS	@	\$	47,147.50	\$47,147.50	0.0%	72.7%	\$	-
Survey	1	LS	@	\$	25,000.00	\$25,000.00	0.0%	90.0%	\$	-
Fort Creek Variable Speed Pump Project	1	LS	@	\$	342,205.50	\$342,205.50	0.0%	28.8%	\$	-
BASE BID TOTAL						\$ 1,743,952.00	Previously Released:		\$	1,132,421.66
10% Warranty Amount						\$ 174,395.20				
TOTAL BOND AMOUNT						\$ 1,918,347.20	This Release:		\$	99,340.00
Total Released to Date						\$ 1,231,761.66				
TOTAL BOND REMAINING						\$ 686,585.55				

At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

Paul Kroff

Paul Kroff
Developer

7/7/20

Date

Troy Stout

Troy Stout
Mayor

Date

Jed Muhlestein

Jed Muhlestein, P.E.
City Engineer

7/7/2020

Date

City Council

(by Bonnie Cooper - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM

Release No. 8

Thru Period Ending: June 30, 2020

The Ridge At Alpine Phase 2

Location: North Elk Ridge Lane and Grove Drive

BOND HOLDER

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Construction Entrance	2	EACH	@ \$ 2,500.00	\$ 5,000.00	0.0%	95.0%	\$ -
Silt Fence	2925	LF	@ \$ 2.00	\$ 5,850.00	0.0%	95.0%	\$ -
Inlet Protection	16	EACH	@ \$ 150.00	\$ 2,400.00	0.0%	95.0%	\$ -
Toilet Rental	60	EACH	@ \$ 100.00	\$ 6,000.00	0.0%	0.0%	\$ -
Toilet Pad Install	1	EACH	@ \$ 250.00	\$ 250.00	0.0%	0.0%	\$ -
Street Sweeping	1	LS	@ \$ 5,000.00	\$ 5,000.00	0.0%	0.0%	\$ -
Slope Stabilization (Reseeding disturbed areas)	2	AC	@ \$ 250.00	\$ 500.00	0.0%	0.0%	\$ -
Concrete Washout	1	LS	@ \$ 2,500.00	\$ 2,500.00	0.0%	0.0%	\$ -
MOBILIZATION & EARTH WORK							
Mobilization	1	LS	@ \$ 7,500.00	\$ 7,500.00	0.0%	95.0%	\$ -
Demo of existing Barns & Misc Structures	1	LS	@ \$ 50,000.00	\$ 50,000.00	0.0%	95.0%	\$ -
Clearing and Grubbing	7	ACRE	@ \$ 1,850.00	\$ 12,950.00	0.0%	95.0%	\$ -
Site Cut/Fill	23160	CY	@ \$ 3.50	\$ 81,060.00	0.0%	95.0%	\$ -
Temporary Detention Pond	1	LS	@ \$ 16,201.58	\$ 16,201.58	0.0%	95.0%	\$ -
Drainage Swell	375	LF	@ \$ 23.29	\$ 8,733.75	0.0%	95.0%	\$ -
Rip Rap for Drainage Swell	64	CY	@ \$ 77.88	\$ 4,984.32	0.0%	95.0%	\$ -
SANITARY SEWER							
Connect to Existing Sewer Manhole	1	EACH	@ \$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
8" SDR 35 Sewer Main	1835	LF	@ \$ 35.00	\$ 64,225.00	0.0%	95.0%	\$ -
60" Sanitary Sewer Manhole	3	EACH	@ \$ 3,250.00	\$ 9,750.00	0.0%	95.0%	\$ -
48" Sanitary Sewer Manhole	7	EACH	@ \$ 2,950.00	\$ 20,650.00	0.0%	90.4%	\$ -
4" Sewer Lateral	19	EACH	@ \$ 1,000.00	\$ 19,000.00	0.0%	95.0%	\$ -
STORM DRAIN							
Connect to Existing Storm Drain Manhole	1	EACH	@ \$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
15" ADS Storm Drain Pipe	1820	LF	@ \$ 38.00	\$ 69,160.00	0.0%	95.0%	\$ -
60" Storm Drain Manhole	9	EACH	@ \$ 3,800.00	\$ 34,200.00	0.0%	95.0%	\$ -
48" Storm Drain Manhole	3	EACH	@ \$ 3,500.00	\$ 10,500.00	0.0%	95.0%	\$ -
Curb inlet Box	9	EACH	@ \$ 2,850.00	\$ 25,650.00	0.0%	95.0%	\$ -
Double curb inlet box	2	EACH	@ \$ 3,500.00	\$ 7,000.00	0.0%	95.0%	\$ -
CULINARY WATER							
Connect to Existing Culinary Waterline	2	EACH	@ \$ 5,600.00	\$ 11,200.00	0.0%	95.0%	\$ -
8" PVC C900 Water Main	1840	LF	@ \$ 31.00	\$ 57,040.00	0.0%	95.0%	\$ -
12" PVC C900 Water Main	220	LF	@ \$ 46.75	\$ 10,285.00	0.0%	95.0%	\$ -
8" CW Tee	2	EACH	@ \$ 1,120.00	\$ 2,240.00	0.0%	95.0%	\$ -
8" CW Bend	3	EACH	@ \$ 1,091.41	\$ 3,274.23	0.0%	95.0%	\$ -
8" Gate Valve	8	EACH	@ \$ 1,950.00	\$ 15,600.00	0.0%	95.0%	\$ -
12" CW Tee	1	EACH	@ \$ 2,540.00	\$ 2,540.00	0.0%	95.0%	\$ -
12" Gate Valve	2	EACH	@ \$ 3,470.00	\$ 6,940.00	0.0%	95.0%	\$ -
Temp Blowoff	2	EACH	@ \$ 1,550.00	\$ 3,100.00	0.0%	95.0%	\$ -
1" Water Services	19	EACH	@ \$ 1,375.00	\$ 26,125.00	0.0%	95.0%	\$ -
Fire Hydrant Assembly with Valve	5	EACH	@ \$ 5,500.00	\$ 27,500.00	0.0%	95.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
Connect to Existing Irrigation Waterline	2	EACH	@ \$ 4,905.00	\$ 9,810.00	0.0%	95.0%	\$ -
4" PVC C900 Irrigation Main	305	LF	@ \$ 24.00	\$ 7,320.00	0.0%	95.0%	\$ -
6" PVC C900 Irrigation Main	500	LF	@ \$ 26.00	\$ 13,000.00	0.0%	95.0%	\$ -
12" PVC C900 Irrigation Main	1320	LF	@ \$ 44.00	\$ 58,080.00	0.0%	95.0%	\$ -
4" PI Bend	1	EACH	@ \$ 725.00	\$ 725.00	0.0%	95.0%	\$ -
4" Gate Valve	1	EACH	@ \$ 1,750.00	\$ 1,750.00	0.0%	95.0%	\$ -
6" Gate Valve	2	EACH	@ \$ 1,850.00	\$ 3,700.00	0.0%	95.0%	\$ -
12" Gate Valve	7	EACH	@ \$ 3,265.00	\$ 22,855.00	0.0%	95.0%	\$ -
12" PI Tee	3	EACH	@ \$ 2,013.94	\$ 6,041.82	0.0%	95.0%	\$ -
12" PI Bend	5	EACH	@ \$ 1,200.00	\$ 6,000.00	0.0%	95.0%	\$ -
Temp Blowoff	3	EACH	@ \$ 1,550.00	\$ 4,650.00	0.0%	95.0%	\$ -
1" Pressurized Irrigation Services	19	EACH	@ \$ 1,300.00	\$ 24,700.00	0.0%	95.0%	\$ -
1" PI Service - Entrance Landscaping	1	EACH	@ \$ 1,300.00	\$ 1,300.00	0.0%	95.0%	\$ -
Air Vac Assemblies	2	EACH	@ \$ 5,600.00	\$ 11,200.00	0.0%	95.0%	\$ -
2" PI Drain	1	EACH	@ \$ 3,250.00	\$ 3,250.00	0.0%	95.0%	\$ -
PI Flush Valve	1	EACH	@ \$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
30" GRAVITY IRRIGATION							
30" ADS Gravity Irrigation	610	LF	@ \$ 84.00	\$ 51,240.00	0.0%	95.0%	\$ -
4'x4' SDCB	3	EACH	@ \$ 4,500.00	\$ 13,500.00	0.0%	95.0%	\$ -
30" Flared End Section	2	EACH	@ \$ 1,655.00	\$ 3,310.00	0.0%	50.0%	\$ -
ROADWAY IMPROVEMENTS							
Rough Grade and Proof Roll Native Subgrade	219538	SF	@ \$ 0.15	\$ 32,930.70	0.0%	95.0%	\$ -
24" Curb Prep (6" Road Base)	4045	LF	@ \$ 4.00	\$ 16,180.00	0.0%	95.0%	\$ -
24" Curb & Gutter	4045	LF	@ \$ 14.50	\$ 58,652.50	0.0%	95.0%	\$ -
9" Untreated Base Course	72000	SF	@ \$ 0.95	\$ 68,400.00	95.0%	95.0%	\$ 64,980.00
3" Hot Mix Asphalt (PG58-28, 1/2", 15% RAP)	72000	SF	@ \$ 1.50	\$ 108,000.00	0.0%	0.0%	\$ -
Sidewalk Prep (6" Road Base)	21325	SF	@ \$ 0.80	\$ 17,060.00	0.0%	0.0%	\$ -
Concrete Sidewalk (4' Wide x 4" Thick)	21325	SF	@ \$ 4.50	\$ 95,962.50	0.0%	0.0%	\$ -

ADA Ramp	8	EACH	@	\$	1,250.00	\$	10,000.00	0.0%	0.0%	\$	-
Concrete Valve Collars	25	EACH	@	\$	350.00	\$	8,750.00	0.0%	0.0%	\$	-
Concrete Manhole Collars	13	EACH	@	\$	450.00	\$	5,850.00	0.0%	0.0%	\$	-
Sanitary Sewer - Import Fill Trench Backfill	5940	TON	@	\$	13.50	\$	80,190.00	0.0%	95.0%	\$	-
Storm Drain and Gravity Irr - Import Fill Trench Backfill	5100	TON	@	\$	13.50	\$	68,850.00	0.0%	95.0%	\$	-
Culinary Water - Import Fill Trench Backfill	1635	TON	@	\$	13.50	\$	22,072.50	0.0%	95.0%	\$	-
Pressurized Irrigation - Import Fill Trench Backfill	2375	TON	@	\$	13.50	\$	32,062.50	0.0%	95.0%	\$	-
Dry Utilities	19	EACH	@	\$	6,500.00	\$	123,500.00	78.9%	100.0%	\$	97,500.00
OTHER											
Street Lights	3	EACH	@	\$	2,750.00	\$	8,250.00	0.0%	0.0%	\$	-
Mail Box and Pad	1	EACH	@	\$	2,500.00	\$	2,500.00	0.0%	0.0%	\$	-
Compaction Testing	1	LS	@	\$	7,000.00	\$	7,000.00	0.0%	0.0%	\$	-
Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	5,000.00	\$	5,000.00	0.0%	0.0%	\$	-
Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	3,500.00	\$	3,500.00	0.0%	0.0%	\$	-
Street Signs	4	EACH	@	\$	1,500.00	\$	6,000.00	0.0%	0.0%	\$	-
Survey	1	LS	@	\$	25,000.00	\$	25,000.00	0.0%	0.0%	\$	-
Retaining Wall by Russon's Residence	1	LS	@	\$	15,000.00	\$	15,000.00	0.0%	0.0%	\$	-

BASE BID TOTAL \$ 1,705,551.40
10% Warranty Amount \$ 170,555.14
TOTAL BOND AMOUNT \$ **1,876,106.54**
Total Released to Date \$ **1,308,484.20**
TOTAL BOND REMAINING \$ **567,622.34**

Previously Released: \$ 1,146,004.20

This Release: \$ **162,480.00**


At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.


