HIGHLAND CITY

HIGHLAND CITY COUNCIL MINUTES

Tuesday, November 12, 2024

Approved December 3, 2024

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

4:00 PM SITE TOUR

Highland Family Park & Parks Maintenance Building

Elected Officials Present:	Mayor Kurt Ostler, Council Members Brittney P. Bills, Ron Campbell, Doug Cortney, Kim Rodela, Scott L. Smith
City Staff Present:	City Attorney/Planning & Zoning Administrator Rob Patterson, City Engineer/Public Works Director Chris Trusty, Assistant City Administrator/Community Development Director Jay Baughman, Parks Superintendent Josh Castleberry
Others Present:	Dustin Larson

The City Council met at 4:00 pm at the Highland Family Park. While at the park, the Council observed the progress on the baseball fields, soccer fields, and Ninja course. The Council then went to the new Parks Maintenance Building located at approximately 5378 W 10400 N. The Council discussed the layout of the building and associated amenities, including the fueling station and trash enclosure. The discussion concluded with a review of the completion schedule for the building and associated grounds.

The site tour ended at 4:50 pm.

7:00 PM REGULAR SESSION

Call to Order: Mayor Kurt Ostler
Invocation: Council Member Kim Rodela
Pledge of Allegiance: Brittney P. Bills

The meeting was called to order by Mayor Kurt Ostler as a regular session at 7:00 pm. The meeting agenda was posted on the Utah State Public Meeting Website at least 24 hours prior to the meeting. The prayer was offered by Council Member Kim Rodela and those in attendance were led in the Pledge of Allegiance by Council Member Brittney P. Bills.

PRESIDING: Mayor Kurt Ostler

COUNCIL MEMBERS:

Brittney P. Bills	Present
Ron Campbell	Present
Doug Cortney	Present
Kim Rodela	Present
Scott L. Smith	Present

CITY STAFF PRESENT: City Administrator Erin Wells (via Zoom), Assistant City Administrator/Community Development Director Jay Baughman, City Attorney/Planning & Zoning Administrator Rob Patterson, City Recorder Stephannie Cottle, Finance Director David Mortensen, City Engineer/Public Works Director Chris Trusty, Police Chief Brian Gwilliam, Fire Chief Brian Patten, Communications Specialist Brooklyn Wild

OTHERS PRESENT: Jon Hart, Wesley Warren, Denise Christiansen, Eileen Miller, Marie Loveless, Tim Loveless, Heather Heras, Fred Philpot (via Zoom)

1. UNSCHEDULED PUBLIC APPEARANCES

Please limit comments to three minutes per person. Please state your name.

There were no public comments.

Mayor Kurt Ostler proceeded to Item 3 to allow time for Heather Heras with the Farmer's Market to arrive at the meeting.

3. CONSENT ITEMS

Items on the consent agenda are of a routine nature. They are intended to be acted upon in one motion. Items on the consent agenda may be pulled for separate consideration.

a. Approval of Meeting Minutes *General City Management*
Stephannie Cottle, City Recorder
October 1, 2024

Council Member Doug Cortney presented a list of corrections which he requested be changed in the minutes. The list of changes is included with the supporting materials with the minutes.

Council Member Doug Cortney MOVED that the City Council approve consent item 3a, the October 1, 2024 meeting minutes, with the proposed amendments. Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

2. PRESENTATIONS

a. Highland Farmer's Market
Heather Heras will provide a brief review of the 2024 Highland Farmer's Market.

Heather Heras used the aid of a PowerPoint presentation to provide a review of the 2024 Farmer's Market; she discussed products offered by various vendors, live music and special events, and the financial data for the 2024 season. Mayor Ostler congratulated Ms. Heras for launching the event this year and making it through the entire 2024 season. Council Member Smith agreed and asked Ms. Heras if she and the market vendors are interested in coming back next year. Ms. Heras indicated the vendors are interested and patrons are excited to have access to the market in future years. This led to discussion among Ms. Heras and the Mayor and Council regarding opportunities for making the market better next year; feedback from vendors regarding their success at the market; and sales tax regulations for vendors at the Market. Mayor Ostler asked City Attorney Patterson if the City can assist Ms. Heras in advertising the Farmer's Market next year. Mr. Patterson answered yes; since the City technically partnered with Ms. Heras to produce the event, the City can help to advertise it and allow signage on City property.

The Council and Mayor thanked Ms. Heras for her efforts to bring an element to Highland City that has been desired by residents. Ms. Heras then concluded that she will be out of the country for a few months next year and she would like to connect the City with Good 4 Life Markets in order for the Highland Farmer's Market to continue. She introduced Denise Christiansen from Good 4 Life Markets. Ms. Christiansen discussed her experience operating farmers markets in other communities and noted she looks forward to working with Ms. Heras to keep the Highland market going in future years. Mayor Ostler thanked Ms. Christiansen for her input and stressed the importance of supporting local Highland vendors at the Highland farmer's market. Ms. Christiansen agreed and stated that local vendors are given preference when there are multiple vendors of the same type of product.

4. ACTION ITEMS

a. **PUBLIC HEARING/ORDINANCE: Amendment to PD Zone to Remove Commercial Requirement** *Land Use (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider amending the City's Planned Development (PD) zone requirements to remove the requirement to include commercial uses within a PD.

City Attorney/Planning & Zoning Administrator Patterson explained that Utah State law requires cities to adopt at least three specific moderate income housing strategies out of a list created by the State and provide a timeline and benchmarks for how those strategies would be implemented. On January 24, 2023, the Planning Commission reviewed potential strategies to be incorporated into the City's moderate income housing plan within the City's general plan, to comply with the State mandate. The Commission recommended adopting three strategies, with related timelines and benchmarks, to be adopted as the City's moderate income housing plan: strategy "E" (easing regulations for internal and detached ADUs), "N" (providing a mortgage assistance program for city employees), and "U" (developing zoning and other regulations for housing projects for disabled or senior residents). The City Council considered the Planning Commission's recommendation on February 7, 2023. The Council agreed with the Commission on adopting strategy "E" related to ADUs and strategy "U" for senior housing, but did not adopt strategy "N" related to mortgage assistance. Instead, the Council adopted strategy "F" as the third strategy.

Strategy "F" deals with zoning for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. These strategies and benchmarks were submitted to the State, which approved them as satisfying the City's moderate income housing requirement under state law. The proposed amendments address one of the benchmarks/timeline goals of Strategy "F" related to zoning for higher density or moderate income residential in certain commercial or mixed-use zones.

Mr. Patterson then discussed the City's implementation of the moderate-income housing strategies in the General

Plan, noting the proposed PD zone amendments deal with the second benchmark related to removing a commercial aspect in Planned Development (PD) zones. As written in the City's moderate income housing plan, the City stated that it would remove the requirement for commercial components in new PDs, not just consider it. If the City fails to accomplish its moderate-income housing goals and strategies, there is a possibility that the City will be subject to daily fines ($500) and be disqualified from certain transportation funding (which the City generally does not currently receive).

Planned Developments are a special type of development where a developer proposes a unique development type, and requests that a new zone be created to allow and facilitate that development and master plan. PDs allow for residential and commercial developments that differ from the City's traditional residential or commercial zoning. PDs require legislative approval because they involve re-zoning property to apply new, site-specific zoning requirements. So, each PD must be reviewed by the Planning Commission and then ultimately approved by the City Council as a legislative matter. Examples of PDs in Highland include Ridgeview, Skye Estates, Ten700, and Wild Rose. Each of these areas have been rezoned with a specific master plan and zoning regulations unique to the PD. As part of that plan and zoning, the PDs were permitted to increase their residential density beyond what the City traditionally allowed (allowing 4 to 10 units per acre, instead of the traditional 1 unit per acre) and, in some cases, were permitted to allow multifamily housing in addition to denser single family (townhomes, twin homes, etc.). The City has historically required that each PD include a commercial aspect or portion in addition to increased residential density. This is why Ridgeview, Skye Estates, Ten700, and Wild Rose have at least one commercial site within the PD.

The City's moderate income housing strategy requires the Planning Commission and Council to remove this commercial requirement in 2024. The moderate-income housing strategy lists this as an item the City "shall" do, not just consider. To change this requirement, the City would need to amend the moderate-income housing portion of the city's general plan. The proposed amendments remove the requirement that PDs have a mix of residential and non-residential uses and remove the requirement that PDs be located solely in the City's "mixed-use" land designation in the general plan. This would allow PDs that facilitate mixed types of residential uses in addition to the traditional PDs that mix commercial and residential uses. These amendments also allow greater flexibility for developers to place residential PDs in appropriate areas (such as existing commercial or mixed-use developments or major transit investment corridors) without also needing to amend the general plan to designate the property as "mixed-use." The Planning Commission held a public hearing regarding the proposed amendments on October 22, 2024. One resident spoke during the public hearing, voicing opposition to the removal of the requirement for commercial within PDs and stating (in effect) that, while the City can theoretically still require commercial in future PDs, it is harder to impose that requirement if it is not a code requirement. The Planning Commission discussed the matter, and eventually unanimously voted to recommend approval of the proposed amendments, with the addition of language that would have a commercial component remain as an expectation of all PDs, unless there is sufficient justification for the lack of commercial in a new PD. The proposed amendments have been modified to incorporate the recommendation from the Planning Commission, adding the following language under Section 3-510(1): “All PD Districts are expected to include a commercial or mixed-use (residential and non-residential) component, unless such component is not feasible or desirable for the proposed PD District, as determined by the City Council in its discretion.” Ultimately, approval of the location of a PD and the specific uses, density, housing types, and other zoning details for a new PD would be up to the Planning Commission and City Council. As recommended by the Planning Commission, these amendments allow developers to propose non-commercial PDs if the developer can provide justification as to the lack of commercial, but do not obligate the City to approve a particular type or location of PD zone or PD development or to approve the lack of commercial as part of any new PD. These amendments also would not undo or amend any existing PD. The developer of an existing PD would have to request a major amendment to its existing PD zone to remove existing requirements for commercial uses, which would require legislative approval with the Planning Commission and City Council's review. The City would not be obligated to approve that type of amendment. Mr. Patterson then concluded by discussing the potential impact the City may experience if the proposed amendment is not approved; the City must submit annual reports to the State of Utah regarding moderate income housing implementation indicating that:

- "demonstrate that the [city] made plans to implement three or more moderate income housing strategies" and
- Provide "sufficient information" for the division to:
  - Assess the city's progress in implementing the MIH strategies
  - Monitor compliance with the city's implementation plan
  - Identify a clear correlation between the city's land use regulations and land use decisions and the city's efforts to implement the MIH strategies

In 2025, the City will be required to submit the next annual report; if the proposed amendments are not adopted, the State may determine that City has not complied with its moderate-income housing strategies and may deem the report and City's efforts deficient. Failure to file and failure to correct "deficiencies" in a report can result in $500 per day fees and disqualify the City from certain state transportation grants and funds (not class C road funds); however, cities have not seen these penalties implemented yet.

