



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, October 23, 2018 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER *Council Members may participate electronically by phone.

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

II. CONSENT CALENDAR

- A. Minutes of the City Council Meeting of October 9, 2018**

III. PUBLIC COMMENT

IV. REPORTS and PRESENTATIONS

- A. Financial Report**

V. ACTION/DISCUSSION ITEMS

- A. Setback Exception Request – Gateway Historic & Business Commercial Zone – Bank of American Fork.** The City Council will consider approving an exception to the setback requirement for the Bank of American Fork on the corner of Main Street and 100 South.
- B. The Ridge at Alpine Subdivision, Phase 1 -Final – Paul Kroff.** The City Council will review and consider granting final approval to Phase I of the proposed subdivision.
- C. Sale of City Property at Canyon Crest Road and Ridge Drive.** The City Council will review the bids to purchase 0.43 acres at the corner of Canyon Crest and Ridge Drive and considering approving the sale of the property.
- D. Ordinance No. 2018-09 Amending Article 4.6 of the Alpine City Development Code pertaining to Major Subdivision options.** The Council will consider approving the ordinance to amend Article 4.6.
- E. Ordinance No. 2018-10 Amending Article 4.7.4.11, Curb Radii.** The Council will consider approving the ordinance.
- F. Trail Master Plan.** The City Council will consider approving the Master Trail Plan.

VI. COUNCIL COMMUNICATION

VII. STAFF REPORTS

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

ADJOURN

Mayor Troy Stout
October 19, 2018

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.

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
October 9, 2018

I. CALL MEETING TO ORDER. Mayor Troy Stout called the meeting to order at 7:00 pm. He said item C which addressed the Ridge at Alpine subdivision would be postponed

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

Mayor Troy Stout

Council Members: Jason Thelin, Ramon Beck, Carla Merrill, Kimberly Bryant, Lon Lott

Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy, Chief Brian Gwilliam, David Sanderson

Others: Greg Ogden, Natallee Ence, Dylan Ence, Landon Ence, Alpine 8th Ward Scouts, Gordon Willis, Susan

Willis, Dale M. Buxton, Brad Cahoon, Tyler Cahoon, Rob Burgess, Gale Rudolph, Robert Jeffs, Will Jones, Sylvia Christiansen, Mike Russon, Cori Russon, Breezy Anson, Robert Jeffs,

B. Prayer: Kimberly Bryant

C. Pledge of Allegiance: Landon Ence

II. CONSENT CALENDAR

A. Minutes of the City Council Meeting of September 25, 2018

B. Payment to Morgan Paving - \$29,655.34

C. North Point View, Plat C – Reimbursement for Master Planned Storm Drain

D. Approve Contract with Nickerson Company to pull pump from 300 North Well

E. Traffic Study Proposal for Mountainville Academy – Hales Engineering

F. Bond Release #4 – North Point View, Plat C - \$29,644.75

Kimberly Bryant said she had participated in the meeting of September 25th over the phone and was only able to be there for a brief time. She was primarily participating in order to vote to extend the Municipal Grant. Just as she was hanging up, she was asked how she would vote on a Willow Canyon height issue. She said she'd had no time to consider the question and wanted her comment deleted from the minutes.

MOTION: Kimberly Bryant moved to approve the Consent Calendar and the minutes of the September 25th meeting as amended. Ramon Beck seconded. Ayes: 5 Nays: 0. Motion passed.

Ayes:

Jason Thelin

Ramon Beck

Carla Merrill

Kimberly Bryant

Lon Lott

Nays:

None

III. PUBLIC COMMENT

Mayor Stout invited the public to comment on items not on the agenda, and to limit their comments to three minutes.

Will Jones said he was representing Conner Peterson, an Eagle Scout who wanted to work on a project in Lambert Park. He had been hit by an auto when he was coming down the trail on a bike. His project would be to make the trail safer by cutting down some overgrown trees and posting four signs warning that it was a trail crossing. Shane Sorensen said he had spoken with him and he was bringing in a proposal.

IV. REPORTS AND PRESENTATIONS. None

V. ACTION AND DISCUSSION ITEMS

A. Fiscal Year 2018 Audit Report – Greg Ogden. Shane Sorensen introduced Greg Ogden who was the independent auditor who had audited Alpine City's finances for a number of years. He also introduced Dave Sanderson, Alpine City's Finance Officer.

Greg Ogden reviewed his Management Letter and Alpine City's Annual Financial Report with the Council, which had received copies of the material prior to the meeting. He said there was only one Finding against the City which was in the General Fund. They were \$20,000 over budget. Shane Sorensen explained that it was impacted by the lawsuit which was something they hadn't been able to anticipate or budget for. Mr. Ogden said that otherwise the City was in really good shape financially. He then reviewed some of the details in the Financial Report. Again, he said Alpine City was in really good shape. They had very little debt in comparison to other cities he audited. Alpine had plenty of money in the unrestricted funds account which provided what they needed to run the departments of the city. Auditors liked to see that the city was charging enough in fees to cover the cost of services. The full report could be read online at the State Auditor's Office.

MOTION: Lon Lott moved to accept the Alpine City Audit Report for 2018. Ramon Beck seconded. Ayes: 5 Nays: 0. Motion passed.

Ayes:

Jason Thelin
Ramon Beck
Carla Merrill
Kimberly Bryant
Lon Lott

Nays:

None

B. Exception Request -Gateway Historic and Business Commercial Setback Requirements - Bank of American Fork – 105 South Main Street. Ramon Beck stated that he had worked for the Bank of American Fork for 45 years but had retired earlier that year.

Austin Roy said the Bank of American Fork was planning to demolish the existing building and construct a new building on the same site. They were requesting an exception to the setbacks as allowed in the Gateway Historic Zone. The ordinance stated that a building may not be set back less than 30 feet on street frontages. The original building was placed closer than that. The ordinance stated that the Council may grant an exception to setback requirement for properties in the Gateway Historic zone. He showed the site plan for the new building which had a setback of 11 feet on the north side along 100 South. The west side showed as setback of 20.5 feet on the west side of the building along Main Street. A survey had been done.

David Church said the new design was an improvement over the current building. It would be safer because it improved the sight triangle on the corner and moved the drive-throughs back so the cars didn't come directly out onto 100 South.

Jason Sandberg, the architect, said that rotating the building allowed better visibility, but they needed to have it closer to the street to make the plan work.

Shane Sorensen said the new design would have more green space than the current design.

Carla Merrill said the Planning Commission had recommended approval based on the condition that the building be moved ten feet to the east. A discussion followed regarding measurement of setback. Shane Sorensen said setback was measured from the property line which was typically a foot behind the sidewalk.

Jason Sandberg said that moving the building ten feet to the east would move it even farther from the property line than required. He said they would love to have the new building located where the current one stood. After more discussion a motion was made.

MOTION: Carla Merrill moved to approve a setback exception of 11 feet on the north side for the proposed Bank of American Fork, and require that the building be shifted 10 feet to the east but allow an exception of up to one foot on the west side. Jason Thelin seconded. Ayes: 4 Nays: 1 Motion passed. Ramon Beck voted nay stating he'd like to see it remain in the location where the old building stood.

Ayes:

Jason Thelin
Carla Merrill
Kimberly Bryant
Lon Lott

Nays:

Ramon Beck

C. The Ridge at Alpine Subdivision, Phase I Final – Paul Kroff. This item was postponed.

D. Request that Alpine City Waive the Right to Enforce the Height Restriction in the Willow Canyon Annexation Agreement for 75 N. Preston Drive – Tim Clark. Austin Roy said Mr. Clark had come back with a request to allow his home to be 7.5 feet above the maximum height of 25 feet as set forth in the Willow Canyon Annexation Agreement. At the meeting of August 28, 2018, he had requested that the City allow him a height of 15 feet above the 25-foot limit. It was denied. His second request at the meeting of September 11, 2018 for a height of 9 feet was also denied.

Mayor Stout invited those who were there for this particular item to comment but keep their comments to three minutes.

Brad Cahoon, with the firm of Durham Jones & Pinegar, said he represented Tim Clark. He had submitted a letter to the City Council on Friday. He argued that the City Council had the authority to make a decision on a height restriction. On top of that, a precedent had been set in which previous Alpine city councils had approved other adjustments to the height of homes in Willow Canyon. He said his client was experiencing a severe hardship because he had been issued a building permit which was revoked. Excavation work had begun, but there was no hard construction. He said they wanted to have some elevation so the upper floors could be above the cut. The Clarks had spent \$300,000 related to architectural adjustments and were paying the contractor in order to retain him and keep him on the job. He urged the Council to allow Mr. Clark to build a home 7.5 feet above the 25-foot height restriction as had been approved for other landowners. He said the opponents were threatening legal action, but based on his reading of the law, he felt prepared to defend his client's decision and help the city defend the decision to allow construction above the height limitation.

Gordon Willis – Bald Mountain Drive, Mr. Willis said the Council needed to look at why they were giving a variance to the height restriction. Mr. Clark's lot had less slope and more square footage than the other lots in the area. He pointed out that the Clarks and their contractor were not following the site plan they submitted. The house was located 75 feet north of what the drawing showed. He also had a problem with the excavating they were doing, which was right in the middle of Willow Canyon stream. It was in complete conflict with the drawings they submitted. He said the existing stream channel divided the property in the middle and was not to be disturbed. His home was directly downstream of where they were excavating and he was wondering if he was going to get flooded. The SWPPP did not take into account excavating in the stream and he was nervous about how it was going to turn out. They had violated the SWPPP and moved the house from where it was in the original drawing. According to the Annexation Agreement, they could clear 50% of the oak trees. By moving the stream, they cleared an additional 15,000 square feet of vegetation that was not anticipated in the drawings. He said he was seeing that about 46,000 square feet had been cleared in violation of the agreement. They did not get a stream realignment permit. As a citizen and an anxious neighbor, he would like to see zero variance given, and require plans to fix the creek and revegetate and put the house where it was approved to be located.

David Church said the land disturbance issue in the Pen and Case litigation was that the Annexation Agreement was not as clear as they'd like it to be. Pen and Ink wanted to increase the area of disturbance on their lot to 90,000 square feet. He wasn't sure what was originally contemplated in 1996 but what was decided was that 60,000 square feet could be disturbed on the large lots outside the subdivision.

1 Robert Jeffs was legal counsel for the Clark's neighbors. He said the City Council should have received
 2 correspondence from him. He said the City did not actually have a right to grant a variance from the Annexation
 3 Agreement. Appellant courts were limited to the narrow questions with which they were presented. They had to
 4 determine if an action was illegal, arbitrary or capricious. He said he felt the granting of a variance by the City
 5 Council was illegal because it violated a covenant that ran with the ground. If they were going to grant a variance,
 6 according to Alpine City's own ordinance, a variance could only be granted if complying with the law created a
 7 hardship and was not necessary to carry out the purpose of the agreement. The purpose of the Annexation
 8 Agreement was to prevent unsightly homes from being built on the hillside. There would be no two-story homes
 9 above grade, but the Clark home was three stories above grade. There were no special circumstances associated with
 10 the property that were not on other neighboring properties. There was nothing that necessitated a variance. When the
 11 City Council granted variances on other lots, they considered the special circumstances associated with the variance.
 12 He had not heard one thing about the Clark property that made a variance necessary. There was no basis for it and it
 13 was therefore, arbitrary and capricious.

14
 15 Gordon Willis said that in addition to clearing addition area, they were rerouting the stream and putting the house
 16 where the stream was. If they excavated to the north for a new streambed, there would be excavating more
 17 vegetation and terrain.

18
 19 David Church said that even though it was referred to as a variance, it was not a variance and had never been a
 20 variance. The Annexation Agreement was not a land use ordinance and could not be sent to a board of adjustment. It
 21 was contract between the city and the landowners. The only thing the City Council could do was to decide whether
 22 or not to enforce the terms of the agreement in regard to the height of a home. He asked if the Council wanted to
 23 instruct staff not to enforce that particular section of the agreement which limited the height of a home to 25 feet
 24 above natural grade.

25
 26 Carla Merrill asked if the Clarks had worked with the Willow Canyon HOA. Mr. Cahoon said they had but there
 27 was no consensus on the HOA. He said that Mr. Willis' comments about the streambed were not relevant to height
 28 and could be addressed another day.

29
 30 Susan Willis – Bald Mountain Drive. She said she had talked with Joel Kester who had asked for a set of plans
 31 showing exactly what they were doing and received only sketches. He was looking for something from which he
 32 could make actual calculations and they had not been produced.

33
 34 Lon Lott said he had read all the emails that residents had sent out. He appreciated their input and concern. The
 35 Council was in a unique situation because of the precedent that was set years ago. There were some homes that had
 36 variances approved that did not come to the council. He had personally looked at some of the homes that were
 37 allowed to build above the 25 ft height and the decision seemed very arbitrary.

38
 39 Carla Merrill said she had also read the emails and it was hard situation. She would prefer to abide by the agreement
 40 but realized this property was not part of the HOA. She could see both sides. The property owner trying to work
 41 with the City to get his home built and the other property owners who were already there had concerns about what
 42 was being built.

43
 44 Ramon Beck said he had voted to allow Mr. Clark to build 9 feet above the 25-limit at the last meeting. He had read
 45 the emails and felt they had some salient issues.

46
 47 Jason Thelin said he did not think a precedent had been set by previous allowances. He was frustrated that there
 48 seemed to be no effort by the Clarks to work with the neighboring property owners. The house was so outlandishly
 49 tall and it seemed the latest plan was the same as the one they originally submitted. There were no plans to modify
 50 the house. They were just digging down a bit.

51
 52 Kimberly Bryant said that when the City annexed ground, they took it seriously. They treasured their mountains and
 53 hillsides. Everyone who bought property up there knew what they were buying. She said every situation was
 54 different. There was no precedence. Some got an allowance to build their house taller and some did not. It depended
 55 on the situation.

Mayor Stout said the hillsides had always been an issue in this town. There were big houses up there but he was not criticizing the size. They were trying to bring some consistency to the height. It made sense to embed the houses into the hillside so they didn't obstruct the view. He said there may have been mistakes in the past. He didn't think they had to repeat the mistakes.

Ramon Beck asked if relocating the stream was an issue. Shane Sorensen said anyone who did that had to get a permit from the state. If they had a permit, they didn't have a copy of it. They were told that the Division of Water Rights wanted the channel in its original location.

David Church said that when they presented the site plan at DRC, they showed an altered streambed and staff told them they had to get a permit from the state.

MOTION: Kimberly Bryant moved to deny the Clark application for an exception that would allow him to build above the 25-foot height limitation. Jason Thelin seconded. Ayes: 2 Nays: 3 Motion failed.

Ayes

Jason Thelin
Kimberly Bryant

Nays

Ramon Beck
Carla Merrill
Lon Lott

MOTION: Lon Lott moved that consistent with previous actions of the City, the City waive its rights to enforce the height limitation in the Annexation Agreement so long as the height did not exceed 7.5 feet above the 25-foot height limitation. Ramon Beck seconded. Ayes: 3 Nays: 2 Motion passed.

Ayes

Ramon Beck
Carla Merrill
Lon Lott

Nays

Jason Thelin
Kimberly Bryant

Tim Clark's contractor Steve Davies said they had tried to make the maps as accurate as they could. They had not moved the stream bed. They did not move the house 75 feet.

Shane Sorensen said the area was on an alluvial fan and things could have moved. There was a debris flow through there. He said they would follow up on it.

E. Alpine Barn Wedding Venue Site Plan, Exception Request – 45 E. 200 N. - Dylan Ence. Austin

Roy said the Harmony Forge building on 200 North was currently used as office space. The Ences were proposing to make it a wedding venue but it had inadequate parking so they were seeking an exception to the parking requirement. Article 3.24.3 of the Alpine City Development Code required 13.5 parking spaces for every 1,000 square feet for reception centers. The structure was approximately 4,500 square feet and would require 61 parking spaces.

The Harmony Forge building had 18 parking spaces on site. An adjacent property, which was owned by the same person who owned Harmony Forge had 21 spaces that could be used. Another 13 parking spaces were available at a business on the other side of 200 North. The applicant had obtained a letter from the owner of the property allowing them to use the spaces. That totaled 52 spaces. They needed an exception for the remaining 9 spaces.

Austin Roy said that Article 3.11.4.3.5 provided for the City Council to approve exceptions to the parking requirement to better implement design guidelines. The Planning Commission had reviewed the request and recommended approval of the exception with the following conditions: 1) The event center be limited to receptions after 5:30 pm; 2) Daytime events would not exceed 60 people; this restriction was not be applicable on holidays and weekends; 3) The applicant obtain written agreements from any landowners that agreed to allow off-premise parking that was not part of the lease agreement, and submit them to the City; 4) Provide an engineered parking plan prior to the City Council meeting.

Mr. Roy said the applicant had submitted the engineered parking plan and had a written agreement from landowners that would allow parking on their property.

Troy Stout asked how they would regulate how many people showed up. Dylan Ence said they owned another wedding venue in American Fork and had been in business for 8 years. They let the people know the requirements and had an employee direct traffic.

Kimberly Bryant said that if there was a parking issue, people would end up parking across the street at the church, which wouldn't be acceptable.

Mr. Ence said he was very aware of the parking issue. The actually meeting space in the barn was 2800 square feet. The fire chief had inspected the site and said the mezzanine could not be accessed by the public due to safety concerns. A 2800 square foot facility was not overly large.

Kimberly Bryant said she was concerned there would be an issue with people using the parking at PURPLE, the business next door. She added that she worked for PURPLE.

Mr. Ence said not all the attendees would be there at the same time. There was typically an ebb and flow of traffic at receptions.

Terry Pierce said he owned the business (PURPLE) next door to the proposed venue. He thanked the City for their patience with their parking issues. They did not park in the church which was private property and did not allow parking for non-church activities. He said he didn't think the ordinance contemplated how much of the building may or may not be used. He asked about whether the neighboring businesses that were allowing them to use their parking would not be using the spaces for their own employees. He asked the Council to not grant an exception. He added that his business had employees working in the evenings and on weekends. They had trucks coming in at night to make deliveries. He said it was not reasonable to open a business without control of the parking.

Dylan Ence said the financial firm next door to Harmony Forge building closed at 5 pm and were closed on weekends which was why they were able to use their parking. They had no intentions of using PURPLE's parking and did not intend to park on the streets.

Mayor Stout asked about employees prepping for the event. Mrs. Ence said they lived a block away from the venue and would have two or three employees setting up the event so there would be adequate parking for that. She said she felt the venue would be a beautiful addition to the city. They had a full staff at their primary location in American Fork. They would have staff at the Alpine site only during the actual event.

Lon Lott asked what the term of lease was and if Alpine would receive sales tax revenue from the venue. Mr. Ence said it was a seven-year lease. They would be paying sales tax.

Carla Merrill noted that since the actual usable space was 2800 square feet rather than 4500 square feet, the parking exception seemed more reasonable.

It was noted that the square footage needed to be calculated correctly. They would need a business license and a building permit for the renovations.

MOTION: Carla Merrill moved to approve the parking exception based on useable space of 2800 square feet since the loft space was not occupiable per the fire marshal, and with the following conditions:

- The event center be limited to receptions after 5:30 pm
- Daytime events not exceed 60 people; this restriction was not applicable on holidays and weekends.
- Obtain written agreements from any landowners agreeing to allow off-premise parking that was not part of the lease agreement, and submit a copy of the agreement to the City.

Lon Lott seconded. Ayes: 4 Nays: 0. Kimberly Bryant recused her herself. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Lon Lott	

David Church said the restrictions should be recorded and the fire chief would need to make an annual inspection of the business.

F. Smooth Canyon Park - Parking Lot Expansion. Mayor Stout suggested they table this item until they had a chance to calculate how many athletes there were from Alpine who participated on the teams. Since the number of youth in Alpine was shrinking, he felt the projected need for soccer fields on a residential basis had shrunk. He questioned if they could justify three soccer fields in Alpine.

Shane Sorensen briefly reviewed the three parking proposals. The first one increased the number of parking spaces from 21 to 74. The second proposal increased the number of spaces from 21 to 52. The third proposal created a parking area north of the church parking lot to provide 54 parking spaces.

MOTION: Lon Lott moved to table this item pending more information on team membership. Ramon Beck seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

G. Resolution No. R2018-13 Clothing Allowance Fee. Shane Sorensen said the City had received funds for Safety Compliance. He proposed that those funds be used as a clothing allowance for public works and parks employees. The stipulations on the clothing and use would go in the Employee Handbook.

MOTION: Ramon Beck moved to approve Resolution No. 2018-15, Clothing Allowance. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

H. Ordinance No. 2018-07, Amending Article 3.1.11.7, Definition of Buildable Area, Driveway Cut/Fill Clarification. Austin Roy said the Planning Commission had held a public hearing on the proposed amendment and recommended approval. The clarification would allow a developer to know where to measure the cut and fill, which would be at the finished grade of the centerline alignment.

MOTION: Ramon Beck moved to approve Ordinance No. 2018-07 Amending Article 3.1.11.7. Jason Thelin seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

I. Ordinance No. 2018-08, Amending Articles 3.3.4 and 3.4.4. Austin Roy introduced the ordinance which was proposed by the City Engineer. The change would allow for more regularly shaped lots as development occurred in the steeper areas of Alpine.

Carla Merrill asked if these types of issues had to come to the Council or if they could be approved by staff. David Church said that in most cities they were approved by staff.

MOTION: Carla Merrill moved to approve Ordinance No. 2018-08 Amending Article 3.3.4 and 3.4.4. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

J. Proposal for 300 North Well Rehabilitation: Shane Sorensen said they'd had ongoing issues with the well. They had replaced the pump in 2015 and it went down again this year. Sediment was coming through perforations in the casing. He requested approval of \$120,000 to rehabilitate the well in order to have it in operation by next spring. It would come out of the PI Budget. There may be some additional expenses on top of that but if they needed more, they would come back to the Council.

MOTION: Ramon Beck moved to approve \$120,000 to rehabilitate the well on 300 North as explained by Shane Sorensen. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

VI. COUNCIL COMMUNICATION

Troy Stout said the League of Cities and Towns was going to reevaluate the use of impact fees and maybe add a little more time to use them and additional expenditures. More worrisome was a bill in the works to hold city officials liable if a developer had a grievance. They could come after the council and not just the city. It was a lot of personal liability and may discourage people from running for office. There needed to be a large outcry against it.

Mayor Stout also reported that UDOT had 44 million dollars to spend from a settlement with Volkswagon, which would go toward roads. Alpine would be an indirect beneficiary.

VII. STAFF REPORTS

Shane Sorensen reported on the following:

- They were investigating a new phone system for the Council Room. Highland City had a system that tied into the microphones.
- He had sent them an email about the fire department and budget issues. Because Cedar Hills had left the District, Alpine and Highland would have to pick up the costs. There would be an increase in budget but no increase in service.

- The new fire chief was interpreting the Wildland Interface Ordinance to mean that fire sprinklers were required for all homes in the Urban Wildland Interface area. Council members may be getting phone calls about it.
- He had received an update from Barry Johnson about the Quail Fire lawsuit. They were in the late stages of discovery and were almost ready to go to trial.

David Church said the Utah League of Cities and Towns had a committee that councilmembers could participate in. Monday the 15th was the next meeting if anyone was interested. The committee set policy on positions they took in the legislature. He said one of the issues was a bill in both the Senate and House intended to solve the housing issue. Basically, the bill would say that decisions on density would no longer be made on the local or municipal level because more dense housing was needed and the cities were not being cooperative so the decisions would be made at the state level. He said the people who currently controlled the legislature were in the development business. They felt the solution to housing was to have more density and more units.

Austin Roy said Ted Stillman was the new code enforcer and he was great. He had been going out with him on enforcement calls.

VIII. EXECUTIVE SESSION: None held.

MOTION: Kimberly Bryant moved to adjourn. Lon Lott seconded. Ayes: 5 Nays: 0. Motion passed.

Ayes

Jason Thelin
Ramon Beck
Carla Merrill
Kimberly Bryant
Lon Lott

Nays

None

The meeting was adjourned at 10:30 pm

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
SEPTEMBER 30, 2018

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, AMERICAN FORK	(38,921.75)
01-1112	XPRESS BILL PAY		21,246.42
01-1131	PETTY CASH		1,000.00
01-1154	SAVINGS PTIF #158		15,116,264.58
	TOTAL COMBINED CASH		15,099,589.25
01-1190	CASH - ALLOCATION TO OTHER FUN	(15,099,589.25)
	TOTAL GENERAL FUND CASH		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND		1,490,006.13
11	ALLOCATION TO CLASS C ROADS		961,527.92
15	ALLOCATION TO RECREATION IMPACT FEES		710,102.99
16	ALLOCATION TO STREET IMPACT FEES		261,051.26
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND		3,481,777.14
51	ALLOCATION TO WATER FUND		2,422,885.72
52	ALLOCATION TO SEWER FUND		2,155,069.95
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND		1,508,519.13
56	ALLOCATION TO STORM DRAIN FUND		592,332.46
70	ALLOCATION TO TRUST AND AGENCY FUND		175,841.18
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND		612,339.49
81	ALLOCATION TO WATER IMPACT FEES		307,076.43
82	ALLOCATION TO SEWER IMPACT FEES		63,581.56
85	ALLOCATION TO PI IMPACT FEES		128,326.36
86	ALLOCATION TO STORM DRAIN IMPACT FEES		229,151.53
	TOTAL ALLOCATIONS TO OTHER FUNDS		15,099,589.25
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(15,099,589.25)
	ZERO PROOF IF ALLOCATIONS BALANCE		.00

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	1,490,006.13	
10-1309	DEFERRED PROPERTY TAXES REC	1,259,956.68	
10-1311	ACCOUNTS RECEIVABLE	63,866.79	
10-1341	ACCRUED TAXES & FEE RECEIVABLE	17,546.11	
	TOTAL ASSETS		2,831,375.71

LIABILITIES AND EQUITY

LIABILITIES

10-2131	ACCOUNTS PAYABLE	88.98	
10-2211	WAGES PAYABLE	8,584.30	
10-2221	FICA PAYABLE	(6,226.60)	
10-2222	FEDERAL WITHHOLDING PAYABLE	(1,960.18)	
10-2223	STATE WITHHOLDING PAYABLE	(1,612.11)	
10-2225	ULGT PAYABLE	21,493.68	
10-2227	RETIREMENT PAYABLE EMPLOYEES	(7,604.19)	
10-2229	WORKERS COMP PAYABLE	3,649.43	
10-2400	UNEARNED REVENUE	1,259,956.00	
10-2500	PENDING LAWSUIT	1,456,000.00	
	TOTAL LIABILITIES		2,732,369.31

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
10-2980	BALANCE BEGINNING OF YEAR	566,946.65	
	REVENUE OVER EXPENDITURES - YTD	(467,940.25)	
	BALANCE - CURRENT DATE	99,006.40	
	TOTAL FUND EQUITY		99,006.40
	TOTAL LIABILITIES AND EQUITY		2,831,375.71

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	4,924.45	10,011.89	1,300,000.00	1,289,988.11	.8
10-31-20 REDEMPTION TAXES	.00	2,437.94	140,000.00	137,562.06	1.7
10-31-30 GENERAL SALES AND USE TAXES	121,011.25	121,011.25	1,200,000.00	1,078,988.75	10.1
10-31-31 MOTOR VEHICLE TAXES	10,032.69	21,081.30	106,000.00	84,918.70	19.9
10-31-40 FRANCHISE FEES	59,667.86	117,039.23	650,000.00	532,960.77	18.0
10-31-90 PENALTIES & INT. ON DELINQUENT	.00	73.99	6,000.00	5,926.01	1.2
TOTAL TAXES	195,636.25	271,655.60	3,402,000.00	3,130,344.40	8.0
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	725.00	1,215.00	22,000.00	20,785.00	5.5
10-32-20 PLAN CHECK FEES	18,831.00	54,902.20	160,000.00	105,097.80	34.3
10-32-21 BUILDING PERMITS	41,213.15	98,828.18	300,000.00	201,171.82	32.9
10-32-22 BUILDING PERMIT ASSESSMENT	399.54	951.59	2,500.00	1,548.41	38.1
TOTAL LICENSES AND PERMITS	61,168.69	155,896.97	484,500.00	328,603.03	32.2
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42 MUNICIPAL RECREATION GRANT	.00	.00	5,400.00	5,400.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	5,400.00	5,400.00	.0
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	.00	2,720.00	15,000.00	12,280.00	18.1
10-34-14 ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15 SALE OF MAPS AND PUBLICATIONS	.00	60.00	50.00	(10.00)	120.0
10-34-22 PUBLIC SAFETY DISTRICT RENTAL	.00	38,516.00	38,516.00	.00	100.0
10-34-40 WASTE COLLECTION SALES	49,192.87	147,227.89	505,000.00	357,772.11	29.2
10-34-69 YOUTH COUNCIL	.00	49.25	.00	(49.25)	.0
10-34-81 SALE OF CEMETERY LOTS	.00	1,231.25	7,500.00	6,268.75	16.4
10-34-83 BURIAL FEES	3,150.00	13,500.00	43,500.00	30,000.00	31.0
TOTAL CHARGES FOR SERVICES	52,342.87	203,304.39	610,066.00	406,761.61	33.3
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	.00	18,686.80	45,000.00	26,313.20	41.5
10-35-15 OTHER FINES	6,577.74	6,992.81	10,000.00	3,007.19	69.9
10-35-16 TRAFFIC SCHOOL	.00	.00	500.00	500.00	.0
TOTAL FINES AND FORFEITURES	6,577.74	25,679.61	55,500.00	29,820.39	46.3

