ALPINE CITY COUNCIL WORK SESSION AND MEETING

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a **Work Session (5:30 pm) and Meeting (6:30 pm)** on **TUESDAY July 8, 2014** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

5:30 Work Session – Eagle Pointe Subdivision

6:30 Regular Meeting

I. CALL MEETING TO ORDER

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

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

III. CONSENT CALENDAR

- **A. Approve the minutes of June 24, 2014.**
- **B. Bond Release - Box Elder Plat E - $171,949.44**

IV. REPORTS AND PRESENTATIONS

- **A. Lambert Park Presentation – Alpine Youth Council**

V. ACTION/DISCUSSION ITEMS

- **A. Eagle Pointe Subdivision – PRD Decision and Concept Plan Discussion/Direction:** The City Council will review their findings from the work session held earlier in the meeting and consider a decision.
- **B. Questar Pipeline – Sale of City Open Space for Questar Meter Station Discussion:** The Council will consider a request by Questar to purchase a portion of public open space near the corner of Pfeifferhorn and 600 North to build a meter station.
- **C. Sewer Impact Fee Facilities Plan:** The City Engineer will review the updated Sewer Master Plan. The Council will consider approving the Sewer Impact Fee Facilities Plan.
- **D. Ordinance No. 2014-13 - Sewer Impact Fee Ordinance - Shane Sorensen:** The Council will consider adopting a Sewer Impact Fee Ordinance based on the updated Sewer Master Plan.
- **E. Utah Lake Commission – Membership/Representative Discussion - Rich Nelson:** The Council will consider if Alpine should become a member of the Utah Lake Commission and if so, who should represent the City.
- **F. Ordinance No. 2014-12 - Design Standards Amendment:** The City Council will consider amending the sidewalk requirements in new subdivisions.

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

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

ADJOURN

Don Watkins, Mayor
July 3, 2014

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

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being the bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 North Main, Alpine, UT
June 24, 2014

I. CALL MEETING TO ORDER: The meeting was called to order at 6:40 pm by Mayor Don Watkins.

A. Roll Call: The following Council members were present and constituted a quorum:
Council Members: Troy Stout, Lon Lott, Will Jones, Roger Bennett
Council Members not present: Kimberly Bryant was excused
Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Brad Freeman
Others: Tom Watkins, Steve Swanson, Trisha Walker, Kathy Harding, Kent Fitzgerald, Judy Fitzgerald, Darryl Stallings, John MacDonald, Jim Dunn, Crystal Wells, Mark Wells, Glenn Simmons, Lauren Hall, Taylor Hall, Ellen Hall, Jeff Hall, Clay Linford, Penny Linford, Shirley Davis, Craig Skidmore, Karl Naegle

B. Prayer: Will Jones
C. Pledge: Quinn Andrus

II. PUBLIC COMMENT: Kathy Harding said she lived across the creek from Creekside Park. She was concerned that the fireworks in the park would start fires along the creek. In her yard they had several large pine trees. The field across the creek was cheat grass which ignited quickly. She spent the last 4th of July spraying down their pine trees and the foliage along the creek. Since their yard was deemed in the danger zone, the fire department parked a fire truck in their backyard which left huge ruts. She was also concerned about the concentration of smoke in the park which was hazardous to people with respiratory problems.

Mayor Watkins thanked her for her comments and said the Council would take note of them. The Fire Chief would be present later in the meeting since fireworks was on the agenda.

III. CONSENT CALENDAR

A. Approve minutes of June 10, 2014
B. Bond Release - Bennett Farms, Plats D & E - $432,505.66

MOTION: Will Jones moved to approve the Consent Calendar with the minutes as amended. Lon Lott seconded. Ayes: 3 Nays: 0. Will Jones, Troy Stout, Lon Lott voted aye. Motion passed.
Roger Bennett abstained stating he was the developer of Bennett Farms.

IV. REPORTS AND PRESENTATIONS: None

V. ACTION/DISCUSSION ITEMS

PUBLIC HEARING ON BUDGET OPENING

Rich Nelson reviewed the changes in the budget which were:

Revenue
USDA EWP Grant - $1,499,738.00 This was money brought in during the fiscal year as a Federal Grant reimbursement for the Quail Fire/EWP Project. A portion of the expenses were from last year with reimbursements this year.

Expenses
Administration: $16,900 for attorney and consultant fees associated with the Patterson lawsuit.
Elections: $1,000 for the additional cost of a primary election in 2013 that was not budgeted.
Emergency Services: $38,789 for additional fire costs.
Building Department: $46,600 due to additional building permits and inspections.
Street Department: $10,000 for overtime due to flooding and holiday lighting.
Parks & Recreation: $1,145.420 for the Quail fire rehabilitation grant.

Miscellaneous: $393,829 for the transfer of funds for the EWP project which were spent last year and reimbursed this year for bring the fund balance within the 18% legal limit.

Mayor Watkins invited comments from the public. There were no comments.

A. Ordinance No. 2014-10 - Amending the Alpine City Budget for Fiscal Year 2013-2014. There was no further discussion on this item.

MOTION: Will Jones moved to approve Ordinance No. 2014-10 amending the budget for fiscal year 2013-2014. Roger Bennett seconded. Ayes: 4 Nays: 0. Will Jones, Lon Lott, Roger Bennett, Troy Stout voted aye. Motion passed.

Rich Nelson said Annalisa Beck was not present but this was her last week as an employee. He appreciated her and all her work as the finance officer and treasurer. She'd been with the City for about ten years.

B. Lambert Park: Mayor Watkins said the Planning Commission had recommended that the City Council review the following issues in Lambert Park. 1) Increase signage, 2) No bans on motorized vehicles in the park; 3) Approve a temporary or permanent gate at Moyle Drive to decrease the amount of traffic on the road; 4) Increase police presence and enforcement.
He invited the public to comment and asked them to limit their comments to two minutes.

Trisha Walker said she had met with the Youth Council and saw the work and research they'd put in on those issues in Lambert Park. They had some great ideas. They did not think motorized vehicles should be banned, but the trails should be marked. People who violated the rules should be fined.

Troy Stout said he would like to see the presentation the Youth Council made to the Planning Commission. Mayor Watkins said they would make it an agenda item. There were no other comments from the public and the Mayor invited staff to comment on what they had observed happening in the park.

Shane Sorensen said the public works crew were in the park multiple times a day. Some of the problems they had seen were kids building fires and using drugs. In one case they had snipped a fence and built a fire on the water tank. He said there were a lot of people riding ATVs and motorcycles on trails where they were not allowed, and the reckless speeds were endangering people on foot or on bicycles.

Troy Stout said he had taken a group of Youth Council members up to Lambert Park the previous year. He said it was a great multiple use park but they needed to do a better job of patrolling and make sure the rules of the park were enforced. He said he would like to create an gateway entry in the park at three or four locations to define where the park begins and private property ends. There would be an entry on the south, on Moyle Drive and various places on the north boundary. On either side of the entry they could place split rail fences extending a hundred feet in each direction.

Lon Lott asked if they would put up a sign every so often along the boundary of the park where there was no fence. He said it would be difficult to enforce speed limits and trail use unless they had an officer on a bike. He suggested that it might be easier to enforce if they designated a certain area of the park as the place where people could use motorized vehicles rather than designating trails. That way if someone was outside that area, they would know they were in violation of park rules.

Troy Stout said that above a certain elevation, there was no need for vehicles. Many people wanted to drive to see the poppies but other than that they didn't need vehicles in the park.

Will Jones asked if there was a temporary turnaround on the emergency access road. He'd seen construction vehicles driving up that way. They needed a plan to let people know the road was for emergency access only, and provide a place for them to turn around when they saw they were not to be on the road. He said people may not know what trails were okay for vehicles. He'd followed a trail that was not marked for ATV use, but it had ATV tracks on it. He'd seen kids jumping their motorcycles of the water tank. He suggested they put up signs and see if they got

compliance. If they didn't, they would have to be more restrictive. It wasn't safe to have a motorcyclist on a trail that was also used by pedestrians.

Rich Nelson said they needed to pick their battles. He liked Troy Stout's idea of delineating the park and Will Jones' idea of putting up signs. He suggested they put signs on Moyle Drive and ask the police to patrol it. When that was under control, they could focus on another area.

Roger Bennett said that when they first talked about not allowing motorized vehicles in Lambert Park, he was opposed to it. Now he felt the other way. If the City wanted to allow vehicles in the park and control them, they should put in signs, post the speed limit, and impose hefty fines. But he would like to see the park closed to vehicles except during the poppy season. The restriction would not apply to the City's maintenance vehicles.

Mayor Watkins said that one of the challenges was that there would soon be 59 new lots adjacent to Lambert Park. He expected the park would be overrun with ATVs.

MOTION: Will Jones moved to immediately put signage at both ends of the emergency access road and state that illegal use would be subject to a fine. Troy Stout seconded. Ayes: 4 Nays: 0. Will Jones, Lon Lott, Troy Stout, Roger Bennett voted aye. Motion passed.

Troy Stout said he would like an officer to patrol the area for a time and enforce it. Rich Nelson said he could add that to the list of areas the police patrolled.

C. Eagle Pointe PRD Concept Plan: Developers Taylor Smith and Mark Wells submitted a concept plan for a PRD located at approximately 800 West North consisting of 15 lots on 31.88 acres in the CR-40,000 zone. The Planning Commission reviewed the concept plan at their meeting of June 17, 2014. The motion to grant concept approval failed with a split vote of three ayes and three nays.

Mayor Watkins said the members of the audience could comment on the proposed subdivision even though it was not officially a public hearing. He asked that they limit their comments to two minutes and if their issue had already been addressed, just ditto it. When the audience was through, the developer would respond, then the Council would discuss it.

Steve Swanson said he lived in front of the proposed development and he was also on the Planning Commission. He said he didn't mind development but he was concerned when it destroyed the land and the scenic view and the quality of life. The developer was asking for a PRD to get higher density but the City was getting nothing in return except unusable open space. He asked that it not be a PRD. A PRD had to have a good reason to exist. He also read the section in the code regarding retaining walls which said they had to be recommended by the City Engineer and the Planning Commission and approved by the City Council. The Planning Commission had not recommended approval of retaining walls. He said one of the problems with another PRD was that the City didn't take care of the open space they already had. The citizens did not want a PRD.

Tom Watkins said he lived on Summit Way at the bottom of the hill. He said one situation that had not been addressed was the water pressure problem in that area. It was not just the pressurized irrigation that had problems but culinary. In his house they could only take one shower at a time. What was the City going to do if they had to pump water up to ten or fifteen more homes?

Ellen Hall said she lived right by the proposed development. She said the PRD Ordinance stated that the dwelling clusters could not be in a sensitive lands area and these were. She asked if there had been the required studies done on fires, floods, etc. The area was also in the urban wildland interface area. There was to be no development above 5350 feet and this was. She said the ordinance talked about viewscape protection so the houses couldn't be built on a ridge. The houses were shown in the hollows but the ordinance said they could not be placed in sensitive areas prone to flood, etc. She asked that the Council apply the ordinance consistently.

Mayor Watkins asked David Church if Eagle Pointe had been approved as a PRD. It was his understanding that they could not be held to a past approval. David Church said that it looked to him like a new application and a new plan.

Troy Stout asked about building above an elevation of 5350. Shane Sorensen said that was the limit at which the City could provide 40 psi of water. David Church noted that the City had hillside protection ordinances in addition to the water pressure requirement.

Darryl Stallings said he lived on Lakeview and there was definitely a problem with water pressure. It was so bad he had to water by hand and couldn't leave to go on vacation. He said he had relocated from California and picked that spot because it was on a cul-de-sac. He said he couldn't imagine what it would be like if they built in the gully. He said he was against it being a PRD.

There were no more comments and the Mayor invited the developer to respond.

Mark Wells said this was the fourth concept plan they had submitted as part of the application they made last summer. He said the first concept plan was denied because they had an overly long cul-de-sac. They met with the fire chief and he recommended a plan with a fire access road which was also denied by the Planning Commission on October 22, 2013. The Planning Commission said it was a still a cul-de-sac even though it was not a dead-end road. The developers came back with a third concept plan which showed a stub road stubbing into the west boundary line into Draper City. That was denied by the City Council in November 2013 on the basis that stub streets needed to terminate in the City. In spring of 2014 they met with the engineer and developed a looped road system which was very intrusive to the hillside. As the developers, they didn't feel it was the best plan but it met the City Ordinance.

Mr. Wells said they couldn't reach a compromise on the previous three plans and felt this fourth plan was the only way to move forward. He said the City Council had the opportunity to break the tie vote from the Planning Commission. He said the public comments were good and there were issues that needed to be worked out. There were reports and studies that would need to be done. He said the state law required a city to approve an application if it met all the ordinances and this one did. It needed no exceptions. He said they had a right as a landowner to develope their land according to the ordinances of the city.

Mr. Wells' attorney, Jim Dunn, stated that they had received approval for a PRD on July 23, 2013. They had brought in concept plans since that time which had been rejected. He said they felt the Council had already decided the development should be a PRD. The developers had made a good faith effort over the last ten months to comply with the ordinance. They had not been required to pay a new fee or resubmit an application with any of the plans.

David Church said there was a time when the City was encouraging PRDs but they were no longer doing that. He said the first issue the Council needed to consider was whether or not this should be a PRD. He said a plan similar to the one they were presenting that evening had been submitted years ago. The residents appeared and spoke against it. The Council said they would grant exceptions that would make the neighbors happier. Then the economy went bad and no more work was done on the subdivision. He said the law was clear that if a plan complied, it should be approved. The developers were not asking if they could develop, but how they could develop.

Troy Stout said he wanted to talk about retaining walls. He felt it was a bad idea for the City to inherit a road built on retaining walls. They only had to look at Draper City to see how that turned out.

Mayor Watkins said he had heard that they planned would have road with a 54-ft right-of-way and 50-foot retaining walls. He asked if there was something that would allow a rural road that would be 26 feet wide with lower walls.

Mark Wells said he was not opposed to that idea at all, but he would like to reach some kind of decision. He felt like he was in some kind of ping pong games between the Council and the Planning Commission.

Shane Sorensen said there was a provision in the ordinance that retaining walls in a non PRD development also required the same approvals as in a PRD.

Lon Lott asked about the Council approval of PRD status the previous year. Will Jones said that it was a different Council in 2013. Also, final approvals expired in 6 months. That was why they felt the PRD approval was no longer valid.

Ellen Hall asked about the studies that were required for a PRD. David Church said that in the past the studies were done after concept approval was granted and before preliminary plans were submitted.

Mark Wells said the studies were quite expensive and they didn't want to do them without a concept approval.

Jim Dunn said that when the Council granted approval for a PRD on July 23, 2013, the developers believed they had approval for a PRD and they was why everything they had submitted since that time was a PRD.

Mayor Watkins asked the Council to consider if they wanted the open space with the potential for fire in that area.

MOTION: Troy Stout moved to table Eagle Pointe subdivision for 30 days for more study. Will Jones seconded. Ayes: 1 Nays: 3 Troy Stout voted aye. Will Jones, Lon Lott, Roger Bennett voted nay. Motion failed.

Lon Lott said he was concerned about the open space. Could the lots be larger so the City did not have to take it over?

Roger Bennett said he walked the ground earlier that day and he would not want to see big lots with people watering all that area. He said that unless they restricted the area that could be irrigated, there would be someone who would irrigate all that ground.

Lon Lott said they wouldn't be able to water it because they wouldn't be able to get the water up there.

Will Jones said he had walked the area and felt there would be significant fire protection issues. The City asked people to take care of the weeds on their lots. If the City acquired it as open space, would be the City be mowing it? He said they may not want a PRD when they saw all the things they needed to do.

Mark Wells said that if the City decided to strip him of a PRD entitlement, it would do him financial harm. He had spent tens of thousands of dollars on concept plans because he was given approval for a PRD. He had been planning on it. Requiring him to start at square one was wrong.

John MacDonald asked if there was an ordinance that specified when approval for PRD expired. No reference was located that evening.

Lon Lott said there were significant concerns expressed by the citizens. They were not against building homes but they had concerns.

MOTION: Will Jones moved to table Eagle Pointe for two weeks and prior to the regular meeting hold a one-hour work session on the project. Troy Stout seconded. Ayes: 4 Nays: 0. Will Jones, Lon Lott, Roger Bennett, Troy Stout voted aye. Motion passed.

Rich Nelson said it would help the staff if they would email their questions so they could be prepared.

Troy Stout was excused from the meeting at 8:25 pm.

D. Ordinance No. 2014-11, Lot Area and Width Requirement Amendments: The Planning Commission had held a public hearing at the meeting of June 17, 2014 and recommended approval of the proposed amendments which would allow subdivisions to be more effectively and efficiently designed.

MOTION: Will Jones moved to approve Ordinance No. 2014-11 amending Sections 3.1.11, 3.3.4, and 3.4.4 of the Alpine City Development Code regarding the definition of average slope of a lot as well as density, lot area and width requirements. Roger Bennett seconded. Ayes: 3 Nays: 0. Will Jones, Roger Bennett, Lon Lott voted aye. Motion passed. Troy Stout was not present at the time of the motion.

E. Ordinance No. 2014-12, Design Standards Amendment: This item was tabled.

MOTION: Roger Bennett moved to table item E for two weeks. Will Jones seconded. Ayes: 3 Nays: 0. Motion passed.

F. Fireworks and Open Fire in Alpine City for Calendar Year 2014: David Church said the state law said the Council must make the decision on fireworks but they could take the recommendation of the Fire Chief.

The Council reviewed the recommendation from Fire Chief Brad Freeman. In addition to his recommendation, they Council felt Fort Canyon should be added to the areas were campfires were prohibited. The Council also recommended that the boundary where fireworks were allowed be more limited on the north side of Alpine. People who lived in areas where fireworks were prohibited could light their fireworks in Creekside Park.

In regard to concerns raised by Kathy Harding under Public Comment, Shane Sorensen said there would probably be fewer fireworks in the park this year because the area where fireworks would be allowed was larger than the previous year. They would also move the boundary for fireworks in the Creekside Park farther east so they weren't so close to the creek.

MOTION: Will Jones moved to approve the recommendation from the Fire Chief on fireworks and open fires dated June 25, 2014 with the recommendation that the boundary for fireworks go down Grove Drive and along Pioneer Road (600 North) to Main Street, and add Fort Canyon to the areas where campfires were prohibited. Roger Bennett seconded. Ayes: 3 Nays: 0. Roger Bennett, Lon Lott, Will Jones voted aye. Motion passed. Troy Stout was not present at the time of the motion.

G. Tax Leakage Study Approval: At their meeting of May 13, 2014, the Council discussed the proposal from Lewis, Young, Robertson & Burningham for a tax leakage study which would explore the types of businesses that would viable in Alpine. The Council asked staff to send out an RFP (request for proposals) to see what other groups would charge for a study. The only group that responded was Lewis, Young, Robertson & Burningham, who submitted another proposal more tailored to the RFP. Staff evaluated the second proposal and decided it didn't bring in additional value for the increased cost, and recommended the Council consider the original proposal.

MOTION: Will Jones moved to approve the original leakage study submitted by Lewis, Young, Robertson & Burningham. Roger Bennett seconded. Ayes: 3 Nays: 0. Roger Bennett, Will Jones, Lon Lott voted aye. Motion passed. Troy Stout was not present at the time of the motion.

VI. STAFF REPORTS: None

VII. COUNCIL COMMUNICATION: None

VIII. EXECUTIVE SESSION

MOTION: Will Jones moved to go to closed session to discussion litigation. Roger Bennett seconded. Ayes: 3 Nays: 0. Motion passed. Roger Bennett, Will Jones, Lon Lott voted aye.

The Council went into closed session at 8:43 pm.

The Council returned to open session at 10:30 pm.

MOTION: Will Jones moved to adjourn. Roger Bennett seconded. Ayes: 3 Nays: 0. Motion passed.

The meeting was adjourned at 10:35 pm.

ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 1

BOND HOLDER

Thru Period Ending: June 26, 2014

Box Elder Plat E
Location: High Bench Road
Original Bond

Item	Quantity	Units	Unit Cost	120% Unit Cost	Total Cost	% Completed This Period	% Completed To Date	Total
Remove 6" topsoil and stockpile	1.02	Acre	$2,000.00	$2,400.00	$2,448.00	80%	80%	$1,958.40
Rough mass grading of roadway	44,500	SF	$0.40	$0.48	$21,360.00	80%	80%	$17,088.00
Roadway base course 6" (incl 6" behind curb)	29,110	SF	$0.80	$0.96	$27,945.60	80%	80%	$22,356.48
Roadway asphalt 3"	24,950	SF	$2.10	$2.52	$62,874.00	80%	80%	$50,299.20
Curb & gutter 2'	1,600	LF	$18.00	$21.60	$34,560.00	80%	80%	$27,648.00
4' wide sidewalk (incl 6" gravel base)	1,645	LF	$18.00	$21.60	$35,532.00	0%	0%	$0.00
Storm drain catch basin	5	Each	$3,807.00	$4,568.40	$22,842.00	80%	80%	$18,273.60
Storm drain sump	3	Each	$6,500.00	$7,800.00	$23,400.00	80%	80%	$18,720.00
SWPPP	1	LS	$5,000.00	$6,000.00	$6,000.00	50%	50%	$3,000.00
Reconstruct 8" DIP Waterline (lower)	256	LF	$33.00	$39.60	$10,137.60	80%	80%	$8,110.08
8" sleeves	1	LS	$800.00	$960.00	$960.00	80%	80%	$768.00
8" Water Valve	1	Each	$1,383.00	$1,659.60	$1,659.60	80%	80%	$1,327.68
Lower Fire Hydrant w/ auxiliary valve	1	Each	$2,500.00	$3,000.00	$3,000.00	80%	80%	$2,400.00
TOTAL BOND AMOUNT					*$ 252,718.80*	Amount Released to Date:		$171,949.44

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

Previously Released: $ -

This Release: **$171,949.44**

Requested by Developer:

Scott Dunn _____ Date _____

Approved by Alpine City:

Don Watkins _____ Date _____
Mayor

Shane L. Sorensen, P.E. _____ Date 6/26/2014
Public Works Director/City Engineer

City Council _____ Date _____
(by Charmayne Warnock - City Recorder)

ALPINE CITY COUNCIL AGENDA

SUBJECT: Eagle Pointe Subdivision PRD

FOR CONSIDERATION ON: 8 July 2014

PETITIONER: Mark Wells and Taylor Smith

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

APPLICABLE STATUTE OR ORDINANCE: Zoning

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

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

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

This motion died for lack of a second.

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

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

At the June 24th meeting, the City Council meeting discussed this proposed subdivision and tabled the item to further review the concept plan. A work session was set an hour prior to the City Council meeting on July 8th.

RECOMMENDED ACTION:

Review the concept plan and provide direction to the developer.

June 18, 2014

Mark Wells
992 W Pfeifferhorn Dr
Alpine, UT 84004

Taylor Smith
359 N Pfeifferhorn Dr
Alpine, UT 84004

Alpine City Council
20 North Main
Alpine, UT 84004

Dear Alpine City Council,

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

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

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

Sincerely,

Mark Wells

S. Taylor Smith

Date: June 12, 2014

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

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

Background

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

PRD Requirements

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

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

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

Street System

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

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

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

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

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

Sewer System

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

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

Culinary Water System

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

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

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

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

Pressurized Irrigation System

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

Storm Water Drainage System

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

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

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

General Subdivision Remarks

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

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

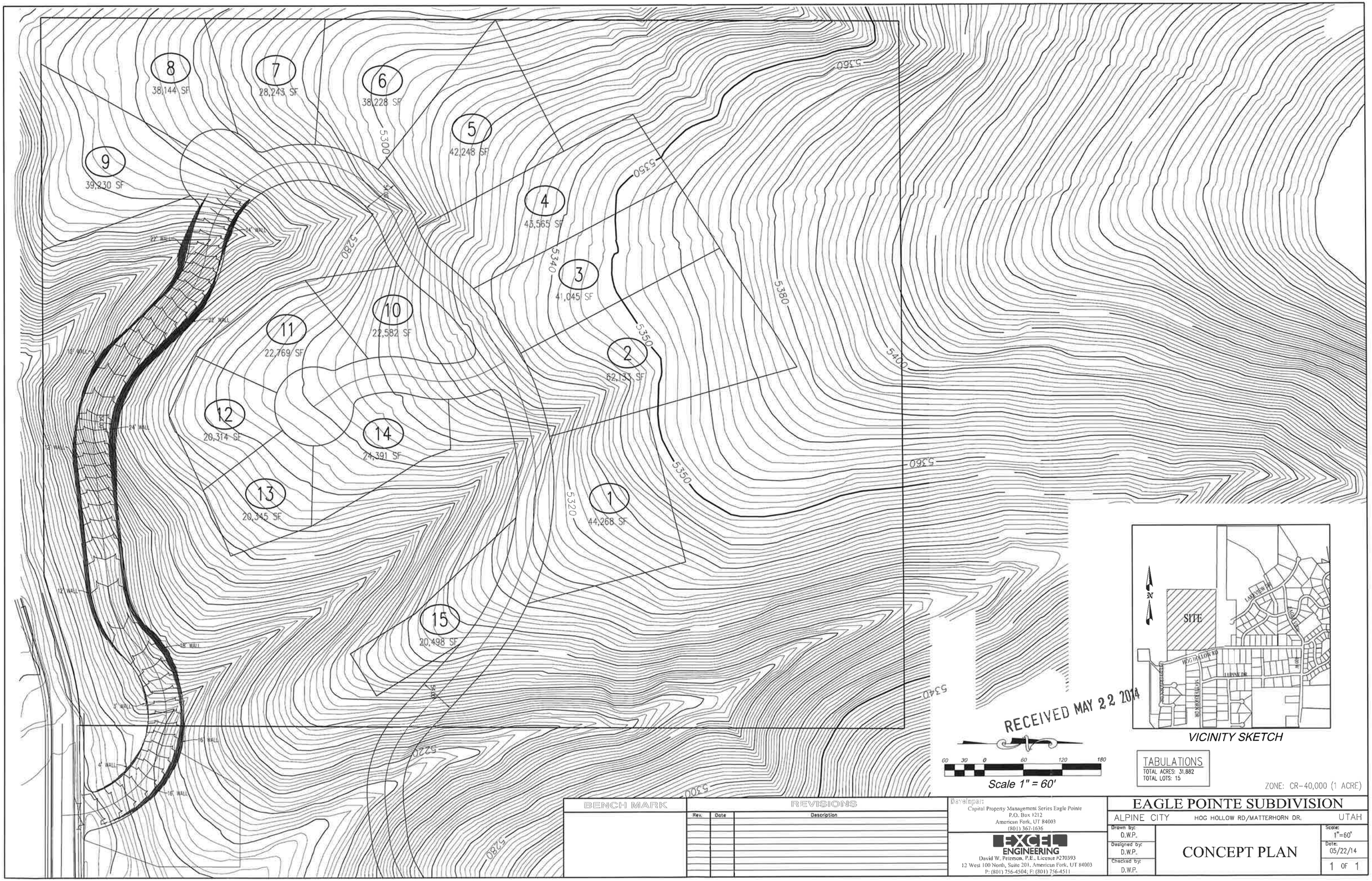
The developer has previously submitted environmental studies for the Vista Meadows development. In addition, a geologic hazards assessment was also submitted. However, this is a new development plan. These documents need to be updated or redone based on the current plan. These studies can be done as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

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

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

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

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



BENCH MARK

REVISIONS

Rev.	Date	Description

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

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

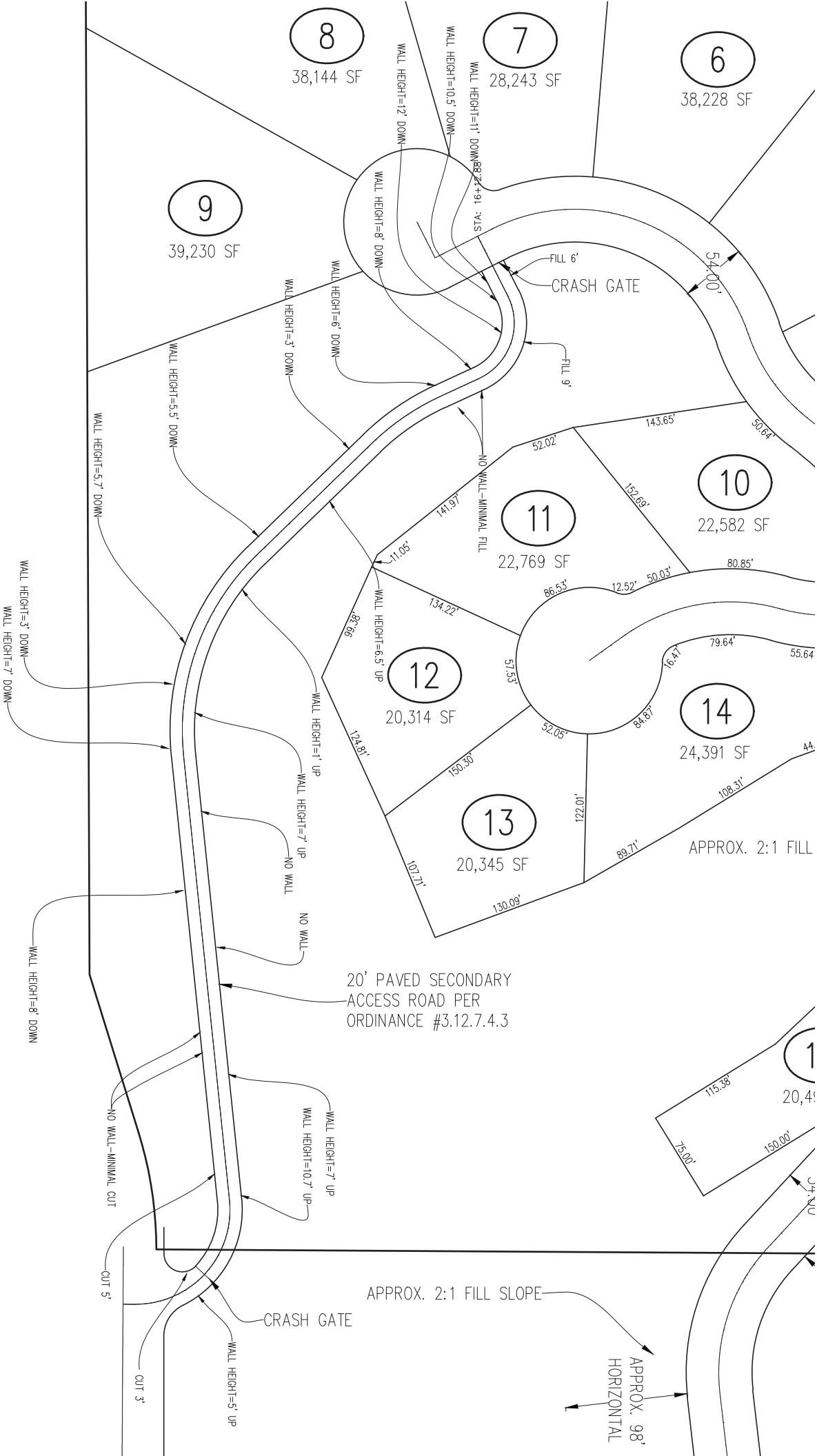
EAGLE POINTE SUBDIVISION

ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

CONCEPT PLAN

Scale: 1"=60'
Date: 05/22/14
1 OF 1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7
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10
22,582 SF
11
22,769 SF
12
20,314 SF
13
20,345 SF
14
24,391 SF
WALL HEIGHT=12' DOWN
WALL HEIGHT=10.5' DOWN
WALL HEIGHT=11' DOWN
STA: 16+82.88
WALL HEIGHT=8' DOWN
WALL HEIGHT=6' DOWN
WALL HEIGHT=3' DOWN
WALL HEIGHT=5.5' DOWN
WALL HEIGHT=5.7' DOWN
FILL 6'
CRASH GATE
54.00'
FILL 9'
NO WALL-MINIMAL FILL
143.65'
50.64'
52.02'
141.97'
152.69'
11.05'
80.85'
86.53'
12.52'
50.03'
134.22'
99.38'
WALL HEIGHT=6.5' UP
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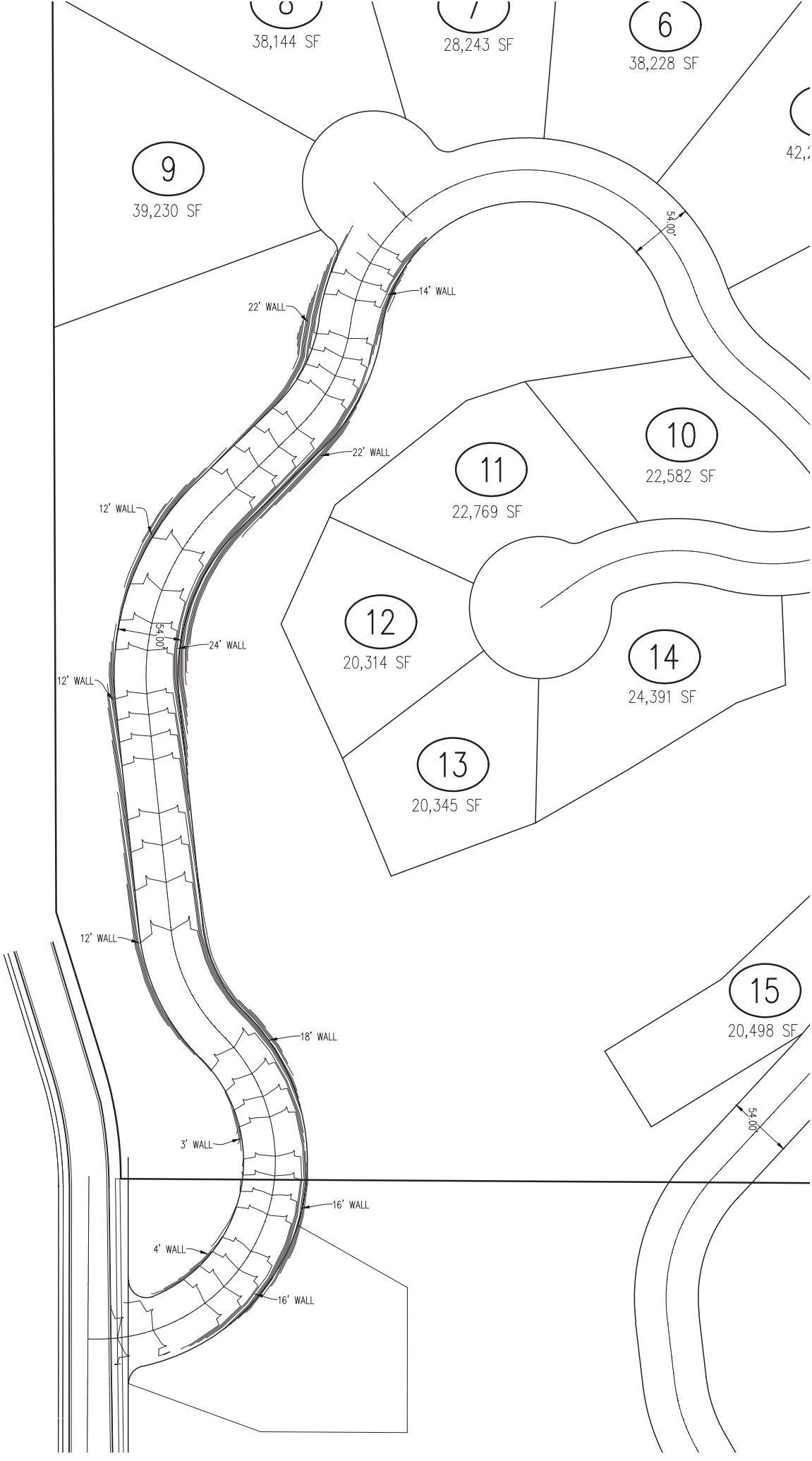
55.64'
16.47'
57.53'
84.87'
124.81'
52.05'
150.30'
108.31'
122.01'
89.71'
107.71'
130.09'
APPROX. 2:1 FILL
WALL HEIGHT=3' DOWN
WALL HEIGHT=7' DOWN
WALL HEIGHT=1' UP
WALL HEIGHT=7' UP
NO WALL
NO WALL
WALL HEIGHT=8' DOWN
20' PAVED SECONDARY
ACCESS ROAD PER
ORDINANCE #3.12.7.4.3
115.38'
75.00'
150.00'
NO WALL-MINIMAL CUT
WALL HEIGHT=7' UP
WALL HEIGHT=10.7' UP
CUT 5'
CUT 3'
CRASH GATE
WALL HEIGHT=5' UP
APPROX. 2:1 FILL SLOPE
APPROX. 98' HORIZONTAL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22,769 SF
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20,314 SF
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24,391 SF
13
20,345 SF
12' WALL
15
20,498 SF
18' WALL
54.00'
3' WALL
16' WALL
4' WALL
16' WALL

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Questar Gas Meter Station – Requested Purchase of City Property**

FOR CONSIDERATION ON: July 8, 2014

PETITIONEER: Questar Gas

ACTION REQUESTED BY PETITIONER: **Consider idea of selling portion of open space for Questar Facility**

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

INFORMATION: Questar Gas is in the process of designing a new 12" high pressure gas line to replace the existing 10" line the runs through Alpine. Representatives of Questar have approached the City about purchasing a 75' x 75' piece of property owned by the City in the northwest corner of the City. The City obtained the property as open space in conjunction with the recording of the Swiss One Phase 1 subdivision plat on April 30, 2001. If the City Council is willing to consider this idea, Questar will start the City's process that is required to obtain the property.

RECOMMENDATION: That the City Council consider selling a portion of the open space to Questar Gas for a metering station.

Questar Gas Company
1140 West 200 South
P.O. Box 45360
Salt Lake City, UT 84145-0360
Tel 801 324 5555

July 2, 2014

Attn: Planning Department
Alpine City
20 North Main Street
Alpine, UT 84004

RE: Questar Gas Company - Pipeline Replacement Project
Proposed Property Purchase

Sirs:,

Questar Gas Company (QGC) is in the planning stage to replace an existing 10" HP natural gas pipeline in Utah County. The existing pipeline, known as Feederline 24, begins at the Salt Lake County line in Corner Canyon and runs south through Alpine City and other municipalities, terminating in Provo. The existing pipeline was installed in 1948. The replacement pipeline will be a 12" HP welded steel pipeline, and the current schedule is for construction beginning in Fall of 2014 and continuing through 2015.

As part of this project QGC needs to acquire a parcel of land on which it will construct a meter station to monitor flows in the pipeline.

We have identified a parcel of land owned by Alpine City, located at approximately 600 North Pfeifferhorn Drive, which is part of the Swiss One PRD. We have been working with city staff concerning this site and the overall project and would like to present this purchase proposal to the city council at their July 8th meeting.

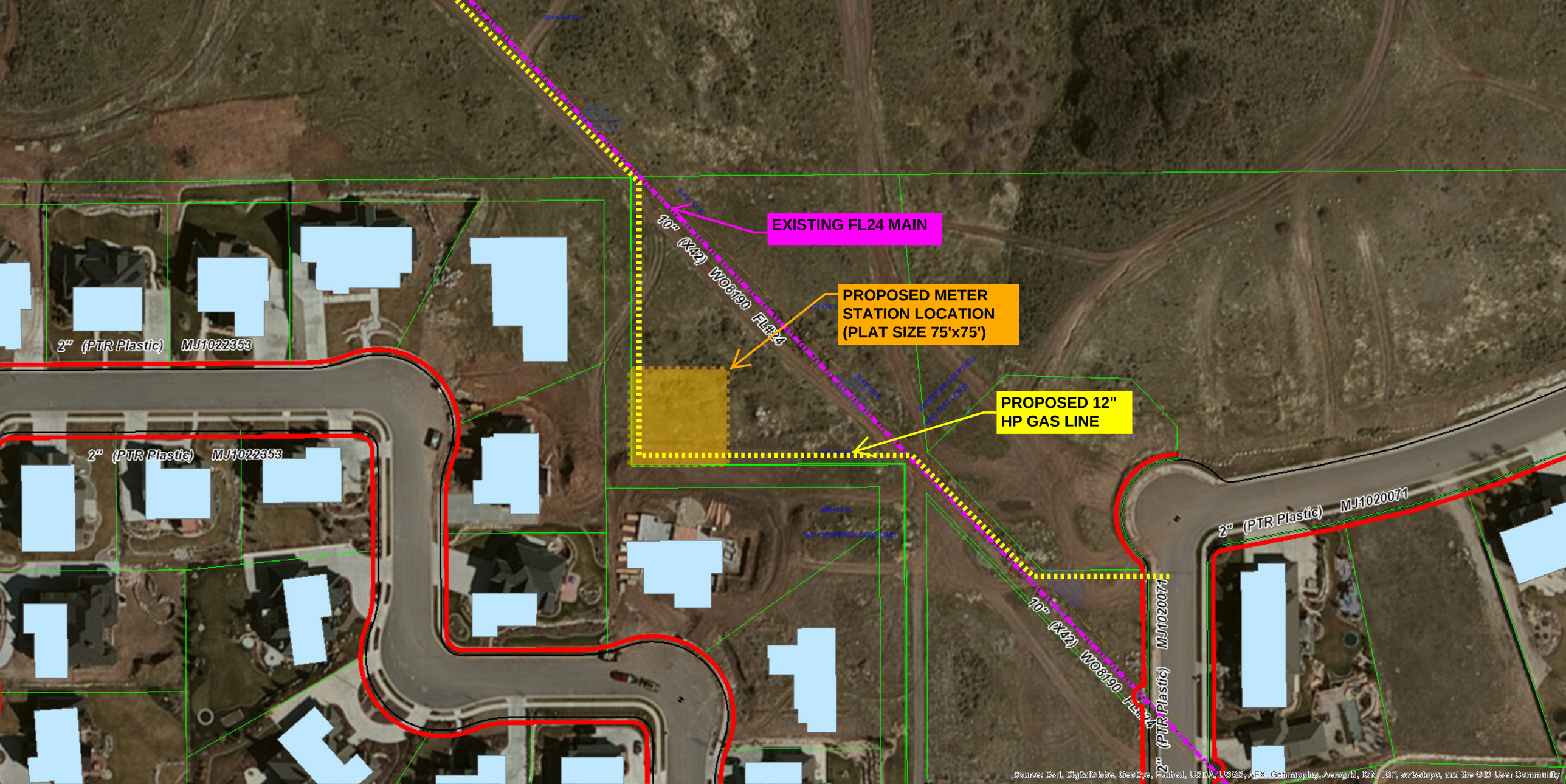
Enclosed are copies of an aerial photo of the proposed site, a conceptual site plan and typical building elevations for the proposed facility. Please call me if you have any questions concerning this proposal or the pipeline replacement project.