Council Member Smith referenced Section 3-510(1)(a), in which the amended text cites 'a mix of residential housing types, including moderate income housing, single-family and multi-family housing, and senior housing uses'. The City has not defined townhomes or twin homes as multi-family housing, and he inquired as to the City's definition of multi-family housing. Mr. Patterson stated he would define multi-family housing as including townhomes and twin homes and he noted that the information in his staff report indicating otherwise was incorrect. Council Member Smith stated that he was the resident who attended the Planning Commission meeting and spoke; he was a member of the Council when the PD zone was initially created and the Council felt very strongly that a PD project should include a commercial element, especially if the project is located along a main highway. He fears that if that requirement is removed from the PD zone ordinance, there will be no interest on the part of developers to include commercial space in a PD project. The City has a small commercial base already and he is worried about removing the potential for additional commercial development. He believes that if the proposed ordinance amendment had been approved before the Ridgeview project was constructed, that project would not include Costa Vida, which generates sales tax for the City. He added that the Sky Estates project includes area that is prime for commercial development, but he is worried that a developer would not pursue a commercial use if they are not required to. He is frustrated with the State of Utah relative to their affordable housing mandate because it can impact the City's ability to attract commercial uses, which contribute heavily to a municipality's tax base.

Mayor Ostler discussed the four remaining areas of the City that would be eligible for PD zoning and the types of commercial uses that could be successful in those areas; he shares Council Member Smith's concerns about eliminating the commercial requirement for a PD project because a developer may opt for high density housing on the space that would have otherwise been reserved for commercial development. Council Member Campbell stated that it is his understanding that the Council would still have the ability to require commercial development in any PD project, even if the text amendment is approved. Council Member Bills stated that may be correct, but eliminating the text from the ordinance could change the expectation of any developer that is interested in a PD project. If they do not see the commercial requirement in the code, they may be surprised to any such requirement from the Council, even if that is allowed. Council Members Rodela and Smith agreed. The Mayor and Council engaged in high level discussion about development options for various undeveloped parcels in the City.

Council Member Smith referenced the Ridgeview Project, which is a 112-acre project between Lone Peak Highway and the canal; the State of Utah developed a master plan for that project, which was approved by the State Legislature in 2013, and it included a great deal more commercial area than what The Boyer Company has been pushing for. Developers make most of their money from residential development. He acknowledged the Planning Commission was very concerned about the potential for the City to be fined $500 per day for failing to correct deficiencies or comply with the State mandate, but he is more concerned about the long-term implications of removing the commercial requirement and reducing the City's sales tax revenue potential.

Mayor Kurt Ostler opened the public hearing at 8:08 pm.

Wesley Warren stated most of the discussion at the Planning Commission meeting was productive and he agreed with the points raised by Council Member Smith during the Planning Commission meeting. He stated commercial development is very important and he wished it were possible to 'get the State off the City's back' in terms of this type of issue. However, the Planning Commission was concerned about recommending something to the Council that could result in a daily fine. He believes the text amendment helps the City to comply with the State mandate, but it does not eliminate the City's ability to require commercial development in PD projects. He stated that including language in the City Code and General Plan that establishes the City's expectation for commercial development in PD projects should be sufficient as he cannot envision any Council in the future being supportive of trading high density housing for commercial development. He feels the amended language provides the City with more power and freedom and for the City Council to play more of an active role in what types of development come to the City.

Mayor Kurt Ostler closed the public hearing at 8:11 pm.

Council Member Bills stated she agrees with everything Mr. Warren said; she added she reviewed the meeting minutes from 2022 in which the City Council selected affordable housing strategies to include in the General Plan and under 'strategy F', the Plan addressed the remaining 425 lots in Ridgeview and removing the commercial requirements in PD projects. However, it seems those two matters have been separated from one another. Mr. Patterson stated that the Plan was submitted to the State of Utah in 2022, and they rejected it based upon those two goals being combined. The two issues were separated from one another in response to that rejection from the State.

Council Member Cortney stated that he would like to make one change to the Planning Commission's recommendation; he feels that if a PD contains a commercial use, it should still be required to be in a mixed-use zone. He does not understand the point of residential zones if they include commercial elements. The proposal from the Planning Commission strikes-out the text that 'PD districts shall only be located in the mixed-use category', which makes sense because the City is now contemplating PD districts that have no commercial requirement. However, he would like to change the language to read 'PD districts containing commercial use shall only be located in the mixed-use land use category'. This led to high level philosophical discussion of the implications of Council Member Cortney's recommendation and there was a general consensus that there is no direct correlation between commercial development and affordable housing. Council Member Rodela stated the State's theory is that freeing up property for affordable housing that was otherwise set aside for commercial development, will ultimately lower the housing prices in the City. Council Member Smith stated that theory has not come to fruition. Philosophical discussion and debate among the Mayor, Council, and staff continued and the group agreed that elimination of the commercial requirement in the PD zone is akin to the City 'playing a game' to meet the State mandate. They concluded to approve the text amendment but make adjustments to the General Plan to identify areas that must be developed commercially rather than with a high-density residential use in the future.

Council Member Kim Rodela MOVED that City Council APPROVE the proposed amendments to Chapter 3, Article 5 of the Highland Development Code.

Council Member Ron Campbell SECONDED the motion.

Council Member Cortney addressed Mr. Patterson and asked for confirmation that an additional option the Council has is to not make the proposed change tonight and adjust the General Plan at a later date. He asked if

Mr. Patterson believes that removal of the requirement from the General Plan would result in rejection of the annual report. Mr. Patterson stated he does not have a feel for the position the State may take because he has only been part of one annual report on the matter. He stated the Council can approve the amendment tonight and revisit the affordable housing component of the General Plan as part of the update; the City Code can then be adjusted at any time in the future if the Council decides to revert back to the current language or to employ a different strategy. Mayor Ostler agreed and stated the City can simply be very careful with adjustments to the General Plan Land Use Map to clearly identify the areas in which commercial is desired/required.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*No*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*No*

The motion carried 3:2

Council Member Smith then stated that at the end of the Planning Commission meeting during which this matter was discussed, there was a brief discussion on how the City receives sales tax revenue for online purchases made by City residents. He stated when he makes an internet purchase, his address is classified as being in American Fork and he would like for City staff to look into the matter and determine if there is sales tax leakage for online sales. Mayor Ostler stated that Amazon uses 'sector codes' to determine where sales tax revenue should be allocated, but some residences do not have a specific sector code that determines their correct City, and this has resulted in leakage. He stated it may be time for the City to apply for its own zip code that would ensure the City receive online sales tax revenue. Council Member Smith stated he would like to pursue a zip code for the City. Finance Director Mortensen stated he will research that process and get back to the Council.

b. **ORDINANCE: Cross Connection Control Authority Statement** *Municipal Code Update (Legislative)*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider the implementation of a Cross Connection Control Authority Statement as an ordinance in Highland City. This ordinance aims to protect our public water supply by preventing contamination through cross-connections. Under this ordinance, property owners would be required to install, maintain, and regularly test backflow prevention devices to safeguard our drinking water.

City Engineer/Public Works Director Trusty stated that he is aware of concerns that have been raised by Council Member Cortney regarding this matter; he would like to make brief comments tonight but asked that the Council continue this item to the next City Council meeting to give him time to adjust the proposal. He noted the intent of this ordinance is to protect the City's public water supply by preventing contamination through cross-connections. Under this ordinance, property owners would be required to install, maintain, and regularly test backflow prevention devices to safeguard drinking water.

Council Member Smith stated that 20 years ago, Highland Water Company came into his neighborhood and ensured there were backflow devices installed to prevent any cross contamination. He believes this had been done in most neighborhoods of the City and he asked if the authority statement is intended to address new developments or existing developments. Mr. Trusty stated he does not anticipate inspecting all homes in the City and he agreed backflow devices have been properly installed in most developments of the City; however, as new development occurs, it is important to ensure that backflow regulations are enforced.

Council Member Campbell stated that his home had a valve that could be easily switched, and cross-contamination could occur; he has since replaced that valve. If the City can require the installation and regular testing of backflow prevention devices, it should do so, but he is still struck by the fact that the City is liable for any backflow from the sewer system. There are systems that can be installed in new homes that would prevent sewer backflow on residential properties. The City could save itself a lot of liability and money if that type of system were to be required on residences in the City. He asked if other cities have imposed that type of regulation. Mr. Trusty stated he would be happy to look into that issue; it is his understanding that one-way sewer valves can also create as much problem as benefit, but he will research the matter and report back to the Council.

Council Member Scott L. Smith MOVED to CONTINUE the item on cross connection controls until staff has time to do more research.

Council Member Doug Cortney SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

5. EXPEDITED ITEMS

Items in this section are to be acted upon by City Council. These items have been brought before Council previously. The report and presentation may be abbreviated.

a. **RESOLUTION: Interlocal Agreement with Cedar Hills - Building Inspection Services** *General City Management*

Rob Patterson, City Attorney/Planning & Zoning Administrator

The City Council will consider a proposed interlocal agreement with Cedar Hills City to provide mutual aid in providing building inspection services.

City Attorney/Planning & Zoning Administrator Patterson explained in 2024, the Utah Legislature adopted Senate Bill (SB) 185, which requires cities to maintain a list of at least three approved third-party building inspectors who can provide a building inspection in the event the city cannot provide an inspection within the required three business days. Highland City currently has two private firms contracted to provide building inspection services and, due to the Council's prior approval of a similar agreement, has Draper City as the third third-party inspector. The proposed agreement with Cedar Hills is nearly identical to the Draper City agreement and staff recommends approval of the agreement.

Council Member Ron Campbell MOVED that City Council approve the interlocal agreement with Cedar Hills and ADOPT the proposed resolution.

Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*

Council Member Ron Campbell Yes
Council Member Doug Cortney Yes
Council Member Kim Rodela Yes
Council Member Scott L. Smith Yes

The motion carried 5:0

b. ORDINANCE: Smith Annexation Ordinance Update *Land Use (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider adopting a revised ordinance approving the annexation of the Smith property and consenting to the mutual Lehi-Highland boundary

City Attorney/Planning & Zoning Administrator Patterson explained on September 17, 2024, the City Council approved the Smith annexation subject to negotiation of an annexation agreement and payment of impact fees. Annexations must be completed within 60 days of the approving ordinance being adopted; the annexation agreement has been signed and recorded and impact fees paid, but the annexation is incomplete because of a boundary line issue between the property owners and Lehi City. He presented an aerial image of the subject property to identify the boundary line issue, and noted the proposed action is a boundary line adjustment between Lehi City and the property owners. However, there has been some concern about whether the State and County will accept the cities' consent without formal boundary adjustment process. Therefore, staff recommends adopting a new annexation approval ordinance to consent to boundary line adjustment and to restart the 60-day window in order to allow the annexation to remain "live" while these issues are being resolved.