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-20 RENTS AND CONCESSIONS	1,825.00	6,335.00	58,000.00	51,665.00	10.9
TOTAL RENTS AND OTHER REVENUE	1,825.00	6,335.00	58,000.00	51,665.00	10.9
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	32,161.67	100,789.63	40,000.00	(60,789.63)	252.0
10-38-17 ALPINE DAYS REVENUE	14,344.29	70,940.11	75,000.00	4,059.89	94.6
10-38-18 RODEO REVENUE	.00	22,549.00	20,000.00	(2,549.00)	112.8
10-38-50 BICENTENNIAL BOOKS	.00	40.00	500.00	460.00	8.0
10-38-90 SUNDRY REVENUES	10,296.19	11,865.41	25,000.00	13,134.59	47.5
TOTAL INTEREST AND MISC REVENUE	56,802.15	206,184.15	160,500.00	(45,684.15)	128.5
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-10 FUND BALANCE APPROPRIATION	.00	.00	386,539.00	386,539.00	.0
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,633.10	7,872.98	30,000.00	22,127.02	26.2
TOTAL TRANSFERS AND CONTRIBUTIONS	2,633.10	7,872.98	416,539.00	408,666.02	1.9
TOTAL FUND REVENUE	376,985.80	876,928.70	5,192,505.00	4,315,576.30	16.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	15,108.20	43,293.00	221,750.00	178,457.00	19.5
10-41-13 EMPLOYEE BENEFITS	6,607.19	19,603.45	94,350.00	74,746.55	20.8
10-41-14 OVERTIME WAGES	.00	.00	1,500.00	1,500.00	.0
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	1,586.20	1,686.20	18,000.00	16,313.80	9.4
10-41-22 PUBLIC NOTICES	206.16	206.16	4,500.00	4,293.84	4.6
10-41-23 TRAVEL	20.71	67.58	2,500.00	2,432.42	2.7
10-41-24 OFFICE SUPPLIES & POSTAGE	1,214.04	2,615.18	20,000.00	17,384.82	13.1
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	87.60	131.40	1,500.00	1,368.60	8.8
10-41-28 TELEPHONE	402.40	1,021.71	4,500.00	3,478.29	22.7
10-41-30 PROFESSIONAL SERVICES	845.00	952.50	30,000.00	29,047.50	3.2
10-41-33 EDUCATION	.00	.00	150.00	150.00	.0
10-41-46 COUNCIL DISCRETIONARY FUND	659.89	1,384.17	15,000.00	13,615.83	9.2
10-41-47 MAYOR DISCRETIONARY FUND	278.00	278.00	8,000.00	7,722.00	3.5
10-41-51 INSURANCE	2,035.26	8,840.63	10,200.00	1,359.37	86.7
10-41-63 OTHER SERVICES	.00	.00	500.00	500.00	.0
10-41-64 OTHER EXPENSES	2,153.95	2,703.99	4,000.00	1,296.01	67.6
TOTAL ADMINISTRATION	31,204.60	82,783.97	436,450.00	353,666.03	19.0
<u>COURT</u>					
10-42-24 OFFICE EXPENSE & POSTAGE	4,893.58	12,845.55	25,000.00	12,154.45	51.4
10-42-31 PROFESSIONAL SERVICES	4,392.64	7,300.69	40,000.00	32,699.31	18.3
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	2,493.86	5,212.23	20,000.00	14,787.77	26.1
TOTAL COURT	11,780.08	25,358.47	85,200.00	59,841.53	29.8
<u>TREASURER</u>					
10-43-11 SALARIES & WAGES	988.80	2,996.40	12,900.00	9,903.60	23.2
10-43-13 EMPLOYEE BENEFITS	808.17	2,431.97	9,800.00	7,368.03	24.8
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	99.00	198.00	500.00	302.00	39.6
10-43-23 TRAVEL	.00	.00	500.00	500.00	.0
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	.00	750.00	750.00	.0
10-43-31 PROFESSIONAL & TECHNICAL	600.00	1,250.00	3,600.00	2,350.00	34.7
10-43-33 EDUCATION	.00	.00	500.00	500.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	3,300.00	3,300.00	11,000.00	7,700.00	30.0
TOTAL TREASURER	5,795.97	10,176.37	39,550.00	29,373.63	25.7
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	.00	.00	500.00	500.00	.0
TOTAL ELECTIONS	.00	.00	500.00	500.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	147.00	294.00	4,000.00	3,706.00	7.4
10-52-27 UTILITIES	744.85	2,215.27	22,000.00	19,784.73	10.1
10-52-51 INSURANCE	2,035.26	8,840.63	2,400.00	(6,440.63)	368.4
10-52-63 OTHER SERVICES	600.00	2,182.50	20,000.00	17,817.50	10.9
10-52-72 CAPITAL OUTLAY BUILDINGS	.00	.00	45,000.00	45,000.00	.0
TOTAL GOVERNMENT BUILDINGS	3,527.11	13,532.40	93,400.00	79,867.60	14.5
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	92,131.90	368,527.60	1,105,583.00	737,055.40	33.3
10-57-63 FIRE-PROFESSIONAL SERVICE	66,762.69	267,050.76	807,286.00	540,235.24	33.1
10-57-72 ADMINISTRATION	6,119.65	24,478.60	73,436.00	48,957.40	33.3
TOTAL EMERGENCY SERVICES	165,014.24	660,056.96	1,986,305.00	1,326,248.04	33.2
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	2,049.50	5,441.50	36,700.00	31,258.50	14.8
10-58-13 EMPLOYEE BENEFITS	1,391.76	4,076.94	17,600.00	13,523.06	23.2
10-58-14 OVERTIME WAGES	.00	.00	2,000.00	2,000.00	.0
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24 OFFICE SUPPLIES & POSTAGE	.00	67.50	700.00	632.50	9.6
10-58-28 TELEPHONE	118.62	295.84	2,000.00	1,704.16	14.8
10-58-29 CONTRACT/BUILDING INSPECTOR	7,215.00	15,407.50	90,000.00	74,592.50	17.1
10-58-51 INSURANCE & SURETY BONDS	2,035.26	8,840.72	10,000.00	1,159.28	88.4
10-58-65 BUILDING PERMIT SURCHARGE	.00	.00	2,500.00	2,500.00	.0
TOTAL BUILDING INSPECTION	12,810.14	34,130.00	162,000.00	127,870.00	21.1
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	7,795.64	22,426.34	98,250.00	75,823.66	22.8
10-59-13 EMPLOYEE BENEFITS	4,364.10	13,418.82	59,250.00	45,831.18	22.7
10-59-14 OVERTIME WAGES	355.72	717.18	1,000.00	282.82	71.7
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,200.00	2,200.00	.0
10-59-23 TRAVEL	68.67	98.64	1,500.00	1,401.36	6.6
10-59-24 OFFICE SUPPLIES & POSTAGE	43.80	87.60	3,000.00	2,912.40	2.9
10-59-30 PROFESSIONAL SERVICES	.00	888.00	46,000.00	45,112.00	1.9
10-59-31 LEGAL SERVICES FOR SUBDIVIS	.00	.00	2,000.00	2,000.00	.0
10-59-34 EDUCATION	252.00	252.00	750.00	498.00	33.6
TOTAL PLANNING & ZONING	12,879.93	37,888.58	213,950.00	176,061.42	17.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	7,615.64	22,574.36	71,250.00	48,675.64	31.7
10-60-13 EMPLOYEE BENEFITS	4,816.56	14,491.46	60,000.00	45,508.54	24.2
10-60-14 OVERTIME WAGES	817.76	2,493.00	11,000.00	8,507.00	22.7
10-60-23 TRAVEL	296.00	296.00	1,000.00	704.00	29.6
10-60-24 OFFICE SUPPLIES & POSTAGE	.00	.00	750.00	750.00	.0
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,908.28	2,870.99	32,000.00	29,129.01	9.0
10-60-26 STREET SUPPLIES AND MAINTENANC	2,578.94	16,779.99	70,000.00	53,220.01	24.0
10-60-27 UTILITIES	25.83	121.25	500.00	378.75	24.3
10-60-28 TELEPHONE	76.47	200.44	900.00	699.56	22.3
10-60-29 POWER - STREET LIGHTS	4,128.87	12,378.97	50,000.00	37,621.03	24.8
10-60-51 INSURANCE	2,035.26	8,840.63	11,950.00	3,109.37	74.0
10-60-63 OTHER SERVICES	.00	.00	12,000.00	12,000.00	.0
10-60-64 OTHER EXPENSES	95.14	235.97	3,500.00	3,264.03	6.7
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	.00	.00	200,000.00	200,000.00	.0
10-60-74 CAPITAL OUTLAY - EQUIPMENT	.00	52,649.33	74,000.00	21,350.67	71.2
TOTAL STREETS	24,394.75	133,932.39	598,850.00	464,917.61	22.4
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	6,130.40	22,746.20	44,650.00	21,903.80	50.9
10-70-12 WAGES TEMPORARY EMPLOYEES	.00	.00	27,500.00	27,500.00	.0
10-70-13 EMPLOYEE BENEFITS	2,485.09	8,123.13	28,900.00	20,776.87	28.1
10-70-14 OVERTIME WAGES	.00	1,062.54	1,200.00	137.46	88.6
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	755.56	798.04	2,200.00	1,401.96	36.3
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	520.00	3,760.90	25,000.00	21,239.10	15.0
10-70-26 BUILDING AND GROUNDS SUPPLIES	1,385.92	8,493.40	26,500.00	18,006.60	32.1
10-70-27 UTILITIES	1,124.00	3,026.80	3,500.00	473.20	86.5
10-70-28 TELEPHONE	68.97	177.94	850.00	672.06	20.9
10-70-51 INSURANCE & SURETY BONDS	2,035.26	8,840.63	10,500.00	1,659.37	84.2
10-70-59 DEER POPULATION CONTROL	.00	.00	40,000.00	40,000.00	.0
10-70-60 RODEO	2,113.85	27,924.61	25,000.00	(2,924.61)	111.7
10-70-64 OTHER EXPENSES	.00	2,081.44	16,500.00	14,418.56	12.6
10-70-65 ALPINE DAYS	2,049.20	103,569.30	134,450.00	30,880.70	77.0
10-70-67 MOYLE PARK	513.36	1,658.54	9,000.00	7,341.46	18.4
10-70-68 LIBRARY	1,040.00	3,952.00	11,000.00	7,048.00	35.9
10-70-69 YOUTH COUNCIL	.00	1,371.22	5,500.00	4,128.78	24.9
10-70-70 BOOK MOBILE	.00	.00	13,200.00	13,200.00	.0
10-70-71 TRAILS	.00	.00	5,000.00	5,000.00	.0
TOTAL PARKS & RECREATION	20,221.61	197,586.69	431,450.00	233,863.31	45.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	6,130.40	22,746.20	44,650.00	21,903.80	50.9
10-77-12 WAGES TEMPORARY EMPLOYEE	.00	.00	27,500.00	27,500.00	.0
10-77-13 EMPLOYEE BENEFITS	2,485.03	8,122.93	28,900.00	20,777.07	28.1
10-77-14 OVERTIME WAGES	.00	1,062.49	2,000.00	937.51	53.1
10-77-23 TRAVEL	.00	.00	500.00	500.00	.0
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	71.52	1,602.23	15,000.00	13,397.77	10.7
10-77-26 BUILDING AND GROUNDS	60.00	1,709.39	15,000.00	13,290.61	11.4
10-77-28 TELEPHONE	40.00	120.00	850.00	730.00	14.1
10-77-51 INSURANCE & SURETY BONDS	2,035.26	8,840.63	10,000.00	1,159.37	88.4
10-77-63 OTHER SERVICES	15.32	76.55	12,000.00	11,923.45	.6
TOTAL CEMETERY	10,837.53	44,280.42	156,900.00	112,619.58	28.2
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	4,197.28	12,917.72	58,000.00	45,082.28	22.3
10-82-13 EMPLOYEE BENEFITS	3,198.24	9,921.97	40,250.00	30,328.03	24.7
10-82-14 OVERTIME WAGES	572.88	1,944.32	.00	(1,944.32)	.0
10-82-24 OFFICE SUPPLIES & POSTAGE	358.30	692.73	3,600.00	2,907.27	19.2
10-82-28 TELEPHONE	27.50	82.50	.00	(82.50)	.0
10-82-31 PROFESSIONAL & TECHNICAL	600.00	1,250.00	3,600.00	2,350.00	34.7
10-82-34 TECHNOLOGY UPDATE	458.39	787.59	5,000.00	4,212.41	15.8
10-82-61 TIPPING FEES	13,269.59	22,755.25	110,000.00	87,244.75	20.7
10-82-62 WASTE PICKUP CONTRACT	26,134.24	52,268.48	250,000.00	197,731.52	20.9
10-82-64 OTHER EXPENSES	218.55	655.65	1,500.00	844.35	43.7
TOTAL GARBAGE	49,034.97	103,276.21	471,950.00	368,673.79	21.9
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	1,536.92	1,866.49	11,000.00	9,133.51	17.0
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	500,000.00	500,000.00	.0
10-99-82 EMERGENCY PREP	.00	.00	5,000.00	5,000.00	.0
TOTAL MISCELLANEOUS	1,536.92	1,866.49	516,000.00	514,133.51	.4
TOTAL FUND EXPENDITURES	349,037.85	1,344,868.95	5,192,505.00	3,847,636.05	25.9
NET REVENUE OVER EXPENDITURES	27,947.95	(467,940.25)	.00	467,940.25	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

CLASS C ROADS

<u>ASSETS</u>			
11-1190	CASH - ALLOCATION FROM GENERAL	961,527.92	
	TOTAL ASSETS		961,527.92
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
11-2980	BALANCE BEGINNING OF YEAR	910,666.06	
	REVENUE OVER EXPENDITURES - YTD	50,861.86	
	BALANCE - CURRENT DATE	961,527.92	
	TOTAL FUND EQUITY		961,527.92
	TOTAL LIABILITIES AND EQUITY		961,527.92

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	68,449.36	68,449.36	400,000.00	331,550.64	17.1
TOTAL SOURCE 33	68,449.36	68,449.36	400,000.00	331,550.64	17.1
<u>TRANSFERS AND CONTRIBUTIONS</u>					
11-39-10 FUND BALANCE APPROPRIATION	.00	.00	250,000.00	250,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	250,000.00	250,000.00	.0
TOTAL FUND REVENUE	68,449.36	68,449.36	650,000.00	581,550.64	10.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND	17,587.50	17,587.50	650,000.00	632,412.50	2.7
TOTAL DEPARTMENT 60	17,587.50	17,587.50	650,000.00	632,412.50	2.7
TOTAL FUND EXPENDITURES	17,587.50	17,587.50	650,000.00	632,412.50	2.7
NET REVENUE OVER EXPENDITURES	50,861.86	50,861.86	.00	(50,861.86)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

RECREATION IMPACT FEES

<u>ASSETS</u>			
15-1190	CASH - ALLOCATION FROM GENERAL	710,102.99	
	TOTAL ASSETS		710,102.99
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
15-2831	RESERVE-IMP RECREATION	571,085.62	
UNAPPROPRIATED FUND BALANCE:			
15-2980	BALANCE BEGINNING OF YEAR	133,641.37	
	REVENUE OVER EXPENDITURES - YTD	5,376.00	
	BALANCE - CURRENT DATE	139,017.37	
	TOTAL FUND EQUITY		710,102.99
	TOTAL LIABILITIES AND EQUITY		710,102.99

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
15-37-31	RECREATION FACILITY FEES	.00	5,376.00	125,000.00	119,624.00	4.3
	TOTAL OPERATING REVENUES	.00	5,376.00	125,000.00	119,624.00	4.3
	<u>INTEREST AND MISC REVENUE</u>					
15-38-10	INTEREST EARNINGS	.00	.00	5,000.00	5,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	5,000.00	5,000.00	.0
	TOTAL FUND REVENUE	.00	5,376.00	130,000.00	124,624.00	4.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
15-40-31 PARK SYSTEM	.00	.00	130,000.00	130,000.00	.0
TOTAL EXPENDITURES	.00	.00	130,000.00	130,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	130,000.00	130,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	5,376.00	.00	(5,376.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

STREET IMPACT FEES

<u>ASSETS</u>			
16-1190	CASH - ALLOCATION FROM GENERAL	261,051.26	
	TOTAL ASSETS		261,051.26
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	258,684.62	
	REVENUE OVER EXPENDITURES - YTD	2,366.64	
	BALANCE - CURRENT DATE	261,051.26	
	TOTAL FUND EQUITY		261,051.26
	TOTAL LIABILITIES AND EQUITY		261,051.26

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
16-37-21 STREETS & TRANSPORTATION FEES	.00	2,366.64	105,000.00	102,633.36	2.3
TOTAL OPERATING REVENUES	.00	2,366.64	105,000.00	102,633.36	2.3
TOTAL FUND REVENUE	.00	2,366.64	105,000.00	102,633.36	2.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
16-40-21 STREET & TRANSPORT EXPENSES	.00	.00	105,000.00	105,000.00	.0
TOTAL EXPENDITURES	.00	.00	105,000.00	105,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	105,000.00	105,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	2,366.64	.00	(2,366.64)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

CAPITAL IMPROVEMENTS FUND

<u>ASSETS</u>			
45-1190	CASH - ALLOCATION TO OTHER FUN	3,481,777.14	
	TOTAL ASSETS		3,481,777.14
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
45-2125	CEMETERY BOND-FLYNN PRODUCTION	1,000.00	
45-2138	PURPLE CHURCH MONUMENT	77.00	
45-2140	INFRA PROTECTION BONDS	862,319.09	
45-2147	OPEN SPACE BOND	79,500.00	
45-2150	RESTRICTED FOR ROADS	10,816.50	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2155	DONATION/LAMBERT PARK	121,685.26	
	TOTAL LIABILITIES		1,080,609.85
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
45-2960	EQUIPMENT REPLACEMENT	151,529.36	
45-2970	RESTRICTED FOR ROADS	100,441.50	
45-2980	BALANCE BEGINNING OF YEAR	2,211,378.11	
	REVENUE OVER EXPENDITURES - YTD	(62,181.68)	
	BALANCE - CURRENT DATE	2,401,167.29	
	TOTAL FUND EQUITY		2,401,167.29
	TOTAL LIABILITIES AND EQUITY		3,481,777.14

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
45-38-10	INTEREST REVENUE	.00	.00	9,000.00	9,000.00	.0
45-38-17	MISCELLANEOUS REVENUE	.00	540.00	.00	(540.00)	.0
	TOTAL INTEREST AND MISC REVENUE	.00	540.00	9,000.00	8,460.00	6.0
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-10	TRANSFER FROM GENERAL FUND	.00	.00	500,000.00	500,000.00	.0
45-39-11	CAPITOL IMPROVEMENTS FUND SURP	.00	.00	1,042,500.00	1,042,500.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	1,542,500.00	1,542,500.00	.0
	TOTAL FUND REVENUE	.00	540.00	1,551,500.00	1,550,960.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	11,036.32	62,721.68	1,142,000.00	1,079,278.32	5.5
45-40-73 CAPITAL OUTLAY BUILDINGS	.00	.00	375,000.00	375,000.00	.0
45-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	34,500.00	34,500.00	.0
TOTAL EXPENDITURES	11,036.32	62,721.68	1,551,500.00	1,488,778.32	4.0
TOTAL FUND EXPENDITURES	11,036.32	62,721.68	1,551,500.00	1,488,778.32	4.0
NET REVENUE OVER EXPENDITURES	(11,036.32)	(62,181.68)	.00	62,181.68	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

WATER FUND

ASSETS

51-1190	CASH - ALLOCATION FROM GENERAL	2,422,885.72	
51-1311	WATER ACCOUNTS RECEIVABLE	77,588.69	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(1,758.43)	
51-1598	INVESTMENT IN WATER STOCK	73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS	52,554.00	
51-1611	LAND	219,000.00	
51-1621	BUILDING	169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(120,194.93)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI	13,952,834.79	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(4,814,967.10)	
51-1651	MACHINERY AND EQUIPMENT	716,608.43	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(290,917.70)	
TOTAL ASSETS			12,456,136.10

LIABILITIES AND EQUITY

LIABILITIES

51-2151	UTILITY DEPOSIT	25,200.00	
51-2171	PROFESS & TECH SERVICES TBP	30,846.82	
51-2230	ST COMPENSATED ABSENCES	2,294.32	
51-2290	NET PENSION LIABILITY	58,908.00	
51-2410	DEFERRED INFLOWS-PENSIONS	42,032.00	
51-2530	LT COMPENSATED ABSENCES	383.00	
TOTAL LIABILITIES			159,664.14

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
51-2980	BEGINNING OF YEAR	12,175,435.21	
	REVENUE OVER EXPENDITURES - YTD	121,036.75	
BALANCE - CURRENT DATE			12,296,471.96
TOTAL FUND EQUITY			12,296,471.96
TOTAL LIABILITIES AND EQUITY			12,456,136.10

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	114,315.51	214,997.39	600,000.00	385,002.61	35.8
51-37-12 OTHER WATER REVENUE	875.00	1,625.00	5,000.00	3,375.00	32.5
51-37-16 WATER CONNECTION FEE	1,860.00	3,660.00	5,000.00	1,340.00	73.2
51-37-17 PENALTIES	687.44	(2,223.64)	5,500.00	7,723.64	(40.4)
TOTAL OPERATING REVENUES	117,737.95	218,058.75	615,500.00	397,441.25	35.4
<u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	.00	.00	21,000.00	21,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	21,000.00	21,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	301,275.00	301,275.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	301,275.00	301,275.00	.0
TOTAL FUND REVENUE	117,737.95	218,058.75	937,775.00	719,716.25	23.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	10,066.52	29,922.64	146,000.00	116,077.36	20.5
51-80-13 EMPLOYEE BENEFITS	6,357.17	19,444.96	84,750.00	65,305.04	22.9
51-80-14 OVERTIME WAGES	817.76	2,493.00	11,000.00	8,507.00	22.7
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,500.00	2,500.00	.0
51-80-23 TRAVEL	296.00	304.72	3,000.00	2,695.28	10.2
51-80-24 OFFICE SUPPLIES & POS	1,355.05	1,929.60	13,000.00	11,070.40	14.8
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	48.18	4,941.53	21,000.00	16,058.47	23.5
51-80-26 BUILDING AND GROUNDS SUPPLIES	2,638.08	4,065.38	15,000.00	10,934.62	27.1
51-80-27 UTILITIES	2,496.87	8,878.50	25,000.00	16,121.50	35.5
51-80-28 TELEPHONE	167.09	421.98	1,600.00	1,178.02	26.4
51-80-31 PROFESSIONAL & TECHNICAL SERVI	1,395.62	2,547.85	18,900.00	16,352.15	13.5
51-80-33 EDUCATION	.00	.00	1,000.00	1,000.00	.0
51-80-34 TECHNOLOGY UPDATE	458.96	788.53	10,000.00	9,211.47	7.9
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	2,035.26	8,840.63	10,900.00	2,059.37	81.1
51-80-62 MISCELLANEOUS SERVICES	156.24	311.55	1,500.00	1,188.45	20.8
51-80-63 OTHER EXPENSES	1,077.10	2,716.13	7,500.00	4,783.87	36.2
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	.00	50,000.00	50,000.00	.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	.00	7,915.00	250,000.00	242,085.00	3.2
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	1,500.00	10,125.00	8,625.00	14.8
TOTAL WATER EXPENDITURES	29,365.90	97,022.00	937,775.00	840,753.00	10.4
TOTAL FUND EXPENDITURES	29,365.90	97,022.00	937,775.00	840,753.00	10.4
NET REVENUE OVER EXPENDITURES	88,372.05	121,036.75	.00	(121,036.75)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	2,155,069.95	
52-1312	SEWER ACCOUNTS RECEIVABLE	104,462.53	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,500.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	48,497.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(36,606.22)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	7,581,524.12	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(2,646,620.80)	
52-1651	MACHINERY AND EQUIPMENT	243,264.93	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(173,389.83)	
TOTAL ASSETS			7,340,744.68

LIABILITIES AND EQUITY

LIABILITIES

52-2230	ST COMPENSATED ABSENCES	19,665.00	
52-2290	NET PENSION LIABILITY	54,359.83	
52-2410	DEFERRED INFLOWS-PENSIONS	38,787.00	
52-2530	LT COMPENSATED ABSENCES	272.00	
TOTAL LIABILITIES			113,083.83

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	7,126,377.44	
	REVENUE OVER EXPENDITURES - YTD	101,283.41	
BALANCE - CURRENT DATE		7,227,660.85	
TOTAL FUND EQUITY			7,227,660.85
TOTAL LIABILITIES AND EQUITY			7,340,744.68

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	88,246.13	254,853.14	1,025,000.00	770,146.86	24.9
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	625.00	1,625.00	5,000.00	3,375.00	32.5
TOTAL OPERATING REVENUES	88,871.13	256,478.14	1,040,000.00	783,521.86	24.7
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	.00	.00	12,000.00	12,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	12,000.00	12,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	27,975.00	27,975.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	27,975.00	27,975.00	.0
TOTAL FUND REVENUE	88,871.13	256,478.14	1,079,975.00	823,496.86	23.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	10,066.52	29,922.64	132,000.00	102,077.36	22.7
52-81-13 EMPLOYEE BENEFITS	6,359.20	19,450.50	84,750.00	65,299.50	23.0
52-81-14 OVERTIME WAGES	817.76	2,493.00	10,000.00	7,507.00	24.9
52-81-23 TRAVEL	296.00	296.00	2,500.00	2,204.00	11.8
52-81-24 OFFICE SUPPLIES & POSTAGE	358.30	692.74	12,000.00	11,307.26	5.8
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	.00	5,000.00	5,000.00	.0
52-81-26 BUILDING AND GROUND SUPPLIES	791.51	1,686.34	11,600.00	9,913.66	14.5
52-81-27 UTILITIES	26.24	78.84	500.00	421.16	15.8
52-81-28 TELEPHONE	126.48	348.93	4,250.00	3,901.07	8.2
52-81-31 PROFESSIONAL & TECHNICAL	600.00	2,450.00	8,000.00	5,550.00	30.6
52-81-34 TECHNOLOGY UPDATE	458.96	788.53	.00	(788.53)	.0
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	43,232.42	86,398.55	598,250.00	511,851.45	14.4
52-81-64 OTHER EXPENSES	2,107.66	9,088.66	.00	(9,088.66)	.0
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	.00	.00	65,000.00	65,000.00	.0
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	1,500.00	10,125.00	8,625.00	14.8
TOTAL SEWER EXPENDITURES	65,241.05	155,194.73	1,073,975.00	918,780.27	14.5
TOTAL FUND EXPENDITURES	65,241.05	155,194.73	1,073,975.00	918,780.27	14.5
NET REVENUE OVER EXPENDITURES	23,630.08	101,283.41	6,000.00	(95,283.41)	1688.1

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	1,508,519.13	
55-1284	CASH - 2010 BOND FUND #418	417,042.61	
55-1311	ACCOUNTS RECEIVABLE	95,732.88	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,363.11)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	33,432.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	11,204,790.03	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(3,358,730.70)	
55-1651	MACHINERY AND EQUIPMENT	255,679.05	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(152,326.60)	
55-1910	DEFERED AMOUNT ON REFUNDING	212,978.02	
TOTAL ASSETS			10,214,753.31

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	25,962.19	
55-2230	ST COMPENSATED ABSENCES	5,314.53	
55-2290	NET PENSION LIABILITY	37,474.00	
55-2410	DEFERRED INFLOWS-PENSIONS	26,738.00	
55-2511	CURRENT PORTION OF BONDS	365,000.00	
55-2531	BOND - 2010 WATER REFUNDING	2,875,000.00	
55-2540	LT COMPENSATED ABSENCES	883.00	
TOTAL LIABILITIES			3,336,371.72

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2980	BALANCE BEGINNING OF YEAR	7,379,128.32	
	REVENUE OVER EXPENDITURES - YTD	(500,746.73)	
BALANCE - CURRENT DATE		6,878,381.59	
TOTAL FUND EQUITY			6,878,381.59
TOTAL LIABILITIES AND EQUITY			10,214,753.31

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

PRESSURIZED IRRIGATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
55-37-11	IRRIGATION WATER SALES	76,480.12	228,789.33	875,000.00	646,210.67	26.2
55-37-12	OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
55-37-16	PRESSURIZED CONNECTION FEE	2,690.00	5,950.00	2,500.00	(3,450.00)	238.0
	<u>TOTAL OPERATING REVENUES</u>	<u>79,170.12</u>	<u>234,739.33</u>	<u>878,500.00</u>	<u>643,760.67</u>	<u>26.7</u>
	<u>INTEREST AND MISC REVENUE</u>					
55-38-10	INTEREST EARNINGS	118.23	118.65	14,000.00	13,881.35	.9
	<u>TOTAL INTEREST AND MISC REVENUE</u>	<u>118.23</u>	<u>118.65</u>	<u>14,000.00</u>	<u>13,881.35</u>	<u>.9</u>
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	631,452.00	631,452.00	.0
	<u>TOTAL TRANSFERS AND CONTRIBUTIONS</u>	<u>.00</u>	<u>.00</u>	<u>631,452.00</u>	<u>631,452.00</u>	<u>.0</u>
	<u>TOTAL FUND REVENUE</u>	<u>79,288.35</u>	<u>234,857.98</u>	<u>1,523,952.00</u>	<u>1,289,094.02</u>	<u>15.4</u>

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	6,369.62	18,849.58	97,000.00	78,150.42	19.4
55-40-13 EMPLOYEE BENEFITS	3,841.15	11,791.31	56,250.00	44,458.69	21.0
55-40-14 OVERTIME WAGES	244.89	548.69	13,000.00	12,451.31	4.2
55-40-23 TRAVEL	296.00	296.00	1,200.00	904.00	24.7
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	5,394.87	65,000.00	59,605.13	8.3
55-40-26 BUILDING & GROUNDS SUPPLIES	1,433.05	5,453.83	5,000.00	(453.83)	109.1
55-40-27 UTILITIES	69,916.90	188,147.81	225,000.00	36,852.19	83.6
55-40-28 TELEPHONE	76.11	197.87	1,500.00	1,302.13	13.2
55-40-29 OFFICE SUPPLIES & POSTAGE	1,202.48	1,756.62	12,000.00	10,243.38	14.6
55-40-31 PROFESSIONAL & TECHNICAL SERVI	300.00	625.00	5,000.00	4,375.00	12.5
55-40-32 ENGINEER SERVICES	153.00	153.00	10,000.00	9,847.00	1.5
55-40-33 TECHNOLOGY UPDATE	458.96	788.53	5,500.00	4,711.47	14.3
55-40-34 ANNUAL AUDIT - UTAH WATER	.00	.00	500.00	500.00	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	2,035.26	8,840.63	20,000.00	11,159.37	44.2
55-40-62 MISCELLANEOUS SERVICES	211.82	211.82	3,000.00	2,788.18	7.1
55-40-63 OTHER EXPENSES	99.55	329.50	1,500.00	1,170.50	22.0
55-40-73 CAPITAL OUTLAY	.00	46,668.00	.00	(46,668.00)	.0
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	1,500.00	10,125.00	8,625.00	14.8
55-40-75 IRRIGATION METER REPLACEMENT	205,123.74	442,051.65	300,000.00	(142,051.65)	147.4
55-40-79 AGENTS FEES	.00	.00	2,500.00	2,500.00	.0
55-40-80 TRUSTEE FEES	2,000.00	2,000.00	2,000.00	.00	100.0
55-40-86 BOND PRINCIPAL #0352418	.00	.00	355,000.00	355,000.00	.0
55-40-87 BOND INTEREST #0352418	.00	.00	109,173.00	109,173.00	.0
TOTAL EXPENDITURES	293,762.53	735,604.71	1,523,952.00	788,347.29	48.3
TOTAL FUND EXPENDITURES	293,762.53	735,604.71	1,523,952.00	788,347.29	48.3
NET REVENUE OVER EXPENDITURES	(214,474.18)	(500,746.73)	.00	500,746.73	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	592,332.46	
56-1313	STORM DRAIN ACCTS RECEIVABLE	17,765.94	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(2,381.89)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	13,052.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	5,340,571.51	
56-1632	ALLOWANCE FOR DEPRECIATION	(1,205,981.29)	
TOTAL ASSETS			4,971,413.96

LIABILITIES AND EQUITY

LIABILITIES

56-2230	ST COMPENSATED ABSENCES	7,688.00	
56-2290	NET PENSION LIABILITY	14,630.00	
56-2410	DEFERRED INFLOWS-PENSIONS	10,439.00	
56-2530	LT COMPENSATED ABSENCES	1,282.00	
TOTAL LIABILITIES			34,039.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
56-2920	CONTRA IMPACT FEE	24,562.00	
56-2980	BALANCE BEGINNING OF YEAR	4,895,357.57	
	REVENUE OVER EXPENDITURES - YTD	17,455.39	
BALANCE - CURRENT DATE		4,937,374.96	
TOTAL FUND EQUITY			4,937,374.96
TOTAL LIABILITIES AND EQUITY			4,971,413.96

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	14,286.27	42,609.38	165,000.00	122,390.62	25.8
56-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13 SWPP FEE	1,500.00	3,900.00	10,000.00	6,100.00	39.0
TOTAL OPERATING REVENUES	15,786.27	46,509.38	176,000.00	129,490.62	26.4
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	.00	.00	4,000.00	4,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	4,000.00	4,000.00	.0
<u>SOURCE 39</u>					
56-39-12 UNAPPROPRIATED FUND EQUITY	.00	.00	101,100.00	101,100.00	.0
TOTAL SOURCE 39	.00	.00	101,100.00	101,100.00	.0
TOTAL FUND REVENUE	15,786.27	46,509.38	281,100.00	234,590.62	16.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	2,947.99	9,399.19	42,250.00	32,850.81	22.3
56-40-13 EMPLOYEE BENEFITS	2,079.05	6,412.21	26,250.00	19,837.79	24.4
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,000.00	2,000.00	.0
56-40-23 TRAVEL	296.00	296.00	650.00	354.00	45.5
56-40-24 OFFICE SUPPLIES & POSTAGE	.00	.00	2,500.00	2,500.00	.0
56-40-26 BUILDING & GROUND SUPPLIES	144.75	264.50	4,500.00	4,235.50	5.9
56-40-34 TECHNOLOGY UPDATE	458.96	788.53	5,000.00	4,211.47	15.8
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	2,035.29	8,840.70	10,000.00	1,159.30	88.4
56-40-62 MISCELLANEOUS SERVICES	72.40	1,967.20	3,950.00	1,982.80	49.8
56-40-73 CAPITAL OUTLAY	1,085.66	1,085.66	100,000.00	98,914.34	1.1
TOTAL EXPENDITURES	9,120.10	29,053.99	281,100.00	252,046.01	10.3
TOTAL FUND EXPENDITURES	9,120.10	29,053.99	281,100.00	252,046.01	10.3
NET REVENUE OVER EXPENDITURES	6,666.17	17,455.39	.00	(17,455.39)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

TRUST AND AGENCY FUND

ASSETS

70-1190	CASH - ALLOCATION TO OTHER FUN	175,841.18	
	TOTAL ASSETS		175,841.18

LIABILITIES AND EQUITY

LIABILITIES

70-2422	CASH BOND TERRY PEARCE SITE	1,007.20	
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00	
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00	
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00	
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20	
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00	
70-2449	RED DEER CONSTRUCTION	6,312.00	
70-2450	PERRY/APPLE CREEK ACRES	84.00	
70-2451	ALPINE ACRES PLAT C C&G	2,240.00	
70-2453	CARL PACK STREET ESCROW	12,279.17	
70-2454	JOANN PACK STREET ESCROW	12,198.38	
70-2455	WAYNE PACK STREET ESCROW	12,198.38	
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00	
70-2457	JONES SITE PLAN 253 N 200 E	547.00	
70-2458	VINTAGE PLACE B	845.00	
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61	
70-2544	DON ROGERS - FORT CANYON	1,291.31	
70-2545	DON ROGERS - FORT CANYON	12,918.62	
70-2572	BOND FOR JAMES MOYLE	3,010.00	
70-2579	BOND FOR RED PINE DRIVE	2,995.00	
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00	
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50	
70-2599	BOND FOR 300 NORTH EXTENTION	10,586.00	
	TOTAL LIABILITIES		114,305.37

FUND EQUITY

70-2600	BOND FOR BECK PINES PLAT A	4,167.30	
70-2602	BOND FOR BECK PINES PLAT C	3,715.54	
70-2610	BOND FOR HERITAGE HILLS	10,800.00	
UNAPPROPRIATED FUND BALANCE:			
70-2980	BALANCE BEGINNING OF YEAR	42,852.97	
	BALANCE - CURRENT DATE	42,852.97	
	TOTAL FUND EQUITY		61,535.81
	TOTAL LIABILITIES AND EQUITY		175,841.18

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
70-38-10 INTEREST REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL FUND REVENUE	.00	.00	1,000.00	1,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
70-40-64 MISCELLANEOUS EXPENSES	.00	.00	1,000.00	1,000.00	.0
TOTAL EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190 CASH - ALLOCATION TO OTHER FUN

612,339.49

TOTAL ASSETS

612,339.49

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

71-2980 BALANCE BEGINNING OF YEAR

614,030.74

REVENUE OVER EXPENDITURES - YTD

(1,691.25)

BALANCE - CURRENT DATE

612,339.49

TOTAL FUND EQUITY

612,339.49

TOTAL LIABILITIES AND EQUITY

612,339.49

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56 CEMETERY LOT PAYMENTS	.00	3,693.75	13,000.00	9,306.25	28.4
71-33-58 UPRIGHT MONUMENT	150.00	525.00	2,500.00	1,975.00	21.0
TOTAL INTERGOVERNMENTAL REVENUE	150.00	4,218.75	15,500.00	11,281.25	27.2
<u>INTEREST AND MISC REVENUE</u>					
71-38-10 INTEREST REVENUE	.00	.00	2,500.00	2,500.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	2,500.00	2,500.00	.0
TOTAL FUND REVENUE	150.00	4,218.75	18,000.00	13,781.25	23.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	5,910.00	18,000.00	12,090.00	32.8
TOTAL EXPENDITURES	.00	5,910.00	18,000.00	12,090.00	32.8
TOTAL FUND EXPENDITURES	.00	5,910.00	18,000.00	12,090.00	32.8
NET REVENUE OVER EXPENDITURES	150.00	(1,691.25)	.00	1,691.25	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

WATER IMPACT FEES

<u>ASSETS</u>			
81-1190	CASH - ALLOCATION FROM GENERAL	307,076.43	
TOTAL ASSETS			307,076.43
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
81-2980	BALANCE BEGINNING OF YEAR	292,553.93	
	REVENUE OVER EXPENDITURES - YTD	14,522.50	
BALANCE - CURRENT DATE		307,076.43	
TOTAL FUND EQUITY			307,076.43
TOTAL LIABILITIES AND EQUITY			307,076.43

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
81-37-20 WATER IMPACT FEES	5,615.00	14,599.00	70,000.00	55,401.00	20.9
TOTAL OPERATING REVENUES	5,615.00	14,599.00	70,000.00	55,401.00	20.9
TOTAL FUND REVENUE	5,615.00	14,599.00	70,000.00	55,401.00	20.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	76.50	76.50	70,000.00	69,923.50	.1
TOTAL IMPACT FEE PROJECTS	76.50	76.50	70,000.00	69,923.50	.1
TOTAL FUND EXPENDITURES	76.50	76.50	70,000.00	69,923.50	.1
NET REVENUE OVER EXPENDITURES	5,538.50	14,522.50	.00	(14,522.50)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

SEWER IMPACT FEES

<u>ASSETS</u>			
82-1190	CASH - ALLOCATION FROM GENERAL	63,581.56	
TOTAL ASSETS			63,581.56
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	57,176.98	
	REVENUE OVER EXPENDITURES - YTD	6,404.58	
BALANCE - CURRENT DATE		63,581.56	
TOTAL FUND EQUITY			63,581.56
TOTAL LIABILITIES AND EQUITY			63,581.56

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	2,463.30	6,404.58	20,000.00	13,595.42	32.0
TOTAL OPERATING REVENUES	2,463.30	6,404.58	20,000.00	13,595.42	32.0
TOTAL FUND REVENUE	2,463.30	6,404.58	20,000.00	13,595.42	32.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	20,000.00	20,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	20,000.00	20,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	20,000.00	20,000.00	.0
NET REVENUE OVER EXPENDITURES	2,463.30	6,404.58	.00	(6,404.58)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

PI IMPACT FEES

<u>ASSETS</u>			
85-1190	CASH - ALLOCATION FROM GENERAL	128,326.36	
TOTAL ASSETS			128,326.36
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
85-2980	BALANCE BEGINNING OF YEAR	88,682.44	
	REVENUE OVER EXPENDITURES - YTD	39,643.92	
BALANCE - CURRENT DATE		128,326.36	
TOTAL FUND EQUITY			128,326.36
TOTAL LIABILITIES AND EQUITY			128,326.36

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
85-37-20 PI IMPACT FEES	11,835.24	39,643.92	75,000.00	35,356.08	52.9
TOTAL OPERATING REVENUES	11,835.24	39,643.92	75,000.00	35,356.08	52.9
TOTAL FUND REVENUE	11,835.24	39,643.92	75,000.00	35,356.08	52.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
85-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	75,000.00	75,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	75,000.00	75,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	75,000.00	75,000.00	.0
NET REVENUE OVER EXPENDITURES	11,835.24	39,643.92	.00	(39,643.92)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

STORM DRAIN IMPACT FEES

<u>ASSETS</u>			
86-1190	CASH - ALLOCATION FROM GENERAL	229,151.53	
	TOTAL ASSETS		229,151.53
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(24,562.00)	
86-2980	BALANCE BEGINNING OF YEAR	252,113.53	
	REVENUE OVER EXPENDITURES - YTD	1,600.00	
	BALANCE - CURRENT DATE	229,151.53	
	TOTAL FUND EQUITY		229,151.53
	TOTAL LIABILITIES AND EQUITY		229,151.53

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
86-37-20 STORM DRAIN IMPACT FEES	.00	1,600.00	65,000.00	63,400.00	2.5
TOTAL OPERATING REVENUES	.00	1,600.00	65,000.00	63,400.00	2.5
TOTAL FUND REVENUE	.00	1,600.00	65,000.00	63,400.00	2.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2018

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	65,000.00	65,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	65,000.00	65,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	65,000.00	65,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	1,600.00	.00	(1,600.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

FUND 91

ASSETS

91-1611	LAND	22,775,041.33	
91-1621	BUILDINGS	1,844,182.97	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	36,499,484.30	
91-1641	OFFICE FURNITURE AND EQUIPMENT	176,900.00	
91-1651	MACHINERY AND EQUIPMENT	949,797.17	
91-1690	ACCUMULATED DEPRECIATION	(20,362,434.86)	
TOTAL ASSETS			41,882,970.91

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	3,732,918.28	
BALANCE - CURRENT DATE		41,882,970.91	
TOTAL FUND EQUITY			41,882,970.91
TOTAL LIABILITIES AND EQUITY			41,882,970.91

ALPINE CITY CORPORATION
BALANCE SHEET
SEPTEMBER 30, 2018

GENERAL LONG-TERM DEBT

ASSETS

95-1610	DEFERRED OUTFLOW PENSION	166,971.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	439,888.75	
	TOTAL ASSETS		606,859.75

LIABILITIES AND EQUITY

LIABILITIES

95-2090	SWEEPER LEASE	189,900.00	
95-2290	NET PENSION LIABILITY	187,159.00	
95-2410	DEFERRED INFLOWS PENSION	133,542.68	
	TOTAL LIABILITIES		510,601.68

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

95-2940	ACC COMP ABSENCES-CURRENT	84,584.35	
95-2950	ACC COMP ABSENCES	11,673.72	
	BALANCE - CURRENT DATE	96,258.07	
	TOTAL FUND EQUITY		96,258.07
	TOTAL LIABILITIES AND EQUITY		606,859.75

ALPINE CITY COUNCIL AGENDA

SUBJECT: Exception Request – Gateway Historic & Business Commercial Setback Requirements

FOR CONSIDERATION ON: October 23, 2018

PETITIONER: Bank of American Fork

ACTION REQUESTED BY PETITIONER: Approve setback exception.