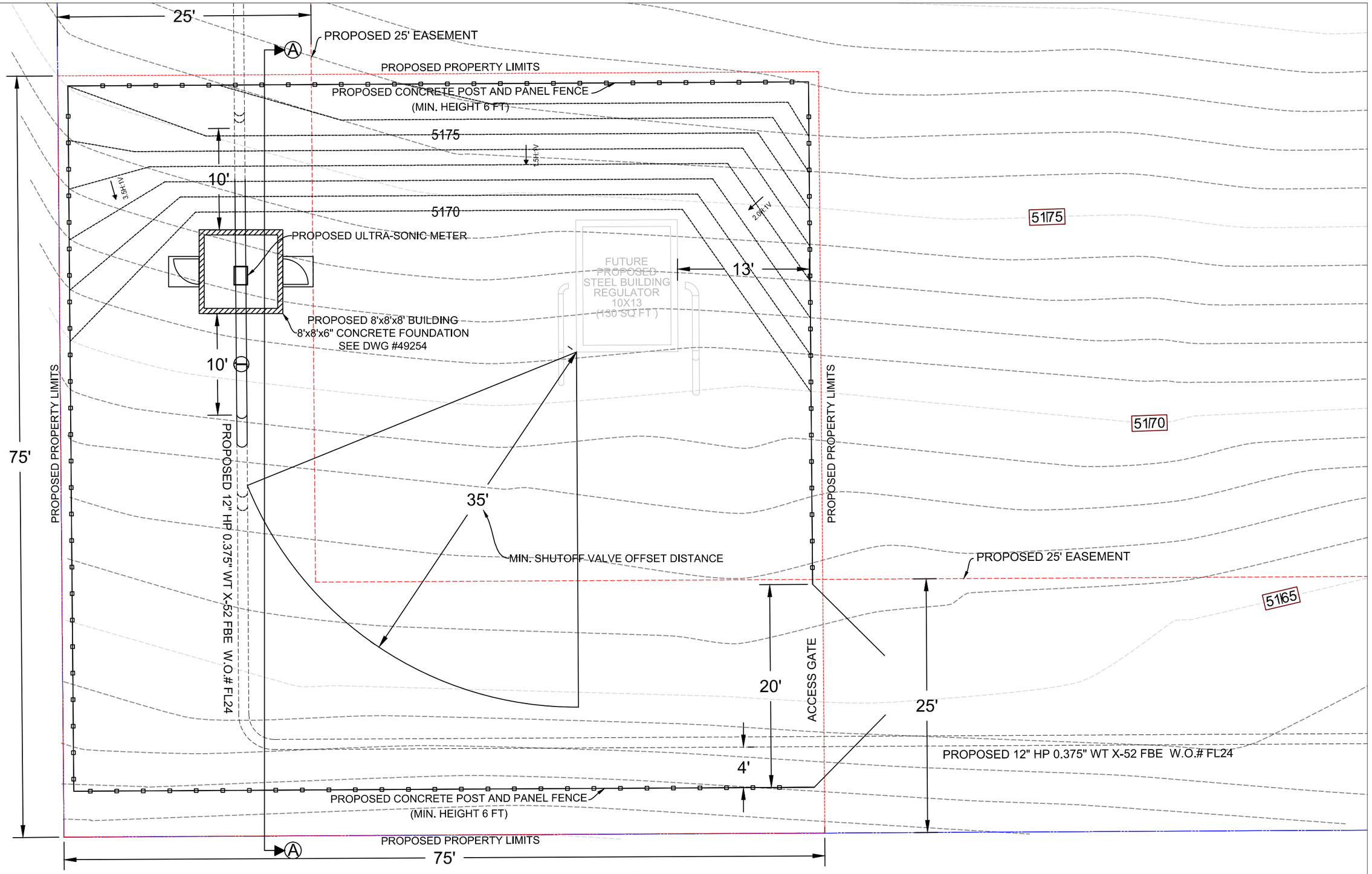
Sincerely,

Rick Hellstrom
Lead Property Agent

(801) 324-3737

enclosures


EXISTING FL24 MAIN
10" (X42) WO8190 FL#24
PROPOSED METER STATION LOCATION (PLAT SIZE 75'x75')
PROPOSED 12" HP GAS LINE
2" (PTR Plastic) MJ1022353
2" (PTR Plastic) MJ1022353
2" (PTR Plastic) MJ1020071
10" (X42) WO8190 FL#24
2" (PTR Plastic) MJ1020071
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

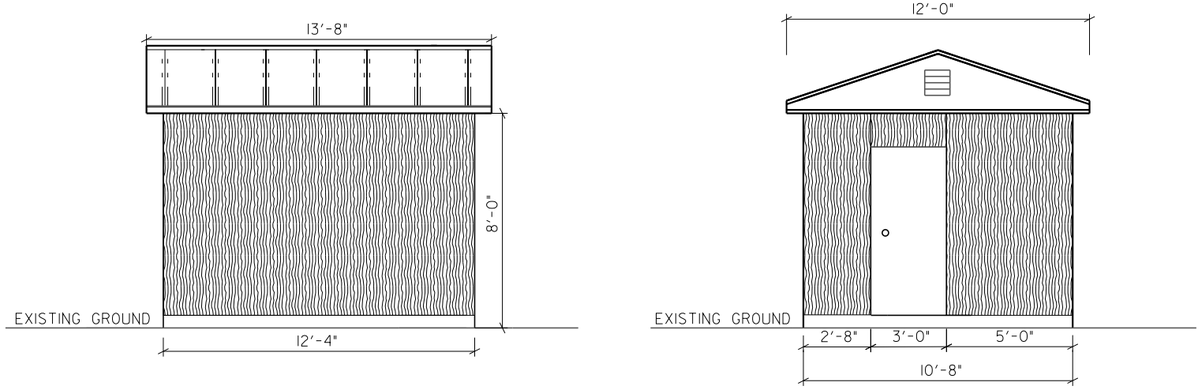


50% PROPOSAL - NOT FOR CONSTRUCTION

QUESTAR

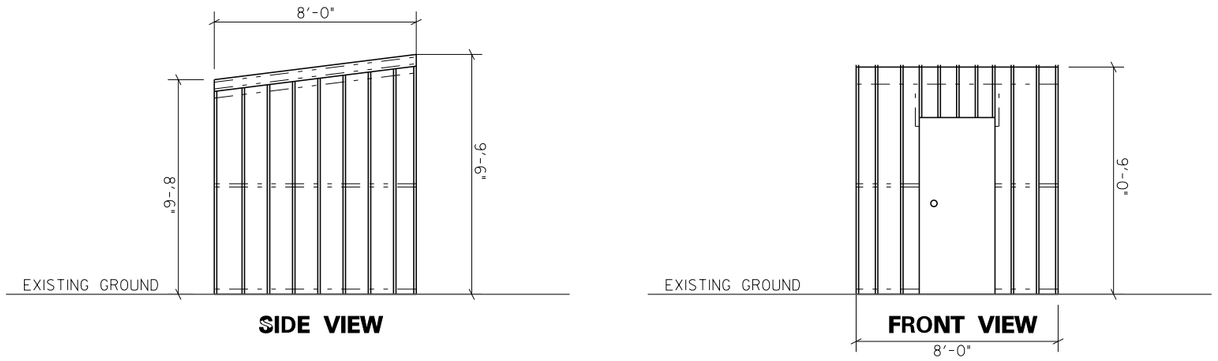
SHOP DRAWING

TITLE: WASATCH 1567 (ULTRA SONIC METER)	
PROJECT: FL24 REPLACMENT	
SCALE: NOT TO SCALE	
DATE: 06/23/2014	DWN BY: D.Krumm
SHEET: 1 OF 2	CKD BY: -



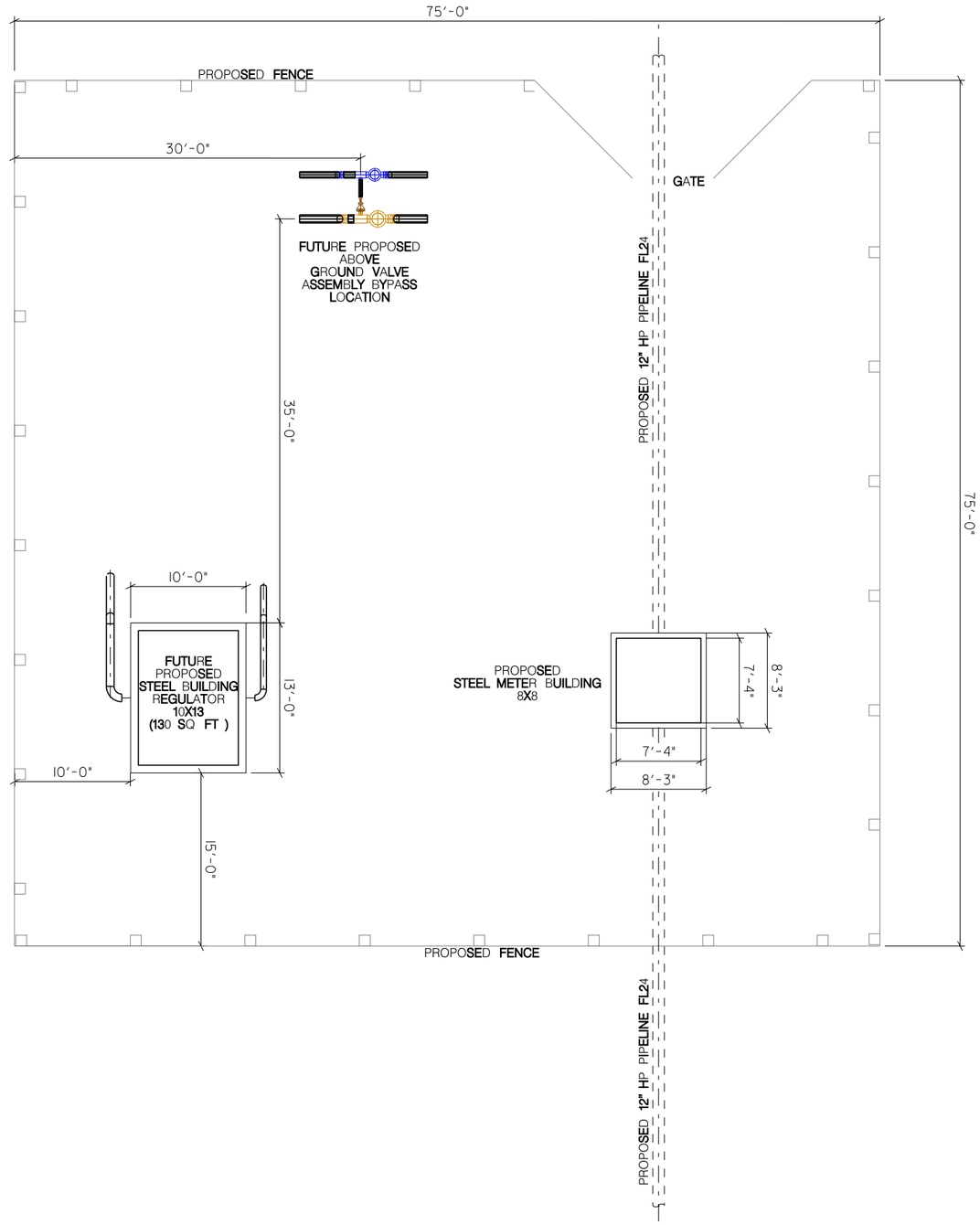
TYPICAL 10x13 REGULATOR STATION BUILDING ELEVATION

NO SCALE



TYPICAL 8x8 STEEL METER BUILDING ELEVATION

NO SCALE



QUESTAR Gas

CONCEPTUAL METER AND REGULATOR STATION SITE PLAN

SCALE: 1" = 10'	DRWG. NO. 1	REV.No.
SHEET No.: 1 of 1		
CAD FILE:		

PREPARED BY PSOMAS for QUESTAR GAS

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Adoption of Impact Fee Facilities Plan for Sewer**

FOR CONSIDERATION ON: July 8, 2014

PETITIONEER: City Staff

ACTION REQUESTED BY PETITIONER: **Consider adopting and Impact Fee Facilities Plan for Sewer**

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

INFORMATION: City Staff has been working with Horrocks Engineers to prepare an Impact Fee Facilities Plan for the sewer system in preparation for proposing an update to the sewer impact fee. John Schiess will be in attendance to make a presentation regarding the IFFP.

RECOMMENDATION: That the City Council adopt the proposed Impact Fee Facilities Plan for Sewer.

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT AN IMPACT FEE FACILITIES PLAN FOR SEWER IN ALPINE, UTAH COUNTY, UTAH

Alpine City ("CITY"), a municipal corporation of the State of Utah, located in Utah County, pursuant to the requirements of Utah Code Ann. sections 11-36a-502 and 10-9a-205, hereby gives notice of its intent to adopt an Impact Fee Facilities Plan for Sewer. The geographical area where the proposed impact fee facilities will be located is the entire City limits.

Alpine City will hold a **Public Meeting and Hearing on Tuesday, July 8, 2014 at 6:30 P.M.** The meeting and hearing will be held in the Council Chambers of the **Alpine City Hall** located at **20 North Main, Alpine, Utah**. The purpose of the Public Meeting and Hearing is to receive input on, and consider approval and adoption of the proposed Impact Fee Facilities Plan and associated ordinance. All interested persons will be given reasonable opportunity to be heard.

Copies of the Impact Fee Facilities Plan, including a Summary thereof, will be available for public review beginning July 8, 2014 at the Alpine City Office. Copies of the Impact Fee Facilities Plan and Summary have been published on the Utah Public Notice Website and placed with the public library. If you have questions, please contact Charmayne Warnock at (801) 756-6347.

In accordance with the American with Disabilities Act, Alpine City will make reasonable accommodations for assistance by calling (801) 756-6347 at least 48 hours before the Public Meeting.

DATED this 26 day of June, 2014

Alpine, Utah

By: _____
Shane L. Sorensen, P.E.
City Engineer

Attest: _____
City Recorder

[SEAL]

Alpine City CORPORATE Seal Utah County, Utah

Alpine City

Sanitary Sewer System Impact Fee Facility Plan Summary

Alpine City has prepared an Impact Fee Facility Plan (IFFP) according to the requirements of Utah Code Ann. §11-36a-302. The IFFP identifies the demands placed upon the existing sanitary sewer system by new development activity and proposes a means by which Alpine City will meet those demands.

The IFFP describes the level of service provided by the existing sanitary sewer system, any deficiencies in the system that serves existing users, improvements necessary to fix these deficiencies, and improvements necessary to serve the needs of future growth. Improvements necessary to fix existing deficiencies need to be paid for by existing users and cannot be included in an impact fee analysis.

The IFFP also describes the costs that can be included in an impact fee analysis including: the costs of capital facilities necessary to meet the demands of future growth, costs of master planning for future growth, value of free capacity in the system that can be utilized for future growth and financing costs. Also identified are costs that cannot be included in an impact fee such as developer contributions and costs associated with existing deficiencies.

Included in the plan is a ten year improvement schedule showing when necessary improvements are scheduled to be constructed. Also included is a description of various funding sources that could be utilized to construct the necessary improvements.

A certification of code conformance is included at the end of the IFFP.

- Published in Daily Herald newspaper on June 28 and 27, 2014.
- Published on the Utah Public Notice Website on June 26, 2014.
- Published on the Alpine City/Town Website on June 27, 2014.
- Posted in three public places on June 27 2014.

ALPINE CITY
GENERAL PLAN

Public Facilities and Services Element

DRAFT 2014 Sanitary Sewer System Master Plan, Impact Fee Facility Plan & Impact Fee Analysis

Prepared by

HORROCKS ENGINEERS

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Abbreviations

AAPR	Annual Percentage Growth Rate
CCI	Construction Cost Index
ERU	Equivalent Residential Unit
DEQ	Division of Environmental Quality
fps	Feet per Second
gpd	Gallons per Day
gpdpc	Gallons per Day per Capita
IFA	Impact Fee Analysis
IFFP	Impact Fee Facility Plan
MG	Million Gallons
MGD	Million Gallons per Day
PF	Peaking Factor
TSSD	Timpanogos Special Service District

S E C T I O N 1

Chapter 1 - Summary and Recommendations

Introduction

Horrocks Engineers developed a sanitary sewer system master plan update for Alpine City in 2005 and made recommendations to provide for the capacity needed at build-out. The major reason for this current master plan update is to stay current with the needs of the City's sanitary sewer system and to revisit the impact fees and sewer rates.

In this study, Alpine City's future conditions are identified including the projected population, number of connections, developable areas, and wastewater flows. Using the projected population, design requirements, and historical wastewater flows, the flows are projected through the planning period.

A computer model was used to analyze the existing sanitary sewer system and determine its capacity. Then using the potential areas of development and the projected wastewater flows, improvements were identified to meet the needed capacities at buildout.

Measured flows from Timpanogos Special Service District (TSSD) were used to calibrate the computer model.

The feasibility of the recommended improvements were determined based upon the present wastewater rates and connection fees. Recommendations were made to provide the funding needed to implement the recommended impact related improvements.

Although residents of the county are included in the City wastewater flows, for the purposes of this study all connections are viewed as City sanitary sewer connections. Alpine Cove will also be considered because of the impact they presently have on the system. These projected flows have also been added to determine the long range pipe sizing requirements.

Projected Population

Alpine City currently has a population of 10,609 people. However, the City's population is projected to increase by 46 percent to 15,514 people by the year 2032. This growth will add an additional 1,327 equivalent residential units (ERUs) to the system.

Projected Sewer Flow

Using 74 gallons per day per capita (gpdpc) and the Alpine City average of 3.7 people per household, the average yearly flow is projected to increase from 287 million gallons (MG) to 420 MG. This increase in flow has the potential to exceed 75% of the capacity of the TSSD outfall line during peak flows.

Historical records from TSSD show the average wastewater flow in Alpine City is 53 (gpdpc). Using this value, the average yearly flow would increase from 205 MG to 300 MG. The master plan is developed using the more conservative 74 gpdpc.

Wastewater records show a negligible difference between winter and summer flows. It is therefore assumed that infiltration is minimal in Alpine City. The majority of the City is not located in high ground water areas where infiltration would be a problem.

Recommended Sanitary Sewer System Improvements

These recommendations were determined by using a computer model of Alpine City's sanitary sewer system and input from city officials. A detailed listing of the recommended improvements is given in the following paragraphs.

Existing Deficiency Improvement Plan

The following improvements represent deficiencies in the existing sanitary sewer system. These improvements are shown in Figure 3 in the appendix.

Ranch Drive sewer reconstruct at new grade. It is recommended that the 8-inch sewerline on Ranch Drive just west of Dry Creek be reconstructed at a new grade to eliminate surcharging from the existing line being installed at a reverse grade. This line would be approximately 350 feet in length.

200 North sewer reconstruct at new grade. It is recommended that the 8-inch sewerline on 200 North near Deerfield Road be reconstructed at a new grade to eliminate surcharging from the existing line being installed at a reverse grade. This line would be approximately 480 feet in length.