 Paul Kroff
 Developer

7/7/20
 Date

Troy Stout
 Mayor

Date


 Jed Muhlestein, P.E.
 City Engineer

7/7/2020
 Date

City Council
 (by Bonnie Cooper - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 9

Thru Period Ending: June 30, 2020

The Ridge At Alpine Phase 1
Location: North Elk Ridge Lane

BOND HOLDER

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
Construction Entrance	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Silt Fence	2925	LF @	\$ 2.00	\$ 5,850.00	0.0%	95.0%	\$ -
Inlet Protection	9	EACH @	\$ 150.00	\$ 1,350.00	0.0%	95.0%	\$ -
Toilet Rental	60	EACH @	\$ 100.00	\$ 6,000.00	0.0%	50.0%	\$ -
Toilet Pad Install	1	EACH @	\$ 250.00	\$ 250.00	0.0%	50.0%	\$ -
Street Sweeping	1	LS @	\$ 5,000.00	\$ 5,000.00	0.0%	50.0%	\$ -
Slope Stabilization (Reseeding disturbed areas)	10	AC @	\$ 200.00	\$ 2,000.00	0.0%	0.0%	\$ -
Concrete Washout	1	LS @	\$ 2,500.00	\$ 2,500.00	0.0%	75.0%	\$ -
MOBILIZATION & EARTH WORK							
Mobilization	1	LS @	\$ 7,500.00	\$ 7,500.00	0.0%	95.0%	\$ -
Clearing and Grubbing	13	ACRE @	\$ 1,300.00	\$ 16,900.00	0.0%	95.0%	\$ -
Site Cut/Fill	44500	CY @	\$ 3.50	\$ 155,750.00	0.0%	95.0%	\$ -
SANITARY SEWER							
Connect to Existing Sewer Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
8" SDR 35 Sewer Main	1220	LF @	\$ 35.00	\$ 42,700.00	0.0%	95.0%	\$ -
60" Sanitary Sewer Manhole	2	EACH @	\$ 3,250.00	\$ 6,500.00	0.0%	95.0%	\$ -
48" Sanitary Sewer Manhole	5	EACH @	\$ 2,950.00	\$ 14,750.00	0.0%	95.0%	\$ -
4" Sewer Lateral	11	EACH @	\$ 980.00	\$ 10,780.00	0.0%	95.0%	\$ -
STORM DRAIN							
Connect to Existing Storm Drain Manhole	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
15" ADS Storm Drain Pipe	820	LF @	\$ 38.00	\$ 31,160.00	0.0%	95.0%	\$ -
18" ADS Storm Drain Pipe	62	LF @	\$ 48.00	\$ 2,976.00	0.0%	95.0%	\$ -
60" Storm Drain Manhole	6	EACH @	\$ 3,800.00	\$ 22,800.00	0.0%	95.0%	\$ -
Curb inlet Box	7	EACH @	\$ 2,850.00	\$ 19,950.00	0.0%	95.0%	\$ -
4' x 4' Cleanout Box	4	EACH @	\$ 3,500.00	\$ 14,000.00	0.0%	95.0%	\$ -
60" Storm Drain Sump	1	EACH @	\$ 3,850.00	\$ 3,850.00	0.0%	95.0%	\$ -
Debris Flow Nets	1	LS @	\$ 271,692.00	\$ 271,692.00	0.0%	36.6%	\$ -
Temporary Storm Drain Pond	8650	CY @	\$ 3.50	\$ 30,275.00	0.0%	64.4%	\$ -
Storm Drain Pond B	8453	CY @	\$ 3.50	\$ 29,585.50	0.0%	95.0%	\$ -
Storm Drain Pond A - Stormtech	1	LS @	\$ 65,000.00	\$ 65,000.00	0.0%	95.0%	\$ -
CULINARY WATER							
Connect to Existing Culinary Waterline	1	EACH @	\$ 5,600.00	\$ 5,600.00	0.0%	95.0%	\$ -
8" PVC C900 Water Main	995	LF @	\$ 28.00	\$ 27,860.00	0.0%	95.0%	\$ -
12" PVC C900 Water Main	425	LF @	\$ 39.50	\$ 16,787.50	0.0%	95.0%	\$ -
8" CW Tee	1	EACH @	\$ 800.00	\$ 800.00	0.0%	95.0%	\$ -
8" CW Bend	4	EACH @	\$ 800.00	\$ 3,200.00	0.0%	95.0%	\$ -
12" CW Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	0.0%	95.0%	\$ -
12" CW Bend	4	EACH @	\$ 1,200.00	\$ 4,800.00	0.0%	95.0%	\$ -
12" CW Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Temp Blowoff	4	EACH @	\$ 1,550.00	\$ 6,200.00	0.0%	95.0%	\$ -
8" Gate Valve	7	EACH @	\$ 1,950.00	\$ 13,650.00	0.0%	95.0%	\$ -
12" Gate Valve	1	EACH @	\$ 3,265.00	\$ 3,265.00	0.0%	95.0%	\$ -
1" Water Services	11	EACH @	\$ 1,250.00	\$ 13,750.00	0.0%	95.0%	\$ -
Fire Hydrant Assembly with Valve	3	EACH @	\$ 5,500.00	\$ 16,500.00	0.0%	95.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
Remove Existing 8" Pressurized Irrigation Line	200	LF @	\$ 12.00	\$ 2,400.00	0.0%	95.0%	\$ -
Connect to Existing Irrigation Waterline	1	EACH @	\$ 4,850.00	\$ 4,850.00	0.0%	95.0%	\$ -
4" PVC C900 Irrigation Main	650	LF @	\$ 24.00	\$ 15,600.00	0.0%	95.0%	\$ -
6" PVC C900 Irrigation Main	65	LF @	\$ 26.00	\$ 1,690.00	0.0%	95.0%	\$ -
12" PVC C900 Irrigation Main	885	LF @	\$ 38.00	\$ 33,630.00	0.0%	95.0%	\$ -
4" PI Bend	6	EACH @	\$ 725.00	\$ 4,350.00	0.0%	95.0%	\$ -
12" PI Tee	1	EACH @	\$ 1,200.00	\$ 1,200.00	0.0%	95.0%	\$ -
12" PI Bend	3	EACH @	\$ 1,200.00	\$ 3,600.00	0.0%	95.0%	\$ -
12" PI Cross	1	EACH @	\$ 2,500.00	\$ 2,500.00	0.0%	95.0%	\$ -
Temp Blowoff	3	EACH @	\$ 1,550.00	\$ 4,650.00	0.0%	95.0%	\$ -
4" Gate Valve	2	EACH @	\$ 1,750.00	\$ 3,500.00	0.0%	95.0%	\$ -
6" Gate Valve	1	EACH @	\$ 1,850.00	\$ 1,850.00	0.0%	95.0%	\$ -
12" Gate Valve	5	EACH @	\$ 3,265.00	\$ 16,325.00	0.0%	95.0%	\$ -
1" Pressurized Irrigation Services	11	EACH @	\$ 1,300.00	\$ 14,300.00	0.0%	95.0%	\$ -
1" PI Service - Trailhead Landscaping	1	EACH @	\$ 1,300.00	\$ 1,300.00	0.0%	95.0%	\$ -
Air Vac Assemblies	2	EACH @	\$ 5,600.00	\$ 11,200.00	0.0%	95.0%	\$ -
ROADWAY IMPROVEMENTS							
Sawcut And Remove Asphalt	6000	SF @	\$ 0.85	\$ 5,100.00	0.0%	95.0%	\$ -
Asphalt Trench Patching (4" HMA AC20)	6000	SF @	\$ 4.60	\$ 27,600.00	0.0%	95.0%	\$ -
Rough Grade and Proof Roll Native Subgrade	89200	SF @	\$ 0.10	\$ 8,920.00	0.0%	95.0%	\$ -
24" Curb Prep (6" Road Base)	2640	LF @	\$ 4.00	\$ 10,560.00	0.0%	95.0%	\$ -
24" Curb & Gutter	2640	LF @	\$ 14.00	\$ 36,960.00	0.0%	95.0%	\$ -
9" Untreated Base Course	49600	SF @	\$ 0.95	\$ 47,120.00	0.0%	95.0%	\$ -
3" Hot Mix Asphalt (PG58-28, 1/2", 15% RAP)	49600	SF @	\$ 1.30	\$ 64,480.00	0.0%	95.0%	\$ -
Sidewalk Prep (6" Road Base)	12630	SF @	\$ 0.80	\$ 10,104.00	0.0%	95.0%	\$ -
Concrete Sidewalk (4' Wide x 6" Thick)	12630	SF @	\$ 3.50	\$ 44,205.00	0.0%	95.0%	\$ -
ADA Ramp	6	EACH @	\$ 1,250.00	\$ 7,500.00	0.0%	95.0%	\$ -

Trailhead Drive Approach w/ 6" UTBC	180	SF	@	\$	4.30	\$774.00	0.0%	95.0%	\$	-
Trailhead Parking Lot Asphalt Millings (4" Thick)	4000	SF	@	\$	0.95	\$3,800.00	0.0%	95.0%	\$	-
Concrete Valve Collars	22	EACH	@	\$	350.00	\$7,700.00	0.0%	95.0%	\$	-
Concrete Manhole Collars	13	EACH	@	\$	450.00	\$5,850.00	0.0%	95.0%	\$	-
Parking Lot Landscaping & Screening	1	LS	@	\$	2,500.00	\$2,500.00	0.0%	0.0%	\$	-
OTHER										
Street Lights	3	EACH	@	\$	2,750.00	\$8,250.00	0.0%	95.0%	\$	-
Mail Box and Pad	1	EACH	@	\$	2,500.00	\$2,500.00	0.0%	0.0%	\$	-
Compaction Testing	1	LS	@	\$	7,000.00	\$7,000.00	0.0%	95.0%	\$	-
Clean, Camera, Air Testing (SD and Sewer)	1	LS	@	\$	5,000.00	\$5,000.00	0.0%	50.0%	\$	-
Waterline Testing, Bacteria, and Flushing	1	LS	@	\$	3,500.00	\$3,500.00	0.0%	95.0%	\$	-
Street Signs	3	EACH	@	\$	1,500.00	\$4,500.00	0.0%	0.0%	\$	-
Trails	1	LS	@	\$	47,147.50	\$47,147.50	0.0%	72.7%	\$	-
Survey	1	LS	@	\$	25,000.00	\$25,000.00	0.0%	90.0%	\$	-
Fort Creek Variable Speed Pump Project	1	LS	@	\$	342,205.50	\$342,205.50	12.0%	40.9%	\$	41,162.50
BASE BID TOTAL						\$	1,743,952.00		Previously Released: \$	1,231,761.66
10% Warranty Amount						\$	174,395.20			
TOTAL BOND AMOUNT						\$	1,918,347.20		This Release: \$	41,162.50
Total Released to Date						\$	1,272,924.16			
TOTAL BOND REMAINING						\$	645,423.05			


At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.