BACKGROUND INFORMATION:

The petitioner, Bank of American Fork, submitted a request for an exception to the setback requirement for the Business Commercial Zone that was reviewed at the City Council meeting on October 9, 2018. They are proposing to build a new building on the property located at 105 South Main Street. There was a lengthy discussion concerning setbacks and eventually the City Council approved a motion. Following the meeting, there was some discrepancies between what the various parties involved thought were approved as setbacks. This item is back on the agenda to clarify the setbacks so site design can proceed. Proposed parking within the 30-foot setback area also needs to be approved by City Council. City Staff asked for a site plan drawing that clearly depicts setbacks for the proposed building.

According to Alpine City Development Code Article 3.7.5.1 buildings shall be setback not less than 30 feet from the property line on all streets.

And, article 3.11.4.3.5 says:

The planning commission may recommend exceptions to the Business Commercial Zone requirements regarding parking, building height, signage, setbacks and use of it finds that the plans proposed better implement the design guidelines to the City Council for approval.

The proposal is for the new building to match the same setbacks as the current building, with the building being rotated to provide an improved site triangle on the corner. These setbacks are 10'-2" on the north and 20'-10" on the west, both measured from 1-foot behind the sidewalk (these measurements would be 15'-2" and 25'-10" to the back of curb).

The Planning Commission reviewed this at their meeting of September 18, 2018 and made the following motion.

MOTION: Sylvia Christiansen moved to recommend approval of the setbacks on the north, the parking on the west, and moving the building ten feet to the east for the proposed Bank of American Fork.

Alan MacDonald seconded the motion. There were 4 Ayes and 2 Nays. Motion passed.

Ayes:
Alan MacDonald

Nays:
John Gubler

John MacKay
Sylvia Christiansen
David Fotheringham

Jane Griener

Article 3.22.7 of the Alpine City Development Code further addresses Reconstruction of non-conforming buildings as follows:

3.22.7 Extension (Enlargement) and Reconstruction of Non-conforming Buildings - Conditions. *A non-conforming building or structure or a building housing a non-conforming use may be extended or enlarged or reconstructed, subject to the prior approval by the City Council, after recommendation of the Planning Commission and such compliance with the following:*

- 1. The proposed extension or replacement shall be located entirely on the same lot or parcel as the present non-conforming structure and will conform with all existing setback and location requirements.*
- 2. The applicant shall submit a detail site plan showing the location of existing and proposed structures on the site and in the vicinity, existing lot boundaries, roads, driveways, parking areas, utilities and other significant features on the site and in the immediate vicinity.*
- 3. A finding made by a majority vote of the Council that:*
 - a. The proposed enlargement or extension will not significantly alter the character of the building or use or its impact upon the area.*
 - b. The building or use, if extended, will not have the effect of diminishing the value of property or the quality of living environment of adjacent properties.*
 - c. The proposed enlargement will not significantly increase the number of vehicles or pedestrians, or result in the establishment or increase of a safety hazard to the area.*
 - d. The proposed enlargement will not result in the establishment of a condition incompatible with the neighborhood area and the stated objective of the zone in which it is located.*

The Council may attach such conditions to its approval as are necessary to adequately protect the property and uses in the surrounding territory and the intent of the zone, including but not limited to, the providing of off-street parking access ways, landscaping features and additional setback of structures.

It is staff's opinion that the proposed site plan to reconstruct the non-conforming building meets the criteria established in 3.22.7.

In addition to the setback requirement, the petitioner is also seeking an exception to the off-street parking requirements found in Article 3.24.5.2, which says:

No portion of the setback area adjacent to a street shall be used for off-street parking unless recommended by the Gateway Historic Committee and Planning Commission, and approved by the City Council.

The proposed site plan shows 3 parking spaces located within the 30-foot setback area off Main Street (this matches existing parking), and overall provides more off-street parking than required by ordinance. The City has not had any issues with the existing parking spaces that are within the setback area over the many years they have been there, and staff feels that the proposed parking will be no different. Thus, staff recommends approving the exception for parking within the 30-foot setback area.

STAFF RECOMMENDATION:

Consider approving the requested setback and off-street parking exceptions.

Shane Sorensen

From: Jason Sandburg <jasons@cmautah.com>
Sent: Monday, October 15, 2018 4:27 PM
To: Shane Sorensen; Jed Muhlestein
Cc: Dale Buxton; Kelly Palmer
Subject: 2018-10-15 Bank AF Alpine_SITE PLANS.pdf
Attachments: 2018-10-15 Bank AF Alpine_SITE PLANS.pdf

Shane and Jed,

See the attached PDF showing the site plan for the Bank of American Fork branch. This PDF can be used in your next city council meeting to describe our request. Per your request, I have shown all setbacks from 1'-0" from back of sidewalk.

The attached drawing shows two plans, one for the existing building footprint with the current setbacks and the second site plan shows the new building with the same setbacks as the existing building. We are asking the city for an exception to their code which requires 30 feet setback to allow the same setbacks of the existing building and by doing so we will angle the building to solve two safety issues. First, it will get the building and the sign out of the corner view triangle. Second, it will redirect traffic to the east from the teller drive thru making it safer to exit the site and enter onto 100 south. We want to keep the same setback on the north because it is the only way we can make the site work since we need to have parking on the south of the building for the handicap stalls and a drive lane on the south. We want to keep the same setback on the west to get the visibility needed from the street and to keep cost down. As you know this requested setback is more than the building across the street so the city has allowed smaller setbacks in the recent past.

Our second request is for an exception to your zoning code requiring a 30 foot setback of the parking on the west side of the site. As you know we have, per the planning commission request, removed the parking near the street on the north side of the site, but would like to keep the parking on the west. The current site plan has parking closer than 30 feet as the attached illustrates. By keeping parking on the south of the building we allow for handicap stalls and other visitor stalls to be near the entrance of the building.

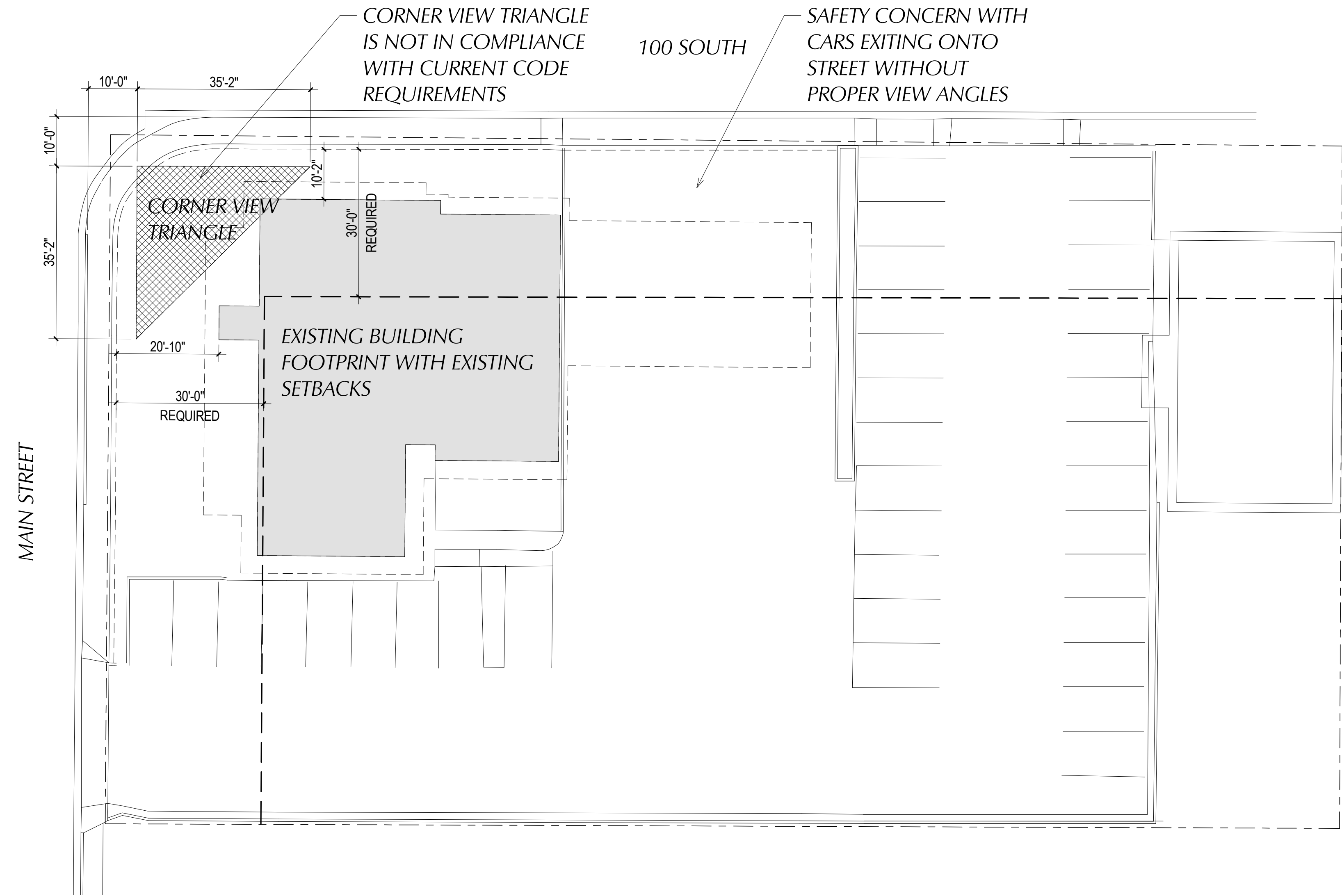
We are prepared to present this to the city council on Tuesday, October 23, 2018. If you have any questions please let me know.

Thanks

Jason Sandburg, AIA, NCARB
Project Architect
Curtis Miner Architecture, LLC
233 South Pleasant Grove Blvd. Suite 105
Pleasant Grove, Utah 84062
Phone: (801) 769-3000
Fax: (801) 769-3001
jasons@cmautah.com
www.cmautah.com

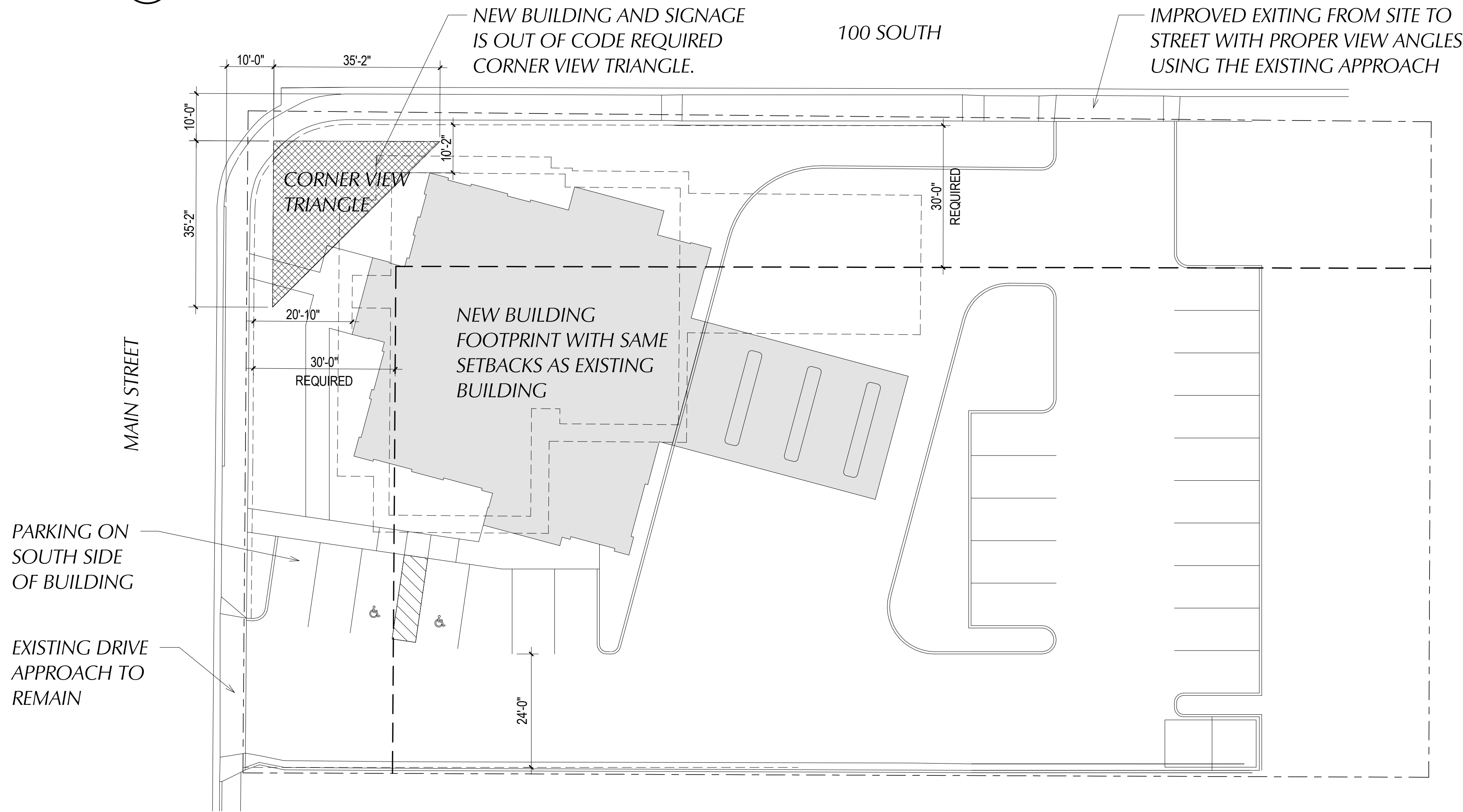


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1 SITE PLAN - ALPINE - EXISTING
X100 | SCALE: 1/16" = 1'-0"

AS REQUESTED BY THE CITY,
ALL SETBACKS ARE MEASURED
FROM 1'-0" BACK SIDE OF
SIDEWALK



2 SITE PLAN - ALPINE - PROPOSED
X100 | SCALE: 1/16" = 1'-0"

BANK OF AMERICAN FORK
PROTOTYPE

113 S MAIN STREET
ALPINE, UT 84004

15 OCT 2018



CURTIS MINER
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
cma@cmautah.com

ALPINE CITY COUNCIL AGENDA

SUBJECT: Major Subdivision Final Review – The Ridge at Alpine PRD – Phase 1

FOR CONSIDERATION ON: 23 October 2018

PETITIONER: Paul Kroff

ACTION REQUESTED BY PETITIONER: Recommend approval of Phase 1 final plat.

BACKGROUND INFORMATION:

The final plat for Phase 1 of The Ridge at Alpine Subdivision includes 9 lots ranging in size from 0.46 acres to 3.15 acres on a site that is approximately 133.68 acres. It is proposed to include approximately 123.74 acres of private open space. The site is located in the CR-40,000 zone.

The Planning Commission reviewed the final plat and made a motion to approve it but the motion did not pass.

MOTION: John Gubler moved to recommend approval of The Ridge at Alpine PRD with the following conditions:

1. Provide alternate addresses for Lots 68 and 69.
2. Lot 64 would have no access onto Elk Ridge Lane because of the detention pond.
3. The developer would follow Engineering recommendations, including addressing redlines on the plat and construction drawings, working with staff on variable speed pumps, provide documentation of the demolition of the old Grant residence and septic tank, meet the water policy with Alpine Irrigation, Co. shares, and provide an engineer's cost estimate for all Phase 1 construction items.
4. Water and sewer easements be included on Lot 72.
5. Lot 70 would have no access from Elk Ridge Lane.
6. Any easements required for trails and ponds be included on the plat.
7. The Planning Commission recommends the trail alignment as presented, subject to consent from the Nash and Hamilton families to include trails on their property.
8. The Planning Commission believes that Lot 72 meets the requirements of the ordinance.

Alan MacDonald seconded the motion. There were 3 Ayes and 2 Nays. The motion did not pass.

Ayes:

John MacKay
Sylvia Christiansen
John Gubler

Nays:

Alan MacDonald
Jane Griener

STAFF RECOMMENDATION:

Review Final Plans for Phase 1 of The Ridge at Alpine PRD Subdivision.

Memo



To: Alpine City Council

From: Jed Muhlestein, P.E. *JM*
City Engineer

Date: October 4, 2018

Subject: The Ridge at Alpine PHASE 1 - ENGINEER'S FINAL REVIEW
9 Lots on 133.68 Acres, CR 40,000 Zone

This memo is written to highlight a few changes made from the last Phase 1 Final application presented to the City Council.

1. The original submittal for Phase 1 included 15.38 acres, it is now including 133.68. The Developer is including all open space that contains trails in Phase 1.
2. The variable speed pump, as mentioned in the Development Agreement, has been somewhat of a moving target with several unknowns going on in the city at this time. Upon further review, Staff agrees with the agreement that the pump and infrastructure should be installed with Phase 1. This is mentioned in the recommendations from the Engineering letter.
3. The Developer has provided secondary access information and it has been approved by the Fire Chief.
4. The Developer has provided Grove Drive right of way dedication exhibits for review and they are approved.
5. The Developer is currently working with the Trail Committee and hopes to have a resolution on alignments prior to the meeting. **Approval should be conditioned upon all parties approving the proposed trails and said trails being shown on the plat as approved.**
6. Staff has received a question regarding the height of Lot 72. The proposed shown building pad for the lot is 5,340. The highest cul-de-sac in Heritage Hills Plat C (Deer Crest Circle) has an elevation of 5,240. The difference is 100 feet.

For more information refer to Planning and Engineering letters written previously. For convenience, the recommendations for approval are listed below.

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

Planning Recommendations:

- **The Developer eliminate or modify “Lot 72” to meet the scenic intent and dwelling cluster requirements of a PRD.**
- **Developer provide required screening (solid privacy fence or masonry wall) between the trailhead parking and adjoining residential lots.**
 - o *The Developer should be prepared to show the Council what type of walls are proposed*
- **Lot 69 and 70, which each have double frontage, receive a recommendation from Planning Commission and approval by City Council.**
 - o *This was discussed at Planning Commission. Only Lot 70 is double fronted and needs the “NO ACCESS” note – this item has been corrected on the plat*

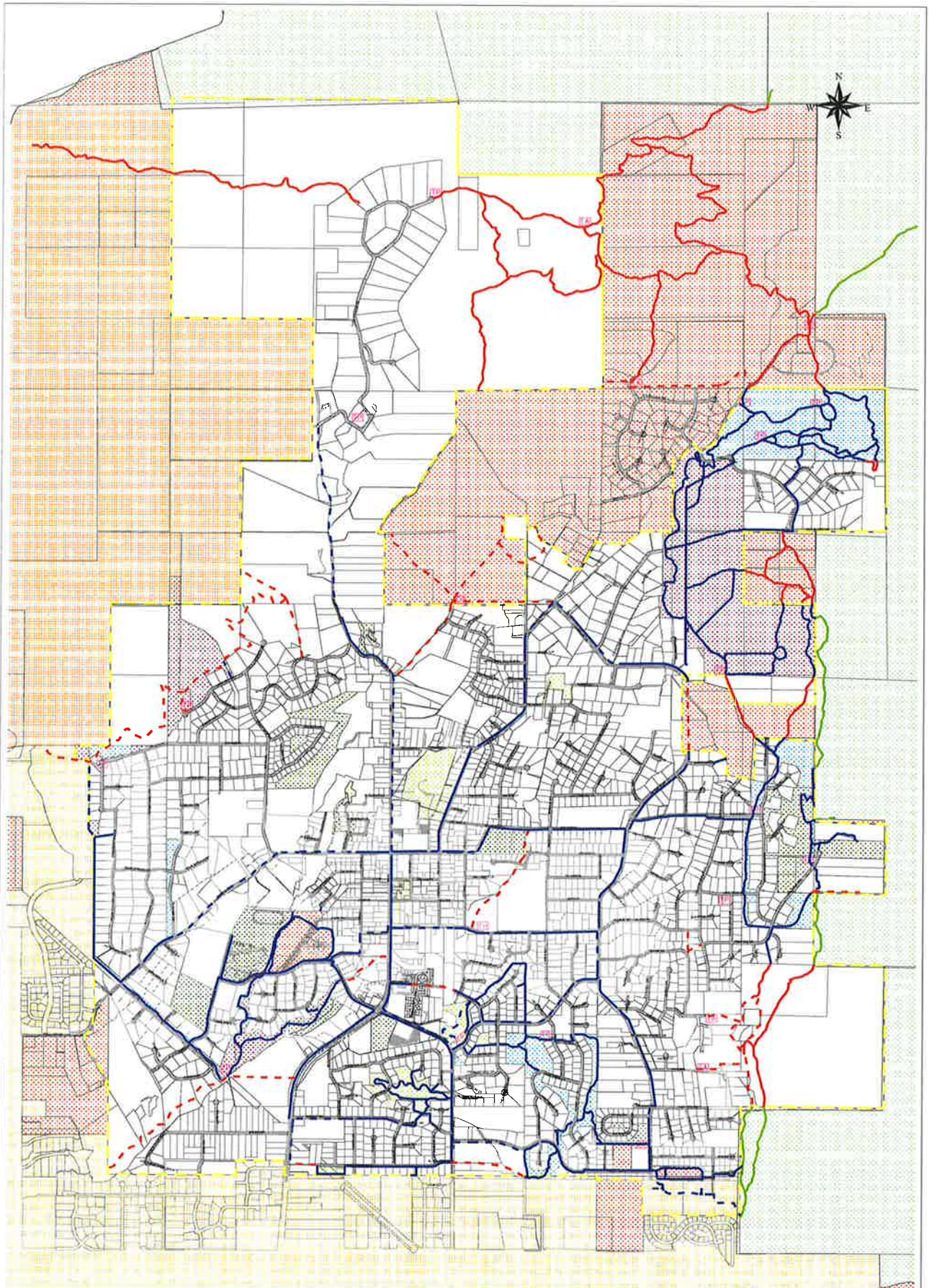
Engineering Recommendations:

The Developer shall:

- **address redlines on construction drawings;**
- **provide a design for the variable speed pump, provide a cost estimate for bonding purposes, construct it with the Phase 1 improvements;**
- **provide documentation of demolition at the old Grant residence. If a sewer septic system exists, remove it prior to recording or provide a bond to do so;**
- **meet the water policy with Alpine Irrigation Co. shares;**
- **provide an engineer’s cost estimate for all Phase 1 construction items, including offsite infrastructure and trails and the Grove Drive improvement costs;**
- **dedicate the Grove Drive right of way along with recording;**
- **provide funds to the city for the future costs of improving Grove Drive per the Development agreement;**
- **build retaining walls that meet current ordinances for the driveway of Lot 72 prior to receiving a building permit for the lot.**

Recommendations from this letter:

- **All parties (trail committee, Developer, City Council) shall agree upon the alignment of the proposed trails as shown on the plat.**



Plot Date:
09 Aug 2005

Trail Master Plan Adopted March 9, 2004

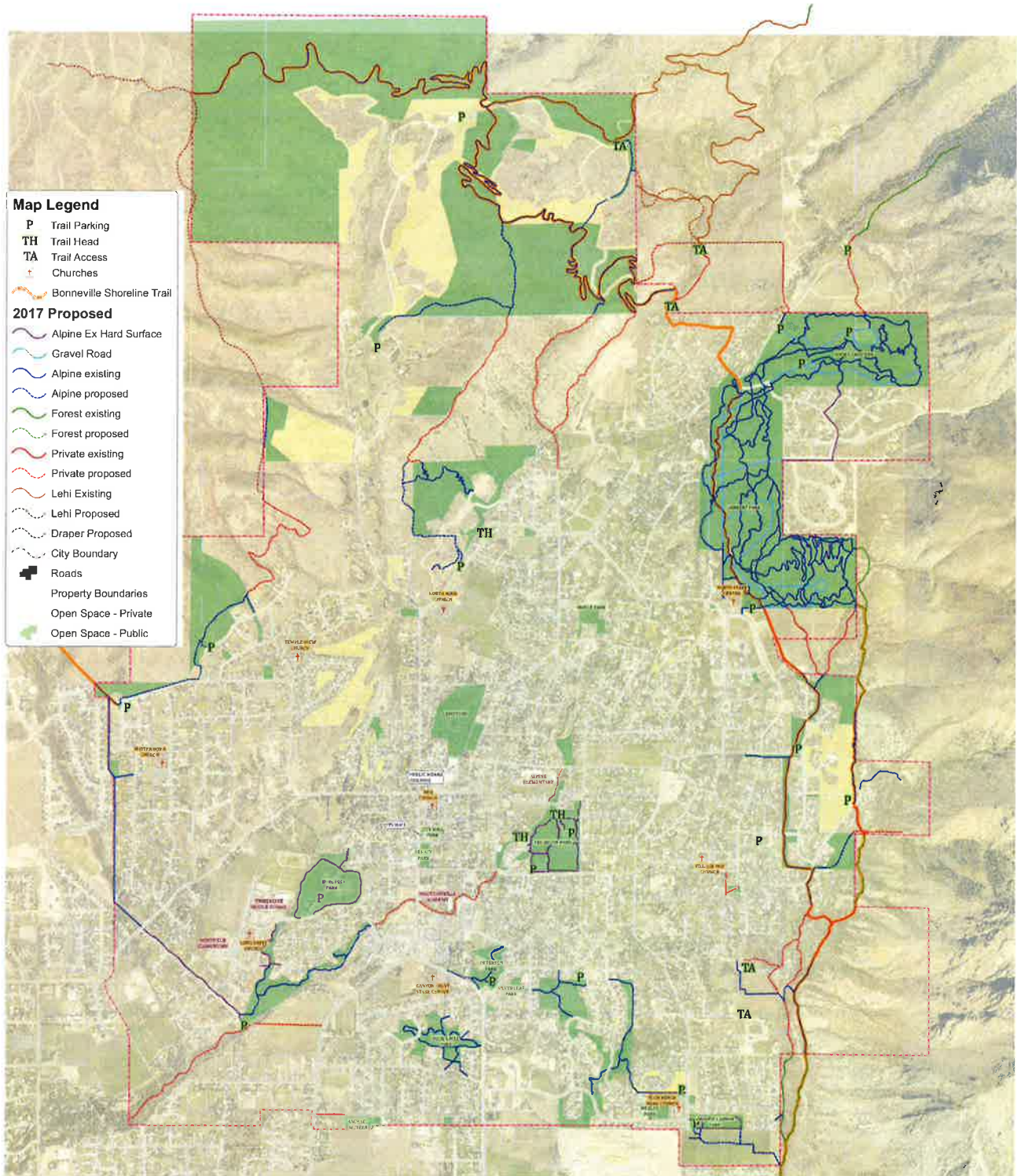
Scale: 1" = 1600'

Alpine City does not have legal Rights-of-Way to all trails shown on this map. This map is for planning purposes, easements will need to be acquired for many of the shown trails.



Map Legend

- P Trail Parking
- TH Trail Head
- TA Trail Access
- Churches
- Bonneville Shoreline Trail
- 2017 Proposed**
- Alpine Ex Hard Surface
- Gravel Road
- Alpine existing
- Alpine proposed
- Forest existing
- Forest proposed
- Private existing
- Private proposed
- Lehi Existing
- Lehi Proposed
- Draper Proposed
- City Boundary
- Roads
- Property Boundaries
- Open Space - Private
- Open Space - Public



Trail Master Plan

0 0.125 0.25 0.5 0.75 1 Miles



Prepared Oct 2017



Date: August 31, 2018

By: Austin Roy
City Planner

Subject: **Planning and Zoning Review**
The Ridge at Alpine PRD Final Plat – PHASE 1
Approximately 1100 North Grove Drive – 9 lots on 15.38 acres

Background

The Ridge at Alpine Planned Residential Development (PRD) proposed subdivision includes a total of 72 lots ranging in size from 0.46 acres to 3.15 acres on a site that is approximately 189.5 acres. It is proposed to include approximately 127.3 acres of private open space. Approximately 68.6 acres of that open space is already recorded as a conservation easement. It is also proposed to include 2 acres of public open space to be used as a family park. The first phase of development consists of 9 lots on 15.38 acres. The site is located in the CR-40,000 zone.

The Ridge at Alpine is unique in that it has two parts, land that was annexed and land that was already in the City. Each part has unique requirements which are outlined below for reference.

OBERRE ANNEXATION REQUIREMENTS

Development Agreement

178.9 acres of the property was annexed into Alpine City and a development agreement (see packet) was executed between the City and the Developer. The details of the agreement are unique to this development and may not be consistent with typical subdivision requirements.

Lot Area and Width Requirements

The Development Agreement (DA) limits the number of lots to be developed on the property. The Developer shall use the base density for the CR-40,000 zone with no bonus density awarded for any public or private open space. In addition, the existing conservation easement on the property will not be included in calculating the base density for the development (DA 3.2). The total number of lots allowed within the annexed area is 60 lots. The developer shows no more than 60 of the 72 lots within the annexed area. This is consistent with the terms of the agreement.

The DA also limits the size of the lots. No more than 20% of the lots to be developed shall be less than 30,000 square feet in area, with no lot being smaller than 20,000 square feet in area (DA 3.3). No lot is shown to be less than 20,000 square feet and 6 lots or 8% of the annexed area are less

than 30,000 square feet. The size of the proposed lots is consistent with the terms of the development agreement.

Each lot shall abut upon and have direct access to an adjacent public street. The width of each lot shall be not less than 90 feet (as measured along a straight line connecting each side lot line at a point 30 feet back from the front lot line). The length of the front lot line abutting the City street shall be no less than 60 feet (Section 3.9.7.6). Each proposed lot appears to meet the requirements.

PRD REQUIREMENTS (PROPERTY NOT IN OBERRE ANNEXATION)

Planned Residential Development (PRD) Determination

The 10.6-acre area of the development that is not a part of the development agreement is proposed to be developed as a PRD. The Planning Commission made a recommendation to the City Council and the PRD proposal was accepted by the City Council on September 13, 2016 provided that open space be designated as a soccer field with the gradation and preparation of the park to be the responsibility of the developer in the first phase, and apply the wording of the Oberre Annexation Development Agreement relating to lot size to this property.

Planning Commission recommended on the preliminary plans that the **2 acres open space designated for a soccer park be used as a family park instead**. Open space has been proposed as an incentive for receiving PRD status approval and thus allows for smaller lots in this area of the development. The developer is proposing that the park be preserved for a later stage of development, and thus to meet the open space requirement for Phase 1 the developer has set aside 4.26 acres as open space.

Lot Area and Width Requirements

Since the City Council has required that the DA language apply to the area outside of the Oberre Annexation if it is developed as a PRD, the development as a whole will need to have no more than 20% of the lots less than 30,000 square feet and no lot less than 20,000 square feet. The plan shows 7 more lots outside of the Oberre Annexation that are less than 30,000 square feet making a total of 13 lots for the entire development. That is 18% of the development which is consistent with the language of the DA.

The width of each lot shall be not less than 90 feet (as measured along a straight line connecting each side lot line at a point 30 feet back from the front lot line). The length of the front lot line abutting the City street shall be no less than 60 feet (Section 3.9.7.6). Each proposed lot appears to meet the width requirements.

Public Trails

As part of the PRD requirements the proposed subdivision shall include trails. Two trails are included in the plans for the subdivision one along the westerly property boundary, with part of the trail cutting through the conservation easement, and a second trail accessed from the proposed trailhead at the base of lot 72. Trail easements are required to be set aside for the proposed trail alignments of the two trails. Final trail alignment is subject to approval of the Trail Committee.

With regards to the trailhead, the developer is providing all required engineering aspects of the trail head parking, which is located within the trail easement of Phase 1. The trail head is planned to be a gravel surface which will be treated with a mag-chloride solution to prevent dust and erosion. The trailhead plan also includes a City standard light post for lighting and will be located near the entrance to the trail head, where signage will also be located.

Parking

At concept, it was discussed that the developer needed to add parking for both the proposed trailhead and soccer field. The trailhead is located in Phase 1 of the subdivision and is planned to have approximately 13 off-street parking stalls for the trailhead (located at the base of lot 72 in Savannah Circle). The developer has proposed that the trailhead off-street parking be done in gravel. Parking will have required lighting (see trails section above).

Screening is required for the trailhead parking lot, this means if the sides and/or rear of the parking lot should adjoin a residence, that it shall be required to provide screening via solid privacy fence or masonry wall.

Staff recommends approval of the proposed parking plan for Phase 1, with the condition that screening be added between the parking lot and adjoining residential properties.

GENERAL REMARKS

Lot Frontage

Ordinance prohibits double frontage lots. Lot 69 and 70 are lots with double frontage and require recommendation from Planning Commission and approval of City Council.

Lot 72

This has been covered extensively by staff at both concept and preliminary stages and these concerns remain on the Final Plat for Phase 1.

Section 3.9.1.D of the PRD ordinance states that the proposed project must demonstrate that it will “preserve open space to meet the recreational, scenic, and public service needs.” In addition, the dwelling cluster requirements (section 3.9.6.1) states that “**All lots shall be located within a designated development cluster.** Each cluster shall contain no less than three (3) separate lots.” Staff does not feel that “lot 72” does not meet the scenic intent and dwelling cluster requirements of a Planned Residential Development. Due to the above concerns staff recommends that “lot 72” be eliminated or modified to address concerns.