Council Member Campbell asked if there is a fence along the boundary line. Mr. Patterson answered yes, the proposed boundary line follows the fence line.

Council Member Smith commented that he is pleased to have an opportunity to annex a small portion of Lehi City into Highland City.

Council Member Scott L. Smith MOVED that City Council ADOPT the ordinance approving the Smith annexation subject to the conditions set forth therein.

Council Member Doug Cortney SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills Yes
Council Member Ron Campbell Yes
Council Member Doug Cortney Yes
Council Member Kim Rodela Yes
Council Member Scott L. Smith Yes

The motion carried 5:0

6. DISCUSSION ITEMS

Items in this section are for discussion and direction to staff only. No final action will be taken.

a. Fire Station Driveway Bid *General City Management*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider Fire Station driveway and parking lot improvements.

City Engineer/Public Works Director Trusty presented photos and a video of the Fire Station property, explaining the parking lot is deteriorating significantly, showing signs of cracks and corrosion. Additionally, the current turn radius into the garage is causing excessive wear on the fire truck tires as well as the parking lot. To address these issues, the parking lot requires complete reconstruction, including widening to better accommodate the fire trucks. Originally, staff provided an estimate to reconstruct the parking lot of $100,000 to have a placeholder in the City budget. Now that a design has been generated and quantities calculated, it is apparent that actual costs will be much more expensive. Staff worked with the design consultant to look at alternative construction methods to reduce some of the costs. City staff are looking for direction from the City Council on how they would like to proceed. Costs are expected to be between $280,000 and $340,000 based on engineer estimates for the improvements. Staff believes some of the costs could be reduced by using City staff to perform the demolition needed for the project, which is valued at $75,400. The staff recommendation is to move forward with the all-concrete layout. Concrete is more durable than asphalt and would look better than the asphalt parking and concrete driveway option. Mr. Trusty concluded that depending on how the Council wishes to proceed, additional funding would be required to cover the costs. Funding for this expense is included within the FY 2024/2025 budget at $100,000.00 in GL 42-40-65. Any additional funding would likely come from the city's general fund balance for the difference in cost.

Finance Director Mortensen added the City Council and Administration have previously discussed the need for a portion of the Fiscal Year (FY) 2024 General Fund reserve to be transferred to the Capital Project Funds; at that time, Administration did not have a specific amount for the Council to consider, but felt the need was between $1 and $1.5 MM. Now that the audit is complete, he believes the amount needed is closer to $1.8 MM and that is due to the formula the State has developed to give cities the ability to determine the percentage of the city's total budget that can be held in reserves. He stated this excess fund balance is a potential source of funding for this project if the Council chooses to use it in that manner.

Council Member Campbell stated that he has never bought a high-quality product and regretted it; however, has bought something of low quality and regretted it and he would apply that way of thinking to City projects. He supports the recommendation of all concrete for this project.

Council Member Smith asked when the Fire Station was built and occupied, to which Chief Patten answered 2008. Council Member Smith asked if the new driveway will be higher quality than the existing driveway, which also appears to be constructed of concrete. Chief Patten stated that the fire truck weighs 82,000 pounds and when all eight tires on the truck are pushing to make a 90-degree turn, excess wear and tear on the concrete occurs. An improved design eliminating a sharp turn would have helped to preserve the existing concrete for a longer period of time. Mr. Trusty added he does not believe the existing concrete has been enforced with rebar and that contributed to the disrepair. He believes that the proper design, proper installation, and proper maintenance would contribute to an expected life of the new surface of 30 years. This led to high level discussion of the staff estimate of the cost of the project and the manner in which the project will be submitted to the market for bid. Council Member Smith expressed support for proceeding with the bidding process, but stated he is concerned about the high cost of this project.

b. **Fire Sprinklers For Homes Over 10,000 sq ft** *Municipal Code Update (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will give direction on whether to require fire sprinklers in certain single-family residential homes.

City Attorney/Planning & Zoning Administrator Patterson explained under the current State Fire Code Act, Utah Code 15A-5-203, cities may require that certain single family home construction include automatic fire sprinklers. However, the requirement for fire sprinklers is not automatic; the state fire code states that cities "may require an automatic sprinkler system for the structure only by ordinance and only if any of the following conditions exist...."

So, unless the Council adopts an ordinance, fire sprinklers are not required for single family homes. The conditions under state law in which the City can require sprinklers are:

- When the home is in the urban-wildland interface area;
- Where fire hydrants do not exist nearby;
- Where the only fire apparatus access road has a grade greater than 10% for more than 500 continual feet;
- Where the home is over 10,000 square feet; and
- Where the home is double the average size of other homes in the subdivision under 10,000 square feet.

Staff had previously understood the requirement for fire sprinklers in single family homes over 10,000 square feet to be an automatic requirement of state fire code. However, after an objection from a home builder, staff became aware that this requirement is optional, and unless the Council adopts a specific ordinance, the building and fire department cannot require that a home has fire sprinklers. Staff recommends adopting an ordinance to require automatic fire sprinklers in certain homes. It appears that most adjacent cities have adopted an ordinance specifically requiring fire sprinklers in larger homes or have adopted standards that incorporate sprinkler requirements, such as urban-wildland interface fire code requirements. He noted the recommendation from the Fire Department is to adopt an ordinance that would mirror state code, requiring fire sprinklers in all of the listed conditions. The Building Division was open to a narrower ordinance that required all listed conditions, except that they would be required for homes over 10,000 square feet unless the home demonstrates that there is adequate fire flow to adjacent fire hydrants. This approach would be similar to the ordinance adopted by Lehi (requiring fire sprinklers if "The water supply to the structure does not provide at least one thousand (1,000) gallons per minute fire flow for a minimum of thirty (30) minutes, if the total square foot living space exceeds ten thousand (10,000) square feet."). Staff is looking for direction from the City Council on whether the Council would like to require fire sprinklers for single-family home construction and, if so, in what circumstances.

Mr. Patterson and Chief Patten facilitated discussion among the Mayor and Council regarding the administrative burden of adopting an ordinance that addresses the matter; the Council asked Chief Patten if it is his recommendation to require fire sprinklers for all conditions listed above, to which Chief Patten answered yes and noted all other cities surrounding Highland have a sprinkler requirement. The Council indicated they trust Chief Patten's expertise and expressed a willingness to consider adoption of an ordinance.

There was brief discussion about the cost of a fire sprinkler system for a large home and whether there is any connection between this matter and housing affordability. Mr. Patterson stated the sprinkler system will only make a home more expensive. Council Member Cortney stated his main concern is protecting individual homes as well as the rest of the City in the event of a fire in a large home. Mr. Patterson noted that the City has been requiring fire sprinklers for homes over 10,000 square feet; the only reason this issue has been raised is that someone pushed back against the City's requirement and City staff discovered that the City must have an ordinance in order to impose the requirement.

c. Sewer Rate Increase *General City Management*
David Mortensen, Finance Director
The City Council will consider options for sewer rate increases in response to increases previously made and additional increases that are expected to be made to Timpanogos Special Service District (TSSD) rates by the TSSD Board.

Finance Director Mortensen explained that on October 15, 2024, the City Council held a work session regarding proposed sewer rate increases. A presentation with the administration's recommendation was given by Fred Philpot with LRB Public Finance Advisors (LRB), the City's financial advisor, who has been working on the sewer rate study for the past several months. After considering the proposed increases, Council asked staff to prepare and present additional options, including a phased-in approach for the increase, as well as looking at what increases would be required if a lower "days of cash on hand" target of 270 days was used in the rate study model rather than the previously presented 365 days.

Mr. Philpot, LRB, used the aid of a PowerPoint presentation to reiterate the previous rate increase option discussed during the October 15 work session, as well as the additional options requested by the Council. Scenario two is a rate increase to maintain the target rate, but with a phased implementation approach. The City's rate would adjust by 18 percent each year until 2030, and the TSSD rate would adjust by two percent starting in 2027 and through 2030. He presented a graph to illustrate the manner in which this option would impact the days of cash on hand. He noted that the long-term rate for utility customers is higher under scenario two; the 2024 combined rate is $53.32 and that would increase to $57.07 in 2026. This represents a seven percent, or $3.75 increase. By 2030, the rate would be $73.16, which is 37.2 percent or $19.84.

Council Member Smith asked if these amounts reflect the average utility costs currently paid by users. Mr. Philpot clarified that the costs are based upon use; the costs presented are based upon five units of use. Council Member Cortney asked Mr. Philpot if he knows the percentile of the City that fits in the five units of use category, to which Mr. Philpot answered no.

Mr. Philpot then discussed scenario three, which would be to maintain a lower target rate. This assumes the first-year rate increase is adopted at mid-year; thus, the utility fund realizes the increase for half the year. Under this scenario, the 2024 rate of $53.32 would increase to $59.24 in 2026 (11.1 percent), and $64.12 in 2030 (20.3 percent).

Scenario four is a rate increase to maintain a lower target, but with a phased approach. This also assumes the first-year rate increase is adopted at mid-year; thus, the utility fund realizes the increase for half the year. This would result in an increase to $56.07 in 2026 (5.2 percent) and $67.79 in 2030 (27.1 percent).

Scenario five is a rate increase to maintain a lower target of days of cash on hand, but with a combined increase. This assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year. Under this scenario, the rate increases to $57.34 in 2026 (7.5 percent), and $66.31 in 2030 (24.4 percent). The rate impact is shared between the City and TSSD under this scenario. He then concluded by summarizing the current baseline as well as the implications of each of the scenarios:

- Baseline Scenario Analysis: Days of Cash Insufficient
- Scenario 1: Large Upfront Increase to City Rate, 365 Days of Cash Target
- Scenario 2: Equalized Increase to City Rate, 365 Days of Cash Target
- Scenario 3: Balanced Upfront Increase to City Rate, 270 Days of Cash Target
- Scenario 4: Equalized Increase to City Rate, 270 Days of Cash Target
- Scenario 5: Equalized Increase to All Rates, 270 Days of Cash Target

He also provided a table offering a comparison of the rate implications under all five scenarios.

Mr. Mortensen and Mayor Ostler then facilitated discussion among the Council regarding the purpose of cash on hand, and there was a debate about the appropriate number of days of cash on hand for the City to pursue and the option that will most closely align with the City's position on that matter.

Council Member Smith stated that many different fees are increasing for residents, and he is leaning towards a phased approach with a lower number of days of cash on hand. Council Member Campbell agreed; he stated he came to the meeting determined to support scenario one, but he now is more supportive of a phased approach and feels option three or five is sufficient to accomplish the City's goals.