 Paul Kroff
 Developer

7/8/20
 Date

 Troy Stout
 Mayor

 Date


 Jed Muhlestein, P.E.
 City Engineer

7/8/2020
 Date

 City Council
 (by Bonnie Cooper - City Recorder)

 Date

**PAYMENT ESTIMATE
NO. 3 - FINAL**

Name of Contractor: S&L Inc.		
Name of Owner: Alpine City		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 15-Jun-20	Original: \$330,135.00	From: 1-Jun-20
Revised: -	Revised: \$338,810.60	To: 30-Jun-20
Description of Job: 800 S Water Line Project		
Amount	This Period	Total To Date
Amount Earned	\$60,426.90	\$331,952.50
Retainage Being Held	\$3,021.35	\$16,597.63
Retainage Being Released	\$16,597.63	\$16,597.63
Previous Payments		\$257,949.32
Amount Due	\$74,003.18	\$74,003.18

Contractor's Construction Progress is On Schedule

I hereby certify that to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 7/8/2020



Jason Judd P.E.
Project Engineer

Accepted by: **S&L Inc.**

Date: 7/8/2020



Craig Gibson
Project Manager

Approved By: **Alpine City**

Date: _____

Troy Stout
Mayor

Budget Code _____ Staff Initial _____

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS		
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date	
1	Mobilization		1.00	LS	\$35,000.00	\$35,000.00	0.15	1.00	\$5,250.00	\$35,000.00
2	Traffic Control		1.00	LS	\$25,000.00	\$25,000.00	0.15	1.00	\$3,750.00	\$25,000.00
3	8 Inch C-900 PVC Water Line		2105.00	LF	\$60.00	\$126,300.00	22.00	2127.00	\$1,320.00	\$127,620.00
4	Replace Fire Hydrant and Lateral		1.00	EA	\$7,000.00	\$7,000.00	1.00	1.00	\$7,000.00	\$7,000.00
5	Concrete Fire Hydrant Pad		4.00	EA	\$600.00	\$2,400.00	2.00	2.00	\$1,200.00	\$1,200.00
6	Reconnect Existing Fire Hydrant		3.00	EA	\$2,300.00	\$6,900.00	3.00	3.00	\$6,900.00	\$6,900.00
7	Remove and Install Water Service		10.00	EA	\$2,200.00	\$22,000.00	0.00	9.00		\$19,800.00
8	Replace Water Service Line		13.00	EA	\$1,400.00	\$18,200.00	0.00	11.00		\$15,400.00
9	Adjust Water Service		11.00	EA	\$1,000.00	\$11,000.00	0.00	14.00		\$14,000.00
10	8" Gate Valve		6.00	EA	\$2,400.00	\$14,400.00	0.00	6.00		\$14,400.00
11	8" x 6" Reducer		2.00	EA	\$500.00	\$1,000.00	1.00	2.00	\$500.00	\$1,000.00
12	8" Tee		2.00	EA	\$950.00	\$1,900.00	0.00	5.00		\$4,750.00
13	8" 45° Bend		2.00	EA	\$700.00	\$1,400.00	2.00	4.00	\$1,400.00	\$2,800.00
14	8" 90° Bend		4.00	EA	\$700.00	\$2,800.00	0.00	3.00		\$2,100.00
15	Cut and Cap Water Line		5.00	EA	\$700.00	\$3,500.00	1.00	4.00	\$700.00	\$2,800.00
16	2" Stabilization Rock		26.00	CY	\$40.00	\$1,040.00	0.00	0.00		\$0.00
17	Import Backfill		69.00	CY	\$30.00	\$2,070.00	0.00	0.00		\$0.00
18	Untreated Base Course (8 Inch)		9250.00	SF	\$11.20	\$11,100.00	3463.00	12713.00	\$4,155.60	\$15,255.60
19	Hot Mix Asphalt (Existing +1, Minimum 4")		11250.00	SF	\$3.30	\$37,125.00	8561.00	8561.00	\$28,251.30	\$28,251.30
Subtotal						\$330,135.00			\$60,426.90	\$323,276.90

CO #1	Sewer Lateral	1.00	LS	\$8,675.60	\$8,675.60	0.00	1.00		\$8,675.60
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Total

\$338,810.60

		TOTAL	\$60,426.90	\$331,952.50
AMOUNT RETAINED		\$3,021.35	\$16,597.63	\$16,597.63
RETAINAGE RELEASED		\$16,597.63		\$16,597.63
PREVIOUS RETAINAGE				\$13,576.28
PREVIOUS PAYMENTS				\$257,949.32
AMOUNT DUE		\$74,003.18	\$74,003.18	\$74,003.18

ALPINE CITY
ESCROW BOND RELEASE FORM
Paper Release

Thru Period Ending: June 30, 2020

Brookside Meadows

Location: South Whitby Woodlands Drive/400 West

BOND HOLDER

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 one year warranty period will be 10% of the Base Bid Total upon Final completion.

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SWPPP							
SWPPP Plans, Inspections and Maintenance	1	LS @	\$7,500.00	\$7,500.00	95.0%	95.0%	\$ 7,125.00
Stabilized Construction Entrance	2	EACH @	\$3,000.00	\$6,000.00	95.0%	95.0%	\$ 5,700.00
Silt Fence	3,800	LF @	\$2.50	\$9,500.00	95.0%	95.0%	\$ 9,025.00
Curb Inlet Protection	17	EACH @	\$300.00	\$5,100.00	95.0%	95.0%	\$ 4,845.00
Re-seeding disturbed areas and waddles	70,000	SF @	\$0.15	\$10,500.00	0.0%	0.0%	\$ -
Waddles	950	LF @	\$2.00	\$1,900.00	0.0%	0.0%	\$ -
Concrete Washout	1	LS @	\$2,500.00	\$2,500.00	0.0%	0.0%	\$ -
Toilet	6	Month @	\$250.00	\$1,500.00	33.3%	33.3%	\$ 500.00
Mobilization, Demo, Earthwork							
Construction Surveying	1	LS @	\$7,500.00	\$7,500.00	95.0%	95.0%	\$ 7,125.00
Material Testing	1	LS @	\$12,000.00	\$12,000.00	75.0%	75.0%	\$ 9,000.00
Mobilization and Traffic Control	1	LS @	\$15,000.00	\$15,000.00	95.0%	95.0%	\$ 14,250.00
Clear & Grub (ROW only)	102,000	SF @	\$0.05	\$5,100.00	95.0%	95.0%	\$ 4,845.00
Remove small trees, chip and spread onsite	102,000	SF @	\$0.08	\$8,160.00	95.0%	95.0%	\$ 7,752.00
Remove large trees and stumps	1	LS @	\$21,875.00	\$21,875.00	95.0%	95.0%	\$ 20,781.25
Site Cut/Fill	10,000	CY @	\$4.50	\$45,000.00	95.0%	95.0%	\$ 42,750.00
Site Cut Waste onsite	5,000	CY @	\$3.00	\$15,000.00	95.0%	95.0%	\$ 14,250.00
SEWER							
Connect to Existing Sewer Manhole	1	EACH @	\$1,500.00	\$1,500.00	95.0%	95.0%	\$ 1,425.00
60" Cast-in-place Sewer Manhole	1	EACH @	\$8,500.00	\$8,500.00	95.0%	95.0%	\$ 8,075.00
8" PVC Sewer Main	1,182	LF @	\$36.00	\$42,552.00	95.0%	95.0%	\$ 40,424.40
48" Dia. Manhole	7	EACH @	\$2,850.00	\$19,950.00	95.0%	95.0%	\$ 18,952.50
60" Dia. Manhole	1	EACH @	\$3,150.00	\$3,150.00	95.0%	95.0%	\$ 2,992.50
4" Sewer Lateral	15	EACH @	\$1,050.00	\$15,750.00	95.0%	95.0%	\$ 14,962.50
Clean, Video, Testing	1,182	LF @	\$3.50	\$4,137.00	0.0%	0.0%	\$ -
STORM DRAIN SYSTEM							
Connect to Existing Storm Drain Manhole	1	EACH @	\$1,200.00	\$1,200.00	95.0%	95.0%	\$ 1,140.00
60" Cast-in-place Manhole	1	EACH @	\$8,500.00	\$8,500.00	95.0%	95.0%	\$ 8,075.00
Remove existing storm drain pipe and manhole	1	LS @	\$1,500.00	\$1,500.00	95.0%	95.0%	\$ 1,425.00
12" ADS Storm Drain Pipe	80	LF @	\$40.00	\$3,200.00	95.0%	95.0%	\$ 3,040.00
15" ADS Storm Drain Pipe	1,030	LF @	\$44.00	\$45,320.00	95.0%	95.0%	\$ 43,054.00
18" ADS Storm Drain Pipe	432	LF @	\$52.00	\$22,464.00	95.0%	95.0%	\$ 21,340.80
18" Flared End Section	1	EA @	\$1,500.00	\$1,500.00	95.0%	95.0%	\$ 1,425.00
36" RCP Culvert Extension	28	LF @	\$150.00	\$4,200.00	95.0%	95.0%	\$ 3,990.00
60" SD Manhole	10	EACH @	\$3,150.00	\$31,500.00	95.0%	95.0%	\$ 29,925.00
2'x2' Inlet Box	4	EACH @	\$3,000.00	\$12,000.00	95.0%	95.0%	\$ 11,400.00
3'x3' Inlet Box	5	EACH @	\$5,000.00	\$25,000.00	95.0%	95.0%	\$ 23,750.00
Perforated Bubbleup Box	1	EACH @	\$5,000.00	\$5,000.00	95.0%	95.0%	\$ 4,750.00
Curb Inlet	13	EACH @	\$2,850.00	\$37,050.00	95.0%	95.0%	\$ 35,197.50
RipRap w/ Fabric	60	TON @	\$30.00	\$1,800.00	95.0%	95.0%	\$ 1,710.00
Clean, Video, Testing	1,542	LF @	\$3.50	\$5,397.00	0.0%	0.0%	\$ -
CULINARY WATER							
Connect to Existing Waterline	2	EACH @	\$5,500.00	\$11,000.00	95.0%	95.0%	\$ 10,450.00
8" PVC C900 DR18 Culinary Waterline	1,350	LF @	\$45.00	\$60,750.00	95.0%	95.0%	\$ 57,712.50
8" CW Tee	1	EACH @	\$1,200.00	\$1,200.00	95.0%	95.0%	\$ 1,140.00
8" CW Bend	7	EACH @	\$950.00	\$6,650.00	95.0%	95.0%	\$ 6,317.50
8" Gate Valve	4	EACH @	\$1,950.00	\$7,800.00	95.0%	95.0%	\$ 7,410.00
Fire Hydrant	4	EACH @	\$5,800.00	\$23,200.00	95.0%	95.0%	\$ 22,040.00
2" Temp CW Blowoff	2	EACH @	\$1,500.00	\$3,000.00	95.0%	95.0%	\$ 2,850.00
1" CTS Poly Culinary Water Services	15	EACH @	\$1,150.00	\$17,250.00	95.0%	95.0%	\$ 16,387.50
Bacteria and Pressure Testing	1,350	LF @	\$3.50	\$4,725.00	95.0%	95.0%	\$ 4,488.75
PRESSURIZED IRRIGATION SYSTEM							
Connect to Existing PI Waterline	2	EACH @	\$5,500.00	\$11,000.00	95.0%	95.0%	\$ 10,450.00
6" PVC C900 DR18 Culinary Waterline	1,360	LF @	\$28.00	\$38,080.00	95.0%	95.0%	\$ 36,176.00
6" PI Tee	1	EACH @	\$1,150.00	\$1,150.00	95.0%	95.0%	\$ 1,092.50
6" PI Bend	7	EACH @	\$850.00	\$5,950.00	95.0%	95.0%	\$ 5,652.50
6" Gate Valve	5	EACH @	\$1,850.00	\$9,250.00	95.0%	95.0%	\$ 8,787.50
4" Permanant Blowoff	2	EACH @	\$5,800.00	\$11,600.00	95.0%	95.0%	\$ 11,020.00
2" Temp PI Blowoff	1	EACH @	\$1,500.00	\$1,500.00	95.0%	95.0%	\$ 1,425.00
1" CTS Poly PI Services	15	EACH @	\$1,150.00	\$17,250.00	95.0%	95.0%	\$ 16,387.50
Bacteria and Pressure Testing	1,360	LF @	\$3.50	\$4,760.00	95.0%	95.0%	\$ 4,522.00
Remove 1.5" service and install 1" service setter	1	EACH @	\$2,000.00	\$2,000.00	95.0%	95.0%	\$ 1,900.00
ROADWAY IMPROVEMENTS							
Sawcut, Removed and Replace Ex. Asphalt	1,250	SF @	\$8.50	\$10,625.00	95.0%	95.0%	\$ 10,093.75
Verti Block Retaining Walls in Pond (ex engineering)	1,750	SF @	\$35.00	\$61,250.00	0.0%	0.0%	\$ -
Verti Block Retaining Walls on Hillside (ex engineering)	2,000	SF @	\$31.25	\$62,500.00	0.0%	0.0%	\$ -
Rough grade Native Sub-Grade	102,000	SF @	\$0.15	\$15,300.00	95.0%	95.0%	\$ 14,535.00
2' Curb and Gutter w/6" base prep	2,720	LF @	\$5.00	\$13,600.00	95.0%	95.0%	\$ 12,920.00
2' Curb and Gutter	2,720	LF @	\$15.00	\$40,800.00	95.0%	95.0%	\$ 38,760.00
8" Subbase	3,720	TON @	\$14.50	\$53,940.00	95.0%	95.0%	\$ 51,243.00