Alpine Highway sewer reconstruct at new grade. It is recommended that an 8-inch sewerline on Alpine Highway just west of Bateman Ln be reconstructed at a new grade to eliminate surcharging from the existing line being installed at a reverse grade. This line would be approximately 350 feet in length.

Buildout Improvement Plan

The following improvements are those necessary to provide capacity for future growth. These improvements are shown in Figure 4 in the appendix.

600 North and Main Street Extension. There is an area north of 600 North and east of Main Street that does not have access to a sewerline. This improvement is to extend sewer to this area for future service. The 8-inch segment would be about 300 feet in length.

100 West, Center Street to 120 South Sewer Upsize. This line will be undersized from Center Street to 120 South under the build-out population. This section will need to be upgraded to a 12-inch line. The segment is about 630 feet.

Towle/Pack Sewer Extension. There is an area north of the proposed Towle Subdivision that does not have access to a sewerline. This improvement is to extend sewer to this area for future service. The 8-inch segment would be about 300 feet in length.

S E C T I O N 2

Chapter 2 - Current and Future Conditions

Future conditions in Alpine City will affect the sanitary sewer flows and the improvements needed to meet these increased flows. As factors change, the projected future conditions made in this study could be affected. To help minimize the effect of the changing future conditions, the recommendations made in this study have been based upon the number of people served by Alpine City's sanitary sewer system rather than time periods.

This chapter discusses Alpine City's population projections through the planning and ultimate build-out periods. The projected number of sewer connections has been determined based upon the projected population. In addition, using the potential areas of development, historical wastewater flows, and State design requirements, the wastewater flows projected through the planning and ultimate build-out periods are discussed.

Projected Population

Population projections have been determined for Alpine City by Mountainland Association of Governments in five (5) year increments until total build-out is reached near the year 2032. Intermediate numbers were calculated by interpolation and are shown in Table 1. Alpine City's projected population is also shown on Figure 1. The projected annual percentage growth rate (AAPR) from 2014 to 2032 is approximately 2.23 percent. Figures 5 and 6 in the appendix show the current zoning and land use within Alpine City.

Equivalent Residential Unit (ERU)

Sanitary sewer flows are generated from residential, commercial, industrial, and institutional sources and it is advantageous to relate these sources in a quantifiable manner. It was determined in the sewer master plan that an average residential home in Alpine City produced 274 gallons of sanitary waste per day. The average residential home is defined as an ERU. Other sources such as churches, schools, and commercial businesses are compared to the average residential home to determine its ERU value. For example a commercial business who generates 822 gallons of sanitary waste is assigned an ERU value of 3.0 because it generates three times the sanitary waste of an average home.

ERU's are anticipated to grow at the same rate as population. Table 1 also shows the projected ERU Growth.

Table 1 Population Projections

Year	Population	Growth Rate	ERU's
2014	10,609	2.80%	2,866
2015	10,916	2.90%	2,950
2016	11,223	2.81%	3,032
2017	11,528	2.72%	3,115
2018	11,832	2.63%	3,197
2019	12,132	2.54%	3,278
2020	12,429	2.45%	3,358
2021	12,723	2.36%	3,438
2022	13,012	2.27%	3,516
2023	13,295	2.18%	3,592
2024	13,573	2.09%	3,667
2025	13,845	2.00%	3,741
2026	14,109	1.91%	3,812
2027	14,366	1.82%	3,881
2028	14,614	1.73%	3,949
2029	14,854	1.64%	4,013
2030	15,084	1.55%	4,076
2031	15,304	1.46%	4,135
2032	15,514	1.37%	4,193

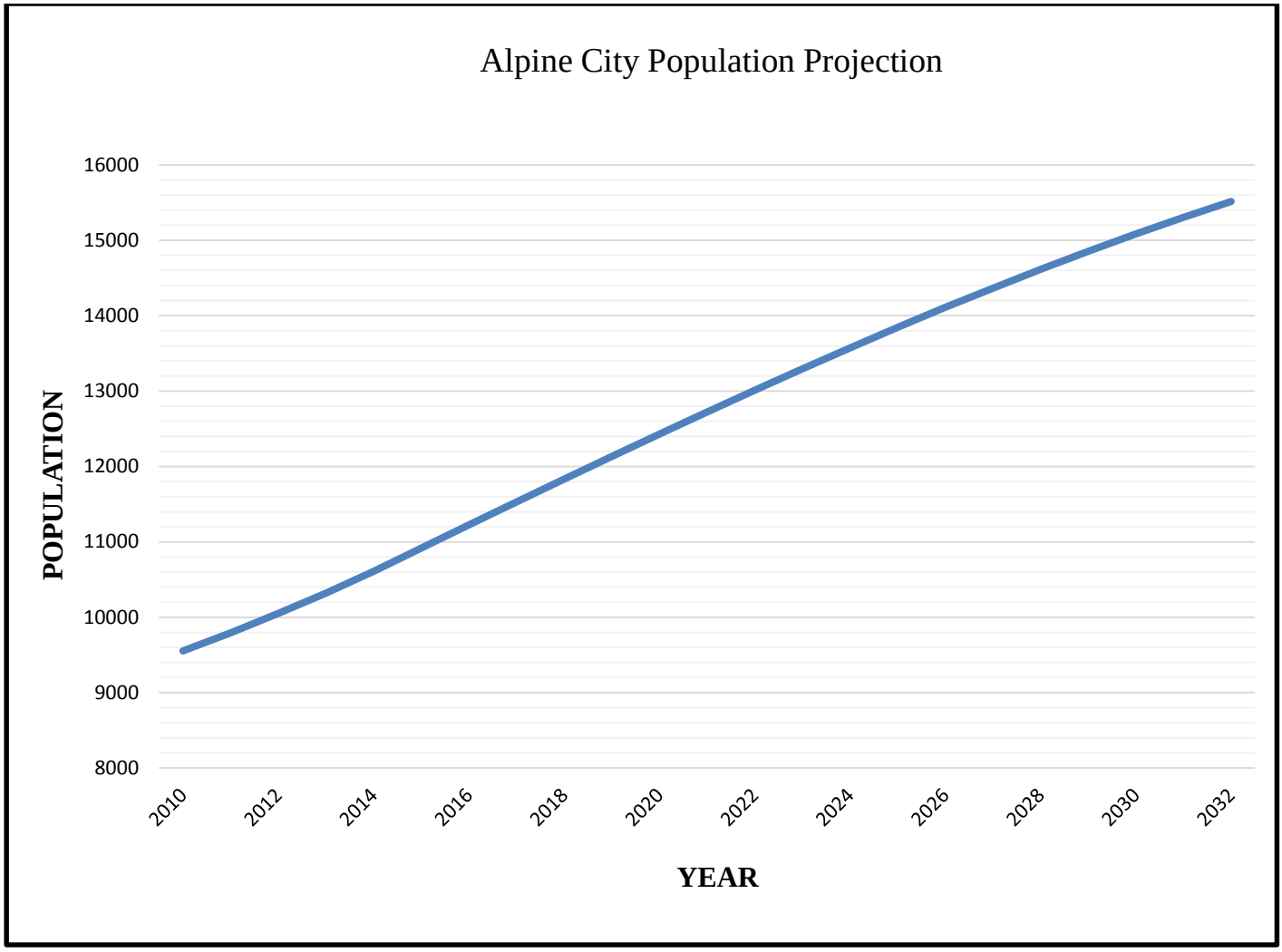


Figure 1 Population Projections

Historical Sewer Flows

Sewer flows vary depending upon the amount of culinary water used and the amount of infiltration and inflow within the system. Figure 2 shows the historical sewer generated per person for Alpine City. The current average annual flow is 53 gpdpc based on TSSD meter data. During the winter of 2012 the average flow jumped to around 70 gpdpc. At times in the past it has been even higher. The current trend in flows generated per person is downward. During 2009 and 2010 there was a problem with the TSSD meter which explains the significant jump in flows during that time.

Wastewater records show a negligible difference between winter and summer flows. It is therefore assumed that infiltration is minimal in Alpine City. The majority of the City is not located in high ground water areas where infiltration would be a problem.

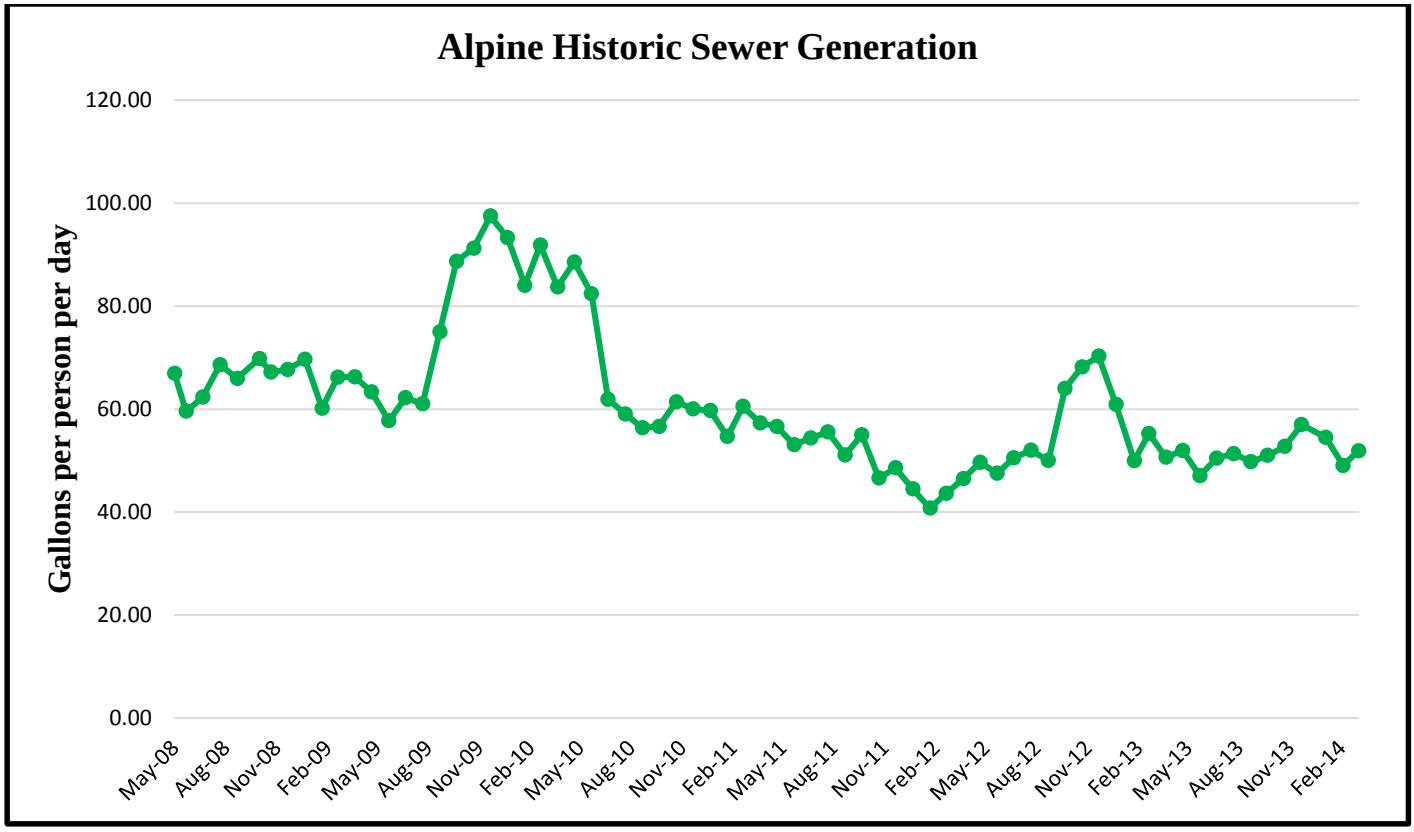


Figure 2 Alpine Historic Sewer Generation

Projected Sewer Flows

The projected population, historical sewer flows, and typical design criteria were used to project the sewer flows through the planning period. Projected sewer flows were entered into a computer program called *SewerCAD* creating a model of Alpine City's existing sanitary sewer system.

Sewer lines are required to provide capacities for peak hourly and maximum daily flows. This variation of flows is due to the hydrograph or peak that is created by the wastewater as it enters the pipes and is collected from different areas. The farther the wastewater travels in the system, the smaller the peaks become. The "peak" in the flow or hydrograph is referred to as the peaking factor (PF) and is higher for collector lines (12" and smaller) than for trunk lines (larger than 12") because the peak is reduced as the wastewater flows downstream.

PFs for the Alpine City sewer model are based upon the Department of Environmental Quality (DEQ) recommendations, historical wastewater flows, and typical design requirements. The TSSD records show that the average wastewater flow in Alpine City was 53 gallons per capita per day (gpcpd) in 2013. The SewerCAD model uses a variable PF of between 2.0 and 3.0 depending on how close the flow is to where it was generated. The PF's match closely with TSSD data at the meter leaving the City and individual meter location from the previous sewer master plan update. A typical PF for small municipal sanitary sewer system

is 2.5. The State of Utah DEQ recommends a PF of 2.5 for over 12 inch lines and 4.0 for 12 inch and under lines.

Using the projected ERCs and the peak daily flow, Table 2 shows the projected average yearly, average daily, and maximum daily flows through the planning period.

In summary, the number of ERCs is projected to increase by 1,327 connections by the year 2032. Using the TSSD average flow of 53 gpdpc and 3.7 people per household, the average yearly flow is projected to increase from 205 MG to 300 MG. Using the chosen design flow of 74 gpdpc and 3.7 people per household, the average yearly flow is projected to increase from 287 MG to 420 MG. However, using the State design flow of 100 gpdpc on average, the yearly design flow would increase from 387 MG to 566 MG.

The recommendations in this capital facilities plan are based on 74 gpdpc, which is high enough above the current TSSD measurements to provide a factor of safety while not being overly conservative. There is recent data of 70 gpdpc sewer generation that justify using this higher value. Using the State's design standards of 100 gpdpc would require significant improvements beyond what is actually needed.

Table 2 Projected Sewer Generation

Year	Projected ERC	gpd/ERC	Flow Avg Yearly (MG)	Flow Avg Daily (MGD)	Flow Max Daily (MGD)
TSSD Flows (53 gpdpc, 3.7 people/connection, 2.0 PF					
2014	2,866	196	205	0.56	1.12
2015	2,950	196	211	0.58	1.16
2020	3,358	196	240	0.66	1.32
2025	3,741	196	268	0.73	1.47
2030	4,076	196	292	0.80	1.60
Buildout	4,193	196	300	0.82	1.64
Sewer Model Design Flows (74 gpdpc, 3.7 people/connection, 2.0 PF					
2014	2,866	274	287	0.79	2.36
2015	2,950	274	295	0.81	2.42
2020	3,358	274	336	0.92	2.76
2025	3,741	274	374	1.02	3.07
2030	4,076	274	408	1.12	3.35
Buildout	4,193	274	420	1.15	3.45

C H A P T E R

3

Chapter 3 – Sanitary Sewer System Analysis

Alpine City's sanitary sewer system was analyzed to find the capacity of the current system and to determine the improvements needed to meet the flows of the projected population. In this chapter, a description of the existing sanitary sewer system is given along with a discussion of the concerns and recommended improvements. State and Alpine City standard requirements were used as criteria to analyze the sanitary sewer system. Information obtained from a computer model of Alpine's sanitary sewer system is presented with the recommended improvements needed to meet the projected population wastewater flows.

Alpine City currently has approximately 54 miles of sewer lines that collect the wastewater and convey it to TSSD's 18-inch outfall line at the end of 800 South and Creek Side Pass. Figure 7 in the appendix shows the layout of the existing system. Collection lines in the City range from 8 inches to 18 inches and carry an average yearly flow of 205 MG of wastewater.

State Design Requirements

The Utah DEQ provides guidelines and regulations for new sanitary sewer system design. These guidelines are useful in new construction, but measured flows have shown that these guidelines are considerably higher than actual flows and would be unnecessary for the City to fully implement. Design guidelines from other sewer districts were reviewed to help develop local standards. It is recommended that Alpine City adopt the following criteria as the minimum level of service for the sanitary sewer system:

- New collector lines must be capable of carrying a minimum peak flow of 3 times the average flow.
- New interceptors and outfall lines must be capable of carrying a minimum peak flow of 2 times the average flow.
- The minimum size of a collection line is 8 inches.
- The minimum velocity of a line flowing full is two feet per second (2 fps).
- 8-inch thru 12-inch sewer lines are not to exceed 50 percent capacity (by depth) at peak flow.
- 15-inch and greater sewer lines are not to exceed 75 percent capacity (by depth) at peak flow.
- An ERU is equal to 274 gallons per day (gpd) average flow. This is based on each person producing 74 gallons of wastewater per day and there being 3.7 people per ERU.

The SewerCAD model uses a flow of 74 gpdpc which compares favorably with recently measured flows (2012) from both the TSSD flow meter and measured flows taken during the previous master plan update. The State guideline is 100 gpdpc which is higher than necessary for the city of Alpine. The SewerCAD

model also used a variable PF of 2.0 to 3.0. A value of 3.7 people per household was used in determining flows per ERC.

The population capacity of different sewer line sizes is shown in Table 3. The capacities are calculated as shown. PFs are used to show maximum daily peaking flows with respect to whether the pipe is a collector or trunk line. As discussed in the previous chapter, trunk lines experience smaller peaks than collector lines.

Table 3 Pipe Design Standards

Size (in)	Percent Full	Minimum Slopes @ 2 fps (ft/ft)	Capacity @ Minimum Slope (MGD)	Peaking Factor	ERC Capacity @ 274 gpdpc
8	50	0.00334	0.24	3.00	291.97
10	50	0.00248	0.38	3.00	462.29
12	50	0.00194	0.55	3.00	669.10
15	75	0.00144	1.56	2.00	2846.72
18	75	0.00113	2.25	2.00	4105.84
21	75	0.00092	3.07	2.00	5602.19
24	75	0.00077	4.01	2.00	7317.52

Computer Model of Sanitary Sewer System

A computer program called *SewerCAD* was used to model Alpine City's sanitary sewer system. The program uses the flows generated at each sewer connection to calculate the full flow, maximum flow, and velocity of flow for each pipe. From the output of the model, the amount of wastewater flowing in each line can be determined. Information for the existing sanitary sewer system including the pipe diameters, lengths, manhole locations, and invert elevations, were obtained from the 2005 model. Additional sections of the model were added from the developments since the last update in 2005.

The number of ERUs was estimated based on build-out conditions with the 2010 zoning and assuming 20 percent of the area was used in the development of roadways, sidewalks, parks, etc. The flows generated by the number of ERUs achieved at build-out were entered into SewerCAD allowing the flows to be routed into existing lines. SewerCAD was run to determine upgrades needed for demands on the existing sanitary sewer system and demands to be placed on the system during buildout.

The existing sanitary sewer system was modeled using PFs for both the present and future conditions. Each line that was flowing over either 50 percent of capacity for lines 12 inches and smaller or 75 percent of capacity for lines greater than 12 inches was then re-evaluated and recommendations made to provide lines with adequate capacities for the future conditions.

Existing Deficiency Improvement Plan

The following improvements represent deficiencies in the existing sanitary sewer system. These improvements are shown in Figure 3 in the appendix.

Ranch Drive sewer reconstruct at new grade. It is recommended that the 8-inch sewerline on Ranch Drive just west of Dry Creek be reconstructed at a new grade to eliminate surcharging from the existing line being installed at a reverse grade. This line would be approximately 350 feet in length.

200 North sewer reconstruct at new grade. It is recommended that the 8-inch sewerline on 200 North near Deerfield Road be reconstructed at a new grade to eliminate surcharging from the existing line being installed at a reverse grade. This line would be approximately 480 feet in length.

Alpine Highway sewer reconstruct at new grade. It is recommended that an 8-inch sewerline on Alpine Highway just west of Bateman Ln be reconstructed at a new grade to eliminate surcharging from the existing line being installed at a reverse grade. This line would be approximately 350 feet in length.

Buildout Improvement Plan

The following improvements are those necessary to provide capacity for future growth. These improvements are shown in Figure 4 in the appendix.

600 North and Main Street Extension. There is an area north of 600 North and east of Main Street that does not have access to a sewerline. This improvement is to extend sewer to this area for future service. The 8-inch segment would be about 300 feet in length.

100 West, Center Street to 120 South Sewer Upsize. This line will be undersized from Center Street to Parkway under the build-out population. This section will need to be upgraded to a 12-inch line. The segment is about 330 feet.

Towle/Pack Sewer Extension. There is an area north of the proposed Towle Subdivision that does not have access to a sewerline. This improvement is to extend sewer to this area for future service. The 8-inch segment would be about 300 feet in length.