Council Member Cortney asked if the numbers that have been presented would help the City get to the 2030 target number, to which Mr. Mortensen answered yes. Council Member Cortney stated that with a phased approach, growth will be relatively rapid above the target level after 2030 because the fee in 2030 will be higher than at present. Mr. Mortensen clarified the goal was not to get to the target number by 2030, but based upon several variables, the days of cash on hand will be near the target by 2030. Council Member Cortney asked if that means the reserves will grow beyond the target after 2030. Mr. Philpot stated that depends on if the City continues with inflationary increases beyond 2030 and how the capital plan for the City changes after 2030. Council Member Cortney stated that capital expenses should be the same beyond 2030, but the average customer will be paying $4.50 per month more than under scenario one, even though the upfront increase is significantly higher than if the increases were phased. Mr. Philpot stated that is correct. Council Member Cortney asked if there is a minimum balance that must be maintained for proper account management for the sewer account. City Engineer/Public Works Director Trusty stated that spending is heavier earlier in the fiscal year, with revenue coming in throughout the year.

Mayor Ostler polled the Council to determine if they are comfortable with a scenario that provides 270 days of cash on hand. Council Members Smith and Campbell reiterated their support for 270 days cash on hand. Council Member Rodela stated she is comfortable with 270 days cash on hand and supports scenario three. Mr. Philpot pointed out that scenario three is an upfront increase of the City's portion of the rate, and a 270-day cash on hand target. Scenarios four and five include a phased increase approach. Council Member Campbell stated he prefers scenario five, with scenario three being his second choice. Council Member Smith agreed. Council Member Bills stated that she prefers scenario three, with scenario five as her second choice. Council Member Cortney agreed. Council Smith stated he does not like the upfront increase to the City rate under scenario three. Mr. Mortensen stated staff would like for the Council to communicate which scenario they prefer in order for the matter to be publicly noticed and included on the next Council agenda for an action; however, if the Council is split, he can prepare two different resolutions to be presented at the December meeting. He added that staff supports scenario three because at present, the TSSD rate is subsidizing the cost of City infrastructure operation and maintenance. Scenario three is the first step in correcting that issue to ensure that the City's portion of the rate pays for City costs and the TSSD portion of the rate pays for TSSD costs. Scenario five is essentially 'kicking the problem further down the road'. Council Member Bills stated this is the first time the Council has seen this presentation with the additional scenarios and is not comfortable making a decision tonight. She would like additional time to consider the implications of the scenarios. Mr. Mortensen stated staff will prepare two resolutions for Council to consider at their December 3 meeting; at that time the Council can decide between scenario three and five.

Council Member Ron Campbell MOVED to extend the meeting to 10:10 pm. Council Member Kim Rodela SECONDED the motion.

All voted in favor, the motion passed 5:0.

7. COMMUNICATION ITEMS

Communication items are informational only. No final action will be taken.

a. Alpine Highway Fence *Jay Baughman, Assistant City Administrator/Community Development Director*

Assistant City Administrator/Community Development Director Baughman provided an update on the Alpine Highway Fence replacement grant program; the City has received a few grant applications already. The City is sending a letter to all eligible grant recipients to inform them of the criteria they must meet in order to participate in the program. Some residents have already asked for a waiver of the $25 fence permit fee and Staff would like direction from the Council on that matter. The Council briefly discussed the matter and Council Members Bills, Cortney, and Rodela indicated they do not support waiving the fee. Council Members Campbell and Smith stated they would support waiving the fee.

Mr. Baughman then stated sprinkler systems will be torn up in conjunction with the fence replacement; all sprinklers in the area worked when the system was depressurized a few weeks ago and it will be the responsibility of each homeowner replacing their fence on their property to ensure that the sprinklers are in working order next spring before grant funds are released. Council Member Campbell stated he would support withholding the maximum amount that would be needed to repair the sprinkler system but release the rest of the funding so that residents can proceed with the project. Council Member Rodela agreed and indicated she is comfortable giving staff the authority to determine the reasonable amount to withhold for sprinkler repair. Council Members Cortney and Smith agreed.

b. **Election Update** *Stephannie Cottle, City Recorder, Rob Patterson, City Attorney/Planning & Zoning Administrator*

City Recorder Cottle reviewed voting statistics for the November 5, 2024 Presidential Election:

- Total Highland Registered Voters: 14,639
- Total Highland City Ballots: 11,087 (76 percent)
- Number of voters at City Hall: 1,337
  - Fast Cast: 217
- Ballot on Demand: 1,120
- Proposition 11:
  - Highland Residents in favor of the proposition – 5,608 (61 percent)
  - Highland Residents in opposition to the proposition – 3,617 (39 percent)
    - All cities – except American Fork – voted in support of the proposition.

City Attorney/Planning & Zoning Administrator Patterson reported that support of Proposition 11 results in the creation of a new school district. The cities that are party to the interlocal agreement regarding the creation of the new district must determine a placeholder name by December 5 in order for optional names to be submitted to the State of Utah. By January 6, the current school district must create an inventory of all assets and liabilities and submit that information to the State of Utah as well. Additional steps include redistricting and election of new Board members for the new district. There may be some legislative changes to this process in the upcoming 2025 Utah Legislative Session and he will keep the Council aware of any of those changes.

Council Member Doug Cortney MOVED to extend the meeting to 10:20 pm. Council Member Ron Campbell SECONDED the motion.

Council Members Brittney P. Bills and Scott L. Smith voted no.

The motion passed 3:2.

c. **2025 Meeting Schedule** *Stephannie Cottle, City Recorder*

City Recorder Cottle presented the 2025 City Council Meeting Schedule; an action item will be included on the December 3 agenda for approval of the schedule.

d. **Citizen Survey Update** *Jay Baughman, Assistant City Administrator/Community Development Director*

Assistant City Administrator/Community Development Director Baughman reported on the status of the citizen survey. The survey closed at the end of October and responses were collected as part of the November 4 utility bill. So far, 1,554 responses have been submitted and staff will provide an analysis of the results of the survey at the December meeting.

Future meetings:

- November 20, General Plan Open House, 5:30 pm, City Hall
- November 25, Lighting Ceremony, 6:00 pm, Heritage Park
- December 3, City Council Meeting, 7:00 pm, City Hall
- December 10, Planning Commission Meeting, 7:00 pm, City Hall
- December 17, City Council Christmas Party, 6:30 pm, City Hall
- December 11, Lone Peak Public Safety District Meeting, 7:30 am, City Hall

8. CLOSED MEETING

The City Council may recess to convene in a closed meeting to discuss items, as provided by Utah Code Annotated §52-4-205.

At 10:17 pm Council Member Brittney P. Bills MOVED that the City Council recess the regular meeting to convene in a closed meeting in the Executive Conference Room to discuss the character, professional competence, or physical or mental health of an individual, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205.

Council Member Ron Campbell SECONDED the motion.

The vote was recorded as follows:

Council Member Brittney P. Bills	*Yes*
Council Member Ron Campbell	*Yes*
Council Member Doug Cortney	*Yes*
Council Member Kim Rodela	*Yes*
Council Member Scott L. Smith	*Yes*

The motion carried 5:0

Council Member Scott L. Smith MOVED to adjourn the CLOSED SESSION and Council Member Kim Rodela SECONDED the motion. All voted in favor and the motion passed unanimously.

The CLOSED SESSION adjourned at 11:17 pm.

ADJOURNMENT

Council Member Ron Campbell MOVED to adjourn the regular meeting and Council Member Doug Cortney SECONDED the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 11:18 pm.

I, Stephannie Cottle, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on November 12, 2024. This document constitutes the official minutes for the Highland City Council Meeting.

Stephannie Cottle, CMC, UCC
City Recorder

Welcome to the Highland City Council Meeting

November 12, 2024

Please Sign the Attendance Sheet

Scan for Agenda

HIGHLAND CITY

1

HIGHLAND CITY

7:00 PM REGULAR SESSION

Call to Order – Mayor Kurt Ostler
Invocation – Council Member Kim Rodela
Pledge of Allegiance – Council Member Brittney P. Bills

2

HIGHLAND CITY

UNSCHEDULED PUBLIC APPEARANCES

Time set aside for the public to express their ideas and comments on non-agenda items.

- Please state your name clearly.
- Limit your comments to three (3) minutes.

3

HIGHLAND CITY

PRESENTATIONS

a. Highland Farmer's Market – *Heather Heras*

4

CONSENT ITEMS *(5 minutes)*

3a. Approval of Meeting Minutes: October 1, 2024 *General City Management*

5

Motion to Approve

I move that the City Council approve consent item 3a, the approval of meeting minutes from October 1, 2024, with proposed changes.

6

AMENDMENT TO PD ZONE TO REMOVE COMMERCIAL REQUIREMENT
Land Use (Legislative)

Item 4a – Action/Ordinance
Presented by – Rob Patterson
City Attorney/Planning & Zoning Administrator

7

Background

- Utah State law requires cities to adopt at least 3 "moderate income housing" strategies from a state-created list and to adopt a plan, with benchmarks and timelines, for how those strategies are implemented
- Jan 24, 2023, Commission recommended three strategies: "E" (ADUs), "N" (mortgage assistance), and "U" (senior/disabled housing)
- Feb 7, 2023, Council adopts moderate income strategies: "E" (ADUs), "F" (rezoning for higher density near commercial and mixed-use zones), and "U" (senior/disabled housing)

8

Moderate Income Housing Strategy F

- Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers."
- Timeline and Implementation Plan:
  - 2023-2025: Permit the remaining 425 lots for the townhomes, carriage lots, and cottage lots that have yet to apply for building permits in the Ridgeview Planned Development.
  - **2024: Remove the requirement to include a commercial aspect in Planned Development (PD) Districts.**
  - 2026: Work with the Planning Commission and City Council to update the Land Use Plan in the General Plan to allow for higher density housing adjacent to the Commercial Retail, Commercial-1, and appropriate Planned Development zones.
  - 2027: Work with the Planning Commission and City Council to research and draft an ordinance creating a residential zone with higher density such as a senior housing zone.