8" Roadbase	53,100	SF @	\$0.80	\$42,480.00	0.0%	0.0%	\$	-
3" Asphalt	53,100	SF @	\$1.35	\$71,685.00	0.0%	0.0%	\$	-
Sidewalk Prep (6" roadbase)	12,080	SF @	\$0.90	\$10,872.00	0.0%	0.0%	\$	-
Sidewalk (5" thick)	12,080	SF @	\$4.25	\$51,340.00	0.0%	0.0%	\$	-
ADA Ramp	4	EACH @	\$1,550.00	\$6,200.00	0.0%	0.0%	\$	-
Concrete Water Valve Collars	15	EACH @	\$400.00	\$6,000.00	0.0%	0.0%	\$	-
Concrete Manhole Collars	20	EACH @	\$500.00	\$10,000.00	0.0%	0.0%	\$	-
OTHER								
Street Signs	2	EA @	\$350.00	\$700.00	0.0%	0.0%	\$	-
Street Monument	5	EA @	\$650.00	\$3,250.00	0.0%	0.0%	\$	-
Street Lights	3	EA @	\$3,000.00	\$9,000.00	0.0%	0.0%	\$	-
Supply & Install 3'0" Black - Metal - Iron Fence	223	EA @	\$30.00	\$6,690.00	0.0%	0.0%	\$	-
Imported Trench Backfill								
Import Fill - Sewer	4,420	TON @	\$12.50	\$55,250.00	95.0%	95.0%	\$	52,487.50
Import Fill - Storm Drain	1,650	TON @	\$12.50	\$20,625.00	95.0%	95.0%	\$	19,593.75
Import Fill - Water	1,980	TON @	\$12.50	\$24,750.00	95.0%	95.0%	\$	23,512.50
Import Fill - Pressurize Irrigation	1,980	TON @	\$12.50	\$24,750.00	95.0%	95.0%	\$	23,512.50
BASE BID TOTAL				\$1,315,027.00	Previously Released: \$			
10% Warranty Amount				\$ 131,502.70				
TOTAL BOND AMOUNT				\$ 1,446,529.70	This Release: \$ 749,921.45			
<i>Total Released to Date</i>				\$ 749,921.45				
TOTAL BOND REMAINING				\$ 696,608.25				

At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

David Gifford
Developer

Date

Troy Stout
Mayor

Date

Jed Muhlestein
Jed Muhlestein, P.E.
City Engineer

7/9/2020
Date

City Council
(by Bonnie Cooper - City Recorder)

Date



STAKER PARSON
MATERIALS & CONSTRUCTION
A CRH COMPANY

STAKER PARSON MATERIALS & CONSTRUCTION

89 West 13490 South, Ste 100
Draper, UT 84020
Phone (801) 871-6600 * Fax (801) 871-6601

To: Alpine City	Contact: Shane Sorenson
Address: 20 N Main Alpine City, UT 84004	Phone: 801-763-9862
	Fax:
Project Name: Country Manor Extension	Bid Number:
Project Location: Country Manor Lane, Alpine, UT	Bid Date: 6/30/2020

Bid Proposal Estimator: Clay Packard (801) 420-0911

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Furnish, Place & Compact Requested Road Base	100.00	TON	\$45.00	\$4,500.00
2	Furnish, Place & Compact 3" Thick Asphalt (6,847 SF)	130.00	TON	\$88.00	\$11,440.00

Total Bid Price: \$15,940.00

Notes:

- One mobilization included. Additional mobilizations to be charged at \$1,000.00 each.
- Exclusions: Bonds, permits, licenses, fees, testing, engineering, traffic control, flagging, sweeping, saw cutting, sterilant, striping, bollards, signage and prime coat.
- *** BID AND WORK CONTRACT ***

In consideration of the mutual promises set forth herein, Staker Paving and Construction Company, Inc., with principal offices located at 89 West 13490 South, Draper, Utah (hereinafter referred to as "Staker") and the undersigned, whose full name and address appear above, (hereinafter referred to as "Buyer") hereby agree as follows:

 1. DESCRIPTION OF WORK*: Staker will furnish the described materials to the job site designated above and provide the described labor(the material and the labor collectively hereinafter referred to as "the work"): *To the extent the described work is detailed in Plans and Specifications, such must be provided to Staker before the contract is negotiated. Any changes to the original Plans and Specifications used to prepare this contract may necessitate a change in the contract price and Buyer hereby agrees to execute all necessary change orders outlining the changed work and prices as submitted by Staker.
 2. CONTRACT PRICE: To the extent that the above is specified as a unit or square foot price, it is agreed that the number of units or square feet indicated is an approximation. Staker shall be paid for the actual number of units or square feet completed as determined by field measurement.
 3. TERMS OF PAYMENT: Buyer shall pay Staker in full at Staker's office in Salt Lake within fifteen (15) days following the date of Staker's invoices, without retention regardless of the final completion date of the work. In the event that payment is not made to Staker as provided herein, Staker shall be entitled to all of its costs, including attorney's fees and lien fees, in connection with the enforcement of its rights under this contract, whether or not legal proceedings are instituted. In addition, Staker shall be entitled to interest on all past due accounts under this contract, which interest shall accrue at the rate of 18% per annum (1 1/2.% per month) from the date payment is due until payment is received by Staker, whether before or after judgment.
 4. CLAIMS OR DEFECTS: Written notice of any alleged claim or defect must be given to Staker at its address shown above not later than five (5) days after the completion of the work under this contract by Staker. Failure to give written notice as herein provided shall be and constitute a waiver of any such alleged defects or claims. Staker's sole and exclusive liability shall be to repair, replace or upon mutual agreement to credit Buyer's account for defective material. If repair or replacement is made, Staker shall have a reasonable time to make such repair or replacement.
 5. IN NO EVENT SHALL STAKER BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR ANY BREACH HEREOF, INCLUDING BUT NOT LIMITED TO, LOSS OF GOODWILL, LOSS OF PROFITS OR USE.
 5. PROSECUTION OF WORK: It is contemplated by the parties that the work specified in this contract shall be completed by this date: REGULAR ASPHALT PAVING SEASON 2020. At its option, Staker may decline to perform any part of the work which, through no fault of Staker, is to be completed beyond this date. In addition, Staker shall not be responsible for any delays in performing the work due to labor disputes, weather, shortages in material, equipment or labor, acts of God or any other cause beyond its control. In the event of a delay beyond Staker's control, and to the extent reasonably possible, Staker shall complete the work at the next available opportunity. In the event Staker elects not to perform any further work beyond the above specified date pursuant to the terms provided herein, Staker shall be paid for all work performed prior to the said date and shall otherwise be fully relieved of all of its duties and responsibilities under the terms of this contract.

- 6. PROPERTY DAMAGE: Buyer shall be responsible to direct Staker employees as to proper ingress and egress of the property. To the extent that such direction is followed or that no direction is given, Staker shall not be responsible for any damage to the property where the work is being performed, including damage to curbs, gutters and sidewalks.
- 7. MISCELLANEOUS PROVISIONS:
 - A. No cost for bonds, permits, licenses, fees, testing, engineering, traffic control, saw cutting, sterilant, striping or prime coat are included in this contract unless specifically indicated in the description of work.
 - B. Buyer specifically represents and warrants that either Buyer is the owner of the Premises where the work is to be performed, or, in the alternative, Buyer has written authorization from the owner of the Premises authorizing the work to be performed on the said Premises.
 - C. Staker assumes no risk for non-disclosed or unforeseen conditions of the project site, including but not limited to, hazardous waste, soft subgrade or water table problems.
 - D. This contract is the entire agreement of the parties and no changes or additions to this contract shall be made except in writing signed by both parties.
 - E. This contract shall be construed in accordance with the laws of the State of Utah.
 - F. This contract shall be binding on the heirs, successors or assigns of the parties hereto.
 - G. THIS CONTRACT IS NOT BINDING UNTIL APPROVED BY STAKER'S CREDIT DEPARTMENT. Buyer agrees to furnish a completed Credit Application to Staker prior to or at the execution of this contract.
- THE PRICE OF ASPHALT AND FUEL IS BASED ON UDOT'S OIL INDEX ON THE DATE OF BID. AN INCREASE OF PRICING GREATER THAN 15% WILL TRIGGER ASPHALT AND FUEL ESCALATORS. IN THE EVENT OF THIS PRICE INCREASE, THE CUSTOMER WILL ASSUME ADDITIONAL ASPHALT AND FUEL COSTS AS PART OF THE CONTRACT.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Staker Paving And Construction Co

Authorized Signature: _____

Estimator: Clay Packard

(801) 420-0911 cpackard@stakerparson.com



ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution No. 2020-09 Amend the Alpine City General Plan and Land Use Ordinances as they pertain to gateway connecting roads into and out of Alpine City

FOR CONSIDERATION ON: July 14, 2020

PETITIONEER: City Staff

ACTION REQUESTED BY PETITIONER: Approve Resolution No. 2020-09.

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

INFORMATION:

The City intends to begin the process of amending its general plan and applicable land use ordinances as they pertain to gateway connecting roads into and out of Alpine City. Approval of this resolution will include a provision that the city will not accept any new land use applications for the next 180 days that will require a new street connection to outside of the city that does not already exist.

STAFF RECOMMENDATION:

Staff recommends that Resolution 2020-09 be approved.

SAMPLE MOTION TO APPROVE:

Approve Resolution No. 2020-09 to begin the process of amending the City's general plan and applicable land use ordinances as they pertain to gateway connecting roads into and out of Alpine City.

RESOLUTION NO. 2020-09

A RESOLUTION OF THE ALPINE CITY COUNCIL STARTING THE PROCESS OF AMENDING THE CITY'S GENERAL PLAN AND LAND USE ORDINANCES AS THEY PERTAIN TO GATEWAY CONNECTING ROADS INTO AND OUT OF ALPINE CITY.

WHEREAS, The City Council of Alpine City wishes to clarify the City's plans and regulations regarding streets and roads connecting the City to other municipalities and Utah County; and

WHEREAS, this clarification may require amendments to the City's General Plan and development codes and ordinances; and

WHEREAS, the City Council desires that the Planning Commission, pursuant to its authority granted under Utah Code 10-9a-302, provide to the City Council its recommendations on what the City's General Plan and land use regulations should be for gateway roads and streets into and out of the City; and

WHEREAS, the City does not believe it fair to the residents and landowners in the City to process development applications that may involve or require new roads or new connections into and out of the City limits during the time that the City's General Plan and land use regulations regarding such connections are under review by the City; and

WHEREAS, Utah Code 10-9a-509(1)(a)(ii)(B) and 509(1)(b) provide that a land use application need not be approved and can be held for a period not to exceed 180 days if "in the manner provided by local ordinance and before the applicant submits the application, the municipality formally initiates proceedings to amend the municipality's land use regulations in a manner that would prohibit approval of the application as submitted."

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF ALPINE CITY AS FOLLOWS:

1. The Alpine City Council hereby formally initiates proceedings to amend the City land use regulations as they regard to connecting streets and roads into and out of the City and instructs the Planning Commission to begin the process to review and make its recommendations on possible amendments to the City's General Plan and land use ordinance as they may provide for, prohibit or otherwise regulate new streets that will act as gateways into the City from the County or other municipalities.

2. The Alpine City Council hereby instructs the City Staff to not accept and process any new land use application that will require a street connection that does not currently exist, into the County or another municipality, for a period of 180 days from the date of this resolution.

3. This resolution shall take effect immediately upon passage.

Passed and dated this _____ day of _____ 2020.

Mayor

Attest:

Recorder

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution No. 2020-10 Alpine City's Intent to Adjust Common Boundary With Highland City, Authorizing A Public Hearing Thereon and Providing for Notice of Said Hearing

FOR CONSIDERATION ON: July 14, 2020

PETITIONEER: City Staff

ACTION REQUESTED BY PETITIONER: Approve Resolution No. 2020-10

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

INFORMATION:

This resolution begins the process of adjusting the municipal boundary between Alpine City and Highland City. The Beck tree farm is currently located partially in Alpine City and partially in Highland City. The land owner would like to develop the land and in order to do so they would like all of the property to be in one City or the other, with Highland City being the more natural fit for streets, utilities, etc. Resolution declares intent, outlines timeframes for noticing, publication, and written protests.

STAFF RECOMMENDATION:

Staff recommends that Resolution 2020-10 be approved.

SAMPLE MOTION TO APPROVE:

I motion to approve Resolution No. 2020-10 to begin the municipal boundary line adjustment process of transferring property from the municipal jurisdiction of Alpine City to the municipal jurisdiction of Highland City.

RESOLUTION NO. 2020-10

A RESOLUTION STATING ALPINE CITY'S INTENT TO ADJUST ITS COMMON BOUNDARIES WITH HIGHLAND CITY, AUTHORIZING A PUBLIC HEARING THEREON AND PROVIDING FOR NOTICE OF SAID HEARING.