A summary of the recommended improvements, scheduling, and estimated costs is shown in Table 4. Figures 3 and 4 in the appendix shows the recommended improvements. Figure 8 in the appendix shows the anticipated capacity utilized at buildout. With contingencies, engineering, legal, and administrative fees, the total estimated cost is $649,378.65.

Table 4 10-Year Improvement Schedule

Fiscal Year	Description	Cost	% Benefit to Existing	Impact Expense	Operating Expense
2014-15	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
	Ranch Drive Sewer Reconstruct at New Grade	$37,826.25	100%	$0.00	$37,826.25
	100 West, Center to 120 South Sewer Upsize	$242,567.76	0%	$242,567.76	$0.00
	600 North and Main Sewer Extension	$41,815.20	0%	$41,815.20	$0.00
2015-16	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
	200 North Sewer Reconstruct at New Grade	$123,453.43	100%	$0.00	$123,453.43
	Towle/Pack Extension	$32,874.45	0%	$32,874.45	$0.00
2016-17	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
	Alpine Highway Sewer Reconstruct at New Grade	$91,716.01	100%	$0.00	$91,716.01
2017-18	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
2017-18	5 Year Master Plan Update	$40,000.00	78%	$8,736.00	$31,264.00
2018-19	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
2019-20	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
2020-21	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
2021-22	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
2022-23	5 Year Master Plan Update	$40,000.00	78%	$8,736.00	$31,264.00
	Total Expenditures	**$682,253.10**		**$341,718.21**	**$340,534.89**

Sanitary Sewer Rate Review

Table 5 shows the revenue and expense summary for the past five year for the sewer fund. It appears that the current fees are adequate to cover expenses. These fees should be evaluated on a yearly basis and adjusted as needed especially as TSSD fees are increase periodically.

Table 5 Revenue and Expense Summary

Description	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13
Sewer Service Charge	$528,223.62	$847,533.76	$946,954.12	$925,354.57	$944,394.81
Interest Income	$23,430.80	$5,964.05	$5,474.04	$8,926.96	$9,634.93
Sewer Connections	$1,625.00	$1,625.00	$2,075.00	$2,625.00	$3,775.00
Sewer Impact Fee	$8,550.00	$7,315.00	$10,640.00	$13,965.00	$19,950.00
Developer Contributions	$63,693.00	$8,400.00	$44,406.02	$54,867.60	$8,067.60
Total Revenue	**$625,522.42**	**$870,837.81**	**$1,009,549.18**	**$1,005,739.13**	**$985,822.34**
Operating Expenses	$215,030.35	$238,941.50	$264,583.30	$276,349.58	$278,270.15
Depreciation	$111,867.92	$120,573.89	$124,650.24	$123,941.82	$125,741.35
Impact Fee Related Improvements	$0.00	$0.00	$0.00	$0.00	$0.00
Debt Service	$0.00	$0.00	$0.00	$0.00	$0.00
TSSD Operating Expenses	$325,400.19	$543,385.32	$309,596.15	$423,149.10	$498,406.89
Total Expenses	**$652,298.46**	**$902,900.71**	**$698,829.69**	**$823,440.50**	**$902,418.39**
Net Gain/(Loss)	**-$26,776.04**	**-$32,062.90**	**$310,719.49**	**$182,298.63**	**$83,403.95**
Net Excluding Impact Funds	**-$35,326.04**	**-$39,377.90**	**$300,079.49**	**$168,333.63**	**$63,453.95**

SECTION 4

Chapter 4 - Impact Fee Facility Plan (IFFP)

General Background

Alpine City has experienced significant growth in recent years. This growth, through the construction of homes, parks, commercial areas, and other amenities incidental to development, has added to the load on the City's sanitary sewer system. As development continues, additional sewer flows will be added to the sanitary sewer system. Alpine City's objective is to provide adequate sewer facilities to carry wastewater flows to TSSD in a safe and sanitary manner.

Alpine City adopted a sanitary sewer system component update of the General Plan in 2005 and an update in 2014 to plan sewer facilities to carry wastewater flows. This plan update proposes guidelines and suggests controls for the design and installation of sewer facilities. The plan also establishes estimated costs associated with sewer facilities.

In 2014, an update was completed on the sanitary sewer system component of the General Plan. This updated was needed to update potential changes in growth in the city, and better calibrated the model with updated sewer manhole survey data.

Required Elements of an IFFP

The purpose of this IFFP is to identify sewer demands placed on existing Sewer Facilities by new development and propose means by which Alpine City will meet these demands. Various funding possibilities for these facilities will also be discussed.

An IFFP, or its equivalent, must be in place if impact fees are to be considered as a financing source. Impact fees are one-time fees charged to new development to cover costs of increased capital facilities necessitated by new development. They are a critical financing source for Alpine City to consider, given the growth occurring in Alpine City.

According to Utah Code Title 11 Chapter 36a, known as the Impact Fee Act, local political subdivisions with a population of 5,000 or greater must prepare a separate IFFP before imposing impact fees unless the requirements of Utah Code Ann. §11-36-301 (3) (a) are included as part of the General Plan. Because the Alpine City General Plan does not satisfy these requirements, this IFFP has been prepared to meet the legal requirement.

Utah Code Ann. §11-36a-302 provides that the plan shall identify:

(i) Demands placed upon existing public facilities by new development activity; and

(ii) The proposed means by which the local political subdivision will meet those demands.

Demands on Existing Facilities

Service Area

Alpine City is located in the northern most portion of Utah County near the base of the Wasatch Mountains and includes an area of approximately 7.4 square miles. It is bordered on the West by Highland and Draper, on the South by Highland, and on the North and East by mountains and Uinta National Forest. Alpine Cove is unincorporated Utah County, however, sewer flows from Alpine Cove are served by the Alpine City sanitary sewer system. Existing land uses vary from pasture and farmland to high-density residential housing and commercial complexes. Therefore, the community can be classified as both rural and suburban.

Alpine City owns and operates a gravity sanitary sewer system that carries wastewater to TSSD outfall lines. With the exception of one lift station at lower Dry Creek, the remainder of the entire system operates by gravity flow.

Sanitary Sewer Design Requirements

The design requirements for the sanitary sewer system are as follows:

- New collector lines must be capable of carrying a minimum peak flow of 3 times the average flow.
- New interceptors and outfall lines must be capable of carrying a minimum peak flow of 2 times the average flow.
- The minimum size of a collection line is 8 inches.
- The minimum velocity of a line flowing full is two feet per second (2 fps).
- 8-inch thru 12-inch sewer lines are not to exceed 50 percent capacity (by depth) at peak flow.
- 15-inch and greater sewer lines are not to exceed 75 percent capacity (by depth) at peak flow.
- An ERU is equal to 274 gallons per day (gpd) average flow. This is based on each person producing 74 gallons of wastewater per day and there being 3.7 people per ERU.

As sewer lines reach the 50 percent or 75 percent capacity point, they are deemed undersized and should be upsized. The reason behind the lower capacity is to provide a buffer during abnormal peak flows. Once a pipe reaches 100 percent capacity, the system will start to surcharge which may result in flooding basements, etc.

Existing Sewer Facilities

Existing conditions at the time of this study were established using data collected from the City as well as flow data generated specifically for the Master Plan. Some of the data gathered and used includes an existing sewer model, the existing sewer master plan, existing City maps, and field flow data. Figure 7 in the appendix shows Alpine's existing sanitary sewer system and facilities.

Connections to the sanitary sewer system include residential, school, church, commercial, and City owned facility connections for a total of 2,866 ERU's.

Deficiencies Based on Existing Development

Alpine City's current sanitary sewer system collects wastewater throughout the City and transfers it to the TSSD treatment facility. There are three areas where flows are greater than the design capacity because of reverse grades in the sewer mainlines. Table 6 and Figure 3 in the appendix illustrate the existing deficiencies in the system. None of these improvements are related to future growth and thus cannot be funded through impact fees.

Table 6 Existing System Deficiencies

Item	Description	Cost
1	Ranch Drive Sewer Reconstruct at New Grade	$37,826
2	200 North Sewer Reconstruct at New Grade	$123,453
3	Alpine Highway Sewer Reconstruct at New Grade	$91,716
	Grand Total	**$252,996**
	May 2014 CCI = 9796	
	Costs are in 2014 dollars	

Future Demand and Capital Facilities

Future Sewer Requirements

The same design requirements for the current system will apply for future development. All new development will be required to install a minimum of an 8-inch sewer line or the appropriate size to serve their development, whichever is larger.

Future Capital Sewer Facilities

Future conditions at the time of this study were established using data collected from the City. A buildout sewer model was created with the projected sanitary sewer system using the buildout number of ERUs. Table 7 and Figure 4 in the appendix shows Alpine's buildout sanitary sewer system and facilities.

Table 7 Buildout System Improvements

Item	Description	Cost
1	100 West, Center to 120 South Sewer Upsize	$242,568
2	600 North and Main Sewer Extension	$41,815
3	Towle/Pack Extension	$32,874
	Grand Total	**$317,257**
	May 2014 CCI = 9796 Costs are in 2014 dollars	

Buildout connections to the sanitary sewer system include residential, school, church, commercial, and City owned facility connections for a total of 4,193 ERU's.

Capital Facility Cost and Proportionate Share

Cost of Capital Facilities

Detailed engineer's estimates of cost are described in the appendix. A summary of those costs are included in Table 7 above. These costs are associated with master planned improvements in order to properly handle future development demands and are thus eligible for inclusion in an impact fee. Only that portion of the capital facilities that will benefit growth in the 10 year planning period are eligible for inclusion. An appropriate inflation factor can be incorporated in the analysis to cover rising costs in the future.

Cost of Master Planning

The City expects to expend money every year to review the sanitary sewer master plan, IFFP, and IFA and every five years to fully update the same. These costs are eligible for inclusion in an impact fee. Only that portion of the master planning that will benefit growth in the 10 year planning period are eligible for inclusion. An appropriate inflation factor can be incorporated in the analysis to cover rising costs in the future.

Value of Free Capacity in Sanitary Sewer System

The existing sanitary sewer system has excess capacity or free capacity available for future growth. The original sanitary sewer system for Alpine City was constructed in 1979 through 1980 at a cost of $1,435,257.00. The current City asset list can be seen in the appendix. It is assumed the rest of the facilities after 1981 were developer contributions and cannot be included in a free capacity analysis because they are not eligible for impact fee reimbursement. It is acceptable for future users to pay for their portion of the existing system through an impact fee to reimburse existing users. The free capacity portion of the impact fee will be utilized to repay the exiting sewer enterprise account to recoup actual costs spent on the original system improvements. Only actual costs can be utilized in this analysis and not current replacement costs or inflation adjusted costs.

Cost Associated with Existing Deficiencies

As described previously, the existing sanitary sewer system has deficiencies but these are not associated with future connections and cannot be included in an impact fee analysis (IFA).

Developer Contributions

As growth occurs throughout the City, developers are required to install minimum size sewer lines to serve the homes within their development. Sometimes lines throughout the City need to be upsized to accommodate homes outside the development. The City collects impact fees from all development to cover the cost of upsizing. The detailed cost estimates prepared in the Master Plan only include those costs related to upsizing developer provided facilities or wholly City constructed facilities. No impact fees can be collected for developer provided facilities.

10 Year Improvement Schedule

Table 8 provides the anticipated schedule for master planning and improvement construction. The costs represent present value in 2014 dollars.

Table 8 10-Year Improvement Schedule

Fiscal Year	Description	Cost	% Benefit to Existing	Impact Expense	Operating Expense
2014-15	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
	Ranch Drive Sewer Reconstruct at New Grade	$37,826.25	100%	$0.00	$37,826.25
	100 West, Center to 120 South Sewer Upsize	$242,567.76	0%	$242,567.76	$0.00
	600 North and Main Sewer Extension	$41,815.20	0%	$41,815.20	$0.00
2015-16	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
	200 North Sewer Reconstruct at New Grade	$123,453.43	100%	$0.00	$123,453.43
	Towle/Pack Extension	$32,874.45	0%	$32,874.45	$0.00
2016-17	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
	Alpine Highway Sewer Reconstruct at New Grade	$91,716.01	100%	$0.00	$91,716.01
2017-18	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
2017-18	5 Year Master Plan Update	$40,000.00	78%	$8,736.00	$31,264.00
2018-19	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
2019-20	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
2020-21	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
2021-22	Annual Master Plan Review	$4,000.00	78%	$873.60	$3,126.40
2022-23	5 Year Master Plan Update	$40,000.00	78%	$8,736.00	$31,264.00
	Total Expenditures	**$682,253.10**		**$341,718.21**	**$340,534.89**

Revenue Source to Finance Impacts to System Improvements

General Fund Revenues

While general fund revenues can be used to fund capital facilities, they are generally insufficient to meet the demands of large infrastructure projects. General fund revenues are mainly drawn from property, sales, and franchise tax revenues.

Grants and Donations

Grants monies or low interest loans for capital facilities may be available through a variety of state and federal programs. Competition for these types of funds is often strong, but they should not be overlooked as a potential funding source.

Sewer Utility

Most municipalities have enacted a sewer utility to pay the cost of capital facilities. A sewer utility would charge all residents a monthly fee based on winter water usage. Monthly fees could then be used to maintain the system and/or construct capital facility improvements.

Impact Fees

Impact fees are an important means of financing future water capital facility improvements, especially given the growth Alpine City is experiencing. The fees collected can be used for infrastructure as outlined in this IFFP. Impact fees are a one-time fee charged to new development that allow development to "pay its own way" in terms of the additional costs cities experience when growth occurs. Impact fees must meet the requirements of Utah law, must demonstrate that there is a rational connection between the fees charged to correct deficiencies in an existing system, and must provide that adjustment to impact fees be made to appropriately credit any significant past payments or anticipated future payments to capital facilities. This is to insure that the new development is not "double charged" for capital facilities. Impact fees are necessary in order to achieve an equitable allocation between the costs borne in the past and the cost to be borne in the future. Existing residential and businesses are well served by the existing sanitary sewer system. However, with additional growth improvements and expansion of the sanitary sewer system will be needed to provide adequate service.

Debt Financing

Alpine City can also fund sewer facilities through bonding. Bonding is often a good approach when large sums are needed up-front because it allows the payments to be spread over a longer time period. Alpine City does have a revenue source in sewer user rates to back a debt service payment for sanitary sewer system improvements. Bonding can be obtained on the open market or through governmental agencies such as the Utah Division of Water Quality.

IFFP Certification

I certify that the attached impact fee facility plan (IFFP):

1. includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

This certification made in accordance with Utah Code Annotated, 11-36a-306(2), with the following caveats:

1. All of the recommendations for implementation of the IFFP made in the IFFP are followed in their entirety by Alpine City staff and Council in accordance to the specific policies established for the service area.
2. If all or a portion of the IFFP are modified or amended, this certification is no longer valid.
3. All information provided to Horrocks Engineers, its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Alpine City and outside sources.

Date _____

_____

John E. Schiess, P.E.
Horrocks Engineers

SECTION 5

Chapter 5 - Impact Fee Analysis (IFA)

General Background

Alpine City has experienced significant growth in recent years. This growth, through the construction of homes, parks, commercial areas, and other amenities incidental to development, has added to the load on the City's sanitary sewer system. As development continues, additional sewer flows will be added to the sanitary sewer system. Alpine City's objective is to provide adequate sewer facilities to carry wastewater flows to TSSD in a safe and sanitary manner.

Alpine City adopted a sanitary sewer system component update of the General Plan in 2005 and an update in 2014 to plan sewer facilities to carry wastewater flows. This plan update proposes guidelines and suggests controls for the design and installation of sewer facilities. This plan also establishes estimated costs associated with sewer facilities.

In 2014, an update was completed on the sanitary sewer system component of the General Plan (Master Plan) and the IFFP in preparation for this IFA.

Impact Fee Overview

An impact fee is a one-time fee charged to new development to recover the City's historic and future costs of constructing sanitary sewer facilities with capacity to handle the new development. The fee is assessed at the time of building permit issuance as a condition of approval. This analysis is done following the Impact Fees Act (UCA 11-36a-101 et seq) to ensure that the fee is equitable, fair, and legally defensible.

This analysis shows that there is a fair comparison, or rational nexus, between the impact fees charged to new development and the impact that new development places on the sanitary sewer system.

This impact fee analysis is intended to fairly allocate the costs of expanding the sanitary sewer system and unused capacity in the existing system to the new growth that requires more capacity. The final impact fee is calculated by dividing the proportionate costs of existing and future projects by the demand that is estimated to occur within the next ten years. There will be projects constructed within the next ten years that will provide capacity that is in excess of the capacity required for the next ten year's development. This analysis discounts the existing and future projects to only include the portion of the cost and capacity that relates to the ten year demand therefore achieving a fair comparison of cost and demand.

Costs that can be included in an impact fee include the following:

- New Sanitary Sewer capital infrastructure needed to serve new growth or up-sized existing facilities need to serve new growth;
- Professional and planning services related to the construction of growth related facilities;
- Interest costs on bonds used for facilities constructed that will serve future growth;
- Appropriate inflation adjusted costs to reflect the year construction is planned relative to current dollars; and
- Proportion of historic costs of existing improvements than can serve future growth.

Costs that cannot be included in the impact fee include the following:

- Improvements necessary to cure deficiencies for existing users;
- Improvements that increase the level of service above that which is currently provided;
- Portions of upsizing projects that replace capacity that already exists;
- Operation and maintenance costs'
- Costs for facilities funded by grants or other funds that the City does not have to repay; and
- Costs to reconstruct facilities that do not have capacity for future growth.

Service Area

Alpine City is located in the northern most portion of Utah County near the base of the Wasatch Mountains and includes an area of approximately 7.4 square miles. It is bordered on the West by Highland and Draper, on the South by Highland, and on the North and East by mountains and Uinta National Forest. Alpine Cove is unincorporated Utah County, however, sewer flows from Alpine Cove are served by the Alpine City sanitary sewer system. Existing land uses vary from pasture and farmland to high-density residential housing and commercial complexes. Therefore, the community can be classified as both rural and suburban.

Alpine City owns and operates a gravity sanitary sewer system that carries wastewater to TSSD outfall lines. With the exception of one lift station at lower Dry Creek, the remainder of the entire system operates by gravity flow.

Level of Service

Impact fees cannot be utilized to raise the level of service for existing users. Both existing users and future growth need to pay for their respective portion of any required improvements.

The design requirements for the sanitary sewer system are as follows:

- New collector lines must be capable of carrying a minimum peak flow of 3 times the average flow.

- New interceptors and outfall lines must be capable of carrying a minimum peak flow of 2 times the average flow.
- The minimum size of a collection line is 8 inches.
- The minimum velocity of a line flowing full is two feet per second (2 fps).
- 8-inch thru 12-inch sewer lines are not to exceed 50 percent capacity (by depth) at peak flow.
- 15-inch and greater sewer lines are not to exceed 75 percent capacity (by depth) at peak flow.
- An ERU is equal to 274 gallons per day (gpd) average flow. This is based on each person producing 74 gallons of wastewater per day and there being 3.7 people per ERU.

As sewer lines reach the 50 percent or 75 percent capacity point, they are deemed undersized and should be upsized. The reason behind the lower capacity is to provide a buffer during abnormal peak flows.

The Alpine City sanitary sewer master plan, IFFP, and this IFA are based on the same level of service for both existing and future users.

Equivalent Residential Unit (ERU)

Sanitary sewer flows are generated from residential, commercial, industrial, and institutional sources and it is advantageous to relate these sources in a quantifiable manner. It was determined in the sewer master plan that an average residential home in Alpine City produced 274 gallons of sanitary waste per day. The average residential home is defined as an ERU. Other sources such as churches, schools, and commercial businesses are compared to the average residential home to determine its ERU value. For example a commercial business who generates 822 gallons of sanitary waste is assigned an ERU value of 3.0 because it generates three times the sanitary waste of an average home.

Population growth has been projected for Alpine City (see Table 1 and Figure 1) and subsequently ERC's. Table 9 shows the ERU's utilized to determine needed improvements and calculate the impact fees.

Table 9 ERU Summary

ERU	
Current ERU's	2,866
Buildout ERU's	4,193
Undeveloped ERU's	1,327
ERU's in 10 Year CIP	801

Capital Project Costs

Future conditions at the time of this study were established using data collected from the City. A buildout sewer model was created with the projected sanitary sewer system using the buildout number of ERUs. Buildout connections to the sanitary sewer system include residential, school, church, commercial, and City owned facility connections for a total of 4,193 ERU's. Figure 4 in the appendix shows the necessary

buildout improvements to the sanitary sewer system. These improvements are necessary to meet the needs of future growth. The following costs are present value in 2014 dollars.