9

Planned Developments

- Property-specific, master-planned developments that have unique zoning regulations
  - Ridgeview, Ten700, Skye Estates, Wild Rose
- Typically receive residential density bonuses in exchange for providing commercial development and other benefits
- The location and specific terms of a PD are subject to legislative approval through the rezoning process – there is no entitlement to a PD, to a specific location for a PD, or to specific density/uses
- Currently existing PDs would not be affected – must be amended through legislative process to remove commercial requirements

10

Proposed Text Amendment

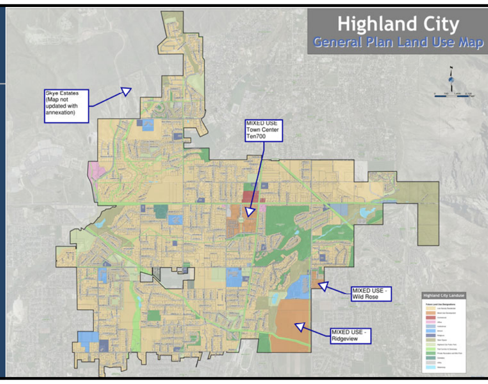
- Currently, PDs are permitted for commercial-only PDs and for mixed uses (commercial & residential)
- Proposed amendments also allow residential-only PDs with mixed housing types (moderate income, single-family, multi-family, and senior housing)
- Removes requirement that PDs only be located in "mixed use" general plan land category
  - City has technically allowed PDs (Skye Estates) in non-mixed-use category

11

Proposed Text Amendment

- Amendments allow developers to propose residential-only PDs
- Amendments do not entitle developers to approval of a residential-only PD (or any kind of PD)
- Each PD request would be subject to review by Planning Commission and Council to ensure PD is compatible with goals and desires of Highland

12



13

Proposed Text Amendment

1. The purpose of the Planned Development (PD) District is to:

   a. Promote the development of mixed use developments that include residential and non-residential development and developments that provide diversity of housing types.

2. PD zones are not intended for use for standard residential development, in situations where a proposed development is reasonably feasible under one of the City's existing zoning classifications ~~or in situations where the primary purpose is to obtain a relaxation of standards applicable to similar types of development in other zones~~.

1. General Provisions.

   ~~A PD Districts shall only be located in the mixed use land use category.~~

   a. All PD Districts shall have ~~may have a~~ mixed ~~of~~ uses, such as a mix of residential and non-residential uses, including office, retail, and business park uses, or a mix of residential housing types, including moderate income housing, single-family and multi-family housing, and senior housing uses. PD Districts with only non-residential uses are also permitted.

14

Planning Commission

- Public hearing held October 22, 2024
- Resident spoke against removing commercial
- Commission voted unanimously to approve amendments with additional change:
  - "All PD Districts are expected to include a commercial or mixed-use (residential and non-residential) component, unless such component is not feasible or desirable for the proposed PD District, as determined by the City Council in its discretion."

15

Potential Impact If Not Approved

- Annual reports on MIH implementation that
  - "demonstrate that the [city] made plans to implement three or more moderate income housing strategies" and
  - Provide "sufficient information" for the division to:
    - Assess the city's progress in implementing the MIH strategies
    - Monitor compliance with the city's implementation plan
    - Identify a clear correlation between the city's land use regulations and land use decisions and the city's efforts to implement the MIH strategies

16

Potential Impact If Not Approved

- In 2025, city will be required to report on its actions to implement MIH strategies (annual report)
- If amendments are not adopted, State may determine that city has not complied with the city's MIH strategies and may deem the report and city's efforts deficient
- Failure to file and failure to correct "deficiencies" in a report can result in $500 per day fees and disqualifies the city from certain state transportation grants and funds (not class C road funds)
- We have not seen these penalties implemented yet

17

Motion to Approve

I move that City Council APPROVE the proposed amendments to Chapter 3, Article 5 of the Highland Development Code.

18

CROSS CONNECTION CONTROL AUTHORITY STATEMENT *Municipal Code Update (Legislative)*

Item 4b – Action/Ordinance
Presented by – Chris Trusty
City Engineer/Public Works Director

19

Motion to Approve

I move that the Highland City Council approve an amendment to Chapter 13 of the Highland Municipal Code as it relates to cross connection prevention.

20

INTERLOCAL AGREEMENT WITH CEDAR HILLS – BUILDING INSPECTION SERVICES *General City Management*

Item 5a – Expedited/Resolution
Presented by – Andy Spencer
City Engineer/Public Works Director

21

Background

- Addresses SB 185 (2024)
- Requirement to maintain a list of at least three approved third-party building inspectors who can provide a building inspection in the event the city cannot provide an inspection within the required three business days.
- Council approved similar agreement with Draper July 16, 2024

22

The Agreement

- Cities agree to provide up to 8 hours per month of building inspection services for each other for free
- Cities may refuse to inspect for the other city, if for example workload does not allow or would otherwise be impacted
- Cities do not take on liability for the other city's employees, though cities are responsible for paying, insuring, and providing other benefits to the responding building inspector as usual

23

Motion to Approve

I move that City Council approve the interlocal agreement with Cedar Hills and ADOPT the proposed resolution.

24

SMITH ANNEXATION ORDINANCE UPDATE *Land Use (Legislative)*

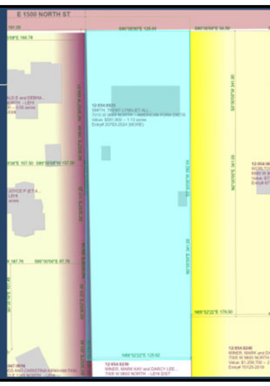
Item 5b – Expedited/Ordinance
Presented by – Rob Patterson
City Attorney/Planning & Zoning Administrator

25

Prior Council Action

- September 17, 2024 – Council approved annexation subject to annexation agreement and payment of impact fees
- Annexations must be completed within 60 days of the approving ordinance being adopted (Nov 16)
- Annexation agreement has been signed and recorded and impact fees paid
- Annexation is incomplete because of boundary line issue with property owners and Lehi City

26



27

Proposed Action

- Lehi City and property owners have consented to boundary line adjustment
- Concern whether state and county will accept the cities' consent without formal boundary adjustment process
- Staff recommends adopting a new annexation approval ordinance to consent to boundary line adjustment and to restart the 60-day window in order to allow annexation to remain "live" while issues are being worked through

28

Motion to Approve

I move that City Council ADOPT the ordinance approving the Smith annexation subject to the conditions set forth therein.

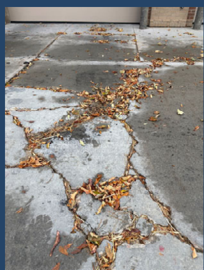
29

FIRE STATION DRIVEWAY BID *General City Management*

Item 6a – Discussion
Presented by – Chris Trusty
City Engineer/Public Works Director

30

Existing Parking Lot Failure



31

Parking Lot Replacement

Cost estimates include thickened section shown in red for fire truck access, wider turning radius and additional

32

Estimate of Probable Costs

All Asphalt	$279,294
Mixed Asphalt/ Concrete	$325,524
All Concrete	$338,988**

Staff recommendation is to bid the project for an all concrete driveway and parking lot

33

HIGHLAND CITY

FIRE SPRINKLERS FOR HOMES OVER 10,000 SQ FT *General City Management*

Item 6b – Discussion
Presented by – Rob Patterson
City Attorney/Planning & Zoning Administator

34

Fire Code

- State fire code 15A-5-203 allows (but does not require) cities to require fire sprinklers in SF homes in limited circumstances:
  - Urban-wildland interface
  - No fire hydrants
  - Single fire access road greater than 10% grade for more than 500 continual feet
  - Home over 10,000 square feet
  - Home is double the size of other homes in the subdivision under 10,000 square feet

35

Options

- Do not adopt ordinance – fire sprinklers are optional
- Require fire sprinklers in all circumstances allowed by state fire code
- Require fire sprinklers in all circumstances allowed by state fire code, but for homes over 10,000 square feet (or homes that are double size), only require fire sprinklers if there are not adequate fire flows/fire hydrant access

36

SEWER RATE INCREASE *General City Management*

Item 6c – Discussion
Presented by – David Mortensen
Finance Director

37

ALPINE HIGHWAY FENCE

Item 7a – Communication
Presented by – Jay Baughman
Assistant City Administrator/Community Development Director

38

ELECTION UPDATE

Item 7b – Communication
Presented by – Stephannie Cottle, City Recorder
Rob Patterson, City Attorney/Planning & Zoning Administrator

39

Election Stats

Total Highland Registered Voters: 14,639
Total Highland City Ballots: 11,087 (76%!!)
Number of voters at City Hall: 1,337
- Fast Cast: 217
- Ballot on Demand: 1,120

40

Prop 11 (as of 11/12/2024 @10:24 am)

	Alpine	American Fork	Cedar Hills	Draper	Highland	Lehi
Yes	3223 (66%)	6931 (47%)	2265 (55%)	905 (69%)	5608 (61%)	8750 (60%)
No	1631 (34%)	7893 (53%)	1886 (45%)	411 (31%)	3617 (39%)	5832 (40%)

41

2025 MEETING SCHEDULE

Item 7c – Communication
Presented by – Stephannie Cottle
City Recorder

42

2025 Meeting Schedule

Regular Meeting	Date
January	7, 21
February	4, 18
March	4, 18
April	15
May	6, 20
June	3, 17
July	1, 15
August	5, 19
September	2, 16
October	7, 21
November	18
December	2

43

HIGHLAND CITY

CITIZEN SURVEY UPDATE

Item 7d – Communication
Presented by – Jay Baughman
Assistant City Administrator/Community Development Director

44

HIGHLAND CITY

FUTURE MEETINGS

- December 3, City Council Meeting, 7:00 pm, City Hall
- December 10, Planning Commission Meeting, 7:00 pm, City Hall
- December 17, City Council Christmas Party, 6:30 pm, City Hall
- December 11, Lone Peak Public Safety District Meeting, 7:30 am, City Hall

45

Motion to Adjourn to Closed Meeting

I move that City Council recess the regular City Council meeting to convene in a closed meeting in the Executive Conference Room to discuss the character, professional competence, or physical or mental health of an individual, and the purchase, exchange, or lease of real property.

46

HIGHLAND CITY

CLOSED MEETING

The Highland City Council has recessed the regular City Council meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205.

The regular City Council meeting will adjourn immediately following the end of the closed meeting.