RECOMMENDATION

The Planning and Zoning Department recommends that Phase 1 be approved with the following conditions:

- **The Developer eliminate or modify “Lot 72” to meet the scenic intent and dwelling cluster requirements of a PRD.**
- **Developer provide required screening (solid privacy fence or masonry wall) between the trailhead parking and adjoining residential lots.**
- **Lot 69 and 70, which each have double frontage, receive a recommendation from Planning Commission and approval by City Council.**



Date: September 20, 2018

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

Subject: **The Ridge at Alpine PHASE 1 - ENGINEER'S FINAL REVIEW UPDATED
9 Lots on 133.68 Acres, CR 40,000 Zone**

This is the engineering review for The Ridge at Alpine Phase 1 Final subdivision plans, a separate Planning Review will also be completed which will discuss PRD requirements, amongst other things. The proposed development consists of 72 lots on 189.5 acres, with this phase being 9 lots on 133.68 acres. The development is located in the CR 40,000 zone, west of the Cove subdivision and north east of Heritage Hills Plat A. A map is attached showing Phase 1 and how it correlates to the rest of the development.

Phase 1 Street System

The street system for Phase 1 extends Elk Ridge Lane to provide frontage and access to the nine new lots. Because the road extends into the urban wildland interface, an emergency access is required by ordinance (3.12.7.4). The applicant is proposing a 20-foot wide paved access and easement for such to extend to Grove Drive. The width and access meet code, the Fire Chief has reviewed and approved the proposal.

The Development Agreement requires right-of-way dedication along Grove Drive for the Steve Zolman property. It also requires payment for the improvement costs of the Zolman property and intersection improvements. **These items will be required prior to recording the subdivision.**

Phase 1 Utilities

Sewer System

All proposed lots will be able to be serviced by gravity flow to the existing 8-inch main line in Elk Ridge Lane. New 4-inch sewer laterals are shown for each lot. Laterals for future lots on the east side of Elk Ridge Lane will also be installed at this point to avoid unnecessary future road cuts. The Grant residence has been removed from the property, it was located on Lot 67. **Prior to recording or construction the Developer is required to verify the home utility connections were properly terminated and provide documentation of such.** In terms of sewer, it

is unknown if the home was on a septic system. If it was, the entire septic system should be removed from the property to not cause any future problems with roads, infrastructure, or residential construction. Assuming the development will record prior to building, **the potential sewer septic issue needs resolved prior to recording.** The construction bond should include costs to remove the septic system, if one exists.

Pressurized Irrigation System

Phase 1 will include the appropriate infrastructure to serve the proposed nine lots as well as stub for future lots on the east side of Elk Ridge Lane. Horrocks Engineers has modeled the site and recommends a 12-inch irrigation main to be installed from Grove Drive to the intersection of Elk Ridge and East View Lane. This is a master planned improvement and is larger than needed for the subdivision but benefits the city as a whole. The minimum required mainline size in residential roads is a 6-inch line. The city would be responsible for and use impact fees to pay the cost of upsizing this mainline to 12-inch. The 12-inch line would need extended to East View Lane as shown on the plans. The remainder of the subdivision would use 6-inch lines for main roads including the northern most cul-de-sac and 4-inch lines for the minor cul-de-sacs. Connection to the lines in Grove Drive and Elk Ridge is shown on the plans. Staff has checked with Horrocks Engineers, the master planned connection does not need to occur until those phases of development are built. Phase 1 will have adequate pressures as proposed.

Source of water is an ongoing problem in the high zone, where the development is proposed. The development agreement discusses the responsibility of the developer to install a variable speed pump at the Fort Creek booster station which could be used to pump water to this zone from the low zone. There have been several discussions back and forth amongst Staff regarding other projects that may have affected this requirement, but Staff has ultimately decided that the variable speed pump does need installed per the Development Agreement. **Prior to recording Phase 1, the variable speed pump needs to be designed, approved, and bonded for.**

New 1-inch laterals are shown to be installed for each new lot except Lot 72. The building pad for Lot 72 sits above the maximum elevation to which the system can serve and would therefore be watered with culinary water only.

Culinary Water System

The culinary system was discussed at length at Preliminary, the details are included below. Phase 1 will include the appropriate infrastructure to serve the proposed nine lots as well as stub for future lots on the east side of Elk Ridge Lane.

The subdivision is very close to the 5,350-foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by ordinance. The culinary water master plan calls for a new 10-inch main to be installed from the Grove tank to the 90-degree bend in Grove Drive that would provide minimum fire flows to the area. The development agreement specifies it is the responsibility of the developer to bring offsite utilities to the development (section 4.2.1). Discussions have indicated that the size of homes desired in the upper portion of the development may require a larger line to meet the fire protection demands.

The developer has elected to install a 16-inch line instead of the 10-inch, which increases fire flows to 2,750 gpm. With 2,750 gpm available fire flow, the maximum sized home to be built without the need for fire sprinklers or alternate construction materials would be 11,300 square feet based on the International Fire Code. Because the homes are located within the Urban/Wildland Interface, the Fire Chief may still require fire sprinklers by law.

The fire flow for this development was dependent upon the completion of the water system improvements in Three Falls and Fort Canyon Road. These improvements are complete and in operation.

1-inch laterals with $\frac{3}{4}$ -inch meters are required, and shown, for each new lot.

The Fire Chief has reviewed and approved the culinary system design.

Storm Water Drainage System

The storm drain system was discussed at length at Preliminary. For information purposes the details of that are included below. Each phase of development must be able to stand alone in terms of infrastructure. Phase 1 will include the appropriate infrastructure to serve the proposed nine lots. This requires a temporary storm drain retention pond as shown on sheet 4.3 of the construction drawings (attached). This pond will provide adequate storage for potential offsite flows as well as onsite. Speaking of offsite flows, the debris flow nets will also be required to be built at this time to protect the homes below. The plat mentions the recommendation (as found in the storm drain report) that homes along Savannah Circle and Elk Ridge be raised 1.75 feet above the curb the protect from potential offsite flows.

The storm water system design and drainage report has been submitted, reviewed, and approved with some redline comments. There are four main topics to cover concerning storm water.

1. School House Springs Drainage and Existing Irrigation Ditches.

The school house springs drainage enters Alpine City on the top west side of Alpine Cove. From there it travels southward until it enters the Zolman property. Section 4.7.19 of the development code requires existing ditches to be piped. A 30-inch pipe is proposed to capture this drainage and route it through the property.

The Northfield Ditch also runs through the property. This ditch has been abandoned and therefore will not be required to be piped through the property. The plans require welding a metal plate at the upstream head gates to ensure water will not enter the abandoned ditch.

2. Onsite Drainage.

Onsite drainage consists of a piped system to capture and route water to three different detention basins. Each basin is designed for the 100-yr storm event which releases water to the existing drainages in the area. On Catherine Way there is a low point in the road which would cause flooding problems for events greater than a 10-year storm. Because of this a drainage swale is proposed between lots 44, 45 and 49, 50. The swale would adequately route larger storm event flows to the pond south of Annie Circle without causing a flooding risk for the nearby homes. This swale should

remain open, no fences allowed. Notes to be placed on Final Plat for that phase.

3. Hillside/Offsite Drainage.

The geotechnical report highlighted the issue of debris flows that would enter the development from the west side in the event of post fire flows or heavy rainfall events.

The Developer contracted with IGES to design debris flow nets to capture these flows and mitigate the potential problem. The nets are designed to capture the debris, water would be allowed to pass through the nets and continue down the drainage.

The water that passes the nets would follow Savannah Cir, Elk Ridge Lane, Zachary Way, and Annie Circle to make its way to the detention pond. Calculations have been done to show that the homes along this route would not be flooded in the event of a post fire situation if they were required to build at least 1.75 feet above the curb. A note will be placed on the final plat for the appropriate phases and checked prior to Final Approval for this requirement. The Drainage Reports and IGES design for debris flow nets were attached to the Preliminary report and can be found there.

4. Low Impact Development.

March 1, 2016, the State of Utah implemented into the General MS4 Permit (Small Municipal Separate Storm Sewer Systems) the requirement of all developments to evaluate Low Impact Development (aka - LID) for their site. LID is a measure of handling storm water and improving water quality. LID emphasizes conservation and the use of on-site natural features to protect water quality. There are many ways to meet the LID requirement. LID can be met by the use of drainage swales, rainwater harvesting, curb cuts to direct water to smaller local basins, and so on. The developer shows in the storm water calculations that LID will be implemented at the building permit level with each new lot retaining the 90th percentile storm, which equates to about a 2-year, 1-hr rainfall event for Alpine City. This is something Alpine is doing for all new homes within the city as required by the State. This is not done just as a measure of protecting water quality, but also protecting against runoff from one property to another.

Geotechnical / Hazard Reports

Geotechnical Report

The proposed development falls within the Geologic Hazards Overlay Zone as well as the Urban/Wildland Interface. The developer provided a Geotechnical Report, it was included at Preliminary and discussed in depth there. The report is mentioned on the Phase 1 plat.

Hazard Report

The Developer contracted with IGES to provide further information regarding certain hazards.

The report covers rock fall and debris flow in more depth. It was determined that there is a low to moderate rock fall hazard for most the lots along the westerly side of the development.

Future phases in the north westerly area were considered to have a moderate rockfall hazard and IGES recommended more studies be done in the area prior to development to determine if larger setbacks or other mitigation efforts would be required. Staff would recommend that report be a

condition of final approval for the appropriate phase of development. The report recommended disclosure to future buyers of lots along the westerly side of the potential rock-fall hazard. A note should be placed on the plat for any phase of development that contains these lots. The Phase 1 plat references the hazards report for future property owners.

The report also looked further into debris flow from Big Hollow canyon. This canyon exits near Lot 72 and onto Savannah Circle. The worst-case scenario would be floods from a post-fire situation. IGES provided a design for debris flow nets that would capture the potential debris from such an event but would allow the water to pass through. This design is similar in nature to what the city built in Box Elder where water is allowed to pass but the debris is captured. The location of two debris flow nets are shown in the report.

Lot 72

Lot 72 (named Lot 69 at Concept) has been discussed all throughout the approval process. A design has been provided which meets fire flow and pressure standards per to Horrocks' review. Pressurized irrigation will not be served on this lot due to its elevation. The driveway design follows an existing dirt road with retaining walls that were recently constructed without a building permit. The walls currently would not meet city ordinance and would need to be rebuilt per city ordinances. Pictures attached. The Developer has provided a concept design that shows a wall could be built that would meet City Ordinance. **Staff recommends no building permit be issued for Lot 72 prior to the wall being removed and replaced with one which meets current ordinances at the time of construction.**

The Developer has provided a fire access/driveway design for Lot 72, the Fire Chief has reviewed and approved the design.

There has been discussion regarding the location of the building pad of Lot 72. It should be noted that if the building pad is to be located near the frontage of Savannah Circle, improvements to the side yard would be required to keep offsite flows from flooding the home.

Existing buildings

As mentioned previously, the property has existing buildings onsite. Prior to the recordation of any phase of development that contains existing buildings, the existing building(s) must be removed, existing services either re-used or cut/capped/removed or a bond provided to ensure those things will happen prior to a building permit being issued on the affected lot(s).

General Review Remarks

The construction drawings have some minor redlines to correct.

The water policy will need to be met. The Development Agreement requires the water policy to be met with Alpine Irrigation Co. shares.

The Developer will need to provide an engineer's cost estimate for all appurtenances associated with Phase 1 including but not limited to the offsite debris flow nets, trails, secondary access road,

Grove Drive improvements, and storm drain infrastructure.

ENGINEERING RECOMENDATION

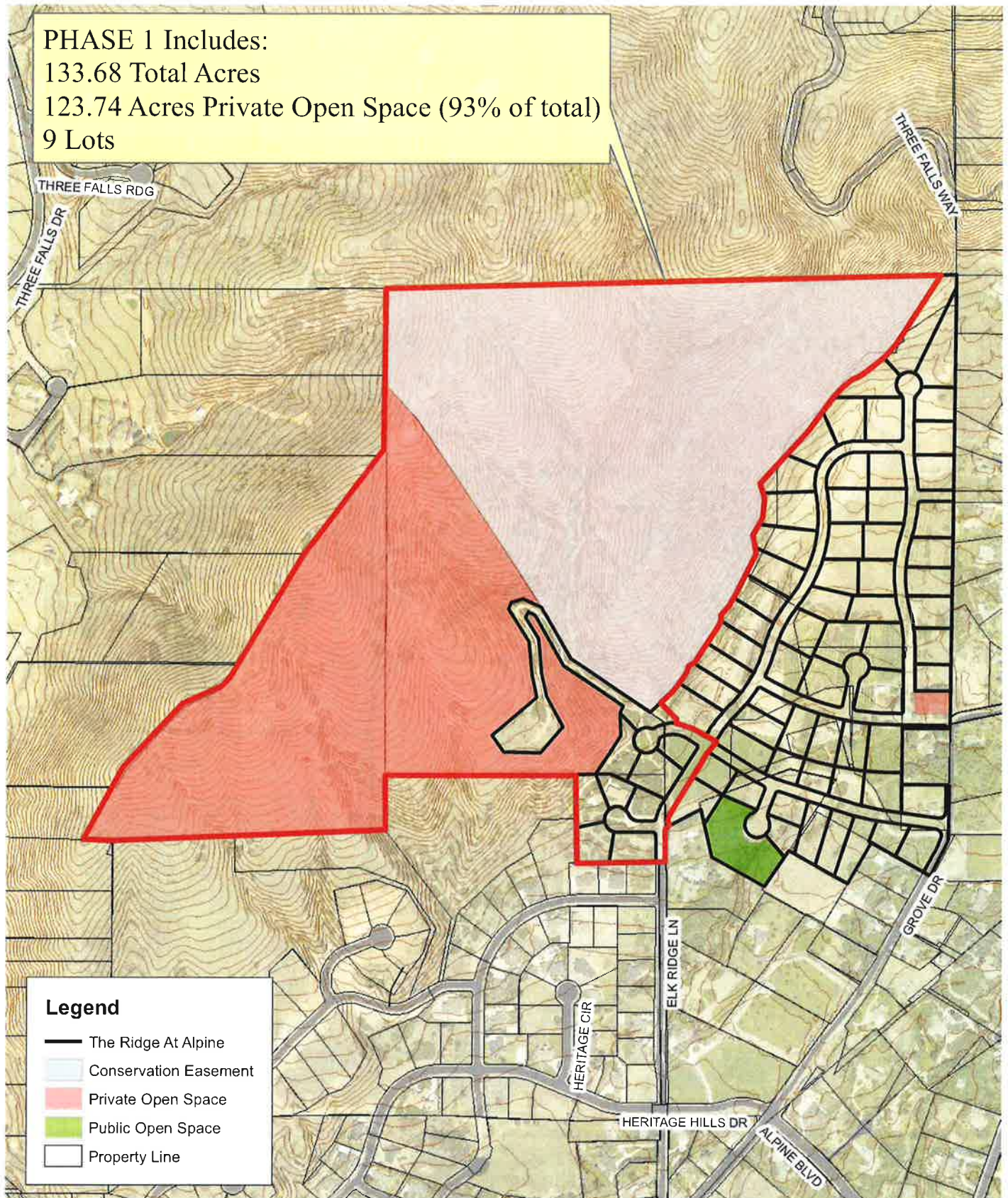
Engineering recommends that Final Approval of the proposed development be approved with the following conditions:

- **The Developer:**
 - address redlines on construction drawings;
 - provide a design for the variable speed pump, provide a cost estimate for bonding purposes, construct it with the Phase 1 improvements;
 - provide documentation of demolition at the old Grant residence. If a sewer septic system exists, remove it prior to recording or provide a bond to do so;
 - meet the water policy with Alpine Irrigation Co. shares;
 - provide an engineer's cost estimate for all Phase 1 construction items, including offsite infrastructure and trails and the Grove Drive improvement costs;
 - dedicate the Grove Drive right of way along with recording;
 - provide funds to the city for the future costs of improving Grove Drive per the Development agreement;
 - build retaining walls that meet current ordinances for the driveway of Lot 72 prior to receiving a building permit for the lot.

Attachments

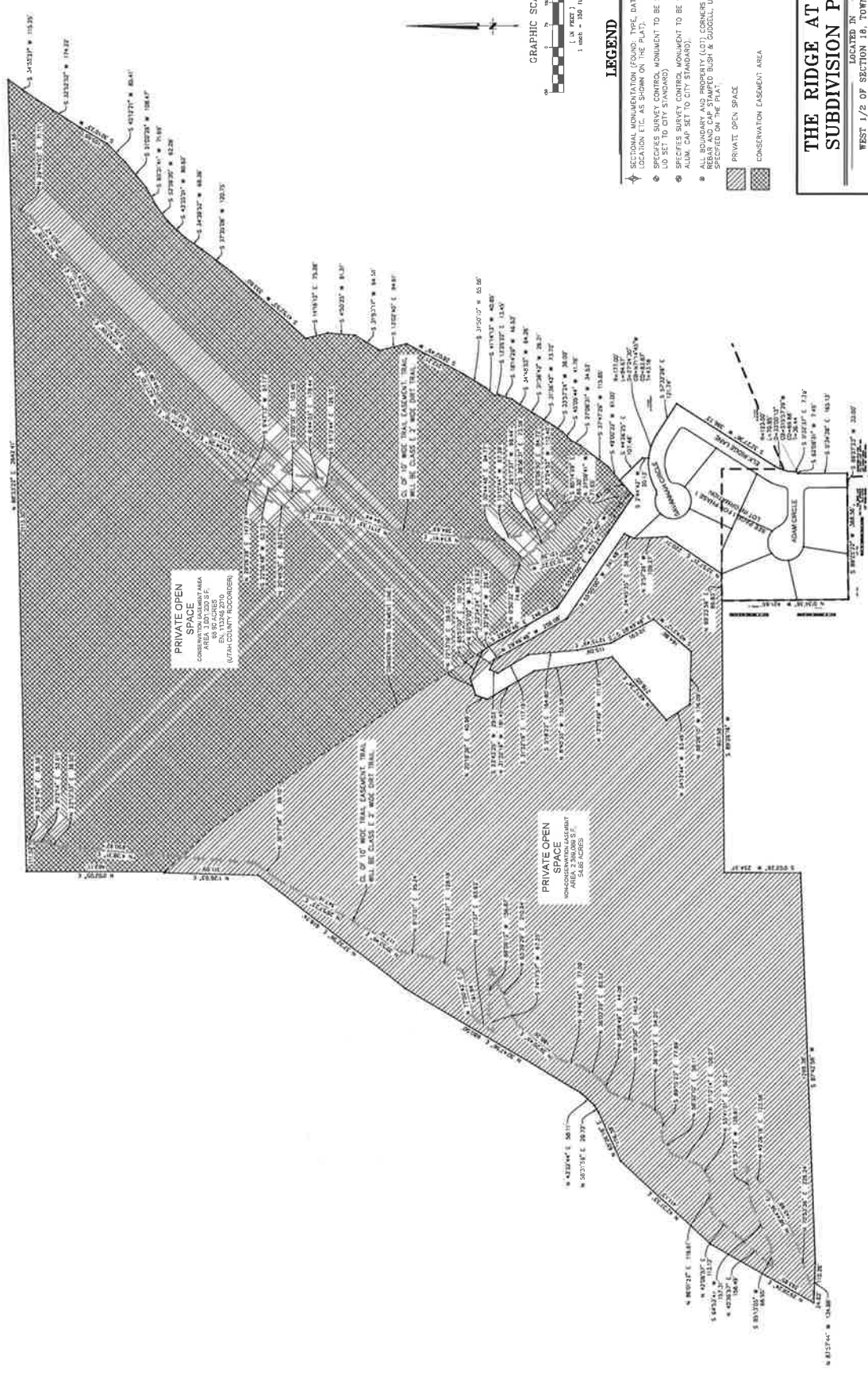
- **Phase 1 Map**
- **Phase 1 Plat**
- **Secondary Access Route & Fire Chief Letter**
- **Phase 1 Construction Phasing**
- **Annexation Development Agreement**
- **Lot 72 Access and Retaining Wall Design**
- **Lot 72 Existing Retaining Walls**
- **Grove Drive Dedication Exhibit**

PHASE 1 Includes:
133.68 Total Acres
123.74 Acres Private Open Space (93% of total)
9 Lots



The Ridge At Alpine PHASE 1





- LEGEND**
- SECTION MONUMENT (CROSS) TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT
 - SPECIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD)
 - SPECIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REDAR & ALUM. CAP SET TO CITY STANDARD)
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" STEEL ROD AND 1/2" BUSH & GUGGELL UNLESS OTHERWISE SPECIFIED ON THE PLAT
 - PRIVATE OPEN SPACE
 - CONSERVATION EASEMENT AREA

THE RIDGE AT ALPINE SUBDIVISION PHASE 1

LOCATED IN
WEST 1/2 OF SECTION 18, TOWNSHIP 4 SOUTH,
RANGE 6 EAST, SAGINAW COUNTY, MICHIGAN
PREPARED FOR:
SBP HOLDINGS INC.

DATE: 03-28-18
SHEET 2 OF 2

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
185 N. PFEIFFER RD.
ALPINE, UTAH 84004
PH: 435.533.1111
WWW.BUSHANDGUDGELL.COM

PREPARED FOR:
SBP HOLDINGS INC.
185 N. PFEIFFER RD.
ALPINE, UTAH 84004

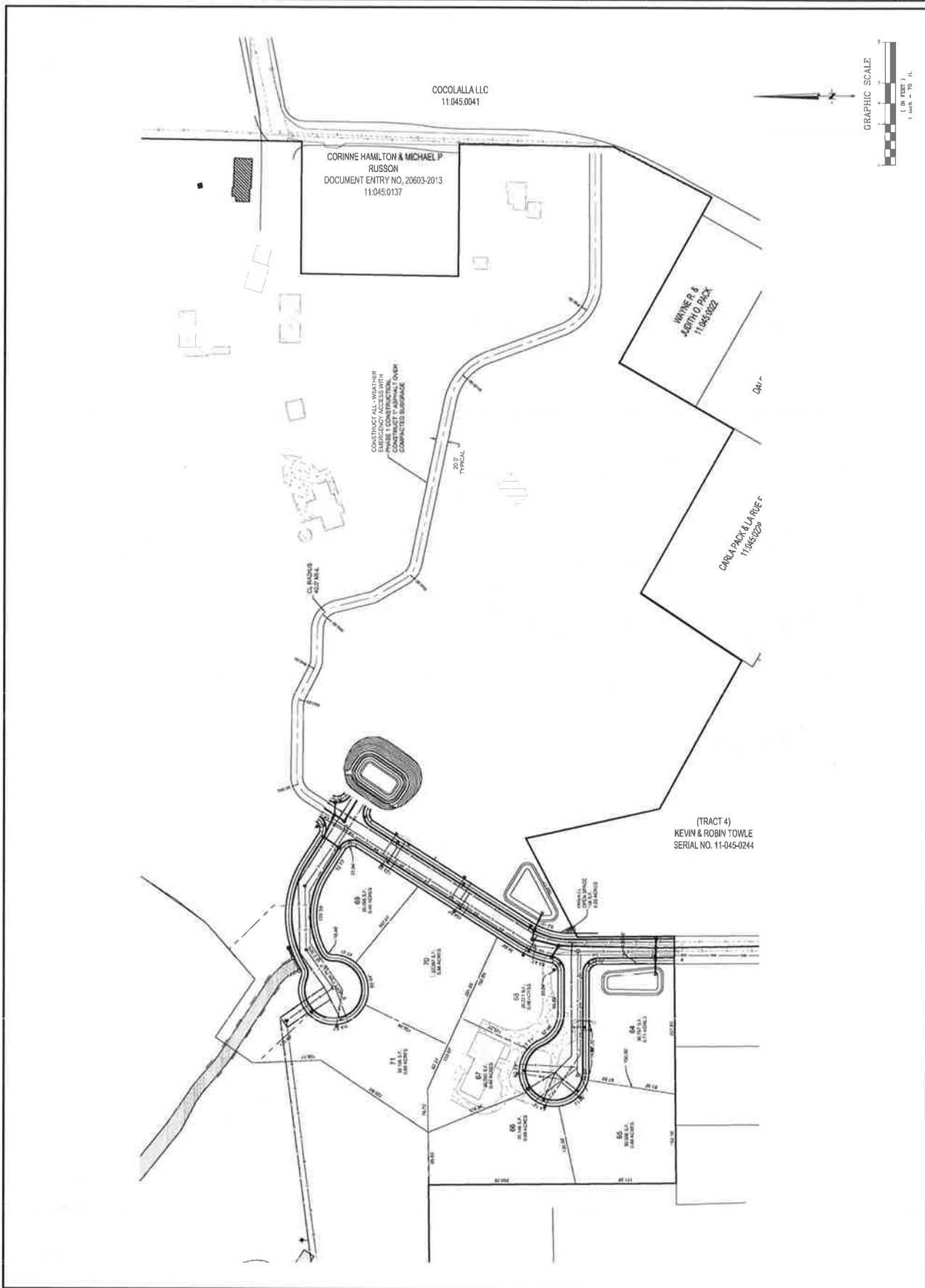
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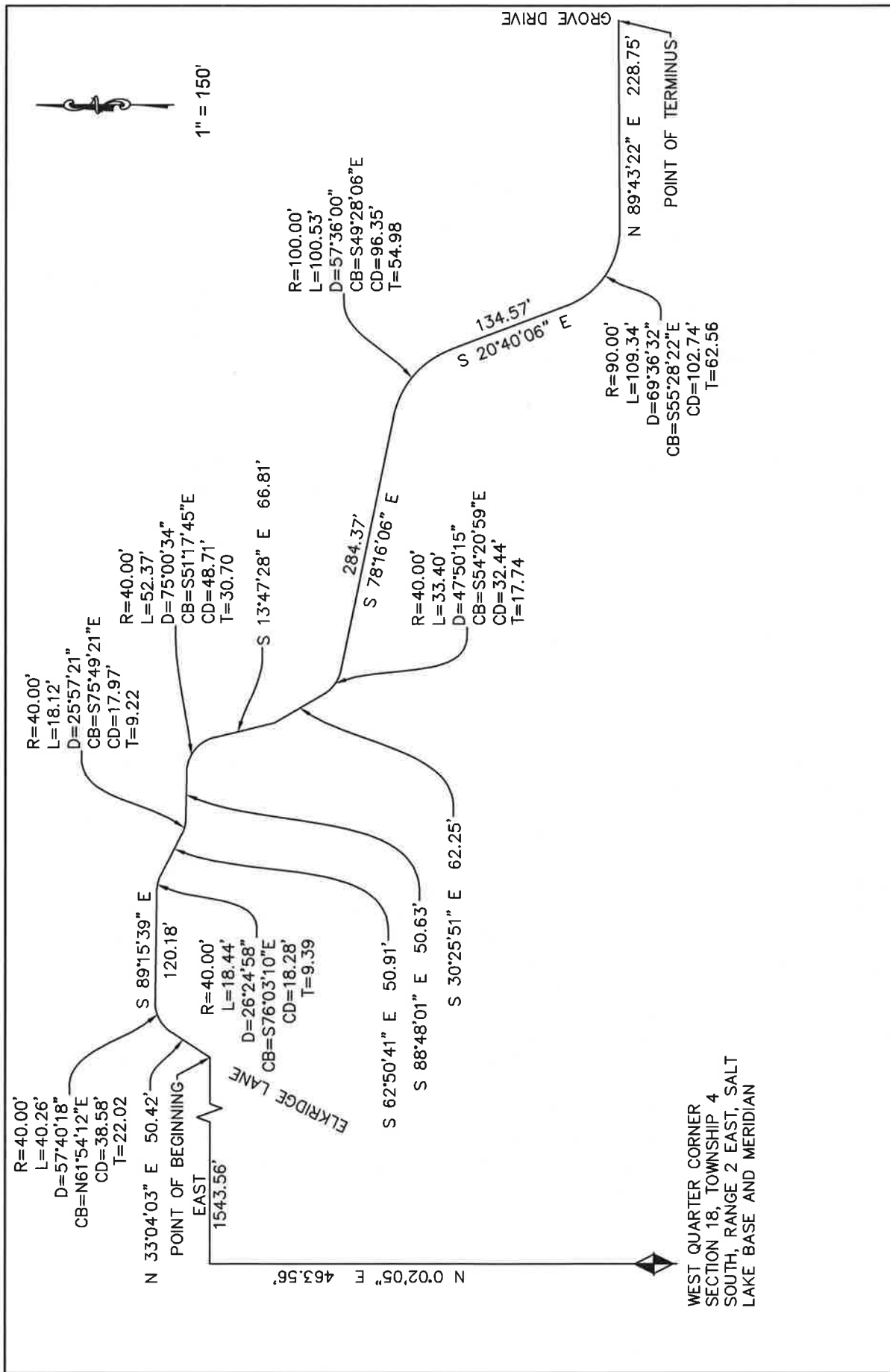
PH - 1 SECONDARY ACCESS
THE RIDGE AT ALPINE
PLANNED RESIDENTIAL DEVELOPMENT
PREPARED FOR: PAUL KROFF

DATE	11/04/2013
BY	PAUL KROFF
CHKD	PAUL KROFF
APP'D	PAUL KROFF
DATE	11/04/2013
BY	PAUL KROFF
CHKD	PAUL KROFF
APP'D	PAUL KROFF

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
855 East 4500 South, Suite 100
Salt Lake City, Utah 84107
Phone (801) 364-1212 / Fax (801) 364-1226
www.bushandgudgell.com

NO.	DATE	DESCRIPTION
1	11/04/2013	PH - 1 SECONDARY ACCESS
2		
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BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

SEPT 2018
BG: 162085



THE RIDGE AT ALPINE
SECONDARY ACCESS EASEMENT "EXHIBIT B"
ALPINE, UTAH



Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
Salt Lake City - St. George
www.bushandgudgell.com

EXHIBIT A

20' SECONDARY ACCESS EASEMENT

A TWENTY FOOT (20.00') WIDE ACCESS EASEMENT LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH. THE SIDES OF WHICH LIE TEN FEET (10.00') RIGHT AND LEFT OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF ELKRIDGE LANE (A PUBLIC RIGHT-OF-WAY), SAID POINT LIES 463.56 FEET NORTH 00°02'05" EAST ALONG THE SECTION LINE AND 1,543.56 FEET EAST (TRUE BEARING), FROM THE WEST CORNER OF SECTION 18, SAID TOWNSHIP AND RANGE, AND RUNNING THENCE NORTH 33°04'03" EAST 50.42 FEET; THENCE NORTHEASTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 61°54'12" EAST A DISTANCE OF 38.58 FEET, CENTER POINT LIES SOUTH 56°55'57" EAST), THROUGH A CENTRAL ANGLE OF 57°40'18" A DISTANCE OF 40.26 FEET; THENCE SOUTH 89°15'39" EAST 120.18 FEET; THENCE EASTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 76°03'10" EAST A DISTANCE OF 18.28 FEET, CENTER POINT LIES SOUTH 00°44'21" WEST), THROUGH A CENTRAL ANGLE OF 26°24'58" A DISTANCE OF 18.44 FEET; THENCE SOUTH 62°50'41" EAST 50.91 FEET; THENCE EASTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 75°49'21" EAST A DISTANCE OF 17.97 FEET, CENTER POINT LIES NORTH 27°09'19" EAST), THROUGH A CENTRAL ANGLE OF 25°57'21" A DISTANCE OF 18.12 FEET; THENCE SOUTH 88°48'01" EAST 50.63 FEET; THENCE SOUTHEASTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 51°17'45" EAST A DISTANCE OF 48.71 FEET, CENTER POINT LIES SOUTH 01°11'59" WEST), THROUGH A CENTRAL ANGLE OF 75°00'34" A DISTANCE OF 52.37 FEET; THENCE SOUTH 13°47'28" EAST 66.81 FEET; THENCE SOUTH 30°25'51" EAST 62.25 FEET; THENCE SOUTHEASTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 54°20'59" EAST A DISTANCE OF 32.44 FEET, CENTER POINT LIES NORTH 59°34'09" EAST), THROUGH A CENTRAL ANGLE OF 47°50'15" A DISTANCE OF 33.40 FEET; THENCE SOUTH 78°16'06" EAST 284.37 FEET; THENCE SOUTHEASTERLY ALONG A 100.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 49°28'06" EAST A DISTANCE OF 96.35 FEET, CENTER POINT LIES SOUTH 11°43'54" WEST), THROUGH A CENTRAL ANGLE OF 57°36'00" A DISTANCE OF 100.53 FEET; THENCE SOUTH 20°40'06" EAST 134.57 FEET; THENCE SOUTHEASTERLY ALONG A 90.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 55°28'22" EAST A DISTANCE OF 102.74 FEET, CENTER POINT LIES NORTH 69°19'54" EAST), THROUGH A CENTRAL ANGLE OF 69°36'32" A DISTANCE OF 109.34 FEET; THENCE NORTH 89°43'22" EAST 228.75 FEET, MORE OR LESS TO THE WESTERLY LINE OF GROVE DRIVE (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS.

BY:DGM 162085
CK: BRS



LONE PEAK FIRE DISTRICT
5582 PARKWAY WEST DRIVE
HIGHLAND, UTAH 84003
(801) 763-5365
WWW.LONEPEAKFIRE.COM

REED M. THOMPSON, FIRE CHIEF

MEMORANDUM

DATE: 4 September 2018

To: Jed Muhlestein, City Engineer, Alpine City
Cc: Austin Roy, City Planner, Alpine City

FROM: Reed M. Thompson, Fire Chief *Reed M. Thompson*

SUBJECT: THE RIDGE AT ALPINE SUBDIVISION—LOT 72 ACCESS ROAD AND
PHASE ONE EMERGENCY ACCESS

In review of the proposed site development construction drawings for “The Ridge at Alpine Subdivision Planned Residential Development”, specifically pdf attachments labeled [1] EMERGENCY ACCESS [C 4.4 PH-1 SECONDARY ACCESS—August 2018—1 sheet]; and [33] 19 7.19 [(Plan and Profile 17, 18, 19; C7.17-C7.19), dated 15 August 2018—3 sheets].

Please note:

The Phase 1 Emergency Access Road meets the intent. This decision is based on a site visit of the existing gravel access, and due to the fact that it is intended to be a temporary access road until future phases are completed. The acceptance of existing subbase and a 1” asphalt surface is approved. The road will need to be maintained as an all-weather access including snow and any other associated debris such as spring runoff. The access shall remain open without gates or barricades.

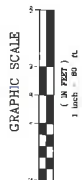
Regarding Access to Lot 72, the new drawings submitted have addressed the issues previously outlined. The slopes in all locations have been reduced to less than 12% and the bump outs have been designed as requested. It is the desire of Lone Peak Fire District to have slopes which are less than 10%, however, the slopes as outlined have been designed to meet the code intent. The road will need to be maintained as an all-weather access including snow and any other associated debris such as spring runoff. The access shall remain open without barricades.

PREPARED FOR: PAUL KROFF



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Engineers - Planners - Surveyors
655 East 4500 South Suite 100



- SEE SHEETS C3.1 AND C3.2 FOR DETAILED INFORMATION ON BEWER, CL4, AND P1
- SEE SHEET C6.3 FOR DETAILED INFORMATION ON STORM DRAIN
- SEE SHEETS C7.1, C7.5, C7.17, C7.18, C7.19, C7.20, AND C7.21 FOR GRADING AND PLAN AND PROFILE INFORMATION
- SEE SHEET C11.1 FOR EROSION CONTROL

CONSTRUCT TRAIL AND DEBRIS NETS
(DESIGNED BY OTHERS) WITH PHASE 1
IMPROVEMENTS.