Table 10 Buildout Sanitary Sewer System Improvements

Item	Description	Cost
1	100 West, Center to 120 South Sewer Upsize	$242,568
2	600 North and Main Sewer Extension	$41,815
3	Towle/Pack Extension	$32,874
	Grand Total	**$317,257**
	May 2014 CCI = 9796 Costs are in 2014 dollars	

Proportionate Share Analysis

Cost of Capital Facilities

Detailed engineer's estimates of cost are described in the appendix. A summary of those costs are included in Table 10 above. These costs are associated with master planned improvements in order to properly handle future development demands and are thus eligible for inclusion in an impact fee. Only that portion of the capital facilities that will benefit growth in the 10 year planning period are eligible for inclusion. An appropriate inflation factor can be incorporated in the analysis to cover rising costs in the future. An inflation rate of 3 percent per year was applied to the buildout system improvement costs according to the year the improvements are scheduled to be constructed. Table 11 shows the proportional share of the capital projects associated with the growth expected in the next 10 years.

Table 11 Impact Fee Improvement Projects

Component	Result
Current ERU's	2,866
Buildout ERU's	4,193
Undeveloped ERU's	1,327
ERU's in 10 Year CIP	801
10 Year ERU Percentage	60.37%
Total Impact Fee Improvements	$332,898
Cost per ERU	$250.94

Cost of Master Planning

The City expects to expend money every year to review sanitary sewer master plan, IFFP, and IFA and every five years to fully update the same. These costs are eligible for inclusion in an impact fee. Only that portion of the master planning that will benefit growth in the 10 year planning period are eligible for

inclusion. An appropriate inflation factor can be incorporated in the analysis to cover rising costs in the future. An inflation rate of 3 percent per year was applied to the master planning costs according to the year the costs are scheduled. Table 12 shows the proportional share of the mater planning associated with the growth expected in the next 10 years.

Table 12 Master Planning Cost Share

Component	Result
Current ERU's	2,866
Buildout ERU's	4,193
Undeveloped ERU's	1,327
ERU's in 10 Year CIP	801
10 Year Contribution Percentage	21.84%
Total Master Plan Update Costs	$137,349
Cost per ERU	$37.45

Value of Free Capacity in Sanitary Sewer System

The existing sanitary sewer system has excess capacity or free capacity available. The original sanitary sewer system for Alpine City was constructed in 1979 through 1980 at a cost of $1,435,257.00. The current City asset list can be seen in the appendix. It is assumed the rest of the facilities after 1981 were contributed to the City as developer contributions and are not included in the free capacity analysis. Table 13 shows the free capacity summary which shows the cost of the original system that could be re-couped from future connections. The sewer model shows the original system has an average of 11.6 percent utilization while the buildout population would utilize 19.0 percent. This translates to 38.8 percent of the value of the existing system is utilized by future connections. The free capacity portion of the impact fee will be utilized to repay the exiting sewer enterprise account to recoup actual costs spent on the original system improvements.

Table 13 Existing System Free Capacity Summary

Item	Result
Total Cost of Original Sanitary Sewer System	$1,435,257.00
Current Average Percent Utilized	11.6%
Buildout Average Percent Utilized	19.0%
Percent Cost Associated with Growth	38.8%
Total Free Capacity Costs	$556,266.01
Free Capacity Cost per ERC	$419.31

Cost Associated with Existing Deficiencies

As described previously, the existing sanitary sewer system has deficiencies but these are not associated with future connections and cannot be included in an IFA.

Developer Contributions

As growth occurs throughout the City, developers are required to install minimum size sewer lines to serve the homes within their development. Sometimes lines throughout the City need to be upsized to accommodate homes outside the development. The City collects impact fees from all development to cover the cost of upsizing. The detailed cost estimates prepared in the Master Plan only include those costs related to upsizing developer provided facilities or wholly City constructed facilities. No impact fees can be collected for developer provided facilities.

Existing Impact Fee Balance

The City has an existing impact fee balance collected as part of a previous IFA. Those fees were collected for projects identified as future growth related at the time of adoption. This balance will be utilized to offset the cost of capital facilities and free capacity costs for connections within the last six years. Table 14 shows the distribution of the existing impact fee balance.

Table 14 Existing Impact Fee Fund Balance Allocation

Component	Result
Existing Impact Fee Fund Balance	$349,049.13
Previous 6 years ERC Growth	152
Buy-in Portion	$63,769.86
Buildout Improvements Portion	$285,279.27

Impact Fee Summary

Table 15 shows the total impact fee for Alpine City sanitary sewer system. It includes the cost to future connections of their buy-in to the existing system, their portion of master planned costs, their portion of their buildout improvements, and a discount based on the existing impact fee fund balance.

Table 15 Total Impact Fee Summary

Component	Cost
Free Capacity Component	$419.31
Master Plan Updates Component	$37.45
Buildout Improvements Component	$250.94
Existing Impact Fee Balance Discount	-$215.04
Total Impact Fee	**$492.66**

IFA Certification

I certify that the attached impact fee analysis (IFA):

1. includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

This certification made in accordance with Utah Code Annotated, 11-36a-306(2), with the following caveats:

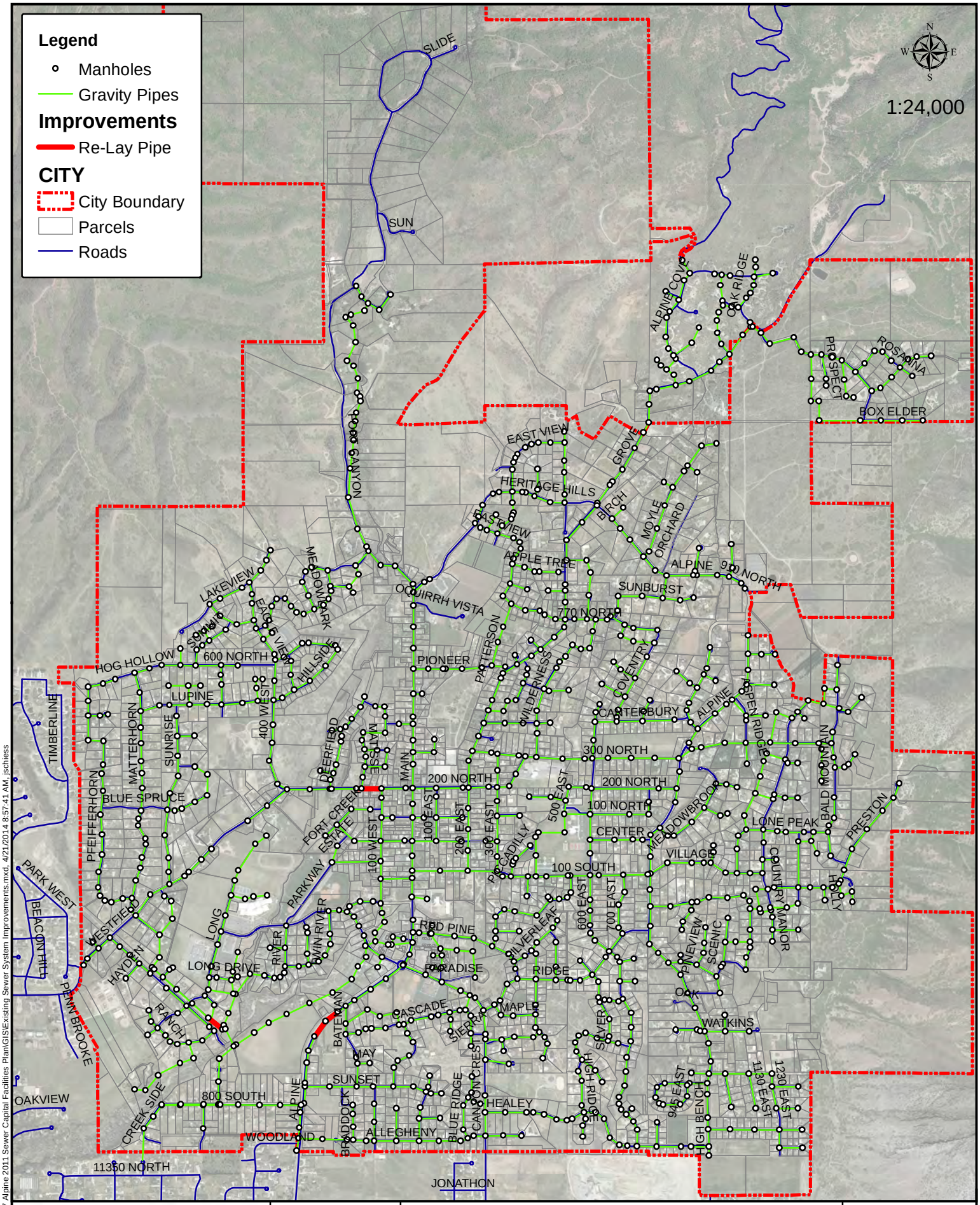
1. All of the recommendations for implementation of the IFFP made in the IFFP or in the IFA are followed in their entirety by Alpine City staff and Council in accordance to the specific policies established for the service area.
2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.
3. All information provided to Horrocks Engineers, its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Alpine City and outside sources.

Date _____

_____

John E. Schiess, P.E.
Horrocks Engineers

APPENDIX



HORROCKS ENGINEERS

2162 West Grove Parkway
Suite #400
Pleasant Grove, UT
(801) 763-5100

Alpine City
Existing System Improvements

DATE 4/21/2014
DRAWN JES
Figure

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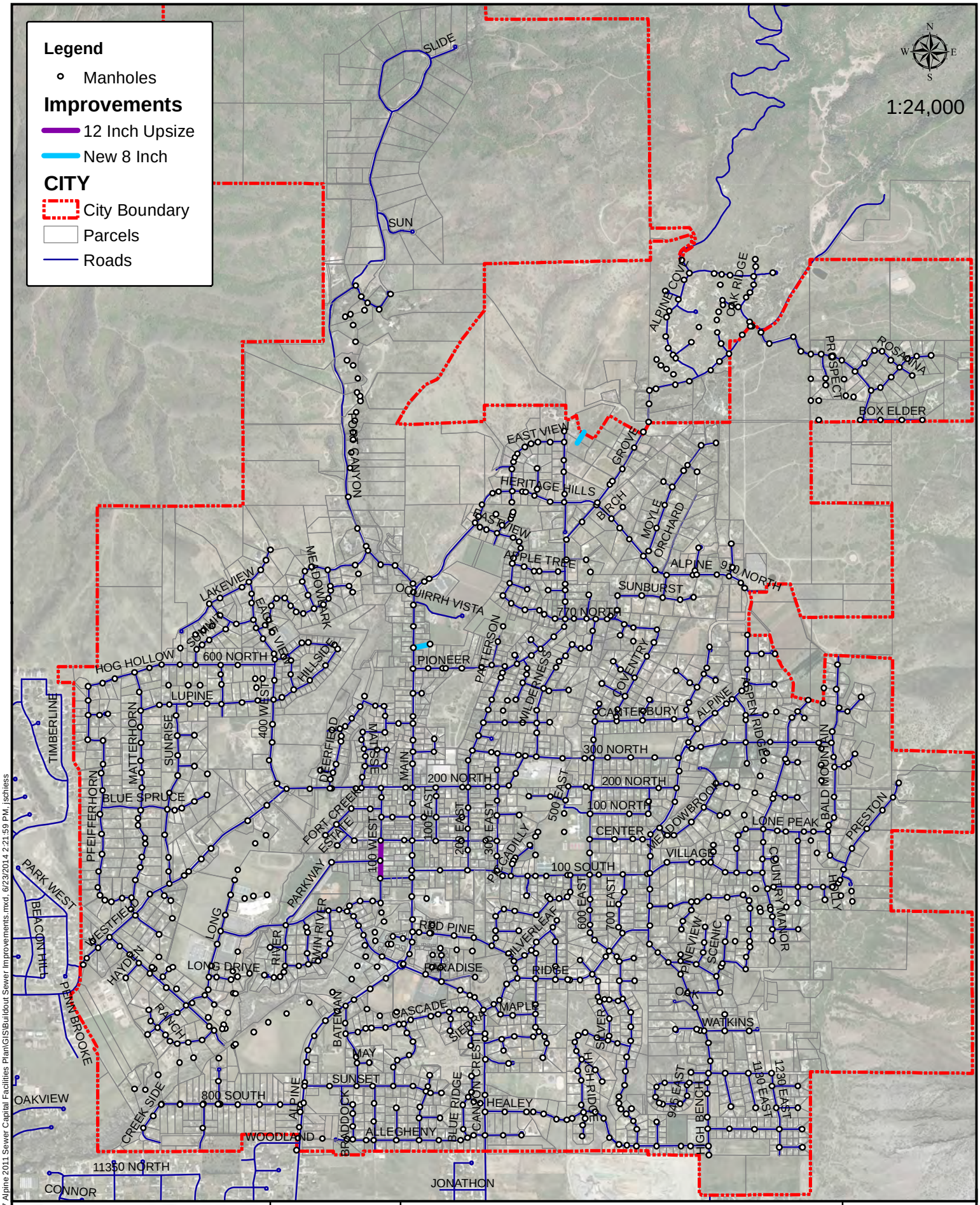

HORROCKS ENGINEERS

2162 West Grove Parkway
Suite #400
Pleasant Grove, UT
(801) 763-5100

Figure 4 Buildout Sanitary Sewer System Improvements

DATE 6/23/2014
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Figure

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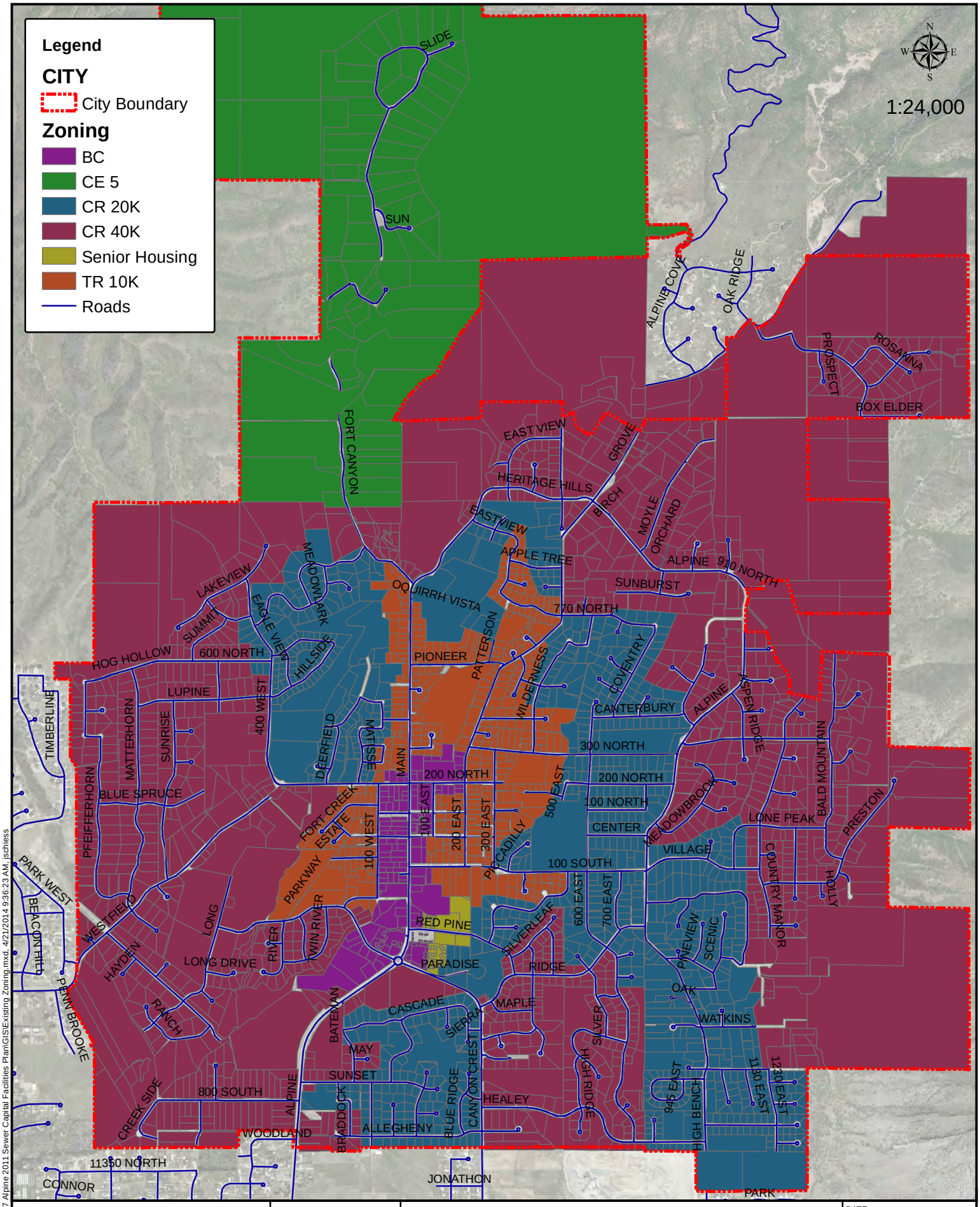

HORROCKS ENGINEERS
2162 West Grove Parkway
Suite #400
Pleasant Grove, UT
(801) 763-5100

Alpine City
Existing Zoning

DATE 4/21/2014
DRAWN JES
Figure

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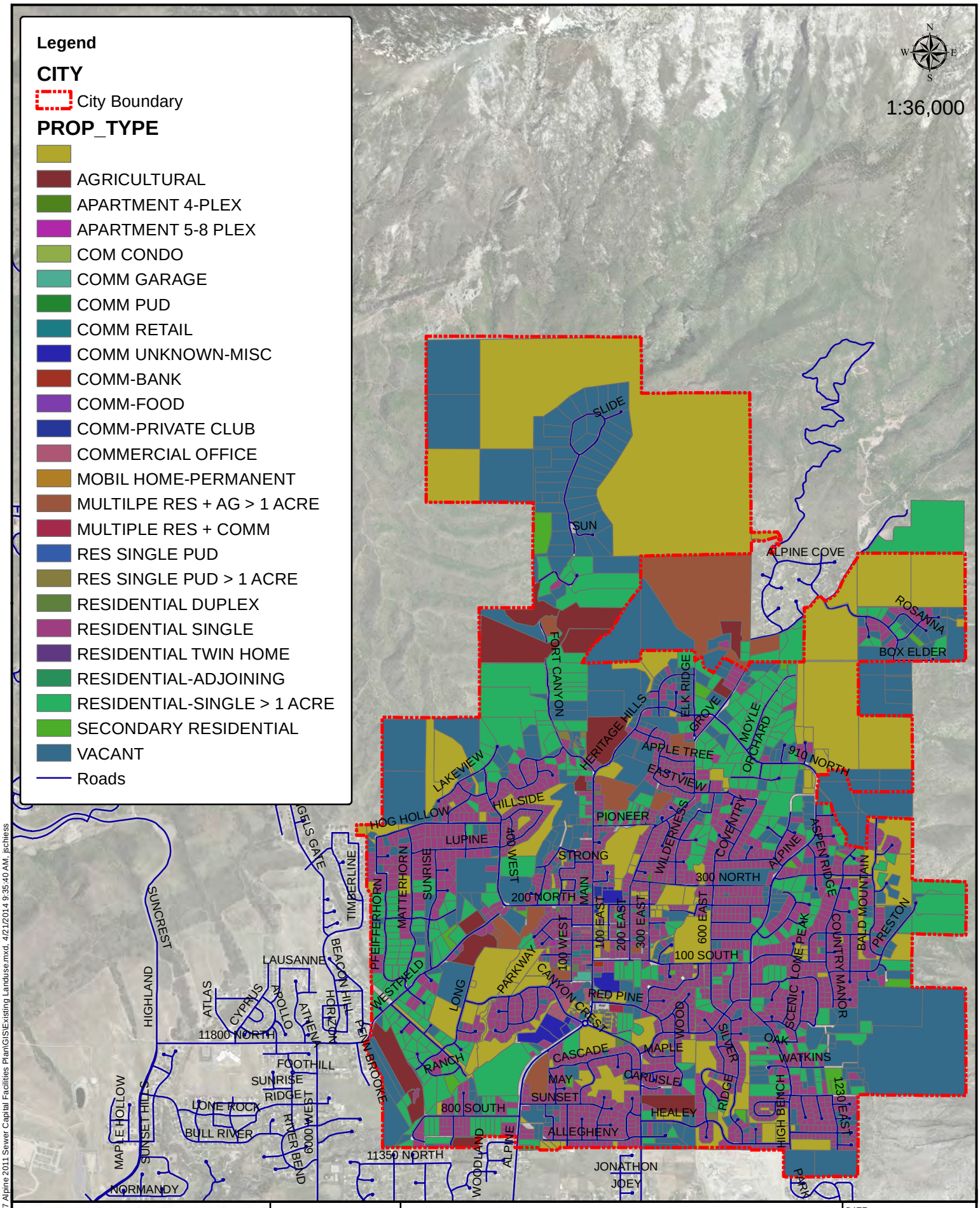