47

HIGHLAND, UTAH

SEWER UTILITY RATE STUDY REVIEW

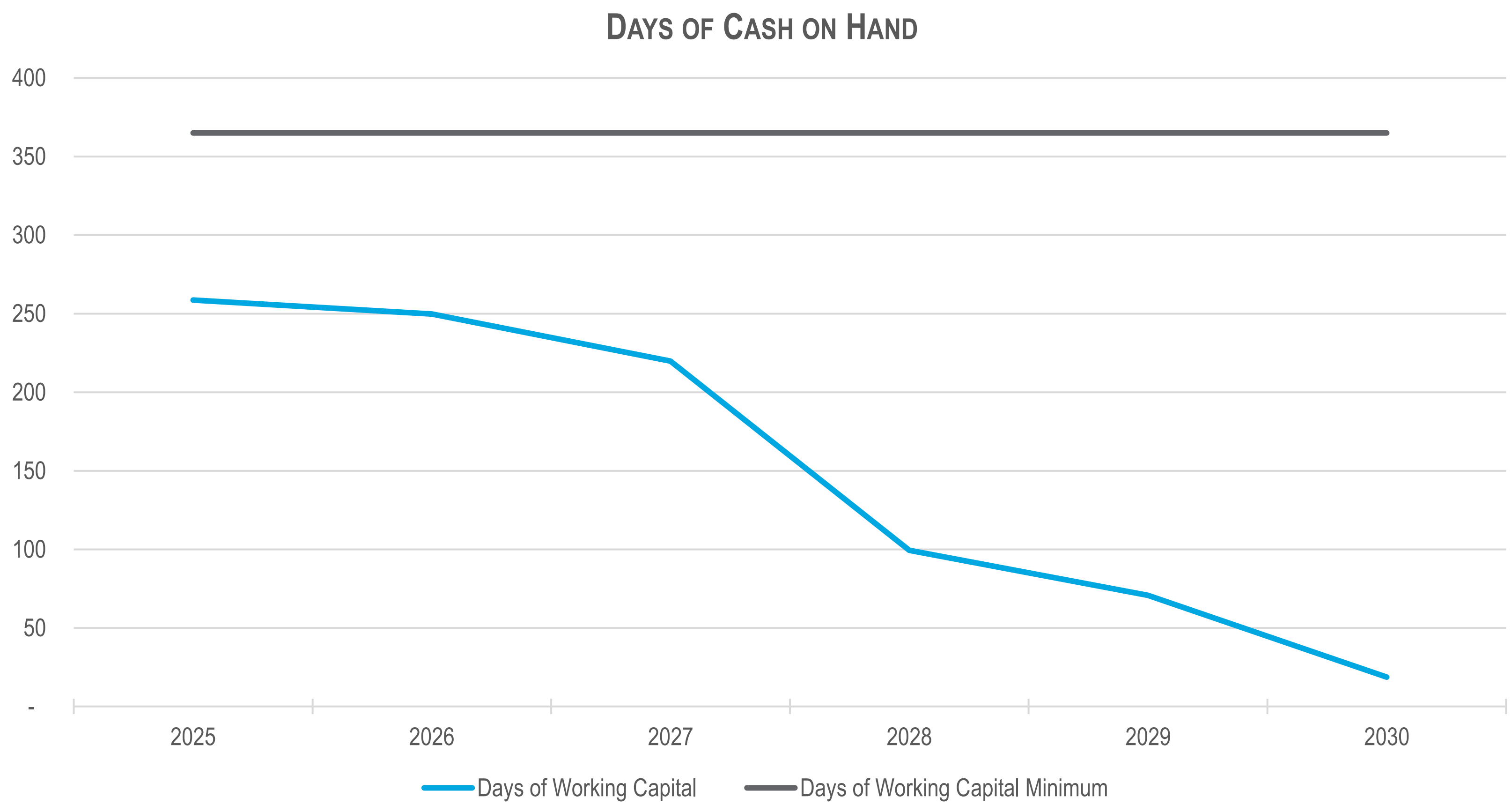
NOVEMBER 2024

AGENDA

- Review Updated Scenario Analysis
- Discuss Final Preferred Alternative

Scenario Analysis

- Baseline – No New Rate Increase



Scenario Analysis

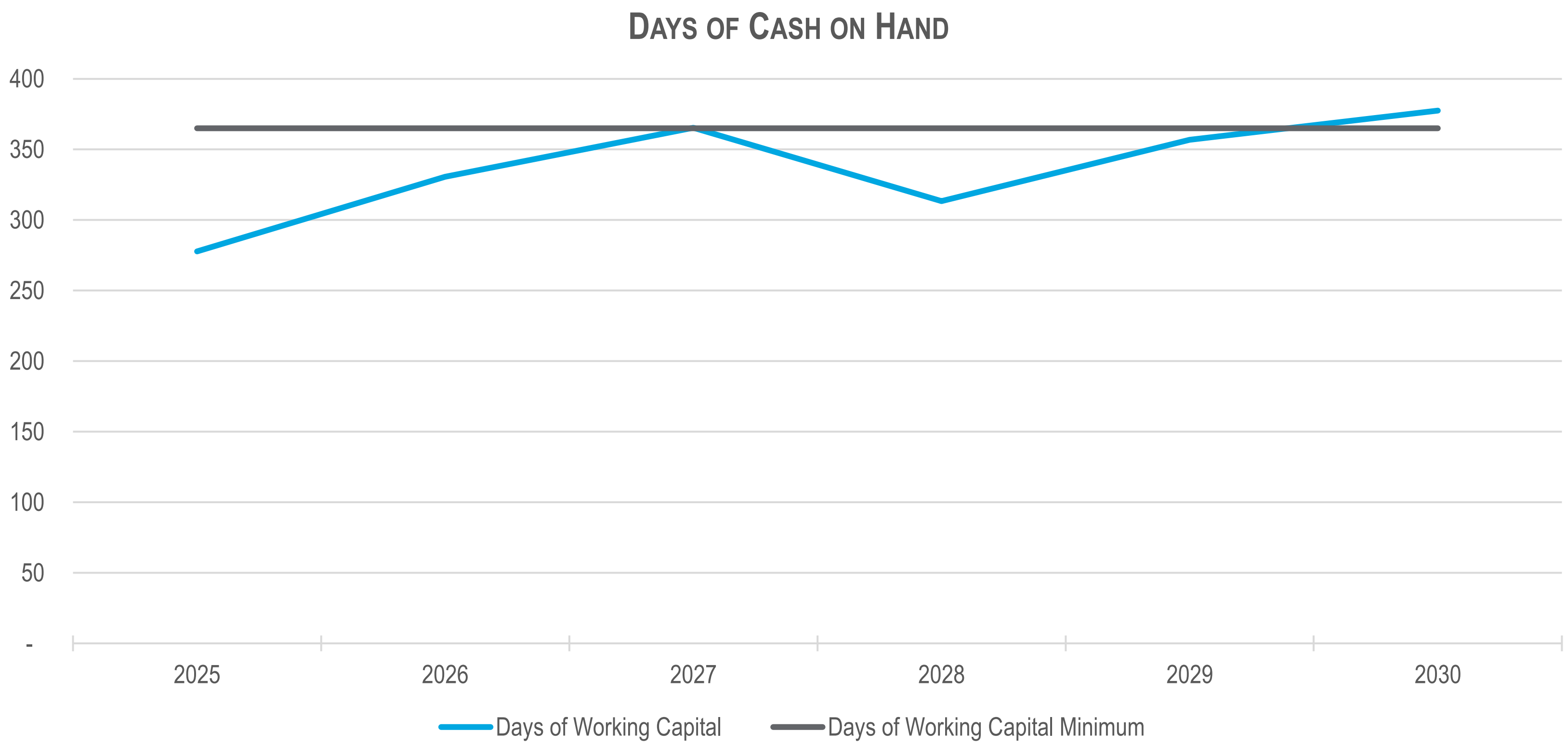
Scenario 1 – Rate Increase to Maintain Target

City Rate Adjustments	2023	2024	2025	2026	2027	2028	2029	2030
Residential		**0.00%**	**60.00%**	**20.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
Commercial		**0.00%**	**60.00%**	**20.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
County Resident		**0.00%**	**60.00%**	**20.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
Dairy, Mink, Stock		**0.00%**	**60.00%**	**20.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
Institutional		**0.00%**	**60.00%**	**20.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
None		**0.00%**	**60.00%**	**20.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
Schools (per Student)		**0.00%**	**60.00%**	**20.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
Production Rate Increase		**0.00%**	**60.00%**	**20.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
TSSD Rate Adjustments	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Residential		**0.00%**	**0.00%**	**0.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
Commercial		**0.00%**	**0.00%**	**0.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
County Resident		**0.00%**	**0.00%**	**0.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
Dairy, Mink, Stock		**0.00%**	**0.00%**	**0.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
Institutional		**0.00%**	**0.00%**	**0.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
None		**0.00%**	**0.00%**	**0.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
Schools (per Student)		**0.00%**	**0.00%**	**0.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**
TSSD Production Rate Increase		**0.00%**	**0.00%**	**0.00%**	**2.00%**	**2.00%**	**2.00%**	**2.00%**

*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

- Scenario 1 – Rate Increase to Maintain Target



*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

Scenario 1 – Proposed Rates

City Base Rate	2023	2024	2025	2026	2027	2028	2029	2030
Residential	$7.15	$7.15	$11.44	$13.73	$14.00	$14.28	$14.57	$14.86
Commercial	$8.68	$8.68	$13.89	$16.67	$17.00	$17.34	$17.69	$18.04
County Resident	$7.15	$7.15	$11.44	$13.73	$14.00	$14.28	$14.57	$14.86
Dairy, Mink, Stock	$7.15	$7.15	$11.44	$13.73	$14.00	$14.28	$14.57	$14.86
Institutional	$8.68	$8.68	$13.89	$16.67	$17.00	$17.34	$17.69	$18.04
None	$7.15	$7.15	$11.44	$13.73	$14.00	$14.28	$14.57	$14.86
Schools (per Student)	$0.1163612	$0.1163612	$0.1861779	$0.2234135	$0.2278818	$0.2324394	$0.2370882	$0.2418300
Production Rate (per 1,000 Gal)	$0.48	$0.48	$0.77	$0.92	$0.94	$0.96	$0.98	$1.00
TSSD Base Rate	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Residential	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Commercial	$39.95	$39.95	$39.95	$39.95	$40.75	$41.56	$42.40	$43.24
County Resident	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Dairy, Mink, Stock	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Institutional	$39.95	$39.95	$39.95	$39.95	$40.75	$41.56	$42.40	$43.24
None	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Schools (per Student)	$0.6593838	$0.6593838	$0.6593838	$0.6593838	$0.6725715	$0.6860229	$0.6997434	$0.7137382
TSSD Production Rate	$2.20	$2.20	$2.20	$2.20	$2.24	$2.29	$2.33	$2.38

*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

Scenario 1 – Calculation of Actual Increase

	2024	2026	% Increase	$ Increase
City Bill	$9.55	$18.34	92.0%	$8.79
TSSD Bill	$43.77	$43.77	0.0%	$0.00
Combined	$53.32	$62.11	16.5%	$8.79

*** Assumes 5 Units of Use**

Scenario Analysis

- Scenario 1 – Calculation of Actual Increase

	2024	2030	% Increase	$ Increase
City Bill	$9.55	$19.85	107.8%	$10.30
TSSD Bill	$43.77	$47.38	8.2%	$3.61
Combined	$53.32	$67.23	26.1%	$13.91