WHEREAS, Utah Code Ann. 10-2-419 establishes a procedure for adjustment of the common boundaries between adjacent municipalities, and

WHEREAS, Alpine City shares certain common boundaries with Highland City, and

WHEREAS, Alpine City and Highland City each desire that certain property be transferred from one municipal jurisdiction to the other as outlined in the attached map, and

WHEREAS, Alpine City and Highland City desire to adjust certain municipal boundaries in order to honor the stated request of the property owner as provided by State law.

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows:

1. This resolution is passed indicating that the City Council desires and intends to adjust the common municipal boundaries with Highland City in the locations set forth in Exhibit A.

2. The Alpine City Recorder is directed to publish notice of the proposed municipal boundary adjustment once a week for three successive weeks in a newspaper of general circulation within the City.

3. The notice shall state the date, time, and place of the public hearing, which is Tuesday, July 28, 2020 at 7:00 PM via City Hall and broadcast electronically to the City YouTube page.

4. The notice shall state that the City Council will adjust the boundaries unless, at or before the public hearing, written protests to the adjustment are filed by owners of the private real property that:

A. is located within the area proposed for adjustment;

B. covers at least 25% of the private land area within the area proposed for adjustment; and

C. is equal in value to at least 15% of the value of all private real property within the area proposed for adjustment.

5. The area proposed for inclusion (annexation) within Alpine City will be automatically withdrawn from each local district providing fire protection, paramedic and emergency services.

6. The area proposed for inclusion (annexation) within Highland City will be automatically withdrawn from each local district providing fire protection, paramedic and emergency services.

7. The first publication of the notice shall be within 14 days of the City Council's adoption of this resolution.

8. The provision of this resolution shall take effect upon its passage and publication as required by law.

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City
City

Bonnie Cooper, City Recorder Alpine



Municipal Boundary Line Adjustment

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

The legislative body of Alpine City (City Council) and one or more other municipalities having common boundaries with Alpine City may adjust the common boundaries as provided in Section 10-2-419 of Utah Code.

Process outlined in code includes:

- Adoption of Resolution of Intent by all municipalities involved
- Public Hearing (no less than 60 days after adoption of each respective resolution)
- Public Noticing of Public Hearing for three (3) consecutive weeks in both a local newspaper and on the Utah Public Notice website
- Adoption of Ordinance by the legislative bodies of all municipalities involved

This document serves as official request for adjustment of municipal boundaries. Applicant(s) shall submit a valid site plan with application.

APPLICANT INFORMATION

Name Millhaver Development Phone 801-636-0604
Address 272 W. 200 N, S/L 100 Email Tyrell E millhaverdevelopment.com

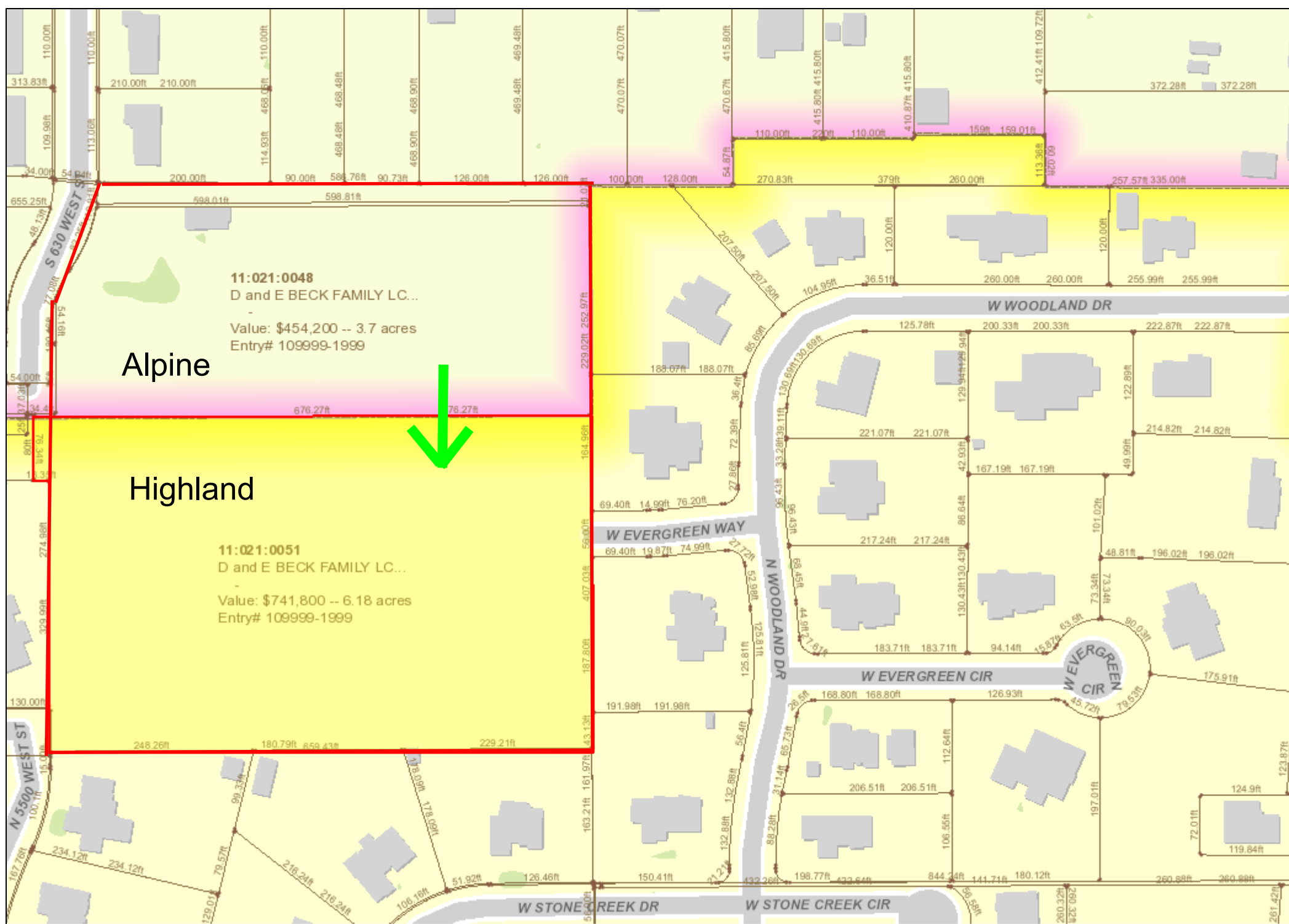
AFFECTED PROPERTIES				
Serial number	Property Address	Property Owner	Acreage of parcel in Alpine prior to adjustment	Acreage of parcel in Alpine after adjustment
<u>11:021:0048</u>	<u>84004</u>	<u>Beck Family</u>	<u>3.7</u>	<u>0</u>
<u>11:021:0051</u>	<u>84003</u>	<u>Beck Family</u>	<u>-</u>	<u>-</u>

SITE PLAN

Boundary line adjustment shall comply with Utah State Code. Applicant(s) shall submit a site plan which includes the following:

- ☒ Parcel(s) clearly outlined and shown in relation to neighboring properties
- ☒ Legal description of parcel(s) to change municipal jurisdiction
- ☒ Certificate of Survey
- ☒ This completed application, and payment of the associated fee in accordance with the actual cost of advertising in a local newspaper, once per week for three consecutive weeks.

Applicant signature Tyrell E. Millhaver Date 07 July 20



Evergreen Farm Narrative

Millhaven Development

272 W. 200 N., Ste 100

Lindon, Utah 84042

February 5, 2020

Evergreen Farm Narrative

Millhaven Development is pleased to present another high-end neighborhood in the City of Highland. "Evergreen Farm" is a 10.207724 acre project comprised of three parcels: 11:021:0048 & 11:0021:0052 located in Alpine city limits and parcel 11:021:0051 located inside Highland city Limits.

Millhaven will be annexing the parcels inside Alpine City into the city of Highland. Once the property has been annexed into the city of Highland, Millhaven will entitle and develop the property into a premier sub-division conforming to all Highland City zoning and building Codes.

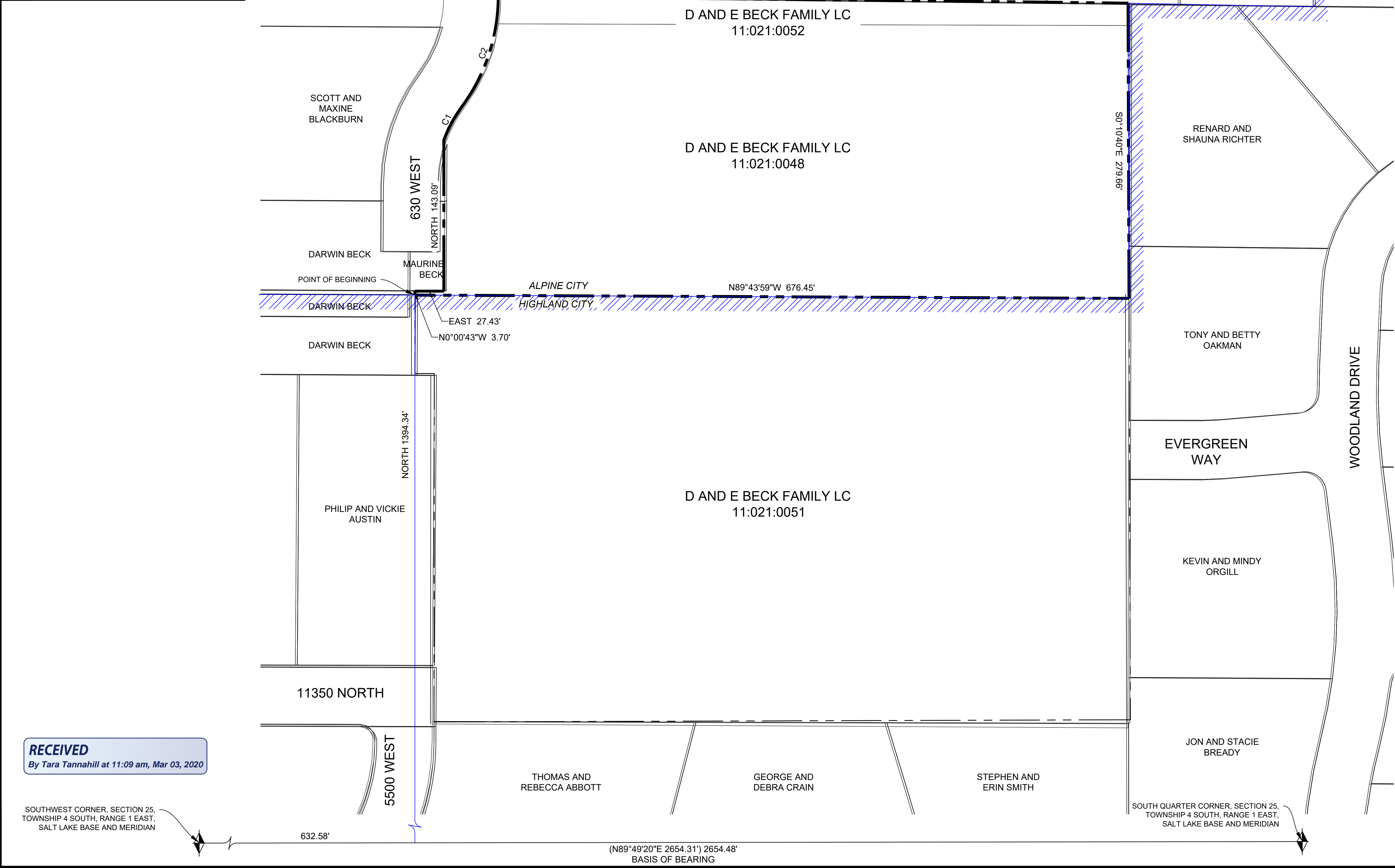
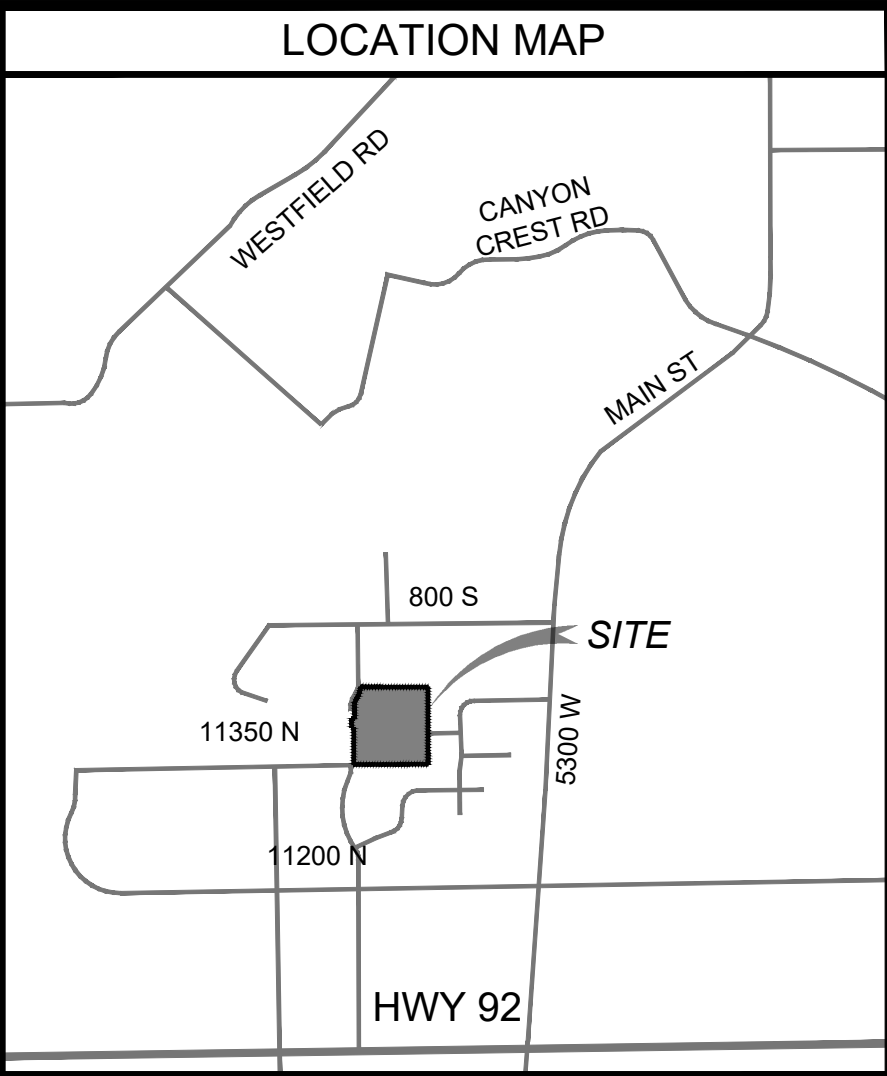
The Sub-division will be compromised of 10 lots that will be developed according to the R-1-40 Zone. These lots will have homes that add to the value and overall attraction of Highland and the surrounding neighborhoods.