CONSTRUCT IMPROVEMENTS
TO LOT 72 WITH PHASE 1.

ANNEXATION and DEVELOPMENT AGREEMENT

THIS ANNEXATION AND DEVELOPMENT AGREEMENT (the "Agreement") is entered into effective as of the 16th day of June, 2016 between ALPINE CITY, a Utah municipal corporation (the "City") and OBERRE ALPINE FARMS, LLC, a Utah limited liability company; STEVE ZOLMAN, an individual; and ZOLMAN HOLDINGS, LLC, a Utah limited liability company (collectively the "Applicants").

RECITALS OF FACT:

- A. The City is a municipality and political subdivision of the State of Utah classified as a fifth class city under the provisions of Section 10-2-301, Utah Code Annotated. The City is located in Utah County, Utah.
- B. The Applicants are owners of approximately 179.579 acres consisting of property in Utah County. This property is more particularly described in Exhibit A hereto (the "Property"). The Property is contiguous to the northern boundary of the City and within an area proposed for municipal expansion under the Alpine City Master Annexation Policy Declaration.
- C. The Applicants have specifically requested that the Property, along with other property not owned by the Applicants, be annexed into the City, and the City Council, having considered the matter, is willing to annex the Property, only on certain conditions, as set forth herein.
- D. Unless otherwise specifically provided herein, future development of the Property is subject to and shall conform with this Agreement, as well as all of the ordinances, rules and regulations adopted by the City as of the date hereof, or which may be amended in the future, which do not conflict with this Agreement, including, but not limited to, the provisions of the Alpine City General Plan, the Alpine City Development Code (the "Development Code"), Alpine City adopted public infrastructure specifications and the Alpine City Municipal Code (collectively, the "Existing City Laws").
- E. The City is authorized to enter into annexation and development agreements in appropriate circumstances in order to promote orderly development of property within its boundaries, implement the Alpine City General Plan, and provide infrastructure and other benefits in connection with development.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing goals and objectives, the annexation of the Property to the City, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Applicants and the City, intending to be legally bound, agree as follows:

- 1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.
- 2. **Conditions to Obligations.** The obligations of Applicants and the City hereunder are contingent upon and subject to the satisfaction of each of the following conditions.
 - 2.1. **Annexation.** The Property shall have been annexed into Alpine City. The City acknowledges that Applicants have filed an annexation petition with the City and the City has accepted the petition and has held all public hearings required for consideration of the annexation. Should the annexation not occur because of a referendum or legal challenge, this Agreement and the annexation contemplated herein, shall be null and void.
 - 2.2. **Zoning Designation.** When the Property is annexed into the City it shall be annexed into the CR-40,000 zone designation as described in the Alpine City zoning ordinances, subject only to the specific limitations on development of the Property contained in this Agreement.



3. Limitations on Development. Applicants agree in exchange for annexation into the City that the Property, which is specifically identified in Exhibit A hereto, shall be subject to the following limitations on development.

3.1 Limitations on use of the Property. The Applicants specifically agree that the Property shall be developed in the City only as a planned residential development (PRD) as defined and regulated by the Existing Laws of Alpine City.

3.2 Limitation on number of lots to be developed on the Property. The Applicants hereby specifically agree that the maximum total number of residential lots to be developed on the Property shall be calculated using the base density, as calculated in Exhibit E, for the CR-40 zone with no bonus density awarded for any public or private open space. In addition the Applicants agree that the existing Conservation Easement area on the Property shall not be included in calculating the base density for development.

3.3 Limitation on the size of lots to be developed on the Property. The Applicants further agree that no more than 20% of the lots to be developed shall be less than 30,000 sq. ft. in area, with no lot being smaller than 20,000 sq. ft. in area.

4. City's Obligations. Subject to Applicant's performance of its obligations hereunder, the City agrees as follows:

4.1 Annexation. The City agrees that it shall expeditiously proceed to adopt an ordinance annexing the Property into the City in accordance with the Annexation Petition and applicable law. The City further agrees that it will complete the annexation of the Property unless it is determined by a court of competent jurisdiction that the annexation fails to comply with the provisions of Utah's annexation statute, *Utah Code Ann 10-2-401 through 436*.

4.2 Municipal Services/ Credit.

4.2.1 The Property will receive the standard municipal services as part of this development including garbage, culinary water, pressurized irrigation, sewer, snow removal, police and fire protection subject to the payment of all use fees and charges of general application charged or levied therefore by the City. Any extension of utilities to the Property will be the responsibility of the Applicants. If the City elects to upsize any utilities and infrastructure above what is needed to serve the Property, City shall pay for the upsizing costs at the time of construction.

4.2.2 Applicants shall pay for and install the variable speed pump associated with the foregoing improvements described in Section 4.2.1 above and shall submit to the City a statement of all costs, including engineering and construction costs, incurred by Applicants in installing the variable speed pump ("Reimbursement Amount"). The City agrees to give one of the Applicants, as designated by the Applicants, a credit against the payment of Pressurized Irrigation Company Impact Fees described on the attached Exhibit B in the amount of the Reimbursement Amount. The Applicant holding the credit may assign it in writing to builders or others for use in offsetting the payment of Pressurized Irrigation Company Impact Fees and Applicant shall inform City of any such assignment of the credit, or portion thereof.

4.3 Use of Eminent Domain. The City agrees that if the Applicants cannot, after reasonable efforts, acquire the rights of way for off-site road improvements, off-site water infrastructure or off-site sewer infrastructure that the City will be willing to use its power of eminent domain to acquire such rights of way subject only to the Applicants reimbursing to the City the full costs incurred, including land acquisition costs. If the City chooses not to use its powers of eminent domain then the Applicants shall be relieved of and released from any obligation created by this Agreement for those off-site improvements. For purposes of this provision the term off-site means off of the Property.

CITY COUNCIL UPDATED THIS PAGE, SEE NEXT PAGE

5. Applicant's Obligations. Subject to the performance by the City of its obligations hereunder, Applicant agrees as follows:

- 5.1 Annexation Fee.** Applicants have previously paid the annexation application fees in the amount of \$500.00 to the City. As additional consideration for the annexation of the property, and to reimburse the City for the City's existing infrastructure capacity that will be used for the future development, and to pay for the annexed property's proportionate share of the future cost of new City infrastructure that will be necessary to provide services to the future development on the Property, the Applicants agree that they shall pay to the City an amount equal to the existing Alpine City impact fees even though these impact fees were calculated prior to the Property being annexed into the City. Applicants specifically agree that these fees are being paid as a bargained for contractual obligation in consideration of the annexation of the Property and not as an impact fee and that such fees are not subject to the appeal, accounting, or other provisions of the Utah Impact Fee Act. The amount of fees shall be in the amounts as set out in Exhibit B hereto.
- 5.2 Timing of Payment of Annexation Fees.** The annexation fees paid in lieu of impact fees shall be due and payable at the same time and contingent on the same event as if they were an impact fee.
- 5.3 Future Impact Fees.** The City agrees that the payment of the annexation fees paid in lieu of impact fees provided for in this agreement shall relieve the Applicants of any obligation to pay any of the City's impact fees existing at the date of this Agreement. However Applicant agrees that if the City should raise its impact fees or create a new impact fee in the future that is applicable to the City as a whole, that Applicants shall be responsible to pay the net increase in the impact fee or the new fee in the same manner that any other new development in the City would pay the fee.
- 5.4 Grove Drive Improvements.** Applicants hereby agree that they shall acquire and dedicate to the City the right of way for Grove Drive parcels labeled Parcels 1-4 and described and depicted on the attached Exhibit C-1. This dedication shall be provided to the City prior to the City approving any new development on the Property. Applicants further agree to pay the City the costs to construct the Grove Drive improvements within the area depicted in the color "light blue" labeled as "Zoi(e)man" on the attached Exhibit C-2, in accordance with the construction standards shown on the cross section for Grove Drive depicted in Exhibit D hereto. Applicants further agree to pay for the costs to construct the Grove Drive improvements within the area depicted in the color "purple" labeled as "Russon" and "Walz", if the Applicants do not install the Elk Ridge Lane connection described in Section 5.5 below. City shall be responsible for the costs to construct within the areas shown in "blue" and labeled "Josh James" on Exhibit C-2. Applicants shall as a condition of any development on the Property pay to complete and install the other improvements described in this Section 5.4 as Applicants' responsibility.
- 5.5 Elk Ridge Lane.** The Applicants agree to connect any development on the Property to Elk Ridge Lane. This connection shall be completed prior to the development on the Property exceeding 30 platted lots. If Applicants elect to install Elk Ridge Lane prior to Grove Drive being completed, Applicants' obligation to pay the amount referenced in section 5.4, and relating only to the "purple" segment of road, shall be waived.
- 5.6 Water Policy.** The Applicants shall dedicate to the City shares of Alpine Irrigation Company shares, to meet the City's water policy. The water shall be provided for the Property at the time that the Applicants, or one of them, seek to record each subdivision plat for lots within the Property at the rate of 0.45 acre feet per residence and 1.66 acre feet per acre for outdoor usage.

THESE UPDATES WERE PASSED BY THE CITY COUNCIL

5. Applicant's Obligations. Subject to the performance by the City of its obligations hereunder, Applicant agrees as follows:

- 5.1 Annexation Fee.** Applicants have previously paid the annexation application fees in the amount of \$500.00 to the City. As additional consideration for the annexation of the property, and to reimburse the City for the City's existing infrastructure capacity that will be used for the future development, and to pay for the annexed property's proportionate share of the future cost of new City infrastructure that will be necessary to provide services to the future development on the Property, the Applicants agree that they shall pay to the City an amount equal to the existing Alpine City impact fees even though these impact fees were calculated prior to the Property being annexed into the City. Applicants specifically agree that these fees are being paid as a bargained for contractual obligation in consideration of the annexation of the Property and not as an impact fee and that such fees are not subject to the appeal, accounting, or other provisions of the Utah Impact Fee Act. The amount of fees shall be in the amounts as set out in Exhibit B hereto.
- 5.2 Timing of Payment of Annexation Fees.** The annexation fees paid in lieu of impact fees shall be due and payable at the same time and contingent on the same event as if they were an impact fee.
- 5.3 Future Impact Fees.** The City agrees that the payment of the annexation fees paid in lieu of impact fees provided for in this agreement shall relieve the Applicants of any obligation to pay any of the City's impact fees existing at the date of this Agreement. However Applicant agrees that if the City should raise its impact fees or create a new impact fee in the future that is applicable to the City as a whole, that Applicants shall be responsible to pay the net increase in the impact fee or the new fee in the same manner that any other new development in the City would pay the fee.
- 5.4 Grove Drive Improvements.** Applicants hereby agree that they shall ~~acquire and~~ dedicate to the City the right of way for Grove Drive parcels labeled ~~Parcels 1-4~~ and described and depicted on the attached Exhibit C-1. This dedication shall be provided to the City prior to the City approving any new development on the Property. Applicants further agree to pay the City ~~the costs to construct the Grove Drive~~ a contribution amount for future improvements within the area depicted in the color "light blue" labeled as "Zol(e)man" on the attached Exhibit C-2, in accordance with the construction standards shown on the cross section for Grove Drive depicted in Exhibit D hereto. ~~Applicants further agree to pay for the costs to construct the Grove Drive improvements within the area depicted in the color "purple" labeled as "Russon" and "Walz", if the Applicants do not install the Elk Ridge Lane connection described in Section 5.5 below. City shall be responsible for the costs to construct within the areas shown in "blue" and labeled "Josh James" on Exhibit C-2. Applicants shall as a condition of any development on the Property pay to complete and install the other improvements described in this Section 5.4 as Applicants' responsibility.~~
- 5.5 Elk Ridge Lane.** The Applicants agree to connect any development on the Property to Elk Ridge Lane. This connection shall be completed prior to the development on the Property exceeding ~~30-11~~ platted lots. ~~If Applicants elect to install Elk Ridge Lane prior to Grove Drive being completed, Applicants' obligation to pay the amount referenced in section 5.4, and relating only to the "purple" segment of road, shall be waived.~~
- 5.6 Water Policy.** The Applicants shall dedicate to the City shares of Alpine Irrigation Company shares, to meet the City's water policy. The water shall be provided for the Property at the time that the Applicants, or one of them, seek to record each subdivision plat for lots within the Property at the rate of 0.45 acre feet per residence and 1.66 acre feet per acre for outdoor usage.
- 5.7 Off-site Water Infrastructure.** Applicants shall be responsible to build and dedicate to the City any culinary and secondary water infrastructure necessary to extend the services to the Property. The necessary infrastructure shall be as determined by the Alpine City Culinary and Secondary

- 5.7 Off-site Water Infrastructure.** Applicants shall be responsible to build and dedicate to the City any culinary and secondary water infrastructure necessary to extend the services to the Property. The necessary infrastructure shall be as determined by the Alpine City Culinary and Secondary Water master plans and as required by the Alpine City Engineer. Applicants shall dedicate such infrastructure, rights of way and easements to the City at no cost to the City or rights of reimbursement from the City.
- 5.8 Sewer.** The Applicants shall be responsible to build all off-site sewer mains and facilities necessary to provide service to the Property and to acquire any rights of way and easements necessary for such facilities. Applicants shall dedicate such facilities constructed and rights of way and easements to the City at no cost to the City or rights of reimbursement from the City.
- 6. Construction Standards and Requirements.** All construction shall be conducted and completed by a licensed contractor in accordance with the Existing City Laws and the terms of this Agreement. All required public improvements within the Property shall be constructed in accordance with the City's construction standards in effect at the time of construction and shall be dedicated to the City to the extent provided in the Existing City Laws. Prior to commencing any construction or development of any structures or other work of improvements to the Property, Applicants shall secure any and all permits to the extent required by the City under the Existing City Laws or by any other governmental entity having jurisdiction over the work. Applicants shall construct, or cause to be constructed, all improvements in conformity with all applicable federal, state and/or local laws, rules and regulations.
- 7. Miscellaneous.**
- 7.1. Interpretation.** The fact that one party or the other may have drafted the provisions of this Agreement shall not affect the interpretation of its provisions.
- 7.2. Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.
- 7.3. Merger; Amendment.** This Agreement (together with all Exhibits hereto, which exhibits are hereby incorporated herein by reference) constitutes the entire agreement between the City and Applicants concerning the Property and supersedes all prior understandings, agreements or representations, verbal or written, concerning the Property. Except as expressly provided herein, this Agreement shall not be amended except in a writing signed by an officer of Applicant and by the Mayor of the City.
- 7.4. Severability.** If any part or provision of this Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such adjudgement shall not affect any other part or provision of this Agreement except that part or provision so adjudged to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provisions shall be deemed valid to the extent of the scope or breadth permitted by law.
- 7.5. Force Majeure.** Neither party hereto shall be liable for any delay or failure in the keeping or performance of its obligations under this Agreement during the time, and to the extent that any such failure is due to causes beyond the control and without the fault or negligence of the party affected, including, acts of God, acts of the United States Government or the State of Utah, fires, floods, strikes, embargoes or unusually adverse weather conditions. Upon the occurrence of any such cause, the party affected thereby shall promptly give written notice (setting forth full particulars) to the other party and shall promptly resume the keeping and performance of the affected obligations after such cause has come to an end. During the existence of such an event, each party shall bear its own cost resulting there from and the Term or any extension of the Term shall be extended on a day-for-day basis. Each party shall make every reasonable effort to keep delay in performance as a result of such cause to a minimum.

- 7.6. Agreement to Run with Land; Binding Effect.** This Agreement shall be recorded against the property and shall deem to run with the Property. This Agreement shall be binding upon and inure to the benefit of the City and Applicants, and their respective heirs, representatives, officers, agents, employees, members, successors and assigns.
- 7.7. Attorney's Fees.** In the event either party shall default in the performance of its obligations hereunder or litigation is commenced, the no breaching party, in addition to its other rights and remedies at law or in equity, shall have the right to recover all costs and expenses incurring by such no breaching party in connection with such proceeding, including reasonable attorney's fees.
- 7.8. Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for who intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To: Oberre Alpine Farms LLC
Zolman Holdings LLC
Steve Zolman
c/o Paul Kroff
185 N. Pfeifferhorn Dr.
Alpine, UT 84004

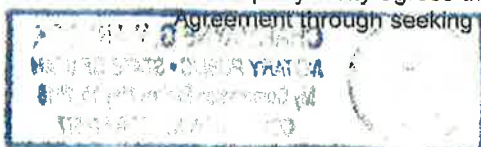
With a copy to: John Barlow, Esq.
Mitchell, Barlow & Mansfield
Boston Building
9 Exchange Place
Suite 600
Salt Lake City, UT 84111



Alpine City
20 North Main Street
Alpine, Utah 84004

Any party may change its address or notice by giving written notice to the other party in accordance with the provisions with this section.

- 7.9. Headings.** The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.
- 7.10. No Third Party Rights.** The obligations of Applicants set forth herein shall not create any fights in and/or obligations to any person or parties other than Applicant and the City unless otherwise specifically set forth herein.
- 7.11. Further Documentation.** This Agreement is entered into by all parties with the recognition and anticipation that subsequent agreements implementing and carrying out the provisions of this Agreement may be necessary. The parties agree to negotiate in good faith with respect to all such future agreements.
- 7.12 Enforcement.** The Applicants specifically agree that the City may enforce the terms of this agreement by denying the Applicants, or their successors or assigns, development approval for the Property. City agrees that Applicants may enforce the benefits and other provisions of this Agreement through seeking an injunction, writ of mandamus or specific performance.



IN WITNESS WHEREOF, the parties have executed this Agreement by their authorized representatives effective as of the date first above written.

"City"

Alpine City, a Utah municipal corporation

Mayor

ATTEST:

Charmayne G. Warnock, City Recorder

State of Utah
County of Utah

This instrument was acknowledged before me on June 16, 2016 (date of acknowledgment) by Sheldon Wimmer as Mayor, of Alpine City, a Utah Municipal Corporation, and by Charmayne G. Warnock, City Recorder, on behalf of said corporation.

Notary Public in and for the State of Utah

(Notary's stamp here)

Approved as to form:

David L. Church, City Attorney

Applicant:

By:

State of Utah
County of Utah

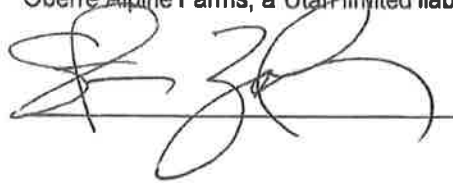
This instrument was acknowledged before me on June 16, 2016 by Steve Zolman

Notary Public in and for the State of Utah

(Notary's stamp here)

"Applicants"

Oberre Alpine Farms, a Utah limited liability company

A handwritten signature in black ink, appearing to be 'SZ', written over a horizontal line.

Steve Zolman

Zolman Holdings LLC, a Utah limited liability company

A handwritten signature in black ink, appearing to be 'SZ', written over a horizontal line.

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Parcel #	Acres
11:006:0001	29.75
11:045:0044	29.42
11:045:0243	103.71
11:045:0182	2.858
11:045:0136	6.671
11:045:0057	1
11:045:0242	4.997
11:045:0138	1.11
11:045:0181	0.063
	179.579

EXHIBIT B

LIST OF FEES

Impact Fees	Per Unit	Per SF	
Pressurized Irrigation		\$ 0.095	paid at building permit
Storm	\$ 800		paid prior to recordation
Street	\$ 1,183		paid prior to recordation
Park/Trail	\$ 2,688		paid prior to recordation
Current TSSD impact fee at time of building permit	\$ 2,475		paid at building permit
Water	\$ 1,123		paid at building permit
Sewer	\$ 493		paid at building permit
Sewer Fee	\$ 125		paid at building permit
Water Fee (3/4")	\$ 150		paid at building permit

EXHIBIT C-1**GROVE DEDICATION**

NOTE: GROVE DRIVE DEDICATIONS SHALL BE APPROXIMATELY AS SET FORTH BELOW,
PENDING FINAL DEIGN OF GROVE DRIVE.

Parcel 1 - Josh James

Commencing at a point located South 00°47'44" West along the quarter Section line 2134.31 feet from the North quarter corner of Section 4, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 78°35'00" East 83.57 feet; thence South 10°20'51" East 3.32 feet; thence South 79°34'32" West 25.60 feet; thence along the arc of a 29.00 foot radius curve to the left 39.87 feet (chord bears South 40°11'08" West 36.81 feet); thence South 00°47'44" West 145.52 feet; thence along the arc of a 541.00 foot radius curve to the right 72.24 feet (chord bears South 04°37'16" West 72.19 feet); thence along the arc of a 459.00 foot radius curve to the left 61.29 feet (chord bears South 04°37'16" West 61.25 feet); thence South 00°47'44" West 76.50 feet; thence South 78°17'22" West 25.56 feet more or less to the quarter Section line; thence North 00°47'44" East along the quarter Section line 379.71 feet to the point of beginning.

Area = 11,857 SQ.FT.

Parcel 2 - Josh James

Commencing at a point located South 00°47'44" West along the quarter Section line 2514.02 feet from the North quarter corner of Section 4, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 78°17'22" East 25.56 feet; thence South 00°47'44" West 34.89 feet; thence along the arc of a 490.00 foot radius curve to the right 121.58 feet (chord bears South 07°54'13" West 121.27 feet); thence South 89°41'52" West 9.95 feet more or less to the quarter Section line; thence North 00°47'44" East along the quarter Section line 149.88 feet to the point of beginning.

Area = 3,206 SQ.FT.

Parcel 3 - Corinne and Michael Russon

Commencing at a point located South 00°47'44" West along the quarter Section line 2159.62 feet from the North quarter corner of Section 4, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°47'44" West along the quarter Section line 268.70 feet; thence North 89°36'59" West 16.04 feet; thence along the arc of a 500.00 foot radius curve to the right 63.23 feet (chord bears North 04°49'26" East 63.19 feet); thence along the arc of a 500 foot radius curve to the left 66.77 feet (chord bears North 04°37'16" East 66.72 feet); thence North 00°47'44" East 129.74 feet; thence along the arc of a 29.00 foot radius curve to the left 9.55 feet (chord bears North 08°38'23" West 9.51 feet); thence South 89°50'46" East 8.71 feet to the point of beginning.

Area = 2,486 SQ.FT.

Parcel 4- Steve Zolman

Commencing at a point located South 00°47'44" West along the quarter Section line 2428.32 feet from the North quarter corner of Section 4, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°47'44" West along the quarter Section line 263.44 feet; thence South 28°20'05" West 168.39 feet; thence South 61°32'40" East 8.24 feet; thence South 28°52'59" West 18.74 feet; thence North 60°40'00" West 41.00 feet; thence North 28°52'59" East 98.69 feet; thence along the arc of a 449.00 foot radius curve to the left 220.11 feet (chord bears North 14°50'21" East 217.91 feet); thence North 00°48'06" East 114.93 feet; thence South 89°36'59" East 16.04 feet more or less to the point of beginning.

Area = 11,468 SQ.FT.

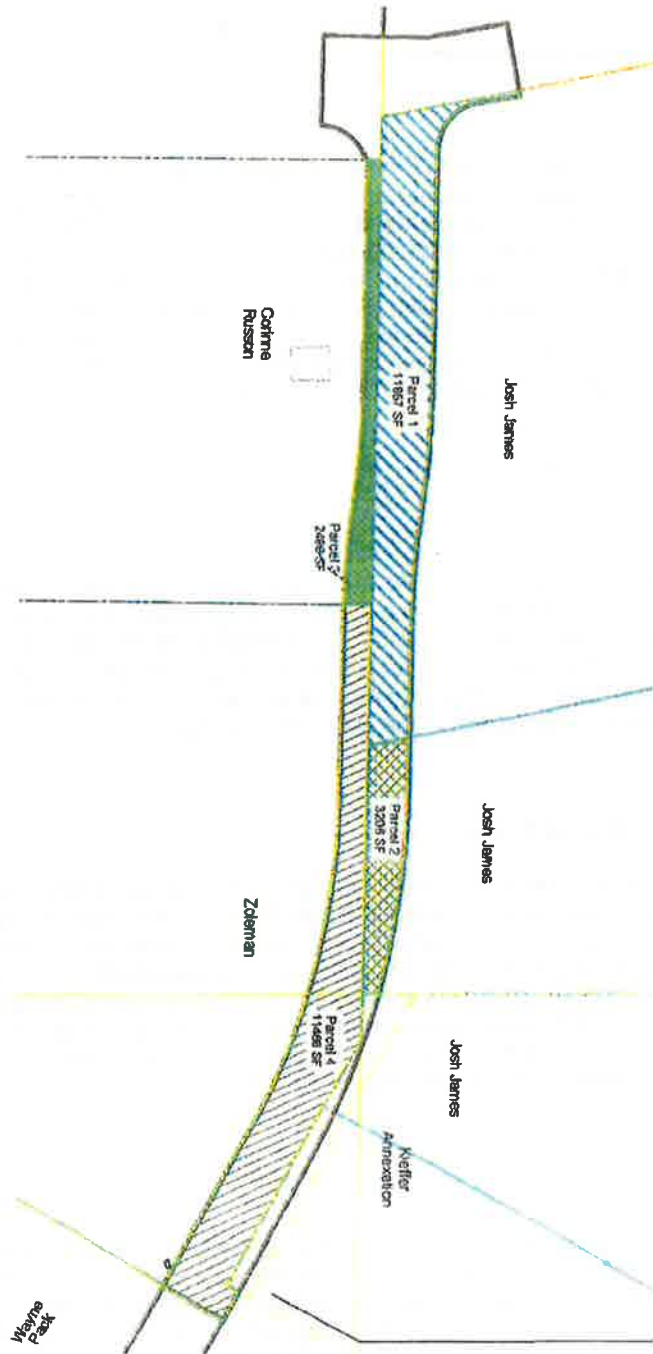


EXHIBIT C-2

GROVE DRIVE IMPROVEMENT FINANCIAL RESPONSIBILITIES

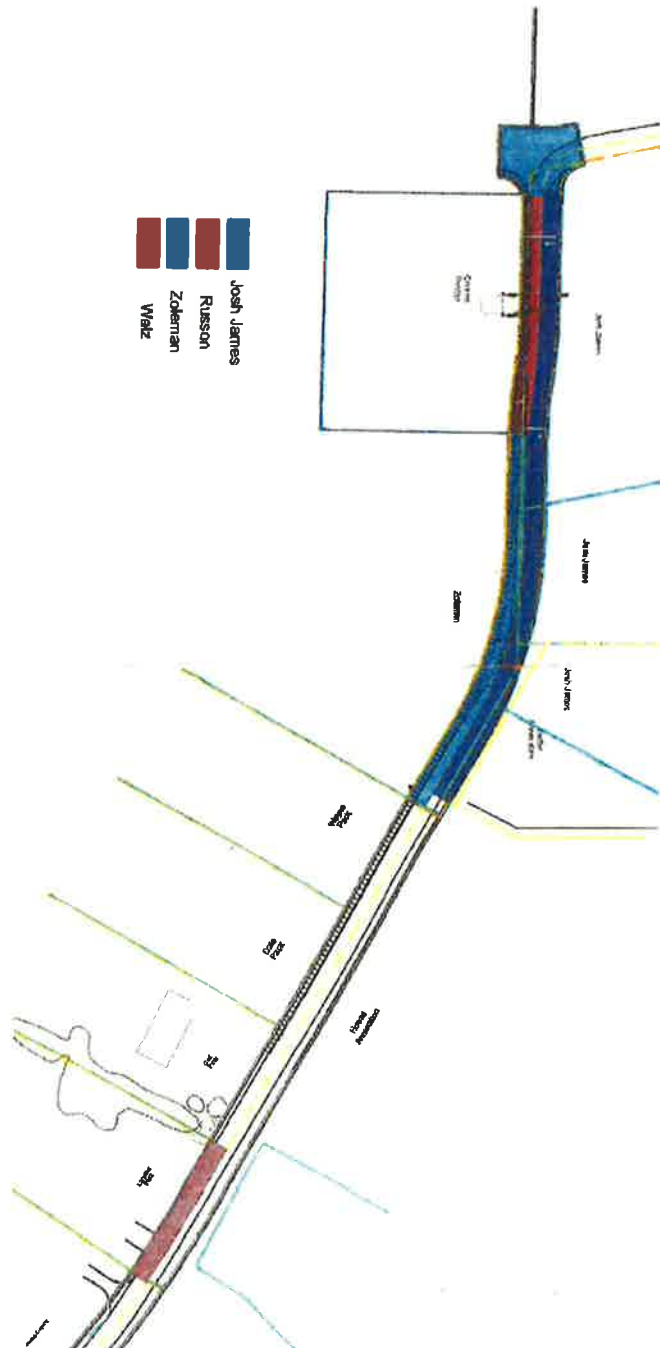
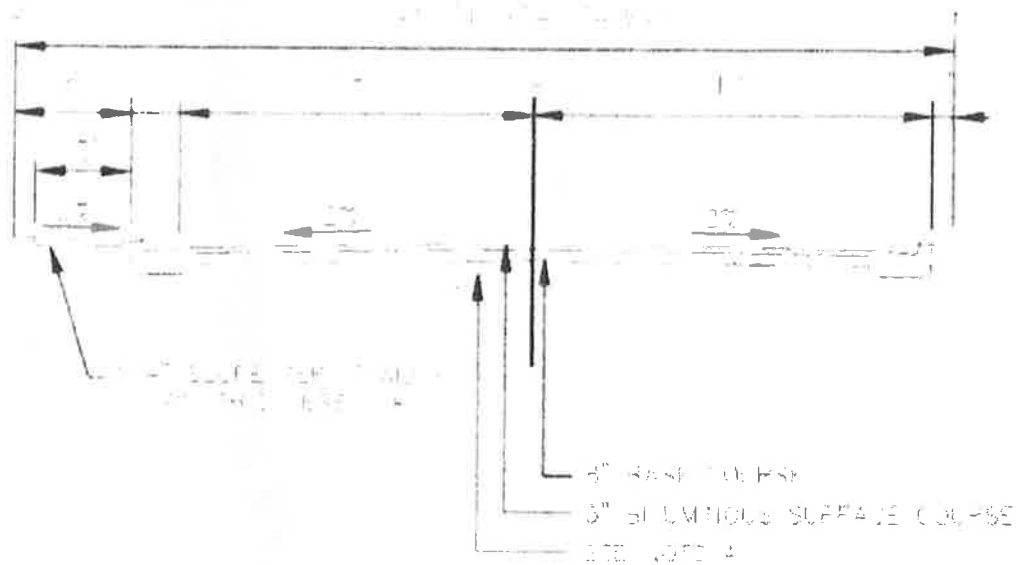


EXHIBIT D

GROVE DRIVE CROSS SECTION



GROVE DRIVE MIN. REQ'D R.O.W.

EXHIBIT E

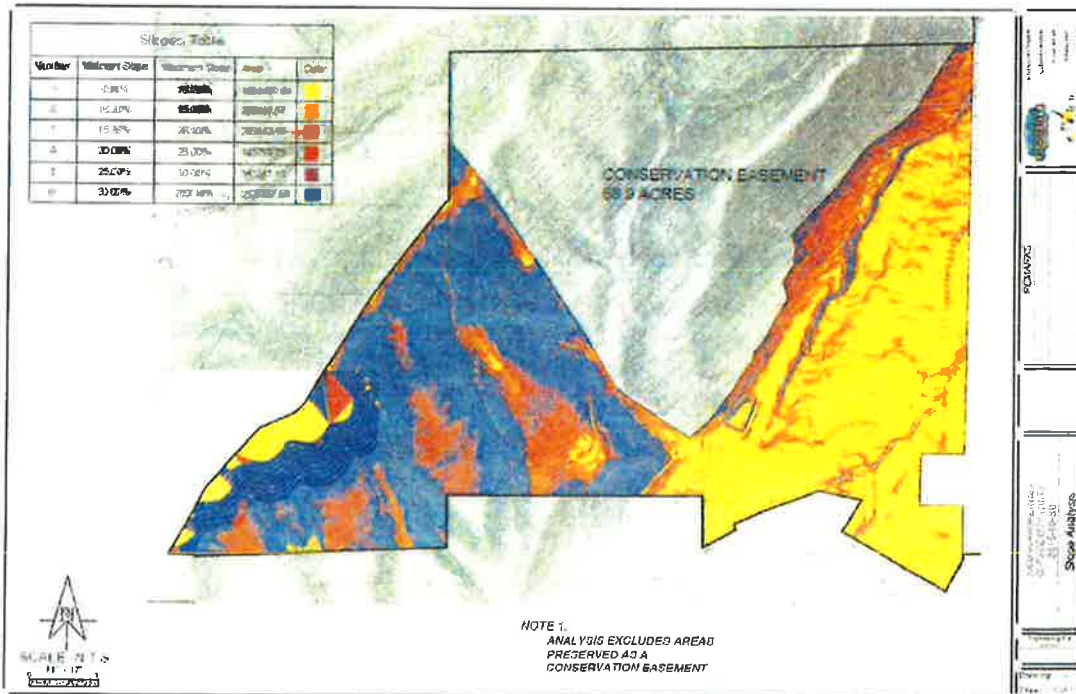
SLOPE ANALYSIS

SLOPE ANALYSIS (BASED ON PRD FORMULA 12.5)



Name: Zelman Annexable Properties (Conservation Easement Area Excluded)
 Date: October 30, 2016
 Contours Used: 1990 Aerial flown contours

CR-40,000 Zone					
Acres	Acres	Total Square Feet			
Property	110.88	4,838,123.17			
Zone Total Acres		110.88			
Slope Percentages	Percent Acres Within that range	SF within slope range	Acres within slope range	Required Acres per Lot	Allowed Lots for this range
0-4.99%	34.5%	1,690,491.44	38.28	1.50	38.26
10-14.99%	8.1%	390,191.67	8.95	1.50	5.97
15-19.99%	5.4%	263,142.19	6.04	2.00	3.02
20-24.99%	7.1%	343,797.75	7.89	3.00	2.63
25-29.99%	7.5%	363,257.62	8.34	4.00	2.09
30%+	37.3%	1,507,197.50	41.40	5.00	8.26
Totals	100.0%		110.88		
				Base Density, Non-PRD	60
				Private Open Space (10% Max Bonus), PRD	66
				Public Open Space (25% Max Bonus), PRD	75



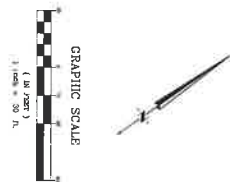
Surveyor's Certificate

I HEREBY CERTIFY THAT THIS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO Alpine CITY, UTAH COUNTY, UTAH.