HORROCKS ENGINEERS
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Suite #400
Pleasant Grove, UT
(801) 763-5100

Alpine City
Existing Land Use

DATE 4/21/2014
DRAWN JES
Figure

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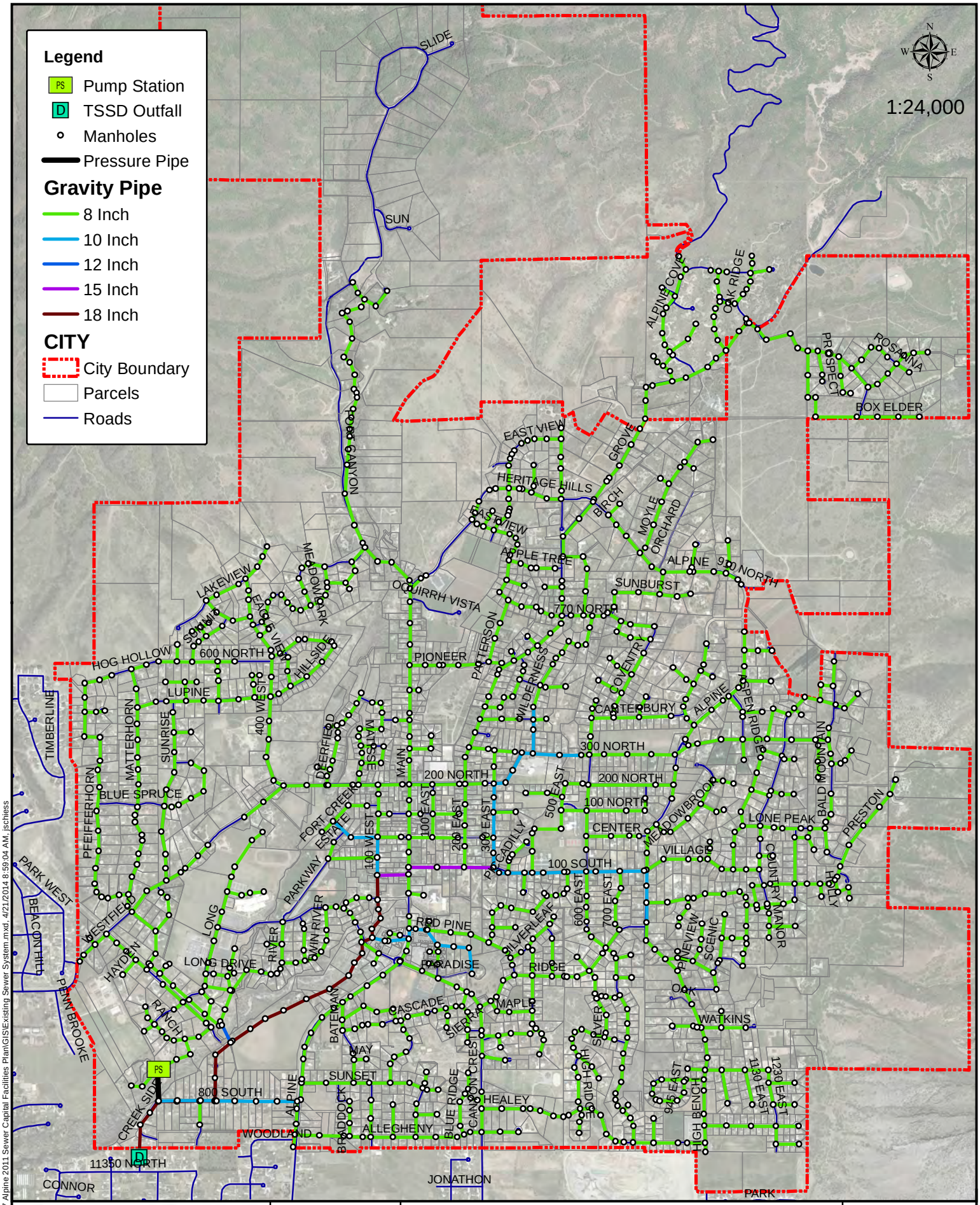

HORROCKS ENGINEERS	2162 West Grove Parkway Suite #400 Pleasant Grove, UT (801) 763-5100	Alpine City Existing Sanitary Sewer System	DATE 4/21/2014 DRAWN JES Figure

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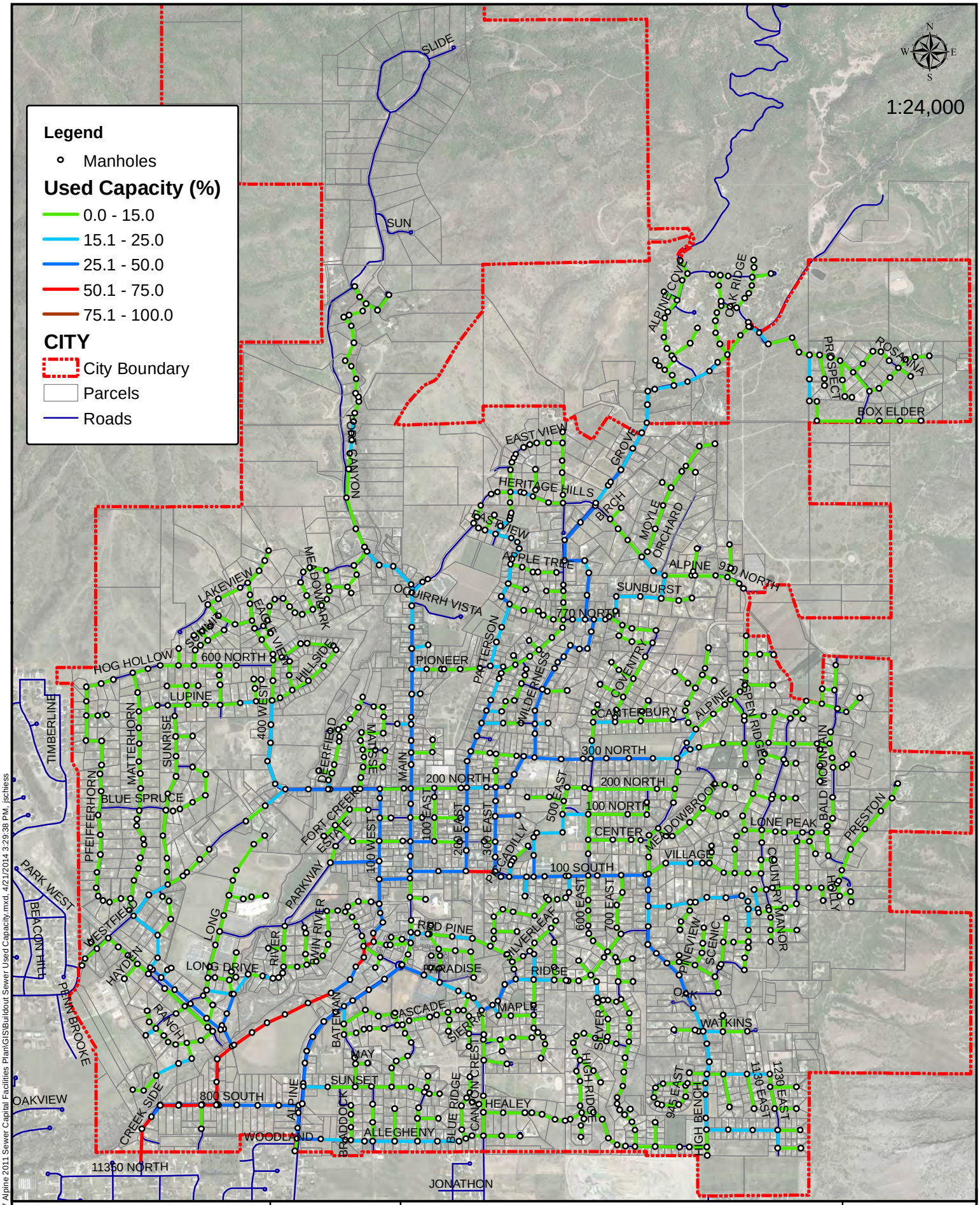

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2162 West Grove Parkway
Suite #400
Pleasant Grove, UT
(801) 763-5100

Alpine City
Buildout Sewer Used Capacity

DATE 4/21/2014
DRAWN JES
Figure

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ASSET DEPRECIATION SHORT REPORT
SEWER - Jun. 30, 2013

Assets: 136 of 136 Included
Include: All Assets

Sorted by: Asset A/C#
Method: BOOK - Std Conv Applied

Date Acq	Description	Meth/Life	Cost	Salvage Value	Depr Basis	Includes Section 179 Beg A/Depr	Curr Depr	End A/Depr
Asset A/C#: 10000 - LAND								
01/23/1996	Sewer Easement - Whitby	NONE / 99	8,000.00	0.00	0.00	0.00	0.00	0.00
06/30/2013 A	Whitby Easements	NONE / 99	8,000.00	0.00	8,000.00	0.00	0.00	0.00
Totals: 10000 - LAND (2 assets)			16,000.00	0.00	8,000.00	0.00	0.00	0.00
Asset A/C#: 20000 - BUILDINGS								
06/30/1993	City Shop	SLP / 31.5	45,971.00	0.00	45,971.00	27,850.22	1,459.40	29,309.62
Totals: 20000 - BUILDINGS (1 asset)			45,971.00	0.00	45,971.00	27,850.22	1,459.40	29,309.62
Asset A/C#: 50000 - IMPROVEMENTS								
01/01/1979	Sewer	SLP / 50	1,349,786.00	0.00	1,349,786.00	904,356.62	26,995.72	931,352.34
01/01/1980	Sewer Additions	SLP / 50	10,988.00	0.00	10,988.00	7,142.20	219.76	7,361.96
01/01/1981	Sewer Additions	SLP / 50	63,519.00	0.00	63,519.00	40,016.97	1,270.38	41,287.35
12/04/1981	Arbitration Sewer Const	SLP / 50	10,964.00	0.00	10,964.00	6,706.31	219.28	6,925.59
06/20/1985	Park Sewer Line	SLP / 50	5,340.00	0.00	5,340.00	2,892.50	106.80	2,999.30
07/01/1985	Park Sewer Line	SLP / 50	4,811.10	0.00	4,811.10	2,597.94	96.22	2,694.16
05/01/1991	New Castle Est A	SLP / 50	19,260.00	0.00	19,260.00	8,153.40	385.20	8,538.60
09/20/1991	Frot Creek	SLP / 50	9,490.00	0.00	9,490.00	3,954.17	189.80	4,143.97
05/10/1992	High Mountain Oaks A	SLP / 50	57,460.00	0.00	57,460.00	23,175.53	1,149.20	24,324.73
05/10/1992	High Mountain Oaks A	SLP / 50	43,647.00	0.00	43,647.00	17,604.29	872.94	18,477.23
05/15/1992	Alpine Hills	SLP / 50	15,400.00	0.00	15,400.00	6,211.33	308.00	6,519.33
07/14/1992	Alpine Hills	SLP / 50	2,804.00	0.00	2,804.00	1,121.60	56.08	1,177.68
08/01/1992	East Mountain Est C	SLP / 50	7,300.00	0.00	7,300.00	2,907.83	146.00	3,053.83
08/01/1992	New Castle Est B	SLP / 50	1,300.00	0.00	1,300.00	517.83	26.00	543.83
10/12/1992	High Mountain Oaks D	SLP / 50	22,500.00	0.00	22,500.00	8,887.50	450.00	9,337.50
10/12/1992	High Mountain Oaks C	SLP / 50	13,500.00	0.00	13,500.00	5,332.50	270.00	5,602.50
11/01/1992	Hunt Club	SLP / 50	39,580.00	0.00	39,580.00	15,568.13	791.60	16,359.73
11/01/1992	Hunt Club B	SLP / 50	23,680.00	0.00	23,680.00	9,314.13	473.60	9,787.73
05/01/1993	Westfield Meadows	SLP / 50	17,070.00	0.00	17,070.00	6,543.50	341.40	6,884.90
05/01/1993	Westfield Meadows	SLP / 50	14,450.00	0.00	14,450.00	5,539.17	289.00	5,828.17
06/10/1993	High Mountain Oaks E	SLP / 50	12,010.00	0.00	12,010.00	4,583.82	240.20	4,824.02
09/30/1993	Alpine Ridge	SLP / 50	31,100.00	0.00	31,100.00	11,714.33	622.00	12,336.33
09/30/1993	Arnold Court	SLP / 50	17,100.00	0.00	17,100.00	6,441.00	342.00	6,783.00
09/30/1993	Box Elder A	SLP / 50	4,546.00	0.00	4,546.00	1,712.33	90.92	1,803.25
09/30/1993	Box Elder B	SLP / 50	35,500.00	0.00	35,500.00	13,371.67	710.00	14,081.67
09/30/1993	Box Elder C	SLP / 50	38,100.00	0.00	38,100.00	14,351.00	762.00	15,113.00
09/30/1993	Box Elder D	SLP / 50	36,200.00	0.00	36,200.00	13,635.33	724.00	14,359.33
09/30/1993	Lone Peak	SLP / 50	76,850.00	0.00	76,850.00	28,946.83	1,537.00	30,483.83
09/30/1993	Taylor Homes	SLP / 50	1,200.00	0.00	1,200.00	452.00	24.00	476.00
09/30/1993	New Castle C	SLP / 50	4,698.00	0.00	4,698.00	1,769.58	93.96	1,863.54
09/30/1993	Strong Subdivision	SLP / 50	10,900.00	0.00	10,900.00	4,105.67	218.00	4,323.67
03/31/1994	Fort Canyon	SLP / 50	69,726.00	0.00	69,726.00	25,566.20	1,394.52	26,960.72
06/30/1995	Westfield Oaks A	SLP / 50	68,600.00	0.00	68,600.00	23,438.33	1,372.00	24,810.33
06/30/1995	Oak Knoll A&B	SLP / 50	98,300.00	0.00	98,300.00	33,585.83	1,966.00	35,551.83
06/30/1995	River Meadows A	SLP / 50	11,050.00	0.00	11,050.00	3,775.42	221.00	3,996.42
06/30/1995	River Meadows B	SLP / 50	13,800.00	0.00	13,800.00	4,715.00	276.00	4,991.00
06/30/1995	River Meadows Offsite	SLP / 50	18,300.00	0.00	18,300.00	6,252.50	366.00	6,618.50
06/30/1995	River Meadows C	SLP / 50	14,800.00	0.00	14,800.00	5,056.67	296.00	5,352.67
06/30/1995	River Meadows D	SLP / 50	28,650.00	0.00	28,650.00	9,788.75	573.00	10,361.75
06/30/1995	International Estates B	SLP / 50	76,265.00	0.00	76,265.00	26,057.21	1,525.30	27,582.51
07/27/1995	Lynn Miller Improvements	SLP / 50	750.00	0.00	750.00	255.00	15.00	270.00
12/14/1995	Box Elder D	SLP / 50	36,200.00	0.00	36,200.00	12,006.33	724.00	12,730.33
04/11/1996	Westfield Oaks III	SLP / 50	39,290.00	0.00	39,290.00	12,769.25	785.80	13,555.05
06/18/1996	Ranch @ Westfield Park	SLP / 50	180,500.00	0.00	180,500.00	58,060.83	3,610.00	61,670.83
06/30/1998	Develpoer Contributions	SLP / 50	626,816.00	0.00	626,816.00	176,553.17	12,536.32	189,089.49
06/30/2002	System Improvements	SLP / 50	45,544.56	0.00	45,544.56	9,184.81	910.89	10,095.70
09/01/2002	Healey Blvd Sewer Line	SLP / 50	28,711.60	0.00	28,711.60	5,646.60	574.23	6,220.83
06/30/2003	Develpoer Contributions	SLP / 50	345,491.68	0.00	345,491.68	62,764.29	6,909.83	69,674.12
08/01/2003	Alpine Jr High	SLP / 50	26,800.00	0.00	26,800.00	4,779.33	536.00	5,315.33
09/04/2003	Swiss One Plat A	SLP / 50	45,748.80	0.00	45,748.80	8,082.32	914.98	8,997.30
09/30/2003	Smooth Canyon C	SLP / 50	6,554.00	0.00	6,554.00	1,157.87	131.08	1,288.95
12/11/2003	Creek Side Pass	SLP / 50	12,204.00	0.00	12,204.00	2,095.02	244.08	2,339.10
04/16/2004	Fort Canyon Extention	SLP / 50	101,590.47	0.00	101,590.47	16,762.43	2,031.81	18,794.24
05/24/2004	Sequoia Circle	SLP / 50	6,750.00	0.00	6,750.00	1,102.50	135.00	1,237.50
06/30/2004	Minor Subdivisions 2003-2004	SLP / 50	6,600.00	0.00	6,600.00	1,067.00	132.00	1,199.00
07/01/2004	DC - Alpine Auto Wash	SLP / 50	5,400.00	0.00	5,400.00	864.00	108.00	972.00
09/03/2004	DC - Deerfield Plat A	SLP / 50	32,148.00	0.00	32,148.00	5,036.52	642.96	5,679.48
09/15/2004	DC - Pheasant Ridge	SLP / 50	54,666.00	0.00	54,666.00	8,564.34	1,093.32	9,657.66