Tyrell Gray

Millhaven Development

801.636.0604

tyrell@millhavendevlopment.com



SURVEYOR'S CERTIFICATE:

I, **MICHAEL L. WANGEMANN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. **6431156**, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT(S) OF LAND TO BE ANNEXED INTO HIGHLAND CITY, UTAH COUNTY, UTAH.

2/26/2020
MICHAEL L. WANGEMANN
NO. 6431156
STATE OF UTAH
DATE

MICHAEL L. WANGEMANN
LICENSE NO. 6431156

BOUNDARY DESCRIPTION OF AREA TO BE ANNEXED

BEGINNING AT A POINT WHICH IS NORTH 89°49'20" EAST 632.58 FEET ALONG THE SECTION LINE AND NORTH 1394.34 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°00'43" WEST 3.70 FEET ALONG A BOUNDARY LINE AGREEMENT ENTRY NO. 77766;1995; THENCE EAST 27.43 FEET; THENCE NORTH 143.09 FEET; THENCE ALONG A STREET DEDICATION PLAT FOR 650 WEST THE FOLLOWING TWO (2) COURSES 1) NORTHEASTERLY 35.59 FEET ALONG THE ARC OF A 123.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°34'38", THE CHORD OF WHICH BEARS NORTH 28°16'18" EAST 35.46 FEET; 2) NORTHEASTERLY 111.29 FEET ALONG THE ARC OF A 177.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°01'28", THE CHORD OF WHICH BEARS NORTH 18°32'47" EAST 109.46 FEET TO A CHAIN LINK FENCE CORNER; THENCE SOUTH 89°43'02" EAST 210.00 FEET ALONG A CHAIN LINK FENCE LINE; THENCE SOUTH 89°22'10" EAST 386.56 FEET ALONG AN EIGHT FOOT (8') WIRE FENCE LINE TO A METAL FENCE POST; THENCE SOUTH 00°10'40" EAST 279.66 FEET ALONG THE WEST LINE OF HIGHLAND MEADOW ESTATES PLAT "A"; THENCE NORTH 89°43'59" WEST 676.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 178,180.92 SQ/FT OR 4.09 ACRES

LEGEND

SECTION CORNER
WITNESS CORNER
HIGHLAND CITY LIMITS
CENTERLINE
RIGHT OF WAY
SECTION LINES
SETBACK LINE
BOUNDARY LINE

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND MONUMENTS AT THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, A.D., 2020 BY THE HIGHLAND CITY ENGINEER.

CITY ENGINEER _____

UTAH COUNTY SURVEYOR

THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT AS REQUIRED BY UTAH CODE 17-23-20. APPROVED THIS _____ DAY OF _____, A.D., 2020.

UTAH COUNTY SURVEYOR _____

HIGHLAND CITY CORPORATE ACCEPTANCE:

THE UNDERSIGNED OWNER(S) OF REAL PROPERTY LOCATED IN UTAH COUNTY, STATE OF UTAH, HEREBY RESPECTFULLY PETITION THE HIGHLAND CITY COUNCIL FOR ANNEXATION TO HIGHLAND CITY OF THE FOLLOWING DESCRIBED TERRITORY LYING CONTIGUOUS TO THE CORPORATE LIMITS OF HIGHLAND CITY, AND FOR THE PURPOSE REPRESENTED TO THE TO THE CITY COUNCIL THAT THE TERRITORY HEREBY SOUGHT TO BE ANNEXED IS DESCRIBED ON THE ATTACHED SHEET.

WHEREFORE, THE UNDERSIGNED REQUEST YOUR FAVORABLE CONSIDERATION OF THIS PETITION AND THE PASSAGE OF AN ORDINANCE OF ANNEXATION BY THE COUNCIL EFFECTUATING THE SAME.

RESPECTFULLY SUBMITTED THIS _____ DAY OF _____, 20 ____.

HIGHLAND CITY MAYOR _____ CITY RECORDER _____

infinity CONSULTANTS

2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

SHEET 1 OF 1

UTAH COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ DAY OF _____, 2020
FILED FOR RECORD AND RECORDED THIS _____ PAGE
AT _____ IN BOOK _____

UTAH COUNTY RECORDER _____
DEPUTY RECORDER _____

BY: _____

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2020-13: Retaining Wall Irrigation

FOR CONSIDERATION ON: 14 July 2020

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve the proposed ordinance.

BACKGROUND INFORMATION:

The Development Code requires plantings on terraced retaining walls. Among the requirements is that the plants/shrubs shall be watered via drip irrigation. Staff are recommending additional language to clarify responsibility of drip irrigation installation and operation.

The Planning Commission held a public hearing for this item and no comments were received. After a brief discussion, the Planning Commission made the following recommendation:

MOTION: John MacKay moved to recommend that Ordinance 2020-13 be approved as proposed. Troy Slade seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Ed Bush

Ethan Allen

John MacKay

Jane Griener

Troy Slade

Nays:

None

STAFF RECOMMENDATION:

Approve Ordinance 2020-13 as proposed.

SAMPLE MOTION TO APPROVE:

I motion that Ordinance 2020-13 be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that Ordinance 2020-13 be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I motion that Ordinance 2020-13 be tabled/denied based on the following:

- ***Insert Finding***

**ALPINE CITY
ORDINANCE 2020-13**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.32.030 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO IRRIGATION OF
PLANTINGS ON RETAINING WALLS.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to update the requirements for the irrigation of plantings on retaining walls; 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 Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.32.030 will supersede Article 3.32.030 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.32.030 Purpose And Intent” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.32.030 Purpose And Intent

The purpose of this ordinance and the intent of the City Council in its adoption is to promote the health and safety and general welfare of the present and future inhabitants of Alpine City. The ordinance will accomplish this purpose by:

1. **Building Permit Required.** Except as otherwise provided in Part 2, all retaining walls require a building permit prior to construction or alteration. Permit applications shall be processed and issued in accordance with building permit procedures and applicable provisions of this section. Building permit review fees will be assessed and collected at the time the permit is issued.
2. **Building Permit Exemptions.** The following do not require a building permit:
 - a. Retaining walls less than four feet in exposed height with less than 10H:1V (Horizontal: Vertical) front and back slopes within ten feet of the wall;
 - b. Non-tiered retaining walls less than four feet in exposed height with back slopes flatter than or equal to 2H:1V and having front slopes no steeper than or equal to 4H:1V;
 - c. Double tiered retaining walls less than four feet in exposed height per wall and

which have front slopes and back slopes of each wall no steeper than or equal to 10H:1V within ten feet of the walls, 2 foot spacing between front face of the upper wall and back edge of the lower wall;