*** Assumes 5 Units of Use**

Scenario Analysis

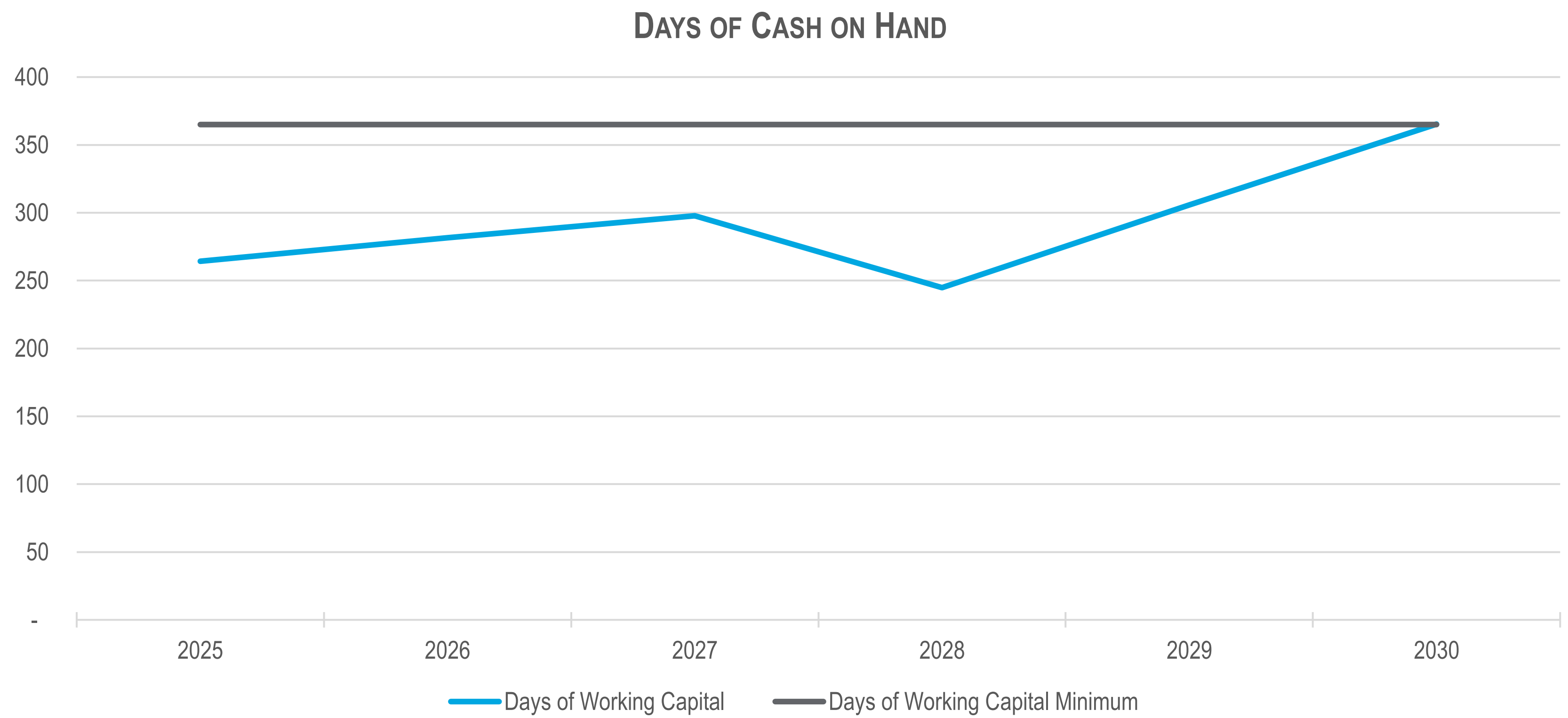
- Scenario 2 – Rate Increase to Maintain Target - **Phased**

City Rate Adjustments	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Residential		0.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%
Commercial		0.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%
County Resident		0.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%
Dairy, Mink, Stock		0.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%
Institutional		0.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%
None		0.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%
Schools (per Student)		0.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%
Production Rate Increase		0.00%	18.00%	18.00%	18.00%	18.00%	18.00%	18.00%
TSSD Rate Adjustments	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Residential		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Commercial		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
County Resident		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Dairy, Mink, Stock		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Institutional		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
None		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Schools (per Student)		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
TSSD Production Rate Increase		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%

*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

- Scenario 2 – Rate Increase to Maintain Target - **Phased**



*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

Scenario 2 – Rate Increase to Maintain Target - **Phased**

City Base Rate	2023	2024	2025	2026	2027	2028	2029	2030
Residential	$7.15	$7.15	$8.44	$9.96	$11.75	$13.86	$16.36	$19.30
Commercial	$8.68	$8.68	$10.24	$12.09	$14.26	$16.83	$19.86	$23.43
County Resident	$7.15	$7.15	$8.44	$9.96	$11.75	$13.86	$16.36	$19.30
Dairy, Mink, Stock	$7.15	$7.15	$8.44	$9.96	$11.75	$13.86	$16.36	$19.30
Institutional	$8.68	$8.68	$10.24	$12.09	$14.26	$16.83	$19.86	$23.43
None	$7.15	$7.15	$8.44	$9.96	$11.75	$13.86	$16.36	$19.30
Schools (per Student)	$0.1163612	$0.1163612	$0.1373062	$0.1620213	$0.1911852	$0.2255985	$0.2662062	$0.3141234
Production Rate (per 1,000 Gal)	$0.48	$0.48	$0.57	$0.67	$0.79	$0.93	$1.10	$1.30
TSSD Base Rate	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Residential	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Commercial	$39.95	$39.95	$39.95	$39.95	$40.75	$41.56	$42.40	$43.24
County Resident	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Dairy, Mink, Stock	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Institutional	$39.95	$39.95	$39.95	$39.95	$40.75	$41.56	$42.40	$43.24
None	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Schools (per Student)	$0.6593838	$0.6593838	$0.6593838	$0.6593838	$0.6725715	$0.6860229	$0.6997434	$0.7137382
TSSD Production Rate	$2.20	$2.20	$2.20	$2.20	$2.24	$2.29	$2.33	$2.38

*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

- Scenario 2 – Rate Increase to Maintain Target - **Phased**

	2024	2026	% Increase	$ Increase
City Bill	$9.55	$13.30	39.2%	$3.75
TSSD Bill	$43.77	$43.77	0.0%	$0.00
Combined	$53.32	$57.07	7.0%	$3.75

*** Assumes 5 Units of Use**

Long-Term Rate is Higher Under this Scenario

Scenario Analysis

- Scenario 2 – Rate Increase to Maintain Target - **Phased**

	2024	2030	% Increase	$ Increase
City Bill	$9.55	$25.78	170.0%	$16.23
TSSD Bill	$43.77	$47.38	8.2%	$3.61
Combined	$53.32	$73.16	37.2%	$19.84

*** Assumes 5 Units of Use**

Long-Term Rate is Higher Under this Scenario

Scenario Analysis

Scenario 3 – Rate Increase to Maintain Lower Target

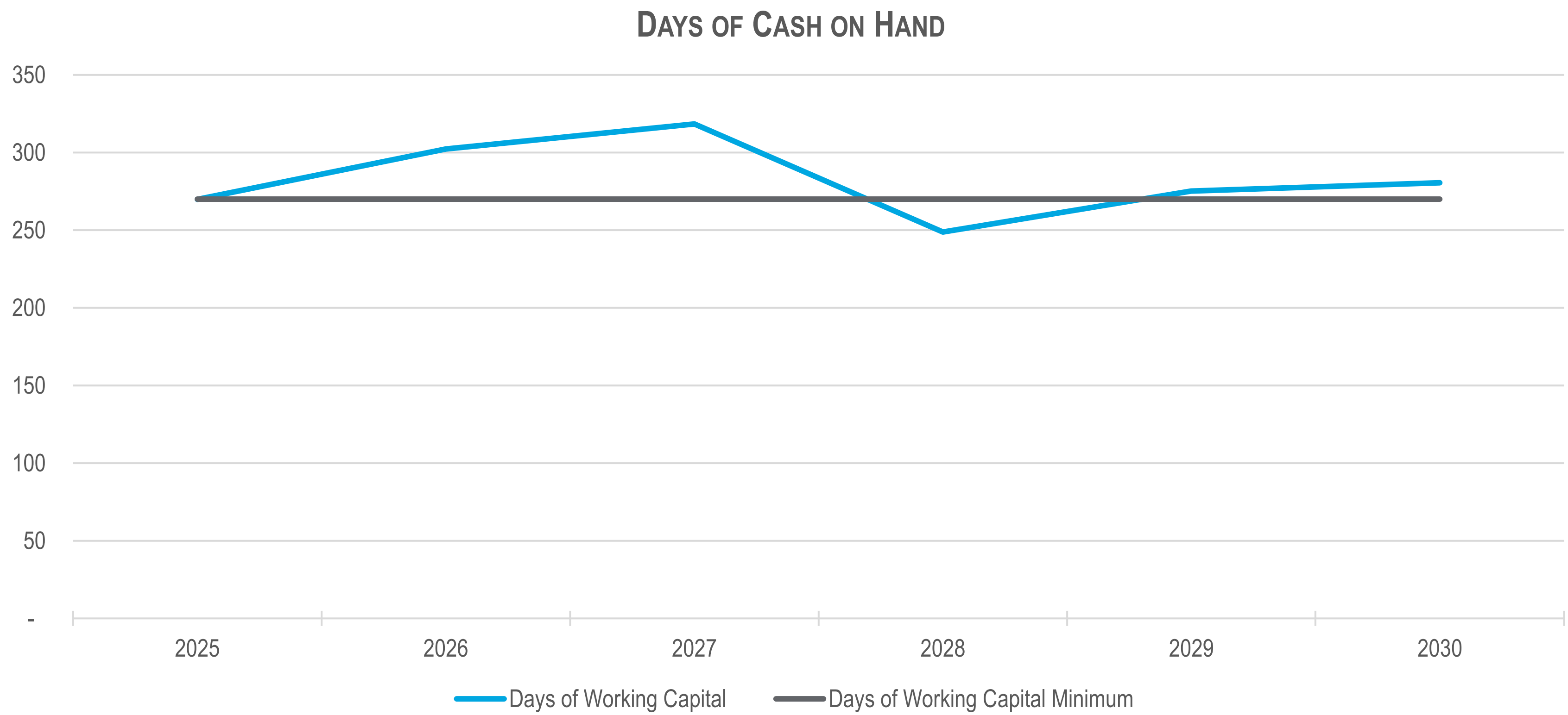
City Rate Adjustments	2023	2024	2025	2026	2027	2028	2029	2030
Residential		0.00%	35.00%	20.00%	2.00%	2.00%	2.00%	2.00%
Commercial		0.00%	35.00%	20.00%	2.00%	2.00%	2.00%	2.00%
County Resident		0.00%	35.00%	20.00%	2.00%	2.00%	2.00%	2.00%
Dairy, Mink, Stock		0.00%	35.00%	20.00%	2.00%	2.00%	2.00%	2.00%
Institutional		0.00%	35.00%	20.00%	2.00%	2.00%	2.00%	2.00%
None		0.00%	35.00%	20.00%	2.00%	2.00%	2.00%	2.00%
Schools (per Student)		0.00%	35.00%	20.00%	2.00%	2.00%	2.00%	2.00%
Production Rate Increase		0.00%	35.00%	20.00%	2.00%	2.00%	2.00%	2.00%