Boundary Description

Commencing at a point located South 00°47'39" West along the quarter Section line 11.14 feet from the North quarter corner of Section 18, Township 4 South, Range 2 East, salt Lake Base and Meridian: thence South 00°47'39" West along the quarter Section line, said line also being the Westerly Boundary line of Plats "A", "C" Amended, and Plat "D", Alpine Cove Subdvision as shown on record in the office of the Utah County Recorder 2123.97 feet; thence North 78°35'00" East along the Southerly boundary line of Plat "A", Alpine Cove Subdivision as shown on record in the office of the Utah County Recorder 601.96 feet; thence North 71°19'00" East partially along the Southerly boundary line of Plat "A", Alpine Cove Subdivision as shown on record in the office of the Utah County Recorder 145.84 feet; thence South 00°47'43" West along the Westerly boundary line of Plat "E" Amended, Alpine Cove Subdivision as shown on record in the office of the Utah County Recorder 691.26 feet; thence South 89°41'52" West along the Northerly boundary line of the Keiffer Annexation Plat 726.07 feet more or less to the center of section 18; thence along said boundary line as follows: South 00°18'08" East 26.89 feet, South 28°33'59" West 199.33 feet more or less to the Northeast corner of the Pack Annexation Plat, thence along the Pack Brothers, Keystone, and Lindsay Addition annexations as follows: North 60°40'00" West 626.25 feet, North 33°39'00" East 194.56 feet, North 78°13'00" West 226.80 feet, South 69°35'00" West 460.80 feet, South 12°33'00" East 32.91 feet; South 62°21'26" West 185.51 feet; thence South 00°05'00" East 0.26 feet; thence South 62°15'00" West 5.88 feet; thence along Grant Addition Annexation Plat as follows North 00°34'23" West 256.91 feet, South 89°26'28" West 421.56 feet, South 01°07'19" East 0.89 feet; thence West 907.46 feet; thence South 263.11 feet; thence South 87°43'29" West 1291.12 feet; thence along the Fort Canyon (Borchers) Annexation Plat as follows: North 87°58'36" West 141.05 feet, North 29°42'37" East 392.48 feet, North 42°16'47" East 242.22 feet, North 43°08'11" East 169.04 feet, North 65°25'08" East 176.95 feet, North 58°50'08" East 29.39 feet, North 43°32'14" East 58.34 feet, North 30°50'29" East 532.08 feet, North 30°07'04" East 148.90 feet, North 37°30'55" East 618.98 feet, South 89°58'05" East 10.73 feet, North 00°07'18" West 770.17 feet, North 88°47'14" East 2716.50 feet to the point of beginning.

Area = 8,311,812 SF 190.81 Acres



**PLAN & PROFILE LOT 72 ACCESS ROAD (1)
THE RIDGE AT ALPINE
SUBDIVISION**

LEGEND

[illegible]

NOTES

1. ALL INFORMATION TO BE COVERED BY AWRD CITY STANDARDS AND PRACTICES

ACCESS ROAD TO LOT 72 CROSS SECTION
S/A SHEET - END

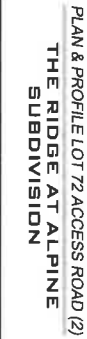
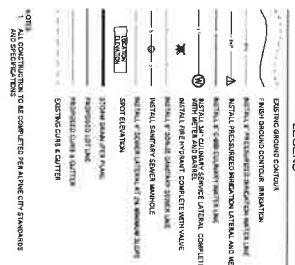
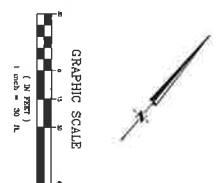
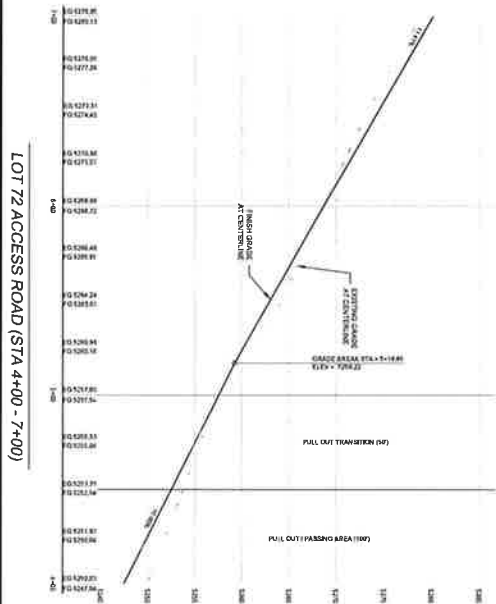
PLAN & PROFILE 17
THE RIDGE AT ALPINE
PLANNED RESIDENTIAL DEVELOPMENT
PREPARED FOR: PAUL KROFF



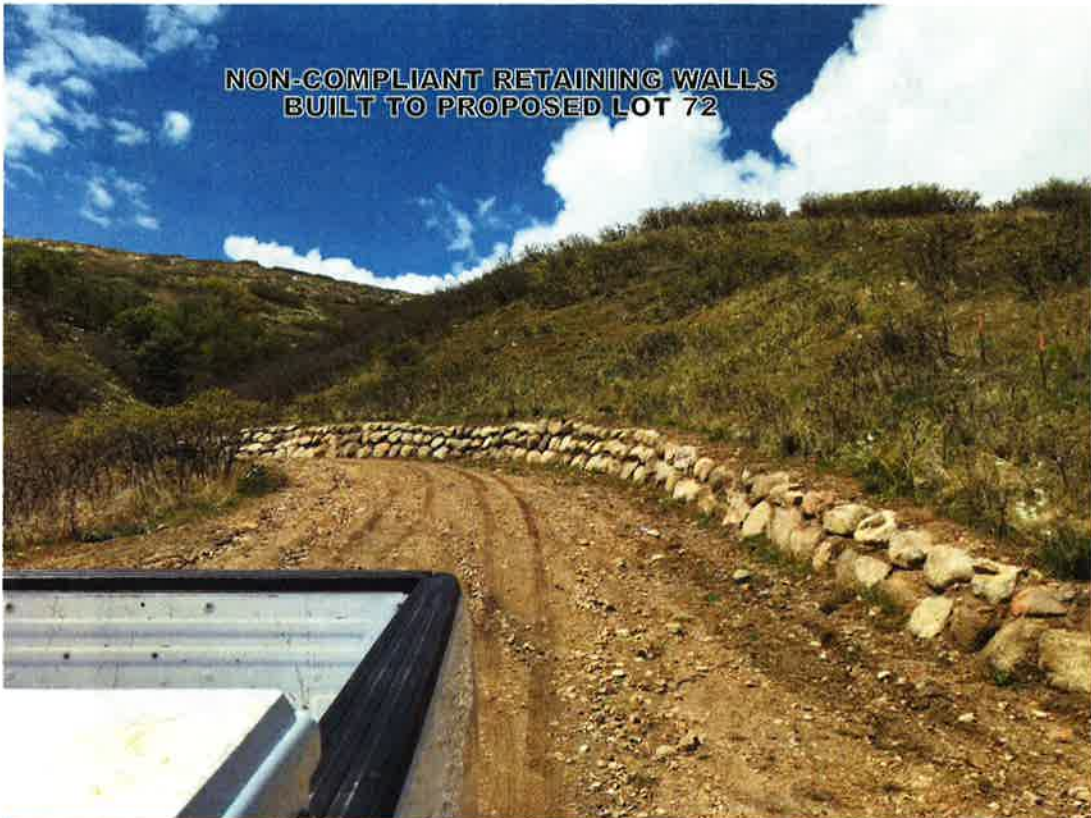
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
655 East 4500 South, Suite 100
Salt Lake City, Utah 84107
Phone (801) 364-1212 / Fax (801) 364-1225
www.bushandgudgell.com



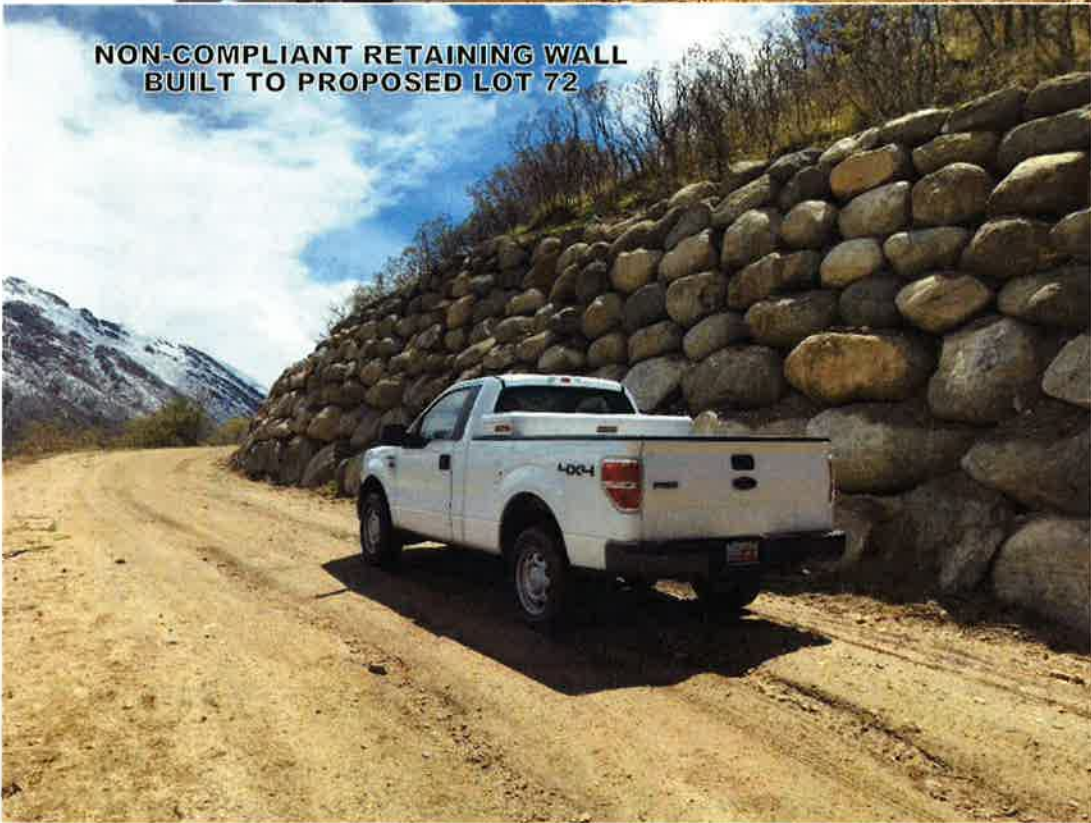
1	8/15/18	KM	SD SET REV 1 - CITY COMMENTS
No	Date	By	Reason



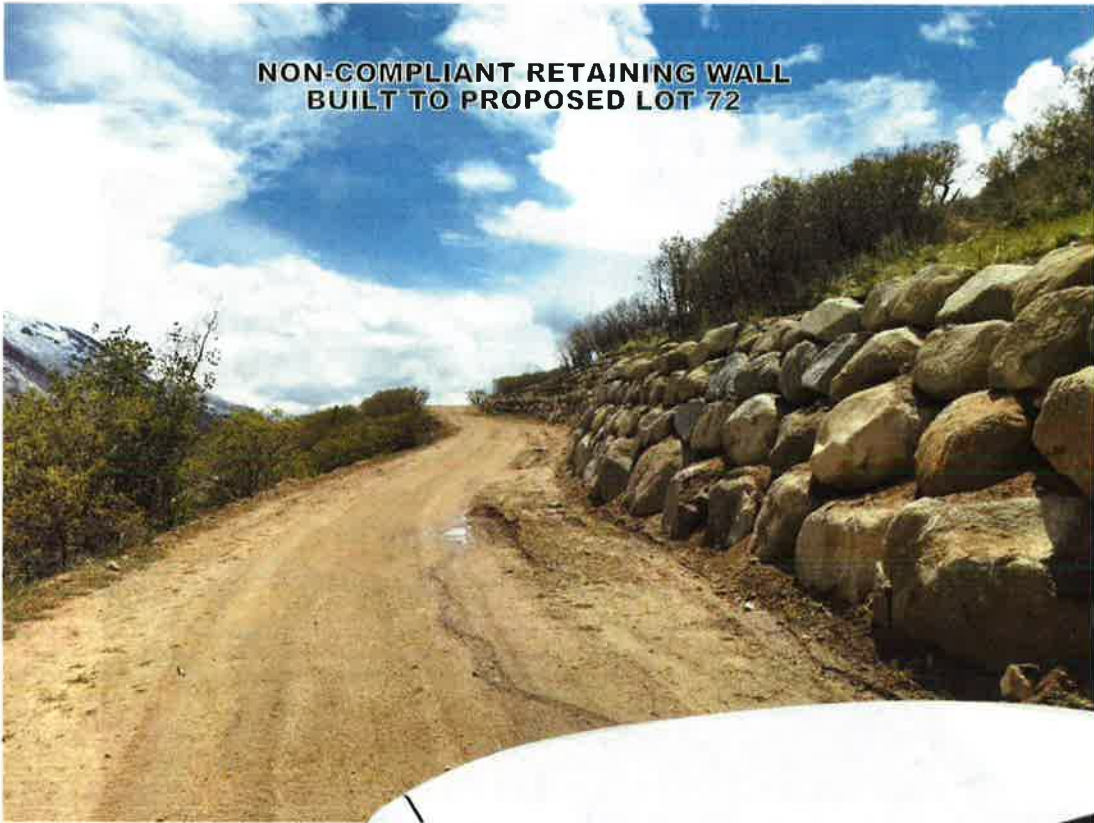
**NON-COMPLIANT RETAINING WALLS
BUILT TO PROPOSED LOT 72**



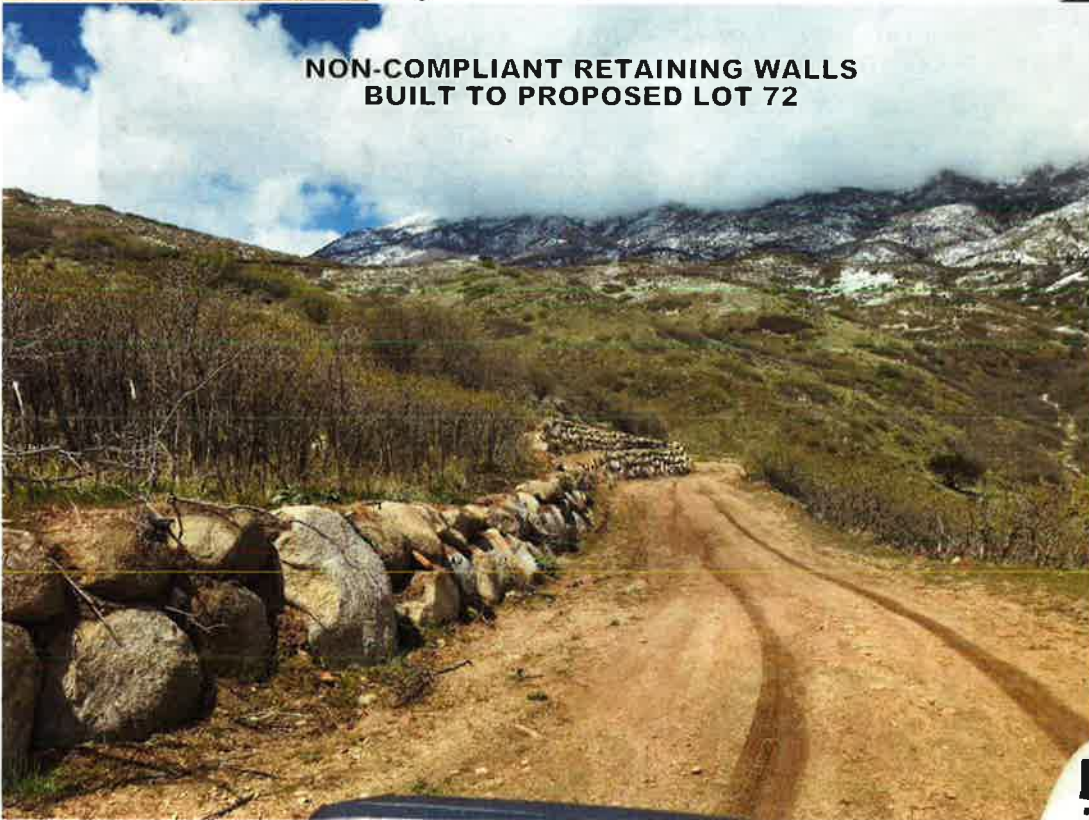
**NON-COMPLIANT RETAINING WALL
BUILT TO PROPOSED LOT 72**



**NON-COMPLIANT RETAINING WALL
BUILT TO PROPOSED LOT 72**



**NON-COMPLIANT RETAINING WALLS
BUILT TO PROPOSED LOT 72**





Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
Salt Lake City - St. George
www.bushandgudgell.com

EXHIBIT A
Legal Description

COMMENCING AT A POINT LOCATED SOUTH 0°47'44" WEST ALONG THE QUARTER SECTION LINE 2428.32 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°47'44" WEST ALONG THE QUARTER SECTION LINE 263.44 FEET; THENCE SOUTH 28°20'05" WEST 168.39 FEET; THENCE SOUTH 61°32'40" EAST 8.24 FEET; THENCE SOUTH 28°52'59" WEST 18.74 FEET; THENCE NORTH 60°40'00" WEST 41.00 FEET; THENCE NORTH 28°52'59" EAST 98.69 FEET; THENCE ALONG THE ARC OF A 449.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°05'16" A DISTANCE OF 220.11 FEET (CHORD BEARS NORTH 14°50'21" EAST 217.91 FEET); THENCE NORTH 00°48'06" EAST 114.93 FEET; THENCE SOUTH 89°36'59" EAST 16.04 FEET MORE OR LESS TO THE POINT OF BEGINNING.

(*NOTE: ROTATE BEARINGS COUNTER CLOCK WISE 0°00'14" TO MATCH FUTURE "THE RIDGE AT ALPINE SUBDIVISION")

B & G #162085

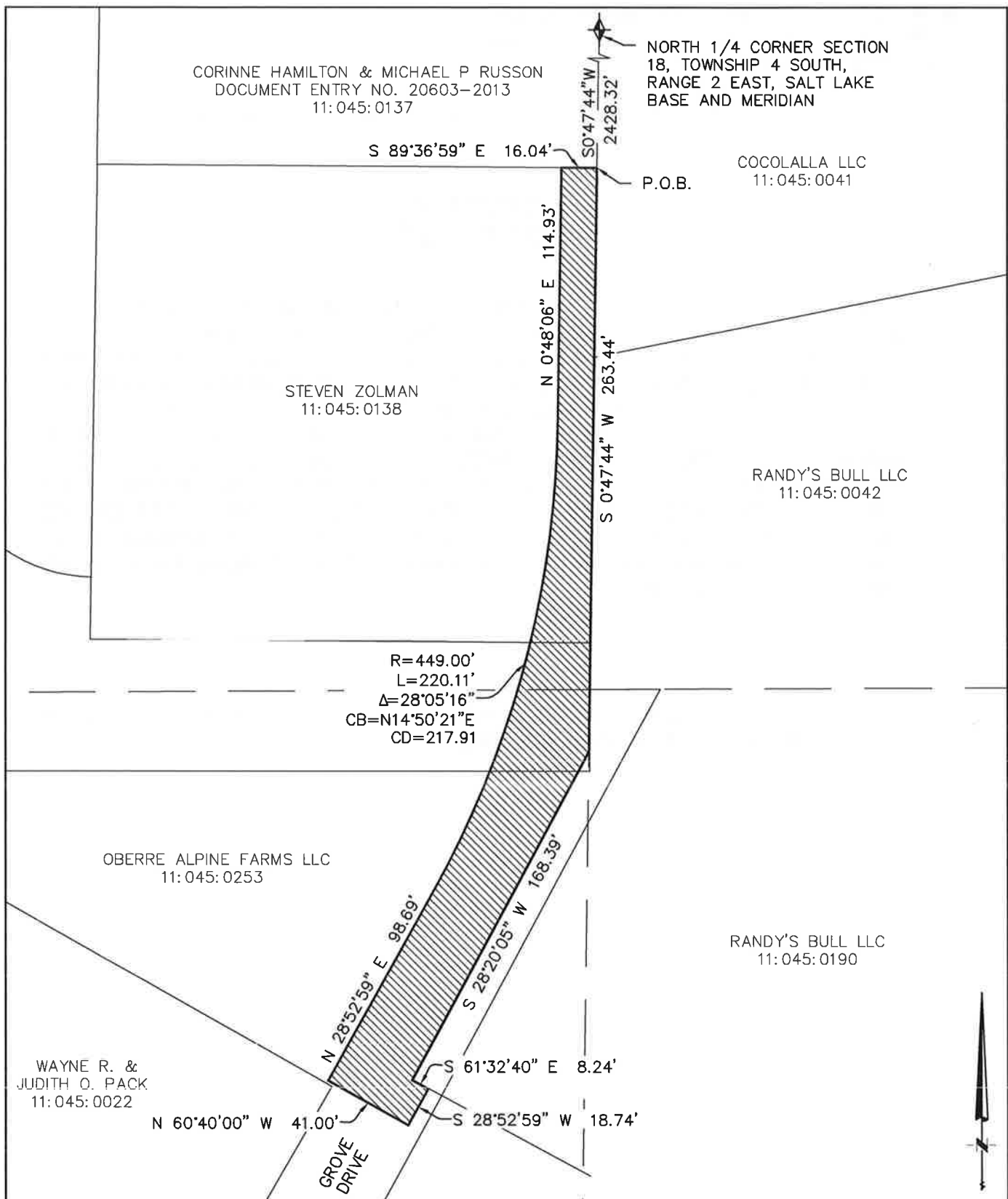


EXHIBIT B
GROVE DRIVE ROAD DEDICATION PARCEL
B&G 162085



BUSH & GUDGELL, INC
Engineers - Planners - Surveyors
655 East 4500 South Suite #100
Salt Lake City, Utah 84107
Phone (801) 364-1212 / Fax (801) 364-1225

ALPINE CITY COUNCIL AGENDA

SUBJECT: Sale of City Property at Canyon Crest Road and Ridge Drive

FOR CONSIDERATION ON: October 23, 2018

PETITIONER: City Staff

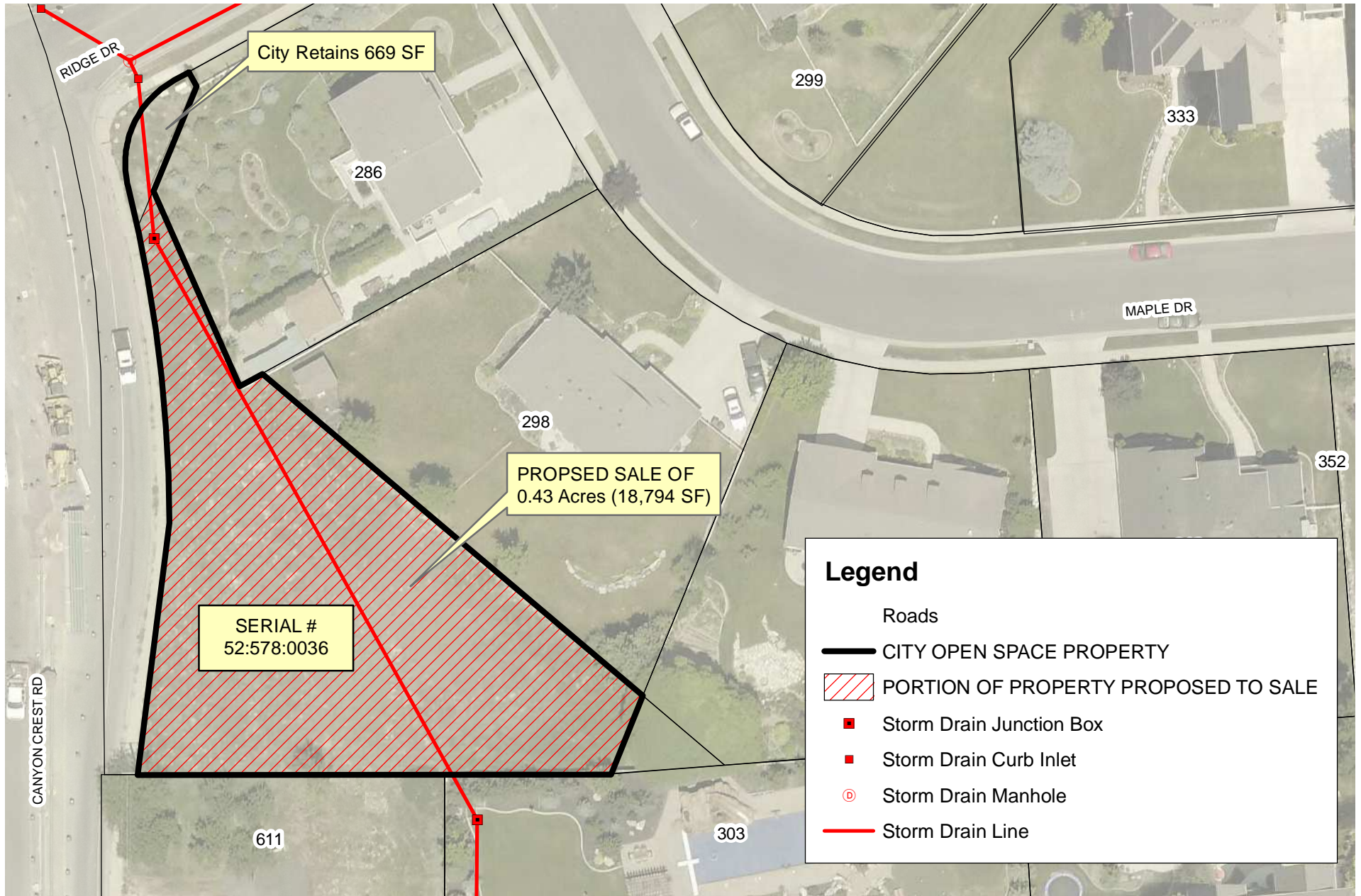
ACTION REQUESTED BY PETITIONER: Approve Sale of City Property.

BACKGROUND INFORMATION:

Several months ago, an individual approached the City about purchasing a parcel of property owned by the City. A public hearing was held by the Planning Commission at their meeting of February 6, 2018 as the first step in selling the piece of City property. At the City Council meeting of February 27, 2018, it was decided that the City would request bids from neighboring property owners for the land. The City has requested bids and will present the results of the bids at the City Council meeting.

STAFF RECOMMENDATION:

Consider approving the sale of the City property at the corner of Canyon Crest Road and Ridge Drive.



Proposed Land Sale

ALPINE CITY COUNCIL AGENDA

SUBJECT: Amendment to the Ordinance – Article 4.6 Major Subdivision Option

FOR CONSIDERATION ON: 23 October 2018

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review recommendation from Planning Commission and approve amendments to the major subdivision ordinance.

BACKGROUND INFORMATION:

Staff have reviewed the Development Code and have recommended changes for Article 4.6 Major Subdivision Option.

STAFF RECOMMENDATION:

Review and consider approving amendments to Article 4.6 of the Development Code.

Memo



To: Alpine City Planning Commission

From: Jed Muhlestein, P.E. *JM*
City Engineer

Date: October 9, 2018

Subject: PROPOSED DEVELOPMENT CODE CHANGE - 4.7.18.3-4
Detention Basin Sizing

Staff proposes the following changes to Article 4.6 of the Development Code, shown in red:

ARTICLE 4.6 MAJOR SUBDIVISION OPTION

4.6.1 CONCEPT PLAN PROCEDURE (Ord. No. 2000-21; amended by Ord. No. 2007-05, 5/8/07; Ord. No. 2010-14, 9/14/10; Ord. No. 2011-07, 5/10/11)

4.6.1.1 PLAN REQUIREMENTS

The subdivider shall submit a concept plan to the Planning Commission prior to the submission of a preliminary plan. The concept plan shall enable the subdivider and the Planning Commission to review the proposed subdivision for general scope and conditions, which might affect said subdivision. The concept plan shall consist of a simple layout of existing and proposed streets, trails, lots, major buildings, planned residential developments, utilities, drainage channels, ditches and waterways.

The plan shall include the following items:

1. The scale on the concept plan should not be less than 1 inch to 200 feet (1" = 200'). Math scale may change as required on the 11"x17" copy.
2. The proposed name of the subdivision.
3. The address of the subdivision.
4. A vicinity plan showing significant natural and man-made features on the site and within one half (2) mile of any portion of it.
5. The property boundaries of the proposed subdivision, the names of adjacent property owners; topographic contours at no greater intervals than two feet, and north arrow. If the topography is steep, five-foot contour intervals shall be used.
6. A proposed lot and street and trail layout, indicating general scaled dimensions of lots to the nearest foot.
7. The acreage of the entire tract proposed for the subdivision and number

of lots.

8. The location of waterways, ditches and easements.
9. Soil profiles for the tract proposed for subdivision where there are geologic hazards known to the subdivider or Alpine City.
10. Source of water rights to be conveyed to the City.
11. Other information, which may allow the City Planner, City Engineer and the Planning Commission to evaluate the proposed subdivision.

4.6.1.2 REVIEW PROCEDURES

During the concept plan review process, the City Planner, City Engineer and the Planning Commission may request reasonable additional information from the subdivider from time to time; and may ask other advisors to review the plan if, in the opinion of the City, it may contribute to a decision in the best interest of the City.

After submittal of the required application materials, no excavation nor alteration of the terrain within a proposed subdivision may be undertaken prior to written approval by the City Council of the final plat. Excavation or alteration of the land prior to approval of the final plat may be cause for disapproval of the proposed subdivision.

4.6.1.2.1 CITY PLANNER AND CITY ENGINEER

1. The subdivider shall meet with the City Planner and City Engineer to discuss the proposed subdivision before submitting an application or any plans.
2. The subdivider shall prepare and submit ~~four (4)~~two (2) D size (22" x 34") copies of the concept plan to the City Planner to be reviewed by the City Planner and City Engineer. The subdivider shall also submit an electronic copy of the plan in a compatible format as specified by City Staff.
3. The City Planner and City Engineer shall review the concept plan to determine compliance with the Alpine City General Plan and all applicable City ordinances. The City Planner shall notify the subdivider of the review findings, including questionable design or engineering feasibility, inadequacy of submittals, non-compliance with the local regulations, and the need for other information which may assist in the evaluation the proposed subdivision.
4. When the City Planner and City Engineer determines that the concept plan is ready for Planning Commission review, the City Planner, in consultation with the Chairperson of the Planning Commission, will establish a date for a public hearing and initial presentation and review

of the concept plan. In case of an impasse between the City Planner/City Engineer and the developer, the developer may appeal to the Planning Commission.

4.6.1.2.2 PLANNING COMMISSION

1. Upon recommendation of the City Planner and City Engineer, the subdivider shall prepare and submit the following required documentation to the City Planner at least fourteen (14) days prior to the scheduled public hearing and ten (10) days prior to a regularly scheduled Planning Commission meeting for a resubmission:
 - a. a completed Concept Plan Checklist and Application;
 - b. a list of all property owners within 500 feet of the boundaries of the proposed development, and envelopes that have been stamped and addressed to all the property owners named on the list;
 - c. ~~five (5)~~two (2) D size (22" x 34") copies of the plan (including any revisions recommended by the City Planner and City Engineer in its initial review),
 - d. ~~ten (10)~~two (2) 11" x 17" copies drawn to scale, and
 - e. an electronic copy in a compatible format, as specified by City Staff.

A concept plan will not be considered by the Planning Commission until the application is complete and all required materials have been submitted within the required timeline.

2. The subdivider shall erect a sign of sufficient durability, and print and size quality that is reasonably calculated to give notice to passers-by. The sign shall be posted at least fourteen (14) days prior to the public hearing held by the Planning Commission. The sign:
 - a. shall be 4 ft. (H) x 8 ft. (W);
 - b. is to be no more than six (6) feet in height from the ground; and
 - c. shall be posted five (5) feet inside the property line in a visible location on the property proposed for the development.

The following information shall be on the sign:

- a. Nature of the proposed development, i.e., residential, commercial, church, etc.;
 - b. Current zoning of the property and proposed zoning, if applicable;
 - c. Number of proposed lots and sizes, if applicable; and
 - d. Date, time, and place of the public hearing at which the concept plan will be presented.
3. Alpine City shall prepare a notification letter to be sent to all property owners within 500 feet of the boundaries of the proposed development that will include the following information:

- a. Address or location of the proposed subdivision and the zoning designation;
- b. Name of the developer(s);
- c. Type of development that is proposed;
- d. Number of acres in the proposed development;
- e. Number of lots in the proposed development and approximate lot size;
- f. Date, time, and place of the public hearing at which the concept plan will be presented; and
- g. Reference to the applicable ordinances that govern the development.

Alpine City shall mail the notification letter to the listed property owners at least seven (7) days prior to the public hearing.

4. The developer shall resubmit all required information, including a list of all property owners and erecting a new sign, if the application lapses for six (6) months or more. The Planning Commission will hold a new public hearing on the concept plan.
5. The Planning Commission shall give guidance to the subdivider to assist in meeting the requirements and constraints for subdivision development within the City of Alpine.
6. If the Planning Commission finds that the proposed concept plan complies with all applicable requirements, it shall approve the concept plan. If the Planning Commission determines that the proposed subdivision would violate local ordinances and regulations, no further review of the proposed subdivision shall be made by the Planning Commission, and a new concept plan shall be required to re-initiate the subdivision process.

4.6.1.2.3 CITY COUNCIL

1. If concept plan approval is granted by the Planning Commission, the concept plan shall be presented to the City Council for information and any such direction as the City Council deems appropriate or necessary.
2. After concept approval has been granted and the concept plan presented to the City Council, the subdivider may apply for preliminary design plan approval. If preliminary plans have not been submitted within 180 calendar days of the date the concept plan was approved, such approval shall be null and void. The voided/null concept plan may be submitted for reinstatement by the Planning Commission, but will be subject to all applicable ordinances at the time of reinstatement and

a reinstatement fee will be charged in accordance with the current fee schedule.

4.6.2 PRELIMINARY DESIGN PLAN (PRELIMINARY PLAT) (Amended by Ord. No. 2010-14, 9/14/10)

4.6.2.1 SUBMISSION REQUIREMENTS

The following shall be submitted to the City Planner by the subdivider or his authorized representative fourteen (14) days prior to a regularly scheduled Planning Commission meeting or ten (10) days prior to the meeting for a preliminary revision or resubmission:

1. An electronic copy in a compatible format as specified by staff
2. ~~Five (5)~~Two (2) D size copies (22" x 34")
3. ~~Ten (10)~~Two (2) 11" x 17" copies (drawn to scale)
4. Other informational material required by this chapter
5. The Preliminary Plan Checklist, the Preliminary Plan Application and required fees.

All information required by the Alpine City Development Code shall be turned in with the application. An incomplete submission will not be placed on the Planning Commission agenda.

For developments with more than 15 lots or with complex issues such as geologic hazards, hillside development or other similar issues, additional time beyond the 14 day review time , or the 10 day resubmission time, may be necessary. In such cases, the developer may work with the City Engineer and City Planner to determine an acceptable schedule.

~~All information required by the Alpine City Development Code shall be turned in with the application. Incomplete submission will not be placed on the Planning Commission agenda.~~

~~Prints submitted pursuant to this section shall be present on black and white or blue line copies.~~

4.6.2.2 DRAWING REQUIREMENTS

The accuracy of location of alignments, boundaries, and monuments shall be certified by a registered land surveyor licensed to do such work in the State of Utah. A workman-like execution of the Design Plan shall be made in every detail. A poorly-drawn or illegible Design Plan is sufficient cause for rejection. The following data shall be submitted as part of the Preliminary Design Plan submission:

1. A vicinity plan showing perimeter outline of the proposed subdivision, accesses, abutting subdivision outlines and names and names of adjacent property owners, and adjacent streets within 2 mile of proposed subdivision.
2. A traverse map of the monumented (see Article 4.6.3.5) perimeter of the proposed subdivision. The traverse shall have an error of closure of not greater than one part in 30,000. Survey tie into a legal corner or other permanent marker established by the County Surveyor is required.
3. The existing contours at two-foot intervals for predominant ground slopes within the tract between level and five per cent (5%) grade and five foot contours for predominant ground slopes within the tract over five per cent (5%) grade. Elevations shall be based on National Geodetic Survey area level data. In cases of predominantly level topography throughout a subdivision, one-foot interval contours may be required.
4. Lot and street layout with accommodation of streets proposed by the Alpine City Major Street Transportation Master Plan and Land Use Element of the General Plan.
5. Dimensions of all lots to the nearest foot.
6. Dimensions of all ~~building pads~~ Buildable Areas when required shall be shown for PRD's, irregular lots, or any other lots as requested by the City Planner, City Engineer or Planning Commission. The designated buildable area shall not be less than five thousand (5,000) sq. ft. except in the TR-10,000 zone, and shall be shown on the preliminary and final plat together with a notation to the effect that all main and accessory buildings shall be located within the designated Buildable Area. (Amended by Ord. 2004-13, 9/28/04).
 - a. The designated Buildable Area may be amended by the City Planner and City Engineer as long as the minimum setback requirements of the underlying zone are met.
 - a.b. Buildable Areas will be required to be shown on lots that contain slopes greater than twenty (20) percent, mapped flood plain boundaries, faults, or other natural hazards. In standard subdivisions these will be reviewed on a case by case basis.
7. Total acreage of entire proposed subdivision and acres of open space.
8. Lots, blocks, or cluster or complex units numbered consecutively.