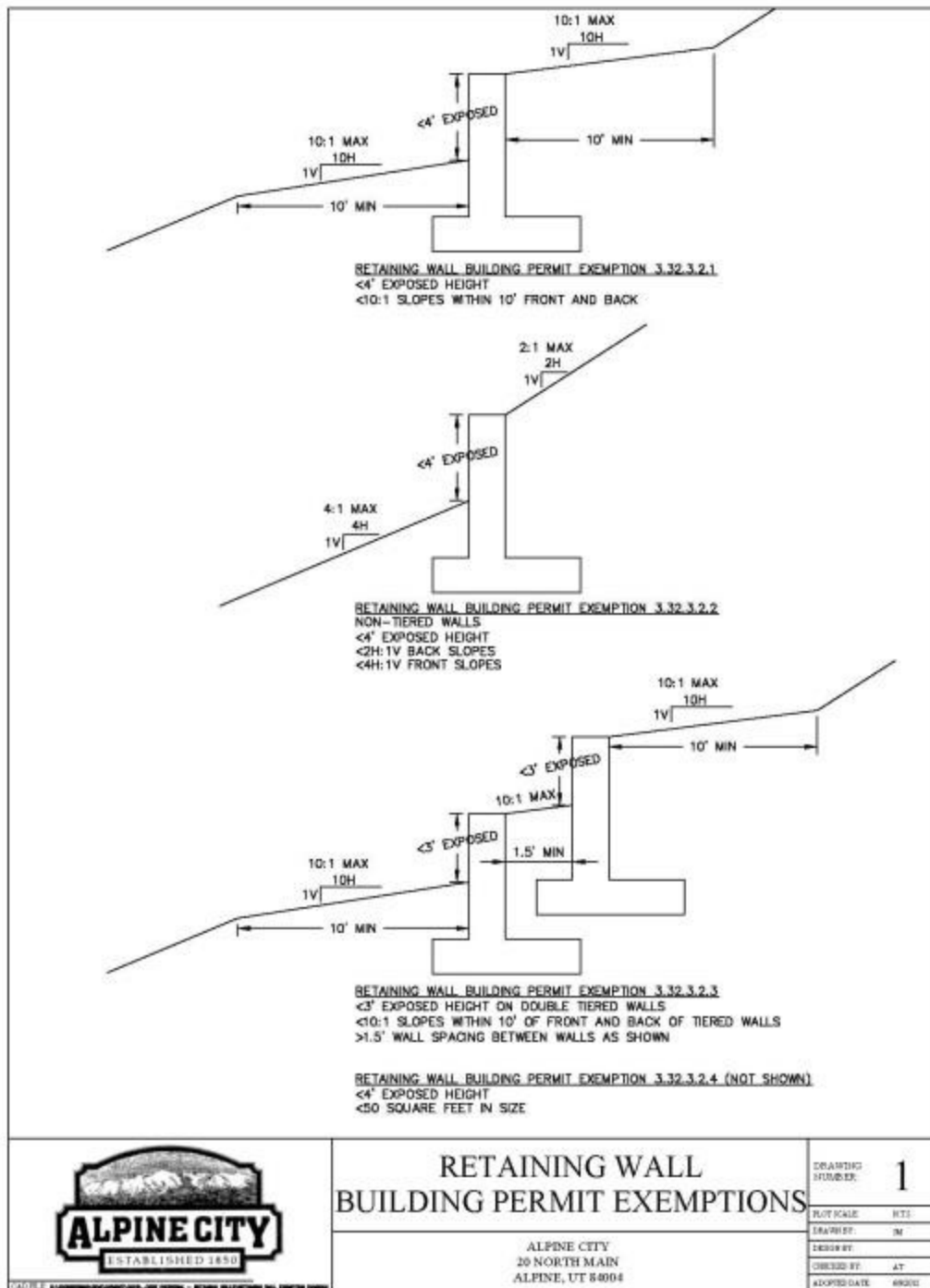
- d. Retaining walls less than 50 square feet in size, less than 4 feet tall.
- 3. **Geologic Hazards.** If construction of any retaining wall, which requires a building permit, occurs within sensitive land areas as outlined by DCA 3.12, then all analyses required for the design of retaining walls or rock protected slopes shall follow the Sensitive Lands Ordinance, specifically in regards to limits of disturbance and the required geologic hazard and engineering geology reports (DCA 3.12.060 Part 4)
- 4. **Engineer Design Required.** All retaining walls required to obtain a building permit shall be designed by an engineer licensed by the State of Utah.
- 5. **Height, Separation and Plantings**
 - a. For the purposes of this Part, the height of a retaining wall is measured as exposed height (H) of wall of an individual tier.
 - b. A single retaining wall shall not exceed nine feet in exposed height if it can be seen from the nearest public right-of-way or adjacent properties to which it is exposed.
 - c. Terracing of retaining walls is permitted where justified by topographic conditions, but the combined height of all walls shall not exceed a height of 18 feet if exposed or can be seen from the nearest public right-of-way or adjacent properties. Walls with a separation of at least 2H (H of largest of 2 walls) from face of wall to face of wall shall be considered as separate walls for analysis purposes and applicability to this ordinance. If walls are within 2H (H of largest of 2 walls), then the combined height of the terrace shall be used for limitation of height.
 - d. In a terrace of retaining walls, a minimum horizontal separation of H/2 (H of largest of 2 walls) is required as measured from back of lower wall to face of higher wall. If the walls are not viewable from the nearest public right-of-way or adjacent properties, then there is no limitation of height.
 - e. The view of the nearest public right-of-way or adjacent property shall be verified by the City Official during the review process and prior to permit for construction.
 - f. For terraced walls viewable from the nearest public right-of-way, the horizontal separation between walls shall be planted with a minimum of five shrubs for every 20 linear feet of planting area. The size of the shrubs shall be less than one-half the width of the terrace. ~~Shrubs shall be watered by drip irrigation to minimize erosion by property owner, not by Alpine City~~ Shrubs shall be drip irrigated to minimize erosion. The responsibility of drip irrigation resides with the property owner on which the majority of the structure is built. If the majority of the structure is built on private or public open space, where no HOA is present, a pressurized irrigation service and drip irrigation system shall be installed by the Developer and Alpine City will be responsible for the drip irrigation maintenance and operation after the warranty period expires.
 - g. Walls greater than four (4) feet in height (H) placed within H/2 of an adjacent

- property line, which would create a drop-off for the adjacent property, shall install a fence along the top of the wall in accordance with ADC 3.21.060.
- h. No retaining wall component shall extend beyond the property lines unless written permission is obtained from the affected property owner.
6. **Submittals.** The following documents and calculations prepared by a licensed engineer of the State of Utah shall be submitted with each retaining wall building permit application:
- a. profile drawings if the retaining wall is longer than 50 lineal feet, with the base elevation, exposed base elevation and top of wall labeled at the ends of the wall and every 50 linear feet or change in grade;
 - b. cross-sectional drawings including surface grades and structures located in front and behind the retaining wall a distance equivalent to three times the height of the retaining wall, and if the retaining wall is supporting a slope, then the cross section shall include the entire slope plus surface grades and structures within a horizontal distance equivalent to one times the height of slope;
 - c. a site plan showing the location of the retaining walls with the base elevation, exposed base elevation and top of wall labeled at the ends of wall and every 50 lineal feet or change in grade;
 - d. a copy of the geotechnical report used by the design engineer. The geotechnical report shall include requirement of Part 6,e otherwise additional laboratory testing is required in Part 6,e;
 - e. material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:
 - i. for soils, this may include, but is not limited to, unit weights, direct shear tests, triaxial shear tests and unconfined compression tests;
 - ii. if laboratory testing was conducted from off-site but similar soils within a 2000 foot radius of the proposed wall location, the results of the testing with similar soil classification testing needs to be submitted;
 - iii. minimum laboratory submittal requirements are the unit weight of retained soils, gradation for cohesionless soils, Atterberg limits for cohesive soils, and shear test data;
 - iv. soil classification testing shall be submitted for all direct shear or triaxial shear tests;
 - v. if a Proctor is completed, classification testing shall be submitted with the Proctor result; and,
 - vi. laboratory testing should be completed in accordance with applicable American Society for Testing and Materials (ASTM) standards;
 - vii. for segmented block walls, the manufacturer's test data for the wall facing, soil reinforcement, and connection parameters shall be submitted in an appendix.
 - f. the design engineer shall indicate the design standard used and supply a printout of the input and output of the files in an appendix with factors of safety within the design standard used as follows:
 - i. design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear and

- global stability;
- ii. calculations shall include analysis under static and seismic loads, which shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
- iii. Mechanically Stabilized Earth (MSE) walls shall be designed in general accordance with current FHWA or AASHTO standards for design of Mechanically Stabilized Earth Walls and Reinforced Soil Slopes or the current National Concrete Masonry Association (NCMA) Design Manual for Segmental Retaining Walls;
- iv. rock walls shall be designed in general accordance with 2006 FHWA-CFL/TD-06-006 "Rockery Design and Construction Guidelines," or current FHWA standard of care and;
- v. concrete cantilever walls shall be designed in general accordance with specifications provided in current American Concrete Institute or American Society of Civil Engineers standards and specifications.
- g. a global stability analysis with minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions as follows:
 - i. factors of safety results shall be presented to the nearest hundredth;
 - ii. seismic loads shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
 - iii. the cross-sectional view of each analysis shall be included, and the printout of the input and output files placed in an appendix; and,
 - iv. the global stability analysis may be omitted for concrete cantilever retaining walls that extend to frost depth, that are less than nine feet in exposed height, absent of supporting structures within 30 feet of the top of the wall, and which have less than 10H:1V front and back slopes within 30 feet of the retaining structure.
- h. a drainage design, including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day-lighting to a proper outlet or weep holes placed through the base of the wall, however:
 - i. a synthetic drainage composite may be used behind MSE walls if a materials specific shear testing is completed to determine friction properties between the backfill and synthetic drainage composite;
 - ii. a synthetic drainage composite is not allowed behind rock walls;
 - iii. a synthetic drainage composite may be used behind the stem of the concrete cantilever walls;
 - iv. if the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted, and;
 - v. if the retaining wall is designed to withstand hydrostatic pressures or the retained soils or backfill is free-draining as substantiated through appropriate testing, then drainage material may be omitted from the

design.

- i. the design engineer's acknowledgement that the site is suitable for the retaining wall;
 - j. an inspection frequency schedule.
7. **Preconstruction Meeting.** At least 48 hours prior to the construction of any approved retaining wall, a preconstruction meeting shall be held as directed by the Building Official. The meeting shall include the Building Official, the design engineer, the contractor and the project or property owner. The preconstruction meeting can be waived at the discretion of the Building Official.
8. **Inspections and Final Report.** The design engineer shall make all inspections needed during construction. A final report from the engineer shall state that the retaining wall was built according to the submitted design. The report shall include detail of the inspections of the wall in accordance with the inspection frequency schedule. All pertinent compaction testing shall also be included with the final report.
9. **Maintenance.** All retaining walls shall be maintained in a structurally safe and sound condition and in good repair.



(Ord. No. 2015-07, 06/09/15)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

**ALPINE CITY
ORDINANCE 2020-13**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.32.030 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO IRRIGATION OF
PLANTINGS ON RETAINING WALLS.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to update the requirements for the irrigation of plantings on retaining walls; 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 Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.32.030 will supersede Article 3.32.030 as previously adopted. This ordinance shall take effect upon posting.

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1. **Building Permit Required.** Except as otherwise provided in Part 2, all retaining walls require a building permit prior to construction or alteration. Permit applications shall be processed and issued in accordance with building permit procedures and applicable provisions of this section. Building permit review fees will be assessed and collected at the time the permit is issued.
2. **Building Permit Exemptions.** The following do not require a building permit:
 - a. Retaining walls less than four feet in exposed height with less than 10H:1V (Horizontal: Vertical) front and back slopes within ten feet of the wall;
 - b. Non-tiered retaining walls less than four feet in exposed height with back slopes flatter than or equal to 2H:1V and having front slopes no steeper than or equal to 4H:1V;
 - c. Double tiered retaining walls less than four feet in exposed height per wall and

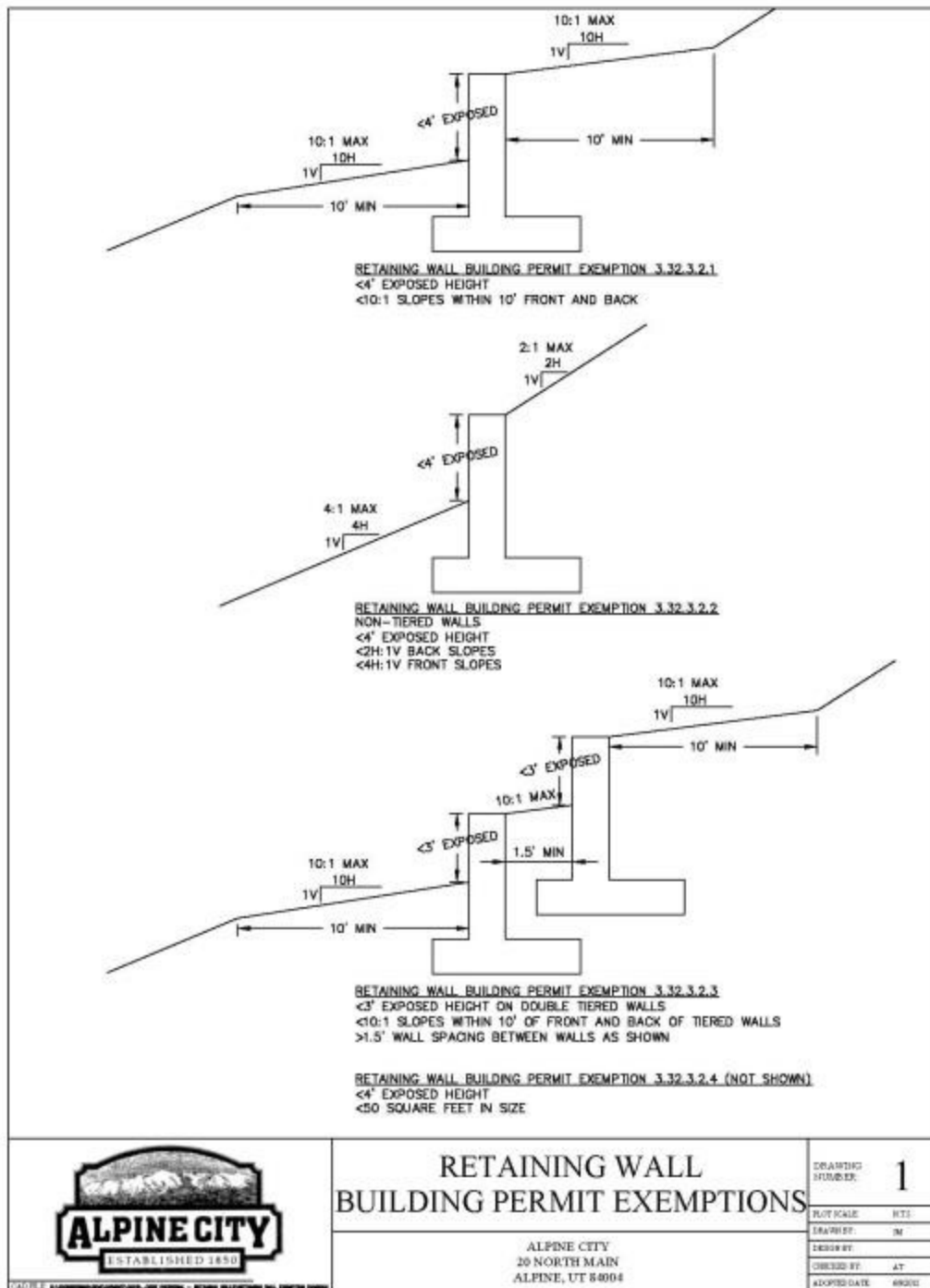
which have front slopes and back slopes of each wall no steeper than or equal to 10H:1V within ten feet of the walls, 2 foot spacing between front face of the upper wall and back edge of the lower wall;