TSSD Rate Adjustments	2023	2024	2025	2026	2027	2028	2029	2030
Residential		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Commercial		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
County Resident		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Dairy, Mink, Stock		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Institutional		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
None		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Schools (per Student)		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
TSSD Production Rate Increase		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%

*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

- Scenario 3 – Rate Increase to Maintain Lower Target



*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario 3 – Rate Increase to Maintain Lower Target

City Base Rate	2023	2024	2025	2026	2027	2028	2029	2030
Residential	$7.15	$7.15	$9.65	$11.58	$11.81	$12.05	$12.29	$12.54
Commercial	$8.68	$8.68	$11.72	$14.06	$14.34	$14.63	$14.92	$15.22
County Resident	$7.15	$7.15	$9.65	$11.58	$11.81	$12.05	$12.29	$12.54
Dairy, Mink, Stock	$7.15	$7.15	$9.65	$11.58	$11.81	$12.05	$12.29	$12.54
Institutional	$8.68	$8.68	$11.72	$14.06	$14.34	$14.63	$14.92	$15.22
None	$7.15	$7.15	$9.65	$11.58	$11.81	$12.05	$12.29	$12.54
Schools (per Student)	$0.1163612	$0.1163612	$0.1570876	$0.1885051	$0.1922752	$0.1961208	$0.2000432	$0.2040440
Production Rate (per 1,000 Gal)	$0.48	$0.48	$0.65	$0.78	$0.79	$0.81	$0.83	$0.84
TSSD Base Rate	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Residential	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Commercial	$39.95	$39.95	$39.95	$39.95	$40.75	$41.56	$42.40	$43.24
County Resident	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Dairy, Mink, Stock	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Institutional	$39.95	$39.95	$39.95	$39.95	$40.75	$41.56	$42.40	$43.24
None	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Schools (per Student)	$0.6593838	$0.6593838	$0.6593838	$0.6593838	$0.6725715	$0.6860229	$0.6997434	$0.7137382
TSSD Production Rate	$2.20	$2.20	$2.20	$2.20	$2.24	$2.29	$2.33	$2.38

*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

- Scenario 3 – Rate Increase to Maintain Lower Target

	2024	2026	% Increase	$ Increase
City Bill	$9.55	$15.47	62.0%	$5.92
TSSD Bill	$43.77	$43.77	0.0%	$0.00
Combined	$53.32	$59.24	11.1%	$5.92

*** Assumes 5 Units of Use**

Scenario Analysis

- Scenario 3 – Rate Increase to Maintain Lower Target

	2024	2030	% Increase	$ Increase
City Bill	$9.55	$16.75	75.4%	$7.20
TSSD Bill	$43.77	$47.38	8.2%	$3.61
Combined	$53.32	$64.12	20.3%	$10.80

*** Assumes 5 Units of Use**

Scenario Analysis

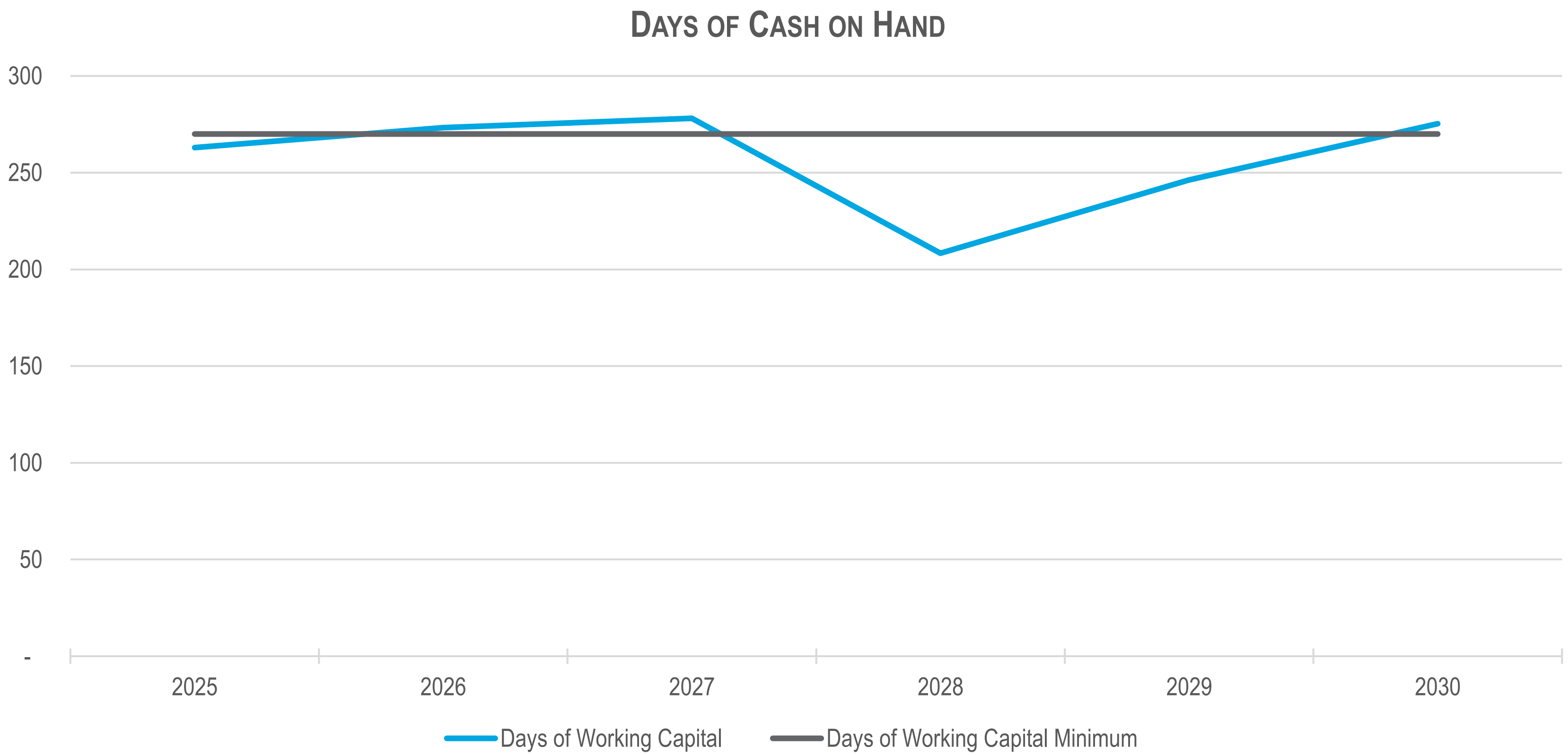
- Scenario 4 – Rate Increase to Maintain Lower Target - **Phased**

City Rate Adjustments	2023	2024	2025	2026	2027	2028	2029	2030
Residential		0.00%	13.50%	13.50%	13.50%	13.50%	13.50%	13.50%
Commercial		0.00%	13.50%	13.50%	13.50%	13.50%	13.50%	13.50%
County Resident		0.00%	13.50%	13.50%	13.50%	13.50%	13.50%	13.50%
Dairy, Mink, Stock		0.00%	13.50%	13.50%	13.50%	13.50%	13.50%	13.50%
Institutional		0.00%	13.50%	13.50%	13.50%	13.50%	13.50%	13.50%
None		0.00%	13.50%	13.50%	13.50%	13.50%	13.50%	13.50%
Schools (per Student)		0.00%	13.50%	13.50%	13.50%	13.50%	13.50%	13.50%
Production Rate Increase		0.00%	13.50%	13.50%	13.50%	13.50%	13.50%	13.50%
TSSD Rate Adjustments	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Residential		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Commercial		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
County Resident		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Dairy, Mink, Stock		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Institutional		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
None		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
Schools (per Student)		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%
TSSD Production Rate Increase		0.00%	0.00%	0.00%	2.00%	2.00%	2.00%	2.00%

*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

- Scenario 4 – Rate Increase to Maintain Lower Target - **Phased**



*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

SCENARIO ANALYSIS

Scenario 4 – Rate Increase to Maintain Lower Target - **Phased**

City Base Rate	2023	2024	2025	2026	2027	2028	2029	2030
Residential	$7.15	$7.15	$8.12	$9.21	$10.45	$11.87	$13.47	$15.29
Commercial	$8.68	$8.68	$9.85	$11.18	$12.69	$14.40	$16.35	$18.56
County Resident	$7.15	$7.15	$8.12	$9.21	$10.45	$11.87	$13.47	$15.29
Dairy, Mink, Stock	$7.15	$7.15	$8.12	$9.21	$10.45	$11.87	$13.47	$15.29
Institutional	$8.68	$8.68	$9.85	$11.18	$12.69	$14.40	$16.35	$18.56
None	$7.15	$7.15	$8.12	$9.21	$10.45	$11.87	$13.47	$15.29
Schools (per Student)	$0.1163612	$0.1163612	$0.1320700	$0.1498994	$0.1701358	$0.1931042	$0.2191732	$0.2487616
Production Rate (per 1,000 Gal)	$0.48	$0.48	$0.54	$0.62	$0.70	$0.80	$0.90	$1.03
TSSD Base Rate	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Residential	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Commercial	$39.95	$39.95	$39.95	$39.95	$40.75	$41.56	$42.40	$43.24
County Resident	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Dairy, Mink, Stock	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Institutional	$39.95	$39.95	$39.95	$39.95	$40.75	$41.56	$42.40	$43.24
None	$32.77	$32.77	$32.77	$32.77	$33.43	$34.09	$34.78	$35.47
Schools (per Student)	$0.6593838	$0.6593838	$0.6593838	$0.6593838	$0.6725715	$0.6860229	$0.6997434	$0.7137382
TSSD Production Rate	$2.20	$2.20	$2.20	$2.20	$2.24	$2.29	$2.33	$2.38

*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

SCENARIO ANALYSIS

- Scenario 4 – Rate Increase to Maintain Lower Target - **Phased**

	2024	2026	% Increase	$ Increase
City Bill	$9.55	$12.30	28.8%	$2.75
TSSD Bill	$43.77	$43.77	0.0%	$0.00
Combined	$53.32	$56.07	5.2%	$2.75

*** Assumes 5 Units of Use**

Scenario Analysis

- Scenario 4 – Rate Increase to Maintain Lower Target - **Phased**

	2024	2030	% Increase	$ Increase
City Bill	$9.55	$20.42	113.8%	$10.87
TSSD Bill	$43.77	$47.38	8.2%	$3.61
Combined	$53.32	$67.79	27.1%	$14.47

*** Assumes 5 Units of Use**

Long-Term Rate is Higher Under this Scenario

Scenario Analysis