9. Locations and identification of all existing and proposed public and private easements.
10. Existing and proposed street names.
11. Street profiles to show proposed grades including centerline grades of existing streets in adjacent properties for a minimum distance of 100 feet.
12. The Preliminary Plat shall be drawn to a scale no smaller than one inch equals one hundred feet (1" = 100-~~ft.~~), and shall indicate the basis of bearings, map north, name of subdivision, name of county, name of municipality, township, range, section, and quarter section, address block, block and lot number of the property under consideration.
13. General location in the subdivision area of trees over four inches in diameter, measured at four and one half feet ~~(4-2 ft.)~~(4.5') above the ground. In cases of heavily wooded areas, indication of the outline of wooded area and location of trees which are to remain.
14. An affidavit (Certificate for Clear Title) that the applicant is the owner, the equitable owner, or authorized by the owner in writing to make application for the land proposed to be subdivided.
15. Sites, if any, to be reserved or dedicated for parks, playgrounds, schools, trails or other public uses.
16. Sites, if any, for multi-family dwellings, shopping centers, community facilities, industry, or other uses, exclusive of single-family dwellings, as may be permitted by the Alpine Zoning Ordinance.
- ~~17. A map showing soil types and their boundaries in the area proposed for subdivision.
The map shall include a table of interpretation for the soil types shown.
(Requests for these maps and tables may be made to the local Soil Conservation District Office.) The soil map shall conform to AASHTO guidelines.
Soils profiles for the tract proposed for subdivision where there are geologic hazards known to the subdivider or Alpine City.~~
- ~~18.~~
- ~~19~~17. A description of the type of water system proposed.
- ~~24~~18. Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use (in

compliance with the Alpine City Open Space Zone).

~~2219.~~ Location of existing water and sewer lines and storm drainage systems.

~~2320.~~ Location of waterways and ditches. Where improvements to irrigation ditches are required, written approval from the irrigation company, or private ditch owner, or easement holder must be submitted.

~~2421.~~ Location and type of street lighting, street signs, street planting, and U.S. Post Office Central Box Unit.

~~2522.~~ Location of 5350 foot elevation line and ~~the sensitive lands overlay line (SLO) if applicable~~ sensitive land areas as depicted on the Geologic Hazard Maps.

~~2623.~~ Location of buildings with animals.

~~2724.~~ A map at suitable scale showing the following:

- (1) Proposed future street layout in dashed line for any portion or parcel of the plan which is not being subdivided at the present time.
- (2) Location and profiles of Proposed sewer, water, pressurized irrigation, storm drain lines and any other proposed utility lines.
- (3) Water courses, and proposed storm water drainage systems including culverts, water areas, streams, flood plain areas ~~areas subject to occasional flooding.~~
- (4) Approximate boundaries of areas subject to inundation or storm water overflows of an intensity estimated to occur with a return frequency of once every hundred years.
- (5) Existing buildings, other easements, telephone lines, gas lines, power lines, and other features located on the subdivision or adjacent to its boundaries.
- (6) A composite utilities easement plan showing location, size and proposed use of all easements. All utilities must be constructed within approved easements.

~~28. Location of each lot's Buildable Area in a PRD, irregular lots or any other lots as requested by the City Planner, City Engineer or Planning Commission. The designated buildable area should not be less than five~~

~~thousand (5,000) sq. ft. except in the TR-10,000 zone, and shall be shown on the preliminary and final plat together with a notation to the effect that all main and accessory buildings shall be located within the Designated Buildable Area. (Amended by Ord. 2004-13, 9/28/04)~~

- ~~— (1) The Designated Buildable Area may be amended by the City Planner and City Engineer as long as the minimum setback requirements of the underlying zone are met.~~

4.6.2.3 SUPPORTING DOCUMENTS

~~Twenty-one (21)~~Two (2) ~~paper copies and an electronic copy, in a compatible format as specified by staff,~~ of the following shall accompany and be part of the submission. The Planning Commission may specifically determine that any one of the following documents may not be required.

1. A vicinity map, showing the following: (at scale of one inch equals five hundred feet [1" = 500 ft.] should be attached to the application on an 8.5 " x 11" sheet.)
 - (1) Related existing and planned streets and highway systems within 100 feet.
 - (2) Subdivision boundary lines.
 - ~~(3) Zones within 100 feet.~~
2. The substance of all other covenants, grants of easements or restrictions to be imposed upon the use of the land, buildings, and structures.
3. Survey notes of subdivision perimeter survey.
4. A statement, obtained by the developer, from each utility company involved, stating that they have reviewed the plan and are setting forth their comments concerning the extent of services and the design of utility easement.
35. A Geotechnical Report is required and shall, at a minimum, include the following:
 - a. existing site conditions;
 - b. ground water evaluation;
 - c. seismic evaluations;
 - d. laboratory testing results of onsite materials;
 - e. foundation recommendations;
 - f. lateral earth pressures;

- g. floor slab recommendations;
- h. drainage requirements (both surface and subsurface);
- i. site preparation and grading;
- j. pavement recommendations;
- k. soils profiles for the tract proposed for subdivision where there are geologic hazards known to the subdivider or Alpine City;
- i. soil corrosivity testing and results;
- l. calculations to substantiate foundation recommendations, lateral earth pressures and pavement recommendations.

~~Geologic maps and investigation reports regarding area suitability for the proposed development.~~

46. An environmental impact study (Section 4.3.1.10), if required, shall be delivered **fourteen (14) days** prior to the Planning Commission meeting for public inspection. It shall be prepared by an independent consultant chosen from a list approved by the City of qualified consultants. It shall address the following issues that impact the community and shall identify remedies to any of the issues. The Plan must be accepted and approved by the City Engineer and Planning Commission.

1. Impact on Environment

- 1) Faults and Earthquake Hazards. A hazard inherent in the crust of the earth which is dangerous or potentially dangerous to life, property or improvements, due to the movements, failure or shifting of the earth. Distances to major geological fault lines must be shown.
- 2) Subsurface Rocks and Soils. Rock formation and soil types should be shown. Areas shall be identified that may be susceptible to slippage or other problems related to stability. The report must also address potential impacts of development on adjacent areas.
- 3) Slope and Elevations. Contours of the land in 2-foot intervals. Minimum 5-foot contour on steep hills or at 2-foot intervals on a larger scale map.
- 4) Groundwater Recharge. Identify potential impacts on the purity of ground water or subsurface aquifers that may result from the planned development.
- 5) Flood Hazards. A hazard to land or improvements due to

Commented [JM1]: All "Impacts" were formatted in such a way that they did not appear under item 4 – Environmental Impact Study, which they are a part of.

- 6) Flood Plains. Areas identified by the Federal Emergency Management Agency (FEMA) as floodplain areas must be specifically noted, along with anticipated impacts. Proposals which include alteration to any established creek, stream or other natural watercourse must include approval from the U.S. Army Corps of Engineers and Division of Water Resources.
- 7) Erosion Hazards. Areas defined by the City Engineer as being subject to erosion.
- 8) Wildlife Habitat. Specific types of wildlife that are to be found at the site prior to development, including reptiles, birds and mammals. Animal movement corridors must be identified, along with any barriers that development might present to existing animal movement and migration patterns. Special attention should be devoted to any species listed as endangered or protected by the Environmental Protection Agency.
- 9) Air Quality. Address any changes in air quality that are to be anticipated beyond those that would be expected as a result of normal residential development and resulting traffic flows. Any features of development, such as large structures, which might alter existing air current must also be identified.
- 10) Flora. Information on the existing vegetation in the area to be developed, as well as plans to retain the natural flora. Types of trees, shrubs, grasslands and crops must be identified, with special attention devoted to any species listed as endangered or protected. An estimate will be provided of the percentage of natural vegetation to be retained.

2. _____ Impact on Infrastructure

- 1) Traffic and Transportation. Information on anticipated traffic impacts resulting from a new development. Such analysis shall address traffic increases on residential streets, addition to traffic flows during peak period (such as the morning commute) and any anticipated needs created for new traffic corridors.
- 2) Culinary Water and Sewer. Impacts on the sewer and culinary water supply must be addressed. Utility accesses should be noted and any potential impacts discussed as they relate to health, safety or barriers to movement of residents or wildlife.
- 3) Storm Drainage. In addition to the drainage plan required with subdivision submission, the report must address any potential impacts on the purity of ground water or subsurface aquifers that may result from the planned development. Point sources of any discharge to public waterways must be shown and non-point sources shall be identified if changes are anticipated as a result of the proposed development. Any increases in potential downstream flooding or silt flows must be identified, along with the impacts on downstream areas of any planned runoff diversions. All handling of waterflows must be in accordance with the Federal Water Pollution Control Act (FWPCA).
- 4) Public Safety/Fire Protection. Identify water supply, water lines, fire hydrants and other protective devices as may be required in accordance with the provisions of this ordinance.

3. — Impact on Quality of Life

- 1) Aesthetics and Cultural. Address aspects of development that may impact the rural environment of Alpine City, including any landscape design features that may be inconsistent with retention of views or a rural atmosphere. Any features of development that will contrast with surrounding land uses will also be addressed, including population densities that are significantly different from adjacent areas or any anticipated changes in cultural patterns in the area. The report must also note any sites of historical significance either on or within a quarter-mile of the development site.
- 2) View Scapes. Address aspects of development that may impact view sheds including any landscape design features that may be inconsistent with retention of views. This section should also include any unusual cuts or fills required and any development on hillsides or prominent rises.

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- 3) Parks, Trails and Recreational Facilities. Address the impact on demand for existing Alpine City recreational facilities in accordance with Article 4.7.20 of the Subdivision Ordinance, and indicate what features or facilities, if any, will be included in the development to contribute to the recreational needs of both residents and non-residents of the development. The following specific recreational aspects will be considered and any significant impacts addressed:

1. Hiking, walking and jogging
2. Access to mountains
3. Location of parks
4. Open space
5. Picnicking
6. Sports activities

- 4) Noise. Proposed developments that include other than residential uses must contain an evaluation of the potential for increased noise. If an increase is anticipated in the ambient noise level as a result of the development, all other land uses within a half-mile radius must be identified, and the potential impact of the noise increase on those existing uses will be evaluated. Intermittent noise that may result from uses anticipated at the completed development must be identified if it will be out-of-character, whether due to intensity or frequency, with noise generated by existing uses within a half-mile radius.

~~5. Survey notes of subdivision perimeter survey.~~

~~6. American Society of State Highway Transportation Officials (AASHTO) soil classification for subgrade material within proposed street area. (i.e. A-1, A-2...A-7.)~~

~~7. A statement, obtained by the developer, from each utility company involved, stating that they have reviewed the plan and are setting forth their comments concerning the extent of services and the design of utility easement.~~

4.6.2.4 SUMMARY STATEMENT OF PROPOSAL

A Summary Statement shall be prepared by the subdivider and submitted in a cover letter with the Preliminary Design Plan submittals. The Summary Statement shall include:

1. Location of the subdivision.
2. Total development area, lot sizes, current zoning, number of proposed

dwelling units, and number of acres in public and/or private open space.

3. Estimated number of gallons per day of water requirements where distribution system is utilized.
4. Estimated number of gallons per day of sewage to be treated.
5. Itemized construction cost estimate and proposed method of financing of the streets and related facilities; water distribution system; sewage collection system; storm drainage facilities; and such other utilities as may be necessary, including trails, landscaping and revegetation and erosion control.
6. Survey notes of subdivision perimeter survey, and copies of all monument records.
7. Plan, profile and typical cross-section drawings of roads, bridges, culverts, sewers, and other drainage structures.
8. Grading and drainage plan. The proposed grading plan shall be indicated by solid-line contours superimposed on dashed-line contours of existing topography for the area of the Preliminary Plat. Such contours shall be at two-foot (2') intervals for predominant ground slopes within the tract between level and five per cent (5%) grade, and five foot (5') contours for predominant ground slopes within the tract over five per cent (5%) grade. In case of predominantly level topography throughout a subdivision, one-foot (1') contour intervals may be required.
9. ~~Erosion control plan~~Storm water pollution prevention plan (SWPPP), when required, to be submitted ~~as result of plan review~~.
10. A letter from all utilities (power, cable, gas, phone and post office) agreeing to service the subdivision.

4.6.2.5 REVIEW PROCEDURE - PRELIMINARY DESIGN PLAN

The subdivider shall distribute copies of the plan for review by other agencies as follows:

1. Local school districts
2. Interested governmental departments of the City or County.
3. Other agencies which in the opinion of the Planning Commission may contribute to a more intelligent design solution to problems which may be encountered by the subdivision in question.
4. City Council.
5. City Staff as appropriate.

6. Planning Commission
7. Post Office
8. Telephone Company
9. Natural gas company
10. Electric company
11. Cable company

4.6.2.6 THE PLANNING COMMISSION APPROVAL

1. The City Planner and Planning Commission shall determine whether the preliminary plan conforms to the Zoning Ordinance.
2. The Planning Commission, upon the advice of the City Engineer, or other advisors shall determine from a review of the Preliminary Design Plan whether the soil, slope, vegetation and the drainage characteristics of the site are such as to require substantial cutting, clearing, grading and other earth-moving operations in the construction of the subdivision, or otherwise entail an erosion hazard, and, if so, the Planning Commission shall require the subdivider to provide soil erosion and sedimentation control plans and specifications. Such control plans and specifications shall be prepared by a person trained and qualified in such matters, as is determined by the Planning Commission using the County conservation standards, with the costs of preparation of such plans and specifications being borne by the subdivider, and to be approved by the City Engineer.
3. When, in the opinion of the Planning Commission, public facilities should be constructed within the boundaries of a proposed subdivision to achieve community standards established in the Alpine General Plan, the subdivider shall reserve a site appropriate in area and location for such public facility. Such site shall be reserved by the subdivider for a period of not less than two (2) years from the date of Preliminary Design Plan approval, to provide the appropriate public agency an opportunity to purchase the site. A determination by the Planning Commission to require such a reservation by a subdivider shall be made in writing and shall state the reasons for such requirement.
4. After review of the preliminary plan at a public meeting, the Planning Commission shall approve, disapprove, or approve with conditions the preliminary design plan, ~~and notify the subdivider in writing of such action,~~ or may postpone action to allow the subdivider time to provide material or additional information needed by the Planning Commission to then determine appropriate action.
5. Planning Commission approval of the preliminary plan shall expire 180 calendar days after the date of approval. Reinstatements may be

granted by the Planning Commission, and will be subject to all applicable ordinances at the time of reinstatement and a reinstatement fee will be charged in accordance with the current fee schedule.

4.6.3 FINAL PLAT (Amended by Ord. No. 2010-14, 9/14/10)

4.6.3.1 SUBMISSION REQUIREMENTS

1. An electronic copy in a compatible form as specified by City Staff, ~~seven (7)~~two (2) D size (22" x 34") copies and ~~ten (10)~~two (2) 11" x 17" copies of all maps (drawn to scale), and all material required by this Chapter shall be submitted by the subdivider to the City Planner fourteen (14) days prior to the Planning Commission meeting or ten (10) days for a final plat revision or resubmission. All information required by the Alpine City Development Code shall be turned in with the application. An incomplete submission will not be placed on the Planning Commission agenda.
2. Materials required for final plat approval shall be submitted within 180 calendar days of the date a preliminary plan has been approved by the Planning Commission. Fees for final plat review shall be paid at the time of submittal of the final plat. Final plat submission shall not be accepted which has exceeded this time lapse period, unless approved by the Planning Commission.

4.6.3.2 PLAT REQUIREMENTS

1. The Final Plat submission shall conform in all major respects to the Preliminary Plat as previously reviewed and approved by the Planning Commission, and shall incorporate all modifications required in its review. If a Final Plat has been modified to reflect improvements in design or changes which have occurred in its natural surroundings and environment since the time of the Preliminary Plat review and approval, the Plat will be returned to the Planning Commission for further review and approval. The Planning Commission may redline a revised plat.
2. A Final Plat shall be a phase of an approved Preliminary Plan, except as provided in Section 4.6.3.4
3. Two copies of the application form for review of a Final Plat and all required supporting documents shall be submitted.
4. The Final Plat drawing on mylar and ~~twenty-one (21)~~two (2) black on white ~~or blue on white~~ prints of the Final Plat shall be submitted.
5. The Final Plat will conform to the Alpine City Standard Drawings and

Specifications.

4.6.3.3 DRAWING REQUIREMENTS

The Final Plat drawing shall have the following standards:

1. The plat shall be prepared and certification made as to its accuracy by a registered land surveyor licensed to do such work in the State of Utah.
2. The plat shall be delineated in permanent ink on ~~water-proof tracing cloth or~~ mylar.
3. The bearings, distances and curve data of all perimeter boundary lines shall be indicated outside the boundary line, not inside the lot dimensions.
4. If a plat is revised, a copy of the old plat shall be provided for comparison purposes.
5. All blocks and all lots within each block shall be consecutively numbered.
6. On curved boundaries and all curves in the plat, sufficient data shall be given to enable the re-establishment of the curves on the ground. This curve data shall include the following for circular curves:
 - (1) radius of curve
 - (2) central angle
 - (3) tangent
 - (4) arc length
 - (5) chord length
 - (6) chord bearing
7. Derelict parcels shall not be allowed.
8. All streets and walkways shall be designated as such and streets shall be named; bearings and dimensions must be given.
9. All easements shall be designated as such and bearings and dimensions given.
10. All lands within the boundaries of the plat shall be accounted for either as lots, walkways, streets, or ground in common ownership, public paths, open space and excepted parcels.
11. All dimensions of irregularly-shaped lots shall be indicated in each lot.
12. All bearings and lengths shall be given for all lot lines, except that

bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.

13. Buildable areas when required by the City Planner, City Engineer or Planning Commission, shall be noted with all dimensions. The Designated Buildable Area should be not less than five thousand (5,000) sq. ft. except in the TR-10,000 zone. All dwellings and other habitable structures and accessory building shall be located within the Designated Buildable Area. (Amended by Ord. 2004-13, 9/28/04)
14. Parcels not contiguous shall not be included in one plat, nor shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one plat, provided all owners join in dedication and acknowledgment.
15. Lengths shall be shown to hundredths of a foot, and angles and bearings shall be shown to seconds of arc.
16. The information on the plat shall include:
 - (1) Name of subdivision, map north arrow and date
 - (2) Name and address of owner or owners of record
 - (3) Total acreage of subdivision; total number of lots
 - (4) Township, range, section (and quarter section, if portion) and public and private open space.
 - (5) Graphic scale
 - (6) Local engineer and County surveyor's certificate
 - (7) Local attorney's approval certificate
 - (8) Planning Commission approval certificate
 - (9) City Council approval certificate
 - (10) Any additional information required by local ordinance, or by State law.
 - (11) An address block.
 - (12) Current zoning at time of final approval.
 - ~~(13) Design criteria for elevation of 5,000 feet. Design criteria for snow load of 45 pounds per square foot.~~
 - ~~(14) Show orientation of driveway in cases where lot fronts on arterial street. In cases where lots front on an arterial street, a note shall be placed on the plat required a circular driveway or prohibiting backing onto the arterial street.~~
17. The dimensions and format of the plat shall be established by the City Council.
18. Location of all monuments must be shown on the plat.

19. Any other requirements, restrictions and improvements approved by the Planning Commission and City Council.

4.6.3.4 PHASE DEVELOPMENT

1. The final platting of subdivisions containing more than twenty-five (25) lots shall be done in phases. Each phase shall consist of the number of lots which can be completely developed with both off-site and on-site improvements within a two-year period, or twenty-five (25) lots, whichever is larger. The development of the subdivision shall be in an orderly manner and in such a way that the phases will be contiguous, the required improvements will be continuous, and all of the said off-site improvements will be made available for the full, effective and practical use and enjoyment thereof by the lessees or the grantees of any of the lands subdivided within the time hereinafter specified.
2. When the off-site improvements have been one hundred per cent (100%) completed for the recorded plat and approved by the City Engineer, and on-site improvements are seventy per cent (70%) completed, the subdivider may submit the next phase of the proposed development in accordance with the rules and regulations of this Subdivision Ordinance.

4.6.3.5 MONUMENTS

1. Permanent reference monuments, as approved by the City Engineer, shall be set on the external boundary of the subdivision, and at all street center line intersections, and all beginning and end points of curves to provide line of sight control for re-establishing the survey. The number of monuments may be reduced by the City Engineer.
2. All monuments shall be the manhole type. D&L Model K6313 with ring extension or City approved equivalent.
3. The developer shall be responsible to have all property corners of lots surveyed by a licensed surveyor with each property corner being identified with a rebar and cap. Brass pins shall be set in the top of curb at the projected property line. All other property corners shall be marked with a steel tee-post placed near the rebar and cap. Developers will be required to post a bond for this requirement. The subdivision will not be given final bond release until the requirements of this section have been met.
- ~~4. At least one second order benchmark shall be set (where practical to tie in) within every subdivision or subsequent filing prior to submission of the Final Plat for approval.~~

54. Detail requirements on monument construction, marking, and setting are contained in the City Standards.

4.6.3.6 SURVEY CERTIFICATION

The surveyor making a plat shall certify on the plat that it conforms to city survey regulations and to all applicable State laws and that the monuments described in it have been placed as described. He shall affix his name, seal and signature.

4.6.3.7 SUPPORTING DOCUMENTS

The following documents shall be submitted with the Final Plat drawing, and be considered a part of the submission:

Drawings showing layout, profile, and detail design of:

1. All utilities and easements.
2. Plan, profile and typical cross-section drawings of roads, bridges, culverts, sewers, and other drainage structures.
3. Grading and drainage plan. The proposed grading plan shall be indicated by solid-line contours superimposed on dashed-line contours of existing topography for the area of the Final Plat. Such contours shall be at two-foot (2') intervals for predominant ground slopes within the tract between level and five per cent (5%) grade, and five foot (5') contours for predominant ground slopes within the tract over five per cent (5%) grade. In case of predominantly level topography throughout a subdivision, one-foot (1') contour intervals may be required.
4. ~~Erosion control plan~~ Storm water pollution prevention plan (SWPPP) when required and submitted as a part of Preliminary Design Plan. ~~It~~ shall be resubmitted in final form.
5. An exact copy of a certificate of title insurance company or attorney's opinion, which shall set forth the names of all property owners included in the plat and shall include a list of all mortgages, judgments, liens, easements, contracts and agreements of record in the County which shall affect the property covered by such plats. If the opinion of title discloses such encumbrances, then at the option of the City Council, the holders or owners of such mortgages, judgments, liens, easements, contracts, or agreements shall be required to join in and approve the application before the Plat shall be acted upon by the Planning Commission.

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6. Where a portion of an existing easement is contiguous to a proposed easement or right-of-way of a new subdivision, proof of the dedication of the existing easement or right-of-way acceptable to the Planning Commission must be submitted.
7. Where the subdivider is to dedicate land for schools, roads, parks, or other public purposes, a letter of intent is required from the public agency receiving the dedication, agreeing to such dedication, and stating how applicable improvement standards will be met. When land within a subdivision is to be purchased by a public agency for public use, a letter of intention to purchase shall be required.
8. When a new street will intersect with a State Highway, a copy of the State Highway permit shall be submitted.
9. Cost estimates shall be submitted for construction of streets and related facilities, water distribution system, sewage collection system, flood plain protection, storm drainage facilities, erosion control, trails, revegetation and such other facilities as may be required, to be reviewed by the City Engineer.
10. Copies of protective covenants, trust agreements, and home owner's association articles and by-laws, including those required by the City Council to govern re-subdivision, and other potential changes which might significantly alter the subdivision as approved by the City Council with regard to the criteria and standards of these regulations.
11. Monument record.
12. Irrigation Company letter and/or letter from ditch easement holder.
13. The Alpine City Utility Easement Verification form shall be signed by all utilities which will service the subdivision including power, gas, post office, etc. prior to submitting the final plat into the City Recorder. As an alternative, a "Will Serve" letter from each utility is also acceptable.

4.6.3.8 REVISED SUMMARY STATEMENT OF PROPOSAL

A revised proposal summary statement shall be submitted to reflect any changes made from the summary statement of the approved Preliminary Design Plan.

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4.6.3.9 PLANNING COMMISSION REVIEW

1. When a Final Plat has been received it shall be acted upon at a Planning Commission meeting scheduled for subdivision review.
2. If the final plat and all supplementary data comply with the applicable requirements of these regulations and the requirements of the approved preliminary design plan, the Planning Commission shall recommend approval of the final plat to the City Council and certify approval on the space provided.
3. After review of the final plat at the public meeting, the ~~Planning Commission~~City Planner shall send written notification of ~~its~~the review and official action to the City Council. This notification shall specify the modifications of the final plat, if any, which were made an incident to approval of such plat by the Planning Commission.
2. After 180 calendar days, any Planning Commission recommendation for final approval shall be null and void. The voided/null plan may be resubmitted for reinstatement by the Planning Commission but will be subject to all applicable ordinances at the time of reinstatement and a reinstatement fee will be charged in accordance with the current fee schedule.

4.6.3.10 CITY COUNCIL REVIEW AND APPROVAL

1. The City Council shall review the final plat at a regularly scheduled public meeting. If the City Council determines that the final plat submission complies with the applicable requirements of these regulations, they shall certify approval of the final plat on the space provided.

The City Recorder shall provide copies of the recorded plat together with the official notification of the action to be distributed as follows:

- (1) Two copies for City files,
 - (2) One copy for each utility company serving the subdivision,
 - (3) One copy for the City Engineer,
 - (4) One electronic copy for the City Engineer.
2. Acceptance of dedication of proposed public lands or streets, or street rights-of-way in an approved plat can be made only by the City Council. Final plat approval by the City Council will be deemed an acceptance of dedication, unless streets and other public spaces are shown as "not

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intended for dedication."

4.6.3.11 RECORDING FINAL PLAT

1. The City Recorder shall record the Final Plat with the County ~~Clerk and~~ Recorder. Any expenses incurred by the developer shall be borne by the developer and paid prior to recording; i.e. impact, plan check, etc.

4.6.3.12 EXPIRATION OF FINAL APPROVAL (Amended by Ord. 2004-13, 9/28/04)

If the recording requirements set forth above are not met by the subdivider within 180 days from the date of City Council approval, such approval shall be null and void.

4.6.3.13 REINSTATEMENT OF FINAL PLAT (Amended by Ord. 2004-13, 9/28/04; Ord. 2008-07, 5/27/08)

The voided/null Final Plat may be submitted to the City Planner for reinstatement. If there are no changes to the voided/null final plat and there have been no changes in ordinances that would affect the voided/null final plat, the City Planner may approve the reinstatement of the final plat. If there are any changes on the final plat or any changes in ordinances that would affect the plat, the voided/null final plat may be submitted for reinstatement with a recommendation from the Planning Commission and approval by the City Council, but will be subject to all applicable ordinances at the time of reinstatement and a current reinstatement fee will be charged in accordance with current fee schedule. The final plat must be recorded within 180 days after the reinstatement approval or the approval shall be null and void.

4.6.3.14 PRECONSTRUCTION CONFERENCE (Amended by Ord. 2004-13, 9/28/04)

A preconstruction conference will be conducted prior to construction. A preconstruction meeting provides an opportunity to begin communication and problem solving between the City Staff and the subdivider prior to the start of a major construction project. Typically the City Engineer, City Administrator, City Planner and City Public Works Director will meet with the subdivider prior to construction.

4.6.3.15 RESUBDIVISION PROCEDURE (Amended by Ord. 2004-13, 9/28/04)

Amended Plats

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1. No change shall be made in a plat which has received final approval unless the subdivider has complied with the procedures for vacating or changing a subdivision plat as outlined in Section 10-9-808 of the Utah State Code, and until the change has met current city ordinance, plat amendment fees have been paid in accordance with the City's current Fee Schedule, and the change has been reviewed by and received a recommendation from the Planning Commission and approval by the City Council.

4.6.3.16 FILE OF RECORDED SUBDIVISIONS

The City of Alpine shall maintain a filing system of all subdivisions, which includes copies of all maps, data, and official subdivision actions; also, a master location map (or maps) referenced to the filing system, for public use and examination.

ORDINANCE NO. 2018-09

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 4.6 OF THE ALPINE CITY DEVELOPMENT CODE RELATING MAJOR SUBDIVISION OPTIONS

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to allow minor subdivisions to be approved administratively; and

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

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

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

The Amendments to Article 4.6 contained in the attached document will supersede Article 4.6 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 23th day of October, 2018.

Troy Stout, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

ARTICLE 4.6 MAJOR SUBDIVISION OPTION

4.6.1 CONCEPT PLAN PROCEDURE (Ord. No. 2000-21; amended by Ord. No. 2007-05, 5/8/07; Ord. No. 2010-14, 9/14/10; Ord. No. 2011-07, 5/10/11)

4.6.1.1 PLAN REQUIREMENTS

The subdivider shall submit a concept plan to the Planning Commission prior to the submission of a preliminary plan. The concept plan shall enable the subdivider and the Planning Commission to review the proposed subdivision for general scope and conditions, which might affect said subdivision. The concept plan shall consist of a simple layout of existing and proposed streets, trails, lots, major buildings, planned residential developments, utilities, drainage channels, ditches and waterways.

The plan shall include the following items:

1. The scale on the concept plan should not be less than 1 inch to 200 feet (1" = 200'). Math scale may change as required on the 11"x17" copy.
2. The proposed name of the subdivision.
3. The address of the subdivision.
4. A vicinity plan showing significant natural and man-made features on the site and within one half (2) mile of any portion of it.
5. The property boundaries of the proposed subdivision, the names of adjacent property owners; topographic contours at no greater intervals than two feet, and north arrow. If the topography is steep, five-foot contour intervals shall be used.
6. A proposed lot and street and trail layout, indicating general scaled dimensions of lots to the nearest foot.
7. The acreage of the entire tract proposed for the subdivision and number of lots.
8. The location of waterways, ditches and easements.
9. Soil profiles for the tract proposed for subdivision where there are geologic hazards known to the subdivider or Alpine City.
10. Source of water rights to be conveyed to the City.
11. Other information, which may allow the City Planner, City Engineer and the Planning Commission to evaluate the proposed subdivision.

4.6.1.2 REVIEW PROCEDURES

During the concept plan review process, the City Planner, City Engineer and the Planning Commission may request reasonable additional information from the subdivider from time to time; and may ask other advisors to review the plan if, in the opinion of the City, it may contribute to a decision in the best interest of the City.

After submittal of the required application materials, no excavation nor alteration of the terrain within a proposed subdivision may be undertaken prior to written approval by the City Council of the final plat. Excavation or alteration of the land prior to approval of the final plat may be cause for disapproval of the proposed subdivision.

4.6.1.2.1 CITY PLANNER AND CITY ENGINEER

1. The subdivider shall meet with the City Planner and City Engineer to discuss the proposed subdivision before submitting an application or any plans.
2. The subdivider shall prepare and submit two (2) D size (22" x 34") copies of the concept plan to the City Planner to be reviewed by the City Planner and City Engineer. The subdivider shall also submit an electronic copy of the plan in a compatible format as specified by City Staff.
3. The City Planner and City Engineer shall review the concept plan to determine compliance with the Alpine City General Plan and all applicable City ordinances. The City Planner shall notify the subdivider of the review findings, including questionable design or engineering feasibility, inadequacy of submittals, non-compliance with the local regulations, and the need for other information which may assist in the evaluation the proposed subdivision.
4. When the City Planner and City Engineer determines that the concept plan is ready for Planning Commission review, the City Planner, in consultation with the Chairperson of the Planning Commission, will establish a date for a public hearing and initial presentation and review of the concept plan. In case of an impasse between the City Planner/City Engineer and the developer, the developer may appeal to the Planning Commission.

4.6.1.2.2 PLANNING COMMISSION

1. Upon recommendation of the City Planner and City Engineer, the subdivider shall prepare and submit the following required documentation to the City Planner at least fourteen (14) days prior to the scheduled public hearing and ten (10) days prior to a regularly scheduled Planning Commission meeting for a resubmission:
 - a. a completed Concept Plan Checklist and Application;
 - b. a list of all property owners within 500 feet of the boundaries of the proposed development, and envelopes that have been stamped and addressed to all the property owners named on the list;

- c. two (2) D size (22" x 34") copies of the plan (including any revisions recommended by the City Planner and City Engineer in its initial review),
- d. two (2) 11" x 17" copies drawn to scale, and
- e. an electronic copy in a compatible format, as specified by City Staff.

A concept plan will not be considered by the Planning Commission until the application is complete and all required materials have been submitted within the required timeline.

2. The subdivider shall erect a sign of sufficient durability, and print and size quality that is reasonably calculated to give notice to passers-by. The sign shall be posted at least fourteen (14) days prior to the public hearing held by the Planning Commission. The sign:
 - a. shall be 4 ft. (H) x 8 ft. (W);
 - b. is to be no more than six (6) feet in height from the ground; and
 - c. shall be posted five (5) feet inside the property line in a visible location on the property proposed for the development.

The following information shall be on the sign:

- a. Nature of the proposed development, i.e., residential, commercial, church, etc.;
 - b. Current zoning of the property and proposed zoning, if applicable;
 - c. Number of proposed lots and sizes, if applicable; and
 - d. Date, time, and place of the public hearing at which the concept plan will be presented.
3. Alpine City shall prepare a notification letter to be sent to all property owners within 500 feet of the boundaries of the proposed development that will include the following information:
 - a. Address or location of the proposed subdivision and the zoning designation;
 - b. Name of the developer(s);
 - c. Type of development that is proposed;
 - d. Number of acres in the proposed development;
 - e. Number of lots in the proposed development and approximate lot size;
 - f. Date, time, and place of the public hearing at which the concept plan will be presented; and
 - g. Reference to the applicable ordinances that govern the development.

Alpine City shall mail the notification letter to the listed property owners at least seven (7) days prior to the public hearing.

4. The developer shall resubmit all required information, including a list

of all property owners and erecting a new sign, if the application lapses for six (6) months or more. The Planning Commission will hold a new public hearing on the concept plan.

5. The Planning Commission shall give guidance to the subdivider to assist in meeting the requirements and constraints for subdivision development within the City of Alpine.
6. If the Planning Commission finds that the proposed concept plan complies with all applicable requirements, it shall approve the concept plan. If the Planning Commission determines that the proposed subdivision would violate local ordinances and regulations, no further review of the proposed subdivision shall be made by the Planning Commission, and a new concept plan shall be required to re-initiate the subdivision process.

4.6.1.2.3 CITY COUNCIL

1. If concept plan approval is granted by the Planning Commission, the concept plan shall be presented to the City Council for information and any such direction as the City Council deems appropriate or necessary.
2. After concept approval has been granted and the concept plan presented to the City Council, the subdivider may apply for preliminary design plan approval. If preliminary plans have not been submitted within 180 calendar days of the date the concept plan was approved, such approval shall be null and void. The voided/null concept plan may be submitted for reinstatement by the Planning Commission, but will be subject to all applicable ordinances at the time of reinstatement and a reinstatement fee will be charged in accordance with the current fee schedule.