- d. Retaining walls less than 50 square feet in size, less than 4 feet tall.
- 3. **Geologic Hazards.** If construction of any retaining wall, which requires a building permit, occurs within sensitive land areas as outlined by DCA 3.12, then all analyses required for the design of retaining walls or rock protected slopes shall follow the Sensitive Lands Ordinance, specifically in regards to limits of disturbance and the required geologic hazard and engineering geology reports (DCA 3.12.060 Part 4)
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 - d. In a terrace of retaining walls, a minimum horizontal separation of H/2 (H of largest of 2 walls) is required as measured from back of lower wall to face of higher wall. If the walls are not viewable from the nearest public right-of-way or adjacent properties, then there is no limitation of height.
 - e. The view of the nearest public right-of-way or adjacent property shall be verified by the City Official during the review process and prior to permit for construction.
 - f. For terraced walls viewable from the nearest public right-of-way, the horizontal separation between walls shall be planted with a minimum of five shrubs for every 20 linear feet of planting area. The size of the shrubs shall be less than one-half the width of the terrace. Shrubs shall be drip irrigated to minimize erosion. The responsibility of drip irrigation resides with the property owner on which the majority of the structure is built. If the majority of the structure is built on private or public open space, where no HOA is present, a pressurized irrigation service and drip irrigation system shall be installed by the Developer and Alpine City will be responsible for the drip irrigation maintenance and operation after the warranty period expires..
 - g. Walls greater than four (4) feet in height (H) placed within H/2 of an adjacent property line, which would create a drop-off for the adjacent property, shall

- install a fence along the top of the wall in accordance with ADC 3.21.060.
- h. No retaining wall component shall extend beyond the property lines unless written permission is obtained from the affected property owner.
6. **Submittals.** The following documents and calculations prepared by a licensed engineer of the State of Utah shall be submitted with each retaining wall building permit application:
- a. profile drawings if the retaining wall is longer than 50 lineal feet, with the base elevation, exposed base elevation and top of wall labeled at the ends of the wall and every 50 lineal feet or change in grade;
 - b. cross-sectional drawings including surface grades and structures located in front and behind the retaining wall a distance equivalent to three times the height of the retaining wall, and if the retaining wall is supporting a slope, then the cross section shall include the entire slope plus surface grades and structures within a horizontal distance equivalent to one times the height of slope;
 - c. a site plan showing the location of the retaining walls with the base elevation, exposed base elevation and top of wall labeled at the ends of wall and every 50 lineal feet or change in grade;
 - d. a copy of the geotechnical report used by the design engineer. The geotechnical report shall include requirement of Part 6,e otherwise additional laboratory testing is required in Part 6,e;
 - e. material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:
 - i. for soils, this may include, but is not limited to, unit weights, direct shear tests, triaxial shear tests and unconfined compression tests;
 - ii. if laboratory testing was conducted from off-site but similar soils within a 2000 foot radius of the proposed wall location, the results of the testing with similar soil classification testing needs to be submitted;
 - iii. minimum laboratory submittal requirements are the unit weight of retained soils, gradation for cohesionless soils, Atterberg limits for cohesive soils, and shear test data;
 - iv. soil classification testing shall be submitted for all direct shear or triaxial shear tests;
 - v. if a Proctor is completed, classification testing shall be submitted with the Proctor result; and,
 - vi. laboratory testing should be completed in accordance with applicable American Society for Testing and Materials (ASTM) standards;
 - vii. for segmented block walls, the manufacturer's test data for the wall facing, soil reinforcement, and connection parameters shall be submitted in an appendix.
 - f. the design engineer shall indicate the design standard used and supply a printout of the input and output of the files in an appendix with factors of safety within the design standard used as follows:
 - i. design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear and global stability;

- ii. calculations shall include analysis under static and seismic loads, which shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
 - iii. Mechanically Stabilized Earth (MSE) walls shall be designed in general accordance with current FHWA or AASHTO standards for design of Mechanically Stabilized Earth Walls and Reinforced Soil Slopes or the current National Concrete Masonry Association (NCMA) Design Manual for Segmental Retaining Walls;
 - iv. rock walls shall be designed in general accordance with 2006 FHWA-CFL/TD-06-006 "Rockery Design and Construction Guidelines," or current FHWA standard of care and;
 - v. concrete cantilever walls shall be designed in general accordance with specifications provided in current American Concrete Institute or American Society of Civil Engineers standards and specifications.
- g. a global stability analysis with minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions as follows:
 - i. factors of safety results shall be presented to the nearest hundredth;
 - ii. seismic loads shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
 - iii. the cross-sectional view of each analysis shall be included, and the printout of the input and output files placed in an appendix; and,
 - iv. the global stability analysis may be omitted for concrete cantilever retaining walls that extend to frost depth, that are less than nine feet in exposed height, absent of supporting structures within 30 feet of the top of the wall, and which have less than 10H:1V front and back slopes within 30 feet of the retaining structure.
- h. a drainage design, including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day-lighting to a proper outlet or weep holes placed through the base of the wall, however:
 - i. a synthetic drainage composite may be used behind MSE walls if a materials specific shear testing is completed to determine friction properties between the backfill and synthetic drainage composite;
 - ii. a synthetic drainage composite is not allowed behind rock walls;
 - iii. a synthetic drainage composite may be used behind the stem of the concrete cantilever walls;
 - iv. if the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted, and;
 - v. if the retaining wall is designed to withstand hydrostatic pressures or the retained soils or backfill is free-draining as substantiated through appropriate testing, then drainage material may be omitted from the design.

- i. the design engineer's acknowledgement that the site is suitable for the retaining wall;
 - j. an inspection frequency schedule.
- 7. **Preconstruction Meeting.** At least 48 hours prior to the construction of any approved retaining wall, a preconstruction meeting shall be held as directed by the Building Official. The meeting shall include the Building Official, the design engineer, the contractor and the project or property owner. The preconstruction meeting can be waived at the discretion of the Building Official.
- 8. **Inspections and Final Report.** The design engineer shall make all inspections needed during construction. A final report from the engineer shall state that the retaining wall was built according to the submitted design. The report shall include detail of the inspections of the wall in accordance with the inspection frequency schedule. All pertinent compaction testing shall also be included with the final report.
- 9. **Maintenance.** All retaining walls shall be maintained in a structurally safe and sound condition and in good repair.



(Ord. No. 2015-07, 06/09/15)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2020-14: Planter Strip Requirements

FOR CONSIDERATION ON: 14 July 2020

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve the proposed ordinance.

BACKGROUND INFORMATION:

The Development Code needs to be updated to reference the City's new Tree Guide with reference to what types of plants are permitted in park strips. The old language used to refer to a list kept by staff; however, the City now has a new Tree Guide specifically for this purpose.

The Planning Commission held a public hearing for this item and no comments were received. After a brief discussion, the Planning Commission made the following recommendation:

MOTION: *Troy Slade moved to recommend that Ordinance 2020-14 be approved as proposed. John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.*

Ayes:

Ed Bush

Ethan Allen

John MacKay

Jane Griener

Troy Slade

Nays:

None

STAFF RECOMMENDATION:

Approve Ordinance 2020-14 as proposed.

SAMPLE MOTION TO APPROVE:

I motion that Ordinance 2020-14 be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that Ordinance 2020-14 be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I motion that Ordinance 2020-14 be tabled/denied based on the following:

- ***Insert Finding***

**ALPINE CITY
ORDINANCE 2020-14**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 4.07.100 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO PLANTER STRIP
REQUIREMENTS.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to update the City planter strip 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 Council of Alpine City, in the State of Utah, as follows: The amendments to Article 4.07.100 will supersede Article 4.07.100 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: AMENDMENT “4.07.100 Sidewalks, Curbs And Gutters” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

4.07.100 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.

1. **Exception.** 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 City Engineer to discuss the circumstances.

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

- a. Impractical to install curb, gutter or sidewalk because of drainage, topography or similar circumstances.

- b. Special circumstances, features or conditions of the property, normally of a technical nature.
 - c. Relationship to surrounding patterns of land use and street and circulation.
2. **Fees in Escrow for Future Improvements.** 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.

3. **Planter Strip Requirements:** (Amended by Ord. 2004-13, 9/28/04)
- a. 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:
 - i. Grass, irrigation, and street trees; or
 - ii. Colored, stamped decorative concrete and street trees with required irrigation;
 - iii. Irrigation standards will be determined by City Staff and available through standard design drawing details provided by Staff.
 - iv. Street trees shall be planted at least every 50 ft. Street trees shall be selected from the ~~approved list available from City Staff~~ Alpine City Tree Guide.
 - b. 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 Tree Guide.

(Ord. 98-19 amending Ord. 78-03)

(Amended by Ord. 2014-12, 7/08/14; Ord. 2016-03, 02/23/16)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

**ALPINE CITY
ORDINANCE 2020-14**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 4.07.100 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO PLANTER STRIP
REQUIREMENTS.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to update the City planter strip 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 Council of Alpine City, in the State of Utah, as follows: The amendments to Article 4.07.100 will supersede Article 4.07.100 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: AMENDMENT “4.07.100 Sidewalks, Curbs And Gutters” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

4.07.100 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.

1. **Exception.** 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 City Engineer to discuss the circumstances.

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

- a. Impractical to install curb, gutter or sidewalk because of drainage, topography or similar circumstances.

- b. Special circumstances, features or conditions of the property, normally of a technical nature.
 - c. Relationship to surrounding patterns of land use and street and circulation.
- 2. **Fees in Escrow for Future Improvements.** 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.

- 3. **Planter Strip Requirements:** (Amended by Ord. 2004-13, 9/28/04)
 - a. 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:
 - i. Grass, irrigation, and street trees; or
 - ii. Colored, stamped decorative concrete and street trees with required irrigation;
 - iii. Irrigation standards will be determined by City Staff and available through standard design drawing details provided by Staff.
 - iv. Street trees shall be planted at least every 50 ft. Street trees shall be selected from the Alpine City Tree Guide.
 - b. 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 Alpine City Tree Guide.

(Ord. 98-19 amending Ord. 78-03)

(Amended by Ord. 2014-12, 7/08/14; Ord. 2016-03, 02/23/16)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

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	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

RESOLUTION NO. R2020-11

A RESOLUTION OF THE ALPINE CITY COUNCIL APPOINTING MEMBER REPRESENTATIVE AND ALTERNATE REPRESENTATIVE North Utah County Aquifer Council

WHEREAS, several cities in north Utah County and the Central Utah Water Conservancy District initiated the creation of a council to study and make recommendations on preserving groundwater resources within north Utah County to be known as the North Utah County Aquifer Council (“COUNCIL”); and

WHEREAS, COUNCIL will be governed by a Board of Directors and the Alpine City Council desires to make a representative appointment to that Board; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ALPINE, UTAH, as follows:

1. That Jed Muhlestein, Alpine City Engineer is hereby appointed as the representative to the North Utah County Aquifer Council, together with such alternate or alternates as shall be appointed.
1. That Shane L. Sorensen, Alpine City Administrator is hereby appointed as the alternate representative to the North Utah County Aquifer Council, together with such alternate or alternates as shall be appointed.
2. That this resolution shall remain in effect until repealed by another resolution appointing a different representative to the North Utah County Aquifer Council.
3. The provisions of this resolution shall take effect immediately upon passage.

PASSED and APPROVED this 14th day of July, 2020.

ALPINE CITY

Troy Stout, Mayor

ATTEST:

Bonnie Cooper, City Recorder