Date Acq	Description	Meth/Life	Cost	Salvage Value	Depr Basis	Includes Section 179 Beg A/Depr	Curr Depr	End A/Depr
Asset A/C#: 50000 - IMPROVEMENTS								
09/28/2004	DC - Main Street Village	SLP / 50	3,822.60	0.00	3,822.60	598.86	76.45	675.31
10/11/2004	Healey Heights Plat K	SLP / 50	13,080.00	0.00	13,080.00	2,027.40	261.60	2,289.00
12/14/2004	DC - Paradise Cove SR	SLP / 50	29,772.00	0.00	29,772.00	4,515.42	595.44	5,110.86
12/15/2004	DC - Quincy Court	SLP / 50	9,732.00	0.00	9,732.00	1,476.02	194.64	1,670.66
05/18/2005	DC - Long Drive	SLP / 50	47,352.00	0.00	47,352.00	6,787.12	947.04	7,734.16
06/30/2005	DC - Minor Subdivisions	SLP / 50	4,200.00	0.00	4,200.00	595.00	84.00	679.00
06/30/2005	DC - Swiss One III	SLP / 50	34,119.00	0.00	34,119.00	4,833.53	682.38	5,515.91
06/30/2005	Red Pine Drive	SLP / 50	2,000.00	0.00	2,000.00	283.33	40.00	323.33
06/30/2005	Healey Develpoment	SLP / 50	17,072.72	0.00	17,072.72	2,418.60	341.45	2,760.05
09/27/2005	DC - Dry Creek Orchards A	SLP / 50	28,170.00	0.00	28,170.00	3,849.90	563.40	4,413.30
09/27/2005	DC - Lye Subdivision	SLP / 50	375.00	0.00	375.00	51.25	7.50	58.75
09/28/2005	DC - Dry Creek Orchads B	SLP / 50	20,340.00	0.00	20,340.00	2,779.80	406.80	3,186.60
11/11/2005	DC - Falcon Ridge	SLP / 50	14,200.00	0.00	14,200.00	1,893.33	284.00	2,177.33
12/22/2005	DC - Wayne Court	SLP / 50	9,720.00	0.00	9,720.00	1,279.80	194.40	1,474.20
01/05/2006	DC - Larson Alpine Plat A	SLP / 50	1,920.00	0.00	1,920.00	249.60	38.40	288.00
01/06/2006	DC - Alpine Commons PRD	SLP / 50	19,530.00	0.00	19,530.00	2,538.90	390.60	2,929.50
01/06/2006	DC - Pasket Court	SLP / 50	9,316.80	0.00	9,316.80	1,211.21	186.34	1,397.55
02/24/2006	DC - Eadt Mountain D	SLP / 50	19,434.00	0.00	19,434.00	2,494.03	388.68	2,882.71
05/02/2006	DC - Moon Subdivision	SLP / 50	10,624.80	0.00	10,624.80	1,310.42	212.50	1,522.92
05/26/2006	DC - Kieffer Annexation	SLP / 50	4,800.00	0.00	4,800.00	592.00	96.00	688.00
09/15/2006	DC - Hunters Ridge Circle	SLP / 50	34,560.00	0.00	34,560.00	4,032.00	691.20	4,723.20
10/18/2006	DC - Tadje Acres	SLP / 50	6,535.20	0.00	6,535.20	751.53	130.70	882.23
11/30/2006	DC - Burgess Place	SLP / 50	4,200.00	0.00	4,200.00	476.00	84.00	560.00
02/01/2007	DC - Whitby Woodlands B	SLP / 50	28,017.60	0.00	28,017.60	3,035.23	560.35	3,595.58
02/15/2007	DC - McNiel Plat B	SLP / 50	44,160.00	0.00	44,160.00	4,784.00	883.20	5,667.20
06/30/2007	Fort Canyon Sewer	SLP / 50	11,881.40	0.00	11,881.40	1,207.95	237.63	1,445.58
06/30/2007	DC - Jackson Heights	SLP / 50	24,720.00	0.00	24,720.00	2,513.20	494.40	3,007.60
06/30/2007	DC - Taylor Meadows	SLP / 50	42,230.40	0.00	42,230.40	4,293.43	844.61	5,138.04
10/04/2007	DC - Adams Subdivision	SLP / 50	8,400.00	0.00	8,400.00	798.00	168.00	966.00
11/21/2007	DC - Whitby Woodlands C	SLP / 50	58,068.00	0.00	58,068.00	5,419.68	1,161.36	6,581.04
11/24/2007	DC - Heritage Hills B	SLP / 50	88,771.20	0.00	88,771.20	8,285.30	1,775.42	10,060.72
11/27/2007	DC - Heritage Hills A	SLP / 50	141,160.80	0.00	141,160.80	13,175.02	2,823.22	15,998.24
01/31/2008	DC - Snyder Court	SLP / 50	1,920.00	0.00	1,920.00	172.80	38.40	211.20
04/22/2008	DC - Alpine Canyon Crest	SLP / 50	38,469.42	0.00	38,469.42	3,269.91	769.39	4,039.30
05/06/2008	DC - High Bench Ridge D	SLP / 50	2,400.00	0.00	2,400.00	200.00	48.00	248.00
05/08/2008	DC - Spring Creek A	SLP / 50	23,592.00	0.00	23,592.00	1,966.00	471.84	2,437.84
05/14/2008	DC - Larson Alpine A	SLP / 50	1,920.00	0.00	1,920.00	160.00	38.40	198.40
06/30/2008	Fort Canyon Sewer Easements	SLP / 99	255,002.76	0.00	255,002.76	10,303.16	2,575.79	12,878.95
06/30/2008	Moyle Park Sewer	SLP / 50	10,515.83	0.00	10,515.83	858.81	210.32	1,069.13
08/25/2008	DC - Alpine Olde Towne Ctr	SLP / 50	18,072.00	0.00	18,072.00	1,415.64	361.44	1,777.08
10/14/2008	DC - Conrads Landing A	SLP / 50	17,256.00	0.00	17,256.00	1,294.20	345.12	1,639.32
10/14/2008	DC - Conrads Landing B	SLP / 50	15,765.00	0.00	15,765.00	1,182.38	315.30	1,497.68
04/29/2009	DC - North Grove A	SLP / 50	4,200.00	0.00	4,200.00	273.00	84.00	357.00
06/30/2009	DC - Minor Subdivisions	SLP / 50	8,400.00	0.00	8,400.00	518.00	168.00	686.00
06/30/2009	Fort Canyon Sewer	SLP / 50	295,010.46	0.00	295,010.46	18,192.31	5,900.21	24,092.52
06/30/2009	800 South Sewer	SLP / 50	198,379.70	0.00	198,379.70	12,233.40	3,967.59	16,200.99
12/03/2009	DC - North Grove B	SLP / 50	8,400.00	0.00	8,400.00	434.00	168.00	602.00
06/30/2010	100 South Park	SLP / 50	4,053.64	0.00	4,053.64	168.90	81.07	249.97
06/30/2010	800 South Sewer Line	SLP / 50	3,749.94	0.00	3,749.94	156.25	75.00	231.25
09/09/2010	DC - Alpine Apple Creek	SLP / 50	34,206.02	0.00	34,206.02	1,375.23	684.12	2,059.35
09/09/2010	DC - June Beck Subdivision	SLP / 50	4,200.00	0.00	4,200.00	168.86	84.00	252.86
09/23/2010	DC - Alpine Acres B	SLP / 50	6,000.00	0.00	6,000.00	235.46	120.00	355.46
06/30/2011	100 South Park - 2011	SLP / 50	197.56	0.00	197.56	3.96	3.95	7.91
06/30/2011	2010 Waterline Improvements	SLP / 50	2,375.00	0.00	2,375.00	47.63	47.50	95.13
06/30/2011	800 South Sewer - 2011	SLP / 50	98,029.21	0.00	98,029.21	1,965.95	1,960.58	3,926.53
10/11/2011	DC - Dry Creek Square	SLP / 50	28,353.60	0.00	28,353.60	425.30	567.07	992.37
12/13/2011	DC - McNeil/Alpine Blvd	SLP / 50	12,870.00	0.00	12,870.00	150.15	257.40	407.55
12/13/2011	DC - McNeil Plat E	SLP / 50	9,444.00	0.00	9,444.00	110.18	188.88	299.06
06/05/2012	DC - Filmore	SLP / 50	4,200.00	0.00	4,200.00	7.00	84.00	91.00
06/30/2012	800 South Sewer	SLP / 50	3,637.68	0.00	3,637.68	6.06	72.75	78.81
06/30/2012	Sewer Master Plan	SLP / 50	21,802.64	0.00	21,802.64	36.34	436.05	472.39
08/03/2012 A	DC - McNeil Plat F	SLP / 50	8,067.60	0.00	8,067.60	0.00	147.91	147.91
06/30/2013 A	Wash Bay	SLP / 25	2,040.15	0.00	2,040.15	0.00	6.80	6.80
06/30/2013 A	Sewer Master Plan	SLP / 50	5,956.00	0.00	5,956.00	0.00	9.93	9.93
06/30/2013 A	Sewer Dips	SLP / 50	21,294.00	0.00	21,294.00	0.00	35.49	35.49

Date Acq	Description	Meth/Life	Cost	Salvage Value	Depr Basis	Includes Section 179 Beg A/Depr	Curr Depr	End A/Depr
Totals: 50000 - IMPROVEMENTS (123 assets)			5,964,374.94	0.00	5,964,374.94	1,852,502.27	116,216.19	1,968,718.46
Asset A/C#: 70000 - EQUIPMENT								
09/19/2000	Chev Pick-up	SLP / 5	20,075.00	0.00	20,075.00	20,075.00	0.00	20,075.00
08/01/2001	Loader (1/2 w/ water)	SLP / 5	41,768.50	0.00	41,768.50	41,768.50	0.00	41,768.50
05/30/2003	Dump Truck (1/3 w/ Water & PI)	SLP / 10	30,793.66	0.00	30,793.66	28,227.56	2,566.10	30,793.66
01/05/2004	GMC Pick-Up - Shane (1/3 w/ Water & PI)	SLP / 5	8,627.50	0.00	8,627.50	8,627.50	0.00	8,627.50
12/06/2006	Dump Truck	SLP / 10	11,383.60	0.00	11,383.60	6,355.84	1,138.36	7,494.20
06/20/2007	GPS System	SLP / 10	8,000.00	0.00	8,000.00	4,066.67	800.00	4,866.67
01/31/2008	2008 GMC Utility Truck	SLP / 5	14,000.30	0.00	14,000.30	12,600.27	1,400.03	14,000.30
12/08/2010	Kubota Tractor	SLP / 10	6,318.06	0.00	6,318.06	986.31	631.81	1,618.12
06/02/2011	2011 Ford F-150	SLP / 5	6,946.70	0.00	6,946.70	1,499.73	1,389.34	2,889.07
06/30/2013 A	2012 Ford F-150	SLP / 5	8,407.23	0.00	8,407.23	0.00	140.12	140.12
Totals: 70000 - EQUIPMENT (10 assets)			156,320.55	0.00	156,320.55	124,207.38	8,065.76	132,273.14
Grand totals for all accounts: (136 assets)			6,182,666.49	0.00	6,174,666.49	2,004,559.87	125,741.35	2,130,301.22

Codes that may appear next to the date acquired include: A - Addition, D - Disposal, T - Traded, MQ - Mid Quarter Applied

Additional Summary Statistics:	Cost	Curr Yr Salv	Prior Yr Salv	Depr Basis	Beg A/Depr	Curr A/Depr	End A/Depr	Net Book Val
Grand Totals for All Assets	6,182,666.49	0.00	0.00	6,174,666.49	2,004,559.87	125,741.35	2,130,301.22	4,052,365.27
Inactive Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Less: Disposed Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Less: Traded Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Totals (Active & Inactive Assets)	6,182,666.49	0.00	0.00	6,174,666.49	2,004,559.87	125,741.35	2,130,301.22	4,052,365.27

Ranch Drive Sewer Reconstruct at New Grade

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	$1,375
2	8 inch PVC Sewer	350	LF	$50.00	$17,500
3	Manholes	2	EA	$5,000.00	$10,000
4	Lateral Connections	0	EA	$1,750.00	$0
5	Class "A" Road Repair	0	SF	$6.00	$0
6	Imported Backfill	0	TON	$15.00	$0
7	Traffic Control	0	LS	$350.00	$0
	Sub Total (Construction)				$28,875
	Contingencies	15%			$4,331
	Total (Construction)				$33,206
	Design and Construction Engineering	15%			$4,331
	Administration, Legal, and Bond Counsel	1%			$289
	Total (Professional Services)				$4,620
	Grand Total				**$37,826**

May 2014 CCI = 9796

Costs are in 2014 dollars

200 North Sewer Reconstruct at New Grade

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	$4,488
2	8 inch PVC Sewer	480	LF	$55.00	$26,400
3	Manholes	2	EA	$5,000.00	$10,000
4	Lateral Connections	5	EA	$1,750.00	$8,750
5	Class "A" Road Repair	4,800	SF	$6.00	$28,800
6	Imported Backfill	953	TON	$15.00	$14,302
7	Traffic Control	1	LS	$1,500.00	$1,500
	Sub Total (Construction)				$94,239
	Contingencies	15%			$14,136
	Total (Construction)				$108,375
	Design and Construction Engineering	15%			$14,136
	Administration, Legal, and Bond Counsel	1%			$942
	Total (Professional Services)				$15,078
	Grand Total				**$123,453**

May 2014 CCI = 9796

Costs are in 2014 dollars

Alpine Highway Sewer Reconstruct at New Grade

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	$3,334
2	8 inch PVC Sewer	350	LF	$60.00	$21,000
3	Manholes	2	EA	$5,000.00	$10,000
4	Lateral Connections	1	EA	$1,750.00	$1,750
5	Class "A" Road Repair	3,500	SF	$6.00	$21,000
6	Imported Backfill	695	TON	$15.00	$10,428
7	Traffic Control	1	LS	$2,500.00	$2,500
	Sub Total (Construction)				$70,012
	Contingencies	15%			$10,502
	Total (Construction)				$80,514
	Design and Construction Engineering	15%			$10,502
	Administration, Legal, and Bond Counsel	1%			$700
	Total (Professional Services)				$11,202
	Grand Total				**$91,716**

May 2014 CCI = 9796

Costs are in 2014 dollars

100 West, Center to 120 South Sewer Upsize

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	$8,817
2	14 inch HDPE Sewer Pipe Burst (12" ID)	630	LF	$130.00	$81,900
3	Manholes	3	EA	$5,000.00	$15,000
4	Lateral Connections	10	EA	$1,750.00	$17,500
5	Class "A" Road Repair	2,000	SF	$6.00	$12,000
6	Imported Backfill	497	TON	$15.00	$7,449
7	Bypass Pumping	1	LS	$25,000.00	$25,000
8	Traffic Control	1	LS	$12,000.00	$12,000
9	Testing (Compaction and Video)	1	LS	$5,500.00	$5,500
	Sub Total (Construction)				$185,166
	Contingencies	15%			$27,775
	Total (Construction)				$212,941
	Design and Construction Engineering	15%			$27,775
	Administration, Legal, and Bond Counsel	1%			$1,852
	Total (Professional Services)				$29,627
	Grand Total				**$242,568**

May 2014 CCI = 9796

Costs are in 2014 dollars

600 North and Main Sewer Extension

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	$1,520
2	8 inch PVC Sewer	300	LF	$50.00	$15,000
3	Manholes	2	EA	$5,000.00	$10,000
4	Lateral Connections	0	EA	$1,750.00	$0
5	Class "A" Road Repair	500	SF	$6.00	$3,000
6	Imported Backfill	60	TON	$15.00	$900
7	Traffic Control	1	LS	$1,500.00	$1,500
	Sub Total (Construction)				$31,920
	Contingencies	15%			$4,788
	Total (Construction)				$36,708
	Design and Construction Engineering	15%			$4,788
	Administration, Legal, and Bond Counsel	1%			$319
	Total (Professional Services)				$5,107
	Grand Total				**$41,815**

May 2014 CCI = 9796

Costs are in 2014 dollars

Towle/Pack Extension

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	$1,195
2	8 inch PVC Sewer	230	LF	$50.00	$11,500
3	Manholes	2	EA	$5,000.00	$10,000
4	Lateral Connections	0	EA	$1,750.00	$0
5	Class "A" Road Repair	0	SF	$6.00	$0
6	Imported Backfill	60	TON	$15.00	$900
7	Traffic Control	1	LS	$1,500.00	$1,500
	Sub Total (Construction)				$25,095
	Contingencies	15%			$3,764
	Total (Construction)				$28,859
	Design and Construction Engineering	15%			$3,764
	Administration, Legal, and Bond Counsel	1%			$251
	Total (Professional Services)				$4,015
	Grand Total				**$32,874**

May 2014 CCI = 9796
Costs are in 2014 dollars

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Adoption of Sewer Impact Fee Ordinance**

FOR CONSIDERATION ON: July 8, 2014

PETITIONEER: City Staff

ACTION REQUESTED BY PETITIONER: **Consider adopting the proposed Sewer Impact Fee Ordinance**

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

INFORMATION: City Staff has been working with Horrocks Engineers to prepare an Impact Fee Facilities Plan for the sewer system in preparation for adoption of an updated sewer impact fee ordinance. John Schiess will be in attendance to make a presentation regarding the proposed sewer impact fees.

RECOMMENDATION: That the City Council adopt the proposed Sewer Impact Fee Ordinance.

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT AN IMPACT FEE ORDINANCE FOR SEWER ALPINE, UTAH COUNTY, UTAH

Alpine City ("CITY"), a municipal corporation of the State of Utah, located in Utah County, pursuant to the requirements of Utah Code Ann. sections 11-36a-504 and 10-9a-205, hereby gives notice of its intent to adopt an impact fee ordinance for sewer. The proposed Impact Fee is based on Alpine City's Impact Fee Facilities Plan and corresponding Impact Fee Analysis.

Alpine City will hold a **Public Meeting and Hearing on July 8, 2014 at 6:30 P.M.** The meeting and hearing will be held in the Council Chambers of the **Alpine City Hall** located at **20 North Main, Alpine, Utah**. The purpose of the Public Meeting and Hearing is to receive input on, and consider approval and adoption of the proposed Impact Fee Ordinance. All interested persons will be given reasonable opportunity to be heard.

Copies of the Impact Fee Analysis, including a Summary thereof, and corresponding Ordinance will be available for public review beginning June 27, 2014 at the Alpine City Offices. Copies have also been published on the Utah Public Notice Website and placed with the public library. If you have questions, please contact Charmayne Warnock at (801) 756-6347.

In accordance with the American with Disabilities Act, Alpine City will make reasonable accommodations for assistance by calling (801) 756-6347 at least 48 hours before the Public Meeting.

DATED this 26 day of June, 2014

Alpine, Utah

By: _____
Shane L. Sorensen, P.E.
City Engineer

Attest: _____
City Recorder

[SEAL]

Alpine City CORPORATE Seal Utah County, Utah

Alpine City

Sanitary Sewer System Impact Fee Analysis Summary

Alpine City has prepared an Impact Fee Analysis (IFA) according to the requirements of Utah Code Ann. §11-36a-101. This analysis is done to ensure that the fee is equitable, fair, and legally defensible.

This impact fee analysis is intended to fairly allocate the costs of expanding the sanitary sewer system and unused capacity in the existing system to the new growth that requires more capacity. The final impact fee is calculated by dividing the proportionate costs of existing and future projects by the demand that is estimated to occur within the next ten years. There will be projects constructed within the next ten years that will provide capacity that is in excess of the capacity required for the next ten year's development. This analysis discounts the existing and future projects to only include the portion of the cost and capacity that relates to the ten year demand therefore achieving a fair comparison of cost and demand.

Costs that can be included in an impact fee include the following:

- New Sanitary Sewer capital infrastructure needed to serve new growth or up-sized existing facilities need to serve new growth;
- Professional and planning services related to the construction of growth related facilities;
- Interest costs on bonds used for facilities constructed that will serve future growth;
- Appropriate inflation adjusted costs to reflect the year construction is planned relative to current dollars; and
- Proportion of historic costs of existing improvements than can serve future growth.

Costs that cannot be included in the impact fee include the following:

- Improvements necessary to cure deficiencies for existing users;
- Improvements that increase the level of service above that which is currently provided;
- Portions of upsizing projects that replace capacity that already exists;
- Operation and maintenance costs;
- Costs for facilities funded by grants or other funds that the City does not have to repay; and
- Costs to reconstruct facilities that do not have capacity for future growth.

It is recommended that the sanitary sewer impact fee be $492.66 per equivalent residential unit.

A certification of code conformance is included at the end of the IFA.

- Published in Daily Herald newspaper on June 28 and 27, 2014.
- Published on the Utah Public Notice Website on June 26, 2014.
- Published on the Alpine City/Town Website on June 27, 2014.
- Posted in three public places on June 27 2014.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Utah Lake Commission – Membership/Representative Discussion

FOR CONSIDERATION ON: July 8, 2014

PETITIONER: Rich Nelson, City Administrator

ACTION REQUESTED BY PETITIONER: The Council should decide if they want Alpine to become a member of the Utah Lake Commission and, if they do, who should be appointed to represent the City at their meetings.

INFORMATION: The Council has previously discussed whether to join the Commission. The Council asked Assistant City Engineer Jed Muhlestein to attend two meetings and report back to the Council. The Council has received his reports and recommendations (see attached). The cost of membership is $1,500.

RECOMMENDED ACTION: *The Council should decide first if they want to join the Commission and second who should represent the Council on the Commission if they join.*

ALPINE CITY COUNCIL AGENDA

SUBJECT: Design Standards Amendment

FOR CONSIDERATION ON: 8 July 2014

PETITIONER: City Council

ACTION REQUESTED BY PETITIONER: Review Planning Commission Recommendation

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

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

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

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

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

RECOMMENDED ACTION:

We adopt ordinance No. 2014-12 that amends Section 4.7.10 of the Alpine City Development Code regarding sidewalk requirements.

4.7.10 SIDEWALKS, CURBS AND GUTTERS

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

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

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

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

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

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

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

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

1. Double Frontage Lot Landscaping Requirements. The park strip or planter area in the City right-of-way on all rear lot frontages shall be fully landscaped by the developer or property owner. Full landscape shall be described as follows:

    1) Grass, irrigation, and street trees; or
    2) Colored, stamped decorative concrete and street trees with required irrigation;
    3) Irrigation standards will be determined by City Staff and available through standard design drawing details provided by Staff.
    4) Street trees shall be planted at least every 50 ft. Street trees shall be selected from the approved list available from City Staff.

2. Single Frontage Lot Landscaping Requirements. Planter strips in the city right-of-way shall be landscaped and maintained by the property owner. If street trees are desired, the trees shall be selected from the approved street tree list available from City Staff.

ORDINANCE NO. 2014-12

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

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

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

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

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

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

This Ordinance shall take effect upon posting.

Passed and dated this 8th day of July 2014.

_____

Don Watkins, Mayor

ATTEST:

_____

Charmayne G. Warnock, Recorder

4.7.10 SIDEWALKS, CURBS AND GUTTERS

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

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

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

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

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

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

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

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

1. Double Frontage Lot Landscaping Requirements. The park strip or planter area in the City right-of-way on all rear lot frontages shall be fully landscaped by the developer or property owner. Full landscape shall be described as follows:

    1) Grass, irrigation, and street trees; or
    2) Colored, stamped decorative concrete and street trees with required irrigation;
    3) Irrigation standards will be determined by City Staff and available through standard design drawing details provided by Staff.
    4) Street trees shall be planted at least every 50 ft. Street trees shall be selected from the approved list available from City Staff.

2. Single Frontage Lot Landscaping Requirements. Planter strips in the city right-of-way shall be landscaped and maintained by the property owner. If street trees are desired, the trees shall be selected from the approved street tree list available from City Staff.