4.6.2 PRELIMINARY DESIGN PLAN (PRELIMINARY PLAT) (Amended by Ord. No. 2010-14, 9/14/10)

4.6.2.1 SUBMISSION REQUIREMENTS

The following shall be submitted to the City Planner by the subdivider or his authorized representative fourteen (14) days prior to a regularly scheduled Planning Commission meeting or ten (10) days prior to the meeting for a preliminary revision or resubmission:

1. An electronic copy in a compatible format as specified by staff
2. Two (2) D size copies (22" x 34")
3. Two (2) 11" x 17" copies (drawn to scale)

4. Other informational material required by this chapter
5. The Preliminary Plan Checklist, the Preliminary Plan Application and required fees.

All information required by the Alpine City Development Code shall be turned in with the application. An incomplete submission will not be placed on the Planning Commission agenda.

For developments with more than 15 lots or with complex issues such as geologic hazards, hillside development or other similar issues, additional time beyond the 14 day review time, or the 10 day resubmission time, may be necessary. In such cases, the developer may work with the City Engineer and City Planner to determine an acceptable schedule.

4.6.2.2 DRAWING REQUIREMENTS

The accuracy of location of alignments, boundaries, and monuments shall be certified by a registered land surveyor licensed to do such work in the State of Utah. A workman-like execution of the Design Plan shall be made in every detail. A poorly-drawn or illegible Design Plan is sufficient cause for rejection. The following data shall be submitted as part of the Preliminary Design Plan submission:

1. A vicinity plan showing perimeter outline of the proposed subdivision, accesses, abutting subdivision outlines and names and names of adjacent property owners, and adjacent streets within 2 mile of proposed subdivision.
2. A traverse map of the monumented (see Article 4.6.3.5) perimeter of the proposed subdivision. The traverse shall have an error of closure of not greater than one part in 30,000. Survey tie into a legal corner or other permanent marker established by the County Surveyor is required.
3. The existing contours at two-foot intervals for predominant ground slopes within the tract between level and five per cent (5%) grade and five foot contours for predominant ground slopes within the tract over five per cent (5%) grade. Elevations shall be based on National Geodetic Survey area level data. In cases of predominantly level topography throughout a subdivision, one-foot interval contours may be required.
4. Lot and street layout with accommodation of streets proposed by the Alpine City Transportation Master Plan and Land Use Element of the General Plan.
5. Dimensions of all lots to the nearest foot.

6. Dimensions of all Buildable Areas shall be shown for PRD's, irregular lots, or any other lots as requested by the City Planner, City Engineer or Planning Commission. The designated buildable area shall not be less than five thousand (5,000) sq. ft. except in the TR-10,000 zone, and shall be shown on the preliminary and final plat together with a notation to the effect that all main and accessory buildings shall be located within the designated Buildable Area. (Amended by Ord. 2004-13, 9/28/04).
 - a. The designated Buildable Area may be amended by the City Planner and City Engineer as long as the minimum setback requirements of the underlying zone are met.
 - b. Buildable Areas will be required to be shown on lots that contain slopes greater than twenty (20) percent, mapped flood plain boundaries, faults, or other natural hazards. In standard subdivisions these will be reviewed on a case by case basis.
7. Total acreage of entire proposed subdivision and acres of open space.
8. Lots, blocks, or cluster or complex units numbered consecutively.
9. Locations and identification of all existing and proposed public and private easements.
10. Existing and proposed street names.
11. Street profiles to show proposed grades including centerline grades of existing streets in adjacent properties for a minimum distance of 100 feet.
12. The Preliminary Plat shall be drawn to a scale no smaller than one inch equals one hundred feet (1" = 100'), and shall indicate the basis of bearings, map north, name of subdivision, name of county, name of municipality, township, range, section, and quarter section, address block, block and lot number of the property under consideration.
13. General location in the subdivision area of trees over four inches in diameter, measured at four and one half feet (4.5') above the ground. In cases of heavily wooded areas, indication of the outline of wooded area and location of trees which are to remain.
14. An affidavit (Certificate for Clear Title) that the applicant is the owner, the equitable owner, or authorized by the owner in writing to make application for the land proposed to be subdivided.
15. Sites, if any, to be reserved or dedicated for parks, playgrounds,

schools, trails or other public uses.

16. Sites, if any, for multi-family dwellings, shopping centers, community facilities, industry, or other uses, exclusive of single-family dwellings, as may be permitted by the Alpine Zoning Ordinance.
17. A description of the type of water system proposed.
18. Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use (in compliance with the Alpine City Open Space Zone).
19. Location of existing water and sewer lines and storm drainage systems.
20. Location of waterways and ditches. Where improvements to irrigation ditches are required, written approval from the irrigation company, or private ditch owner, or easement holder must be submitted.
21. Location and type of street lighting, street signs, street planting, and U.S. Post Office Central Box Unit.
22. Location of 5350 foot elevation line and sensitive land areas as depicted on the Geologic Hazard Maps.
23. Location of buildings with animals.
24. A map at suitable scale showing the following:
 - (1) Proposed future street layout in dashed line for any portion or parcel of the plan which is not being subdivided at the present time.
 - (2) Location and profiles of proposed sewer, water, pressurized irrigation, storm drain lines and any other proposed utility.
 - (3) Water courses, and proposed storm water drainage systems including culverts, water areas, streams, flood plain areas.
 - (4) Approximate boundaries of areas subject to inundation or storm water overflows of an intensity estimated to occur with a return frequency of once every hundred years.
 - (5) Existing buildings, other easements, telephone lines, gas lines, power lines, and other features located on the subdivision or adjacent to its boundaries.

- (6) A composite utilities easement plan showing location, size and proposed use of all easements. All utilities must be constructed within approved easements.

4.6.2.3 SUPPORTING DOCUMENTS

Two (2) paper copies and an electronic copy, in a compatible format as specified by staff, of the following shall accompany and be part of the submission. The Planning Commission may specifically determine that any one of the following documents may not be required.

1. A vicinity map, showing the following: (at scale of one inch equals five hundred feet [1" = 500 ft.] should be attached to the application on an 8.5 " x 11" sheet.)
 - (1) Related existing and planned streets and highway systems within 100 feet.
 - (2) Subdivision boundary lines.
2. The substance of all other covenants, grants of easements or restrictions to be imposed upon the use of the land, buildings, and structures.
3. Survey notes of subdivision perimeter survey.
4. A statement, obtained by the developer, from each utility company involved, stating that they have reviewed the plan and are setting forth their comments concerning the extent of services and the design of utility easement.
5. A Geotechnical Report is required and shall, at a minimum, include the following:
 - a. existing site conditions;
 - b. ground water evaluation;
 - c. seismic evaluations;
 - d. laboratory testing results of onsite materials;
 - e. foundation recommendations;
 - f. lateral earth pressures;
 - g. floor slab recommendations;
 - h. drainage requirements (both surface and subsurface);
 - i. site preparation and grading;

- j. pavement recommendations;
 - k. soils profiles for the tract proposed for subdivision where there are geologic hazards known to the subdivider or Alpine City;
 - i. soil corrosivity testing and results;
 - j. calculations to substantiate foundation recommendations, lateral earth pressures and pavement recommendations.
6. An environmental impact study (Section 4.3.1.10), if required, shall be delivered **fourteen (14) days** prior to the Planning Commission meeting for public inspection. It shall be prepared by an independent consultant chosen from a list approved by the City of qualified consultants. It shall address the following issues that impact the community and shall identify remedies to any of the issues. The Plan must be accepted and approved by the City Engineer and Planning Commission.

1. Impact on Environment

- 1) Faults and Earthquake Hazards. A hazard inherent in the crust of the earth which is dangerous or potentially dangerous to life, property or improvements, due to the movements, failure or shifting of the earth. Distances to major geological fault lines must be shown.
- 2) Subsurface Rocks and Soils. Rock formation and soil types should be shown. Areas shall be identified that may be susceptible to slippage or other problems related to stability. The report must also address potential impacts of development on adjacent areas.
- 3) Slope and Elevations. Contours of the land in 2-foot intervals. Minimum 5-foot contour on steep hills or at 2-foot intervals on a larger scale map.
- 4) Groundwater Recharge. Identify potential impacts on the purity of ground water or subsurface aquifers that may result from the planned development.
- 5) Flood Hazards. A hazard to land or improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses. Any increases in potential downstream flooding or silt flows as a result of development must be identified, along with impacts on downstream areas of any planned runoff diversions. All handling of waterflows must be in accordance with the Federal Water Pollution Control Act

(FWPCA).

- 6) Flood Plains. Areas identified by the Federal Emergency Management Agency (FEMA) as floodplain areas must be specifically noted, along with anticipated impacts. Proposals which include alteration to any established creek, stream or other natural watercourse must include approval from the U.S. Army Corps of Engineers and Division of Water Resources.
- 7) Erosion Hazards. Areas defined by the City Engineer as being subject to erosion.
- 8) Wildlife Habitat. Specific types of wildlife that are to be found at the site prior to development, including reptiles, birds and mammals. Animal movement corridors must be identified, along with any barriers that development might present to existing animal movement and migration patterns. Special attention should be devoted to any species listed as endangered or protected by the Environmental Protection Agency.
- 9) Air Quality. Address any changes in air quality that are to be anticipated beyond those that would be expected as a result of normal residential development and resulting traffic flows. Any features of development, such as large structures, which might alter existing air current must also be identified.
- 10) Flora. Information on the existing vegetation in the area to be developed, as well as plans to retain the natural flora. Types of trees, shrubs, grasslands and crops must be identified, with special attention devoted to any species listed as endangered or protected. An estimate will be provided of the percentage of natural vegetation to be retained.

2. Impact on Infrastructure

- 1) Traffic and Transportation. Information on anticipated traffic impacts resulting from a new development. Such analysis shall address traffic increases on residential streets, addition to traffic flows during peak period (such as the morning commute) and any anticipated needs created for new traffic corridors.
- 2) Culinary Water and Sewer. Impacts on the sewer and culinary water supply must be addressed. Utility accesses should be noted and any

potential impacts discussed as they relate to health, safety or barriers to movement of residents or wildlife.

- 3) Storm Drainage. In addition to the drainage plan required with subdivision submission, the report must address any potential impacts on the purity of ground water or subsurface aquifers that may result from the planned development. Point sources of any discharge to public waterways must be shown and non-point sources shall be identified if changes are anticipated as a result of the proposed development. Any increases in potential downstream flooding or silt flows must be identified, along with the impacts on downstream areas of any planned runoff diversions. All handling of waterflows must be in accordance with the Federal Water Pollution Control Act (FWPCA).
- 4) Public Safety/Fire Protection. Identify water supply, water lines, fire hydrants and other protective devices as may be required in accordance with the provisions of this ordinance.

3. Impact on Quality of Life

- 1) Aesthetics and Cultural. Address aspects of development that may impact the rural environment of Alpine City, including any landscape design features that may be inconsistent with retention of views or a rural atmosphere. Any features of development that will contrast with surrounding land uses will also be addressed, including population densities that are significantly different from adjacent areas or any anticipated changes in cultural patterns in the area. The report must also note any sites of historical significance either on or within a quarter-mile of the development site.
- 2) View Scapes. Address aspects of development that may impact view sheds including any landscape design features that may be inconsistent with retention of views. This section should also include any unusual cuts or fills required and any development on hillsides or prominent rises.
- 3) Parks, Trails and Recreational Facilities. Address the impact on demand for existing Alpine City recreational facilities in accordance with Article 4.7.20 of the Subdivision Ordinance, and indicate what features or facilities, if any, will be included in the development to contribute to the recreational needs of both residents and non-residents of the development. The following specific recreational aspects will be considered and any significant impacts addressed:

1. Hiking, walking and jogging
 2. Access to mountains
 3. Location of parks
 4. Open space
 5. Picnicking
 6. Sports activities
- 4) Noise. Proposed developments that include other than residential uses must contain an evaluation of the potential for increased noise. If an increase is anticipated in the ambient noise level as a result of the development, all other land uses within a half-mile radius must be identified, and the potential impact of the noise increase on those existing uses will be evaluated. Intermittent noise that may result from uses anticipated at the completed development must be identified if it will be out-of-character, whether due to intensity or frequency, with noise generated by existing uses within a half-mile radius.

4.6.2.4 SUMMARY STATEMENT OF PROPOSAL

A Summary Statement shall be prepared by the subdivider and submitted in a cover letter with the Preliminary Design Plan submittals. The Summary Statement shall include:

1. Location of the subdivision.
2. Total development area, lot sizes, current zoning, number of proposed dwelling units, and number of acres in public and/or private open space.
3. Estimated number of gallons per day of water requirements where distribution system is utilized.
4. Estimated number of gallons per day of sewage to be treated.
5. Itemized construction cost estimate and proposed method of financing of the streets and related facilities; water distribution system; sewage collection system; storm drainage facilities; and such other utilities as may be necessary, including trails, landscaping and revegetation and erosion control.
6. Survey notes of subdivision perimeter survey, and copies of all monument records.
7. Plan, profile and typical cross-section drawings of roads, bridges,

culverts, sewers, and other drainage structures.

8. Grading and drainage plan. The proposed grading plan shall be indicated by solid-line contours superimposed on dashed-line contours of existing topography for the area of the Preliminary Plat. Such contours shall be at two-foot (2') intervals for predominant ground slopes within the tract between level and five per cent (5%) grade, and five foot (5') contours for predominant ground slopes within the tract over five per cent (5%) grade. In case of predominantly level topography throughout a subdivision, one-foot (1') contour intervals may be required.
9. Storm water pollution prevention plan (SWPPP), when required, to be submitted.
10. A letter from all utilities (power, cable, gas, phone and post office) agreeing to service the subdivision.

4.6.2.5 REVIEW PROCEDURE - PRELIMINARY DESIGN PLAN

The subdivider shall distribute copies of the plan for review by other agencies as follows:

1. Local school districts
2. Interested governmental departments of the City or County.
3. Other agencies which in the opinion of the Planning Commission may contribute to a more intelligent design solution to problems which may be encountered by the subdivision in question.
4. City Council.
5. City Staff as appropriate.
6. Planning Commission
7. Post Office
8. Telephone Company
9. Natural gas company
10. Electric company
11. Cable company

4.6.2.6 THE PLANNING COMMISSION APPROVAL

1. The City Planner and Planning Commission shall determine whether the preliminary plan conforms to the Zoning Ordinance.
2. The Planning Commission, upon the advice of the City Engineer, or other advisors shall determine from a review of the Preliminary Design Plan whether the soil, slope, vegetation and the drainage characteristics of the site are such as to require substantial cutting, clearing, grading and other earth-moving operations in the construction of the subdivision,

or otherwise entail an erosion hazard, and, if so, the Planning Commission shall require the subdivider to provide soil erosion and sedimentation control plans and specifications. Such control plans and specifications shall be prepared by a person trained and qualified in such matters, as is determined by the Planning Commission using the County conservation standards, with the costs of preparation of such plans and specifications being borne by the subdivider, and to be approved by the City Engineer.

3. When, in the opinion of the Planning Commission, public facilities should be constructed within the boundaries of a proposed subdivision to achieve community standards established in the Alpine General Plan, the subdivider shall reserve a site appropriate in area and location for such public facility. Such site shall be reserved by the subdivider for a period of not less than two (2) years from the date of Preliminary Design Plan approval, to provide the appropriate public agency an opportunity to purchase the site. A determination by the Planning Commission to require such a reservation by a subdivider shall be made in writing and shall state the reasons for such requirement.
4. After review of the preliminary plan at a public meeting, the Planning Commission shall approve, disapprove, or approve with conditions the preliminary design plan, or may postpone action to allow the subdivider time to provide material or additional information needed by the Planning Commission to then determine appropriate action.
5. Planning Commission approval of the preliminary plan shall expire 180 calendar days after the date of approval. Reinstatements may be granted by the Planning Commission, and will be subject to all applicable ordinances at the time of reinstatement and a reinstatement fee will be charged in accordance with the current fee schedule.

4.6.3 FINAL PLAT (Amended by Ord. No. 2010-14, 9/14/10)

4.6.3.1 SUBMISSION REQUIREMENTS

An electronic copy in a compatible form as specified by City Staff, two (2) D size (22" x 34") copies and two (2) 11" x 17" copies of all maps (drawn to scale), and all material required by this Chapter shall be submitted by the subdivider to the City Planner fourteen (14) days prior to the Planning Commission meeting or ten (10) days for a final plat revision or resubmission. All information required by the Alpine City Development Code shall be turned in with the application. An incomplete submission will not be placed on the Planning Commission agenda.

2. Materials required for final plat approval shall be submitted within 180 calendar days of the date a preliminary plan has been approved by the Planning Commission. Fees for final plat review shall be paid at the time of submittal of the final plat. Final plat submission shall not be accepted which has exceeded this time lapse period, unless approved by the Planning Commission.

4.6.3.2 PLAT REQUIREMENTS

1. The Final Plat submission shall conform in all major respects to the Preliminary Plat as previously reviewed and approved by the Planning Commission, and shall incorporate all modifications required in its review. If a Final Plat has been modified to reflect improvements in design or changes which have occurred in its natural surroundings and environment since the time of the Preliminary Plat review and approval, the Plat will be returned to the Planning Commission for further review and approval. The Planning Commission may redline a revised plat.
2. A Final Plat shall be a phase of an approved Preliminary Plan, except as provided in Section 4.6.3.4
3. Two copies of the application form for review of a Final Plat and all required supporting documents shall be submitted.
4. The Final Plat drawing on mylar and two (2) black on white prints of the Final Plat shall be submitted.
5. The Final Plat will conform to the Alpine City Standard Drawings and Specifications.

4.6.3.3 DRAWING REQUIREMENTS

The Final Plat drawing shall have the following standards:

1. The plat shall be prepared and certification made as to its accuracy by a registered land surveyor licensed to do such work in the State of Utah.
2. The plat shall be delineated in permanent ink on mylar.
3. The bearings, distances and curve data of all perimeter boundary lines shall be indicated outside the boundary line, not inside the lot dimensions.
4. If a plat is revised, a copy of the old plat shall be provided for comparison purposes.

5. All blocks and all lots within each block shall be consecutively numbered.
6. On curved boundaries and all curves in the plat, sufficient data shall be given to enable the re-establishment of the curves on the ground. This curve data shall include the following for circular curves:
 - (1) radius of curve
 - (2) central angle
 - (3) tangent
 - (4) arc length
 - (5) chord length
 - (6) chord bearing
7. Derelict parcels shall not be allowed.
8. All streets and walkways shall be designated as such and streets shall be named; bearings and dimensions must be given.
9. All easements shall be designated as such and bearings and dimensions given.
10. All lands within the boundaries of the plat shall be accounted for either as lots, walkways, streets, or ground in common ownership, public paths, open space and excepted parcels.
11. All dimensions of irregularly-shaped lots shall be indicated in each lot.
12. All bearings and lengths shall be given for all lot lines, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.
13. Buildable areas when required by the City Planner, City Engineer or Planning Commission, shall be noted with all dimensions. The Designated Buildable Area should be not less than five thousand (5,000) sq. ft. except in the TR-10,000 zone. All dwellings and other habitable structures and accessory building shall be located within the Designated Buildable Area. (Amended by Ord. 2004-13, 9/28/04)
14. Parcels not contiguous shall not be included in one plat, nor shall more than one plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one plat, provided all owners join in dedication and acknowledgment.
15. Lengths shall be shown to hundredths of a foot, and angles and bearings shall be shown to seconds of arc.
16. The information on the plat shall include:

- (1) Name of subdivision, map north arrow and date
- (2) Name and address of owner or owners of record
- (3) Total acreage of subdivision; total number of lots
- (4) Township, range, section (and quarter section, if portion) and public and private open space.
- (5) Graphic scale
- (6) Local engineer and County surveyor's certificate
- (7) Local attorney's approval certificate
- (8) Planning Commission approval certificate
- (9) City Council approval certificate
- (10) Any additional information required by local ordinance, or by State law.
- (11) An address block.
- (12) Current zoning at time of final approval.
- (13) In cases where lots front on an arterial street, a note shall be placed on the plat required a circular driveway or prohibiting backing onto the arterial street.

17. The dimensions and format of the plat shall be established by the City Council.

18. Location of all monuments must be shown on the plat.

19. Any other requirements, restrictions and improvements approved by the Planning Commission and City Council.

4.6.3.4 PHASE DEVELOPMENT

1. The final platting of subdivisions containing more than twenty-five (25) lots shall be done in phases. Each phase shall consist of the number of lots which can be completely developed with both off-site and on-site improvements within a two-year period, or twenty-five (25) lots, whichever is larger. The development of the subdivision shall be in an orderly manner and in such a way that the phases will be contiguous, the required improvements will be continuous, and all of the said off-site improvements will be made available for the full, effective and practical use and enjoyment thereof by the lessees or the grantees of any of the lands subdivided within the time hereinafter specified.
2. When the off-site improvements have been one hundred per cent (100%) completed for the recorded plat and approved by the City Engineer, and on-site improvements are seventy per cent (70%) completed, the subdivider may submit the next phase of the proposed development in accordance with the rules and regulations of this

Subdivision Ordinance.

4.6.3.5 MONUMENTS

1. Permanent reference monuments, as approved by the City Engineer, shall be set on the external boundary of the subdivision, and at all street center line intersections, and all beginning and end points of curves to provide line of sight control for re-establishing the survey. The number of monuments may be reduced by the City Engineer.
2. All monuments shall be the manhole type. D&L Model K6313 with ring extension or City approved equivalent.
3. The developer shall be responsible to have all property corners of lots surveyed by a licensed surveyor with each property corner being identified with a rebar and cap. Brass pins shall be set in the top of curb at the projected property line. All other property corners shall be marked with a steel tee-post placed near the rebar and cap. Developers will be required to post a bond for this requirement. The subdivision will not be given final bond release until the requirements of this section have been met.
4. Detail requirements on monument construction, marking, and setting are contained in the City Standards.

4.6.3.6 SURVEY CERTIFICATION

The surveyor making a plat shall certify on the plat that it conforms to city survey regulations and to all applicable State laws and that the monuments described in it have been placed as described. He shall affix his name, seal and signature.

4.6.3.7 SUPPORTING DOCUMENTS

The following documents shall be submitted with the Final Plat drawing, and be considered a part of the submission:

Drawings showing layout, profile, and detail design of:

1. All utilities and easements.
2. Plan, profile and typical cross-section drawings of roads, bridges, culverts, sewers, and other drainage structures.
3. Grading and drainage plan. The proposed grading plan shall be indicated by solid-line contours superimposed on dashed-line contours of existing topography for the area of the Final Plat. Such contours shall be at two-foot (2') intervals for predominant ground slopes within the tract between level and five per cent (5%) grade, and five foot (5') contours for predominant ground slopes within the tract over five per cent (5%) grade. In case of predominantly level topography throughout a subdivision, one-foot (1') contour intervals may be required.
4. Storm water pollution prevention plan (SWPPP) when required and submitted as a part of Preliminary Design Plan, it shall be resubmitted in final form.
5. An exact copy of a certificate of title insurance company or attorney's opinion, which shall set forth the names of all property owners included in the plat and shall include a list of all mortgages, judgments, liens, easements, contracts and agreements of record in the County which shall affect the property covered by such plats. If the opinion of title discloses such encumbrances, then at the option of the City Council, the holders or owners of such mortgages, judgments, liens, easements, contracts, or agreements shall be required to join in and approve the application before the Plat shall be acted upon by the Planning Commission.
6. Where a portion of an existing easement is contiguous to a proposed

easement or right-of-way of a new subdivision, proof of the dedication of the existing easement or right-of-way acceptable to the Planning Commission must be submitted.

7. Where the subdivider is to dedicate land for schools, roads, parks, or other public purposes, a letter of intent is required from the public agency receiving the dedication, agreeing to such dedication, and stating how applicable improvement standards will be met. When land within a subdivision is to be purchased by a public agency for public use, a letter of intention to purchase shall be required.
8. When a new street will intersect with a State Highway, a copy of the State Highway permit shall be submitted.
9. Cost estimates shall be submitted for construction of streets and related facilities, water distribution system, sewage collection system, flood plain protection, storm drainage facilities, erosion control, trails, revegetation and such other facilities as may be required, to be reviewed by the City Engineer.
10. Copies of protective covenants, trust agreements, and home owner's association articles and by-laws, including those required by the City Council to govern re-subdivision, and other potential changes which might significantly alter the subdivision as approved by the City Council with regard to the criteria and standards of these regulations.
11. Monument record.
12. Irrigation Company letter and/or letter from ditch easement holder.
13. The Alpine City Utility Easement Verification form shall be signed by all utilities which will service the subdivision including power, gas, post office, etc. prior to submitting the final plat into the City Recorder. As an alternative, a "Will Serve" letter from each utility is also acceptable.

4.6.3.8 REVISED SUMMARY STATEMENT OF PROPOSAL

A revised proposal summary statement shall be submitted to reflect any changes made from the summary statement of the approved Preliminary Design Plan.

4.6.3.9 PLANNING COMMISSION REVIEW

1. When a Final Plat has been received it shall be acted upon at a Planning Commission meeting scheduled for subdivision review.

2. If the final plat and all supplementary data comply with the applicable requirements of these regulations and the requirements of the approved preliminary design plan, the Planning Commission shall recommend approval of the final plat to the City Council and certify approval on the space provided.
3. After review of the final plat at the public meeting, the City Planner shall send written notification of the review and official action to the City Council. This notification shall specify the modifications of the final plat, if any, which were made an incident to approval of such plat by the Planning Commission.
2. After 180 calendar days, any Planning Commission recommendation for final approval shall be null and void. The voided/null plan may be resubmitted for reinstatement by the Planning Commission but will be subject to all applicable ordinances at the time of reinstatement and a reinstatement fee will be charged in accordance with the current fee schedule.

4.6.3.10 CITY COUNCIL REVIEW AND APPROVAL

1. The City Council shall review the final plat at a regularly scheduled public meeting. If the City Council determines that the final plat submission complies with the applicable requirements of these regulations, they shall certify approval of the final plat on the space provided.

The City Recorder shall provide copies of the recorded plat together with the official notification of the action to be distributed as follows:

- (1) Two copies for City files,
- (2) One copy for each utility company serving the subdivision,
- (3) One copy for the City Engineer,
- (4) One electronic copy for the City Engineer.
2. Acceptance of dedication of proposed public lands or streets, or street rights-of-way in an approved plat can be made only by the City Council. Final plat approval by the City Council will be deemed an acceptance of dedication, unless streets and other public spaces are shown as "not intended for dedication."

4.6.3.11 RECORDING FINAL PLAT

1. The City Recorder shall record the Final Plat with the County Recorder. Any expenses incurred by the developer shall be borne by the developer

and paid prior to recording; i.e. impact, plan check, etc.

4.6.3.12 EXPIRATION OF FINAL APPROVAL (Amended by Ord. 2004-13, 9/28/04)

If the recording requirements set forth above are not met by the subdivider within 180 days from the date of City Council approval, such approval shall be null and void.

4.6.3.13 REINSTATEMENT OF FINAL PLAT (Amended by Ord. 2004-13, 9/28/04; Ord. 2008-07, 5/27/08)

The voided/null Final Plat may be submitted to the City Planner for reinstatement. If there are no changes to the voided/null final plat and there have been no changes in ordinances that would affect the voided/null final plat, the City Planner may approve the reinstatement of the final plat. If there are any changes on the final plat or any changes in ordinances that would affect the plat, the voided/null final plat may be submitted for reinstatement with a recommendation from the Planning Commission and approval by the City Council, but will be subject to all applicable ordinances at the time of reinstatement and a current reinstatement fee will be charged in accordance with current fee schedule. The final plat must be recorded within 180 days after the reinstatement approval or the approval shall be null and void.

4.6.3.14 PRECONSTRUCTION CONFERENCE (Amended by Ord. 2004-13, 9/28/04)

A preconstruction conference will be conducted prior to construction. A preconstruction meeting provides an opportunity to begin communication and problem solving between the City Staff and the subdivider prior to the start of a major construction project. Typically the City Engineer, City Administrator, City Planner and City Public Works Director will meet with the subdivider prior to construction.

4.6.3.15 RESUBDIVISION PROCEDURE (Amended by Ord. 2004-13, 9/28/04)

Amended Plats

1. No change shall be made in a plat which has received final approval unless the subdivider has complied with the procedures for vacating or changing a subdivision plat as outlined in Section 10-9-808 of the Utah State Code, and until the change has met current city ordinance, plat amendment fees have been paid in accordance with the City's current Fee Schedule, and the change has been reviewed by and received a recommendation from the Planning Commission and approval by the

City Council.

4.6.3.16 FILE OF RECORDED SUBDIVISIONS

The City of Alpine shall maintain a filing system of all subdivisions, which includes copies of all maps, data, and official subdivision actions; also, a master location map (or maps) referenced to the filing system, for public use and examination.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Amendment to the Ordinance – Article 4.7.4.11 Minimum Curb Radii

FOR CONSIDERATION ON: 23 October 2018

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve amendment to the Article 4.74.11.

BACKGROUND INFORMATION:

Staff have reviewed the Development Code and recommended additional language to define a specific minimum radius for property lines and back of curb intersections that is based on industry standards.

STAFF RECOMMENDATION:

Review and consider approving amendment to Article 4.7.4.11 of the Development Code.

Memo



To: Alpine City Planning Commission

From: Jed Muhlestein, P.E. *JM*
City Engineer

Date: October 9, 2018

Subject: PROPOSED DEVELOPMENT CODE CHANGE - 4.7.4.11
Minimum Curb Radii

Staff has noticed an omission in the development code regarding the minimum radius of curvature for curb and gutter at street intersections. The industry standard is typically a 25-foot radius of curvature as measured at the back of curb. This is the desired size to accommodate turning movements of service vehicles. Most intersections are built this way in Alpine but it is not reflected in the development code.

Proposed Change:

4.7.4.11 Angle of Street Intersections. Streets shall intersect at ninety degrees, except where otherwise recommended as necessary by the Planning Commission and approved by the City Council. **The minimum radius of property lines and back of curb at intersections shall be fifteen (15) feet and twenty-five (25) respectively.**

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

ORDINANCE NO. 2018-10

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 4.7.4.11 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO MINIMUM CURB RADII

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to allow minor subdivisions to be approved administratively; and

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

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

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

The Amendments to Article 4.7.4.11 contained in the attached document will supersede Article 4.7.4.11 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 23th day of October, 2018.

Troy Stout, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

4.7.4.11 Angle of Street Intersections. Streets shall intersect at ninety degrees, except where otherwise recommended as necessary by the Planning Commission and approved by the City Council. The minimum radius of property lines and back of curb at intersections shall be fifteen (15) feet and twenty-five (25) respectively.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Trail Master Plan – Proposed Update – October 2018

FOR CONSIDERATION ON: 23 October 2018

PETITIONER: Staff

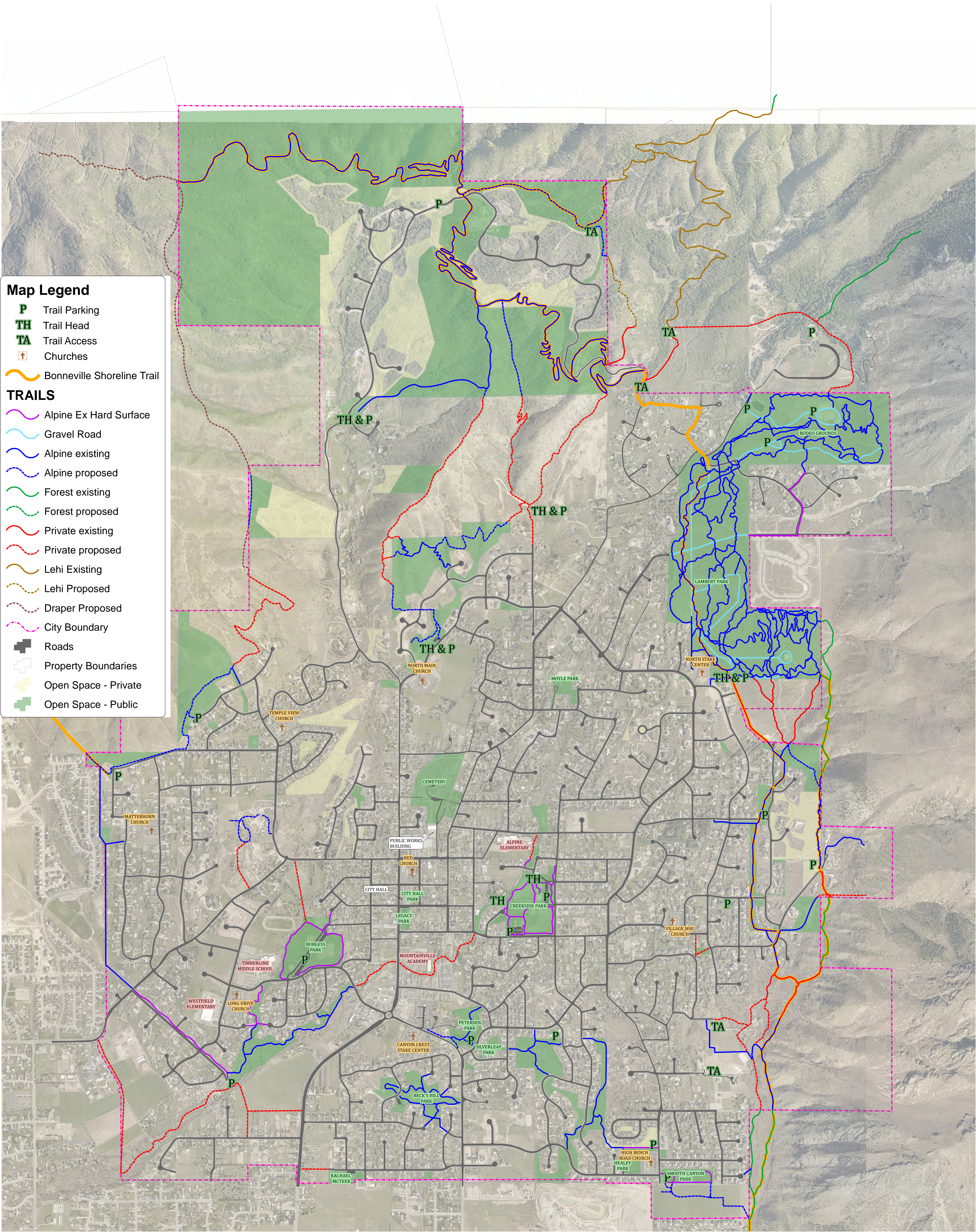
ACTION REQUESTED BY PETITIONER: Review and approve updated Trail Master Plan.

BACKGROUND INFORMATION:

The Alpine City Trail Committee has reviewed and made recommendations for updates to the proposed Trail Master Plan.

STAFF RECOMMENDATION:

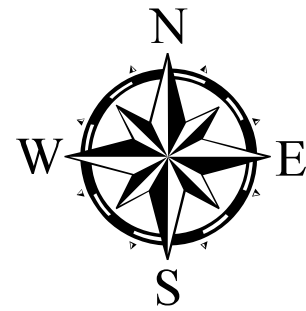
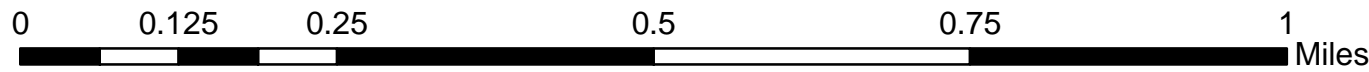
Review and consider approving the proposed Trail Master Plan.



** ALL TRAILS ARE SHOWN AS A POINT "A" TO POINT "B" AND AT TIME OF DEVELOPMENT WILL NEED TO BE ENGINEERED AND FLAGGED FOR APPROVAL **



Trail Master Plan



Proposed Oct 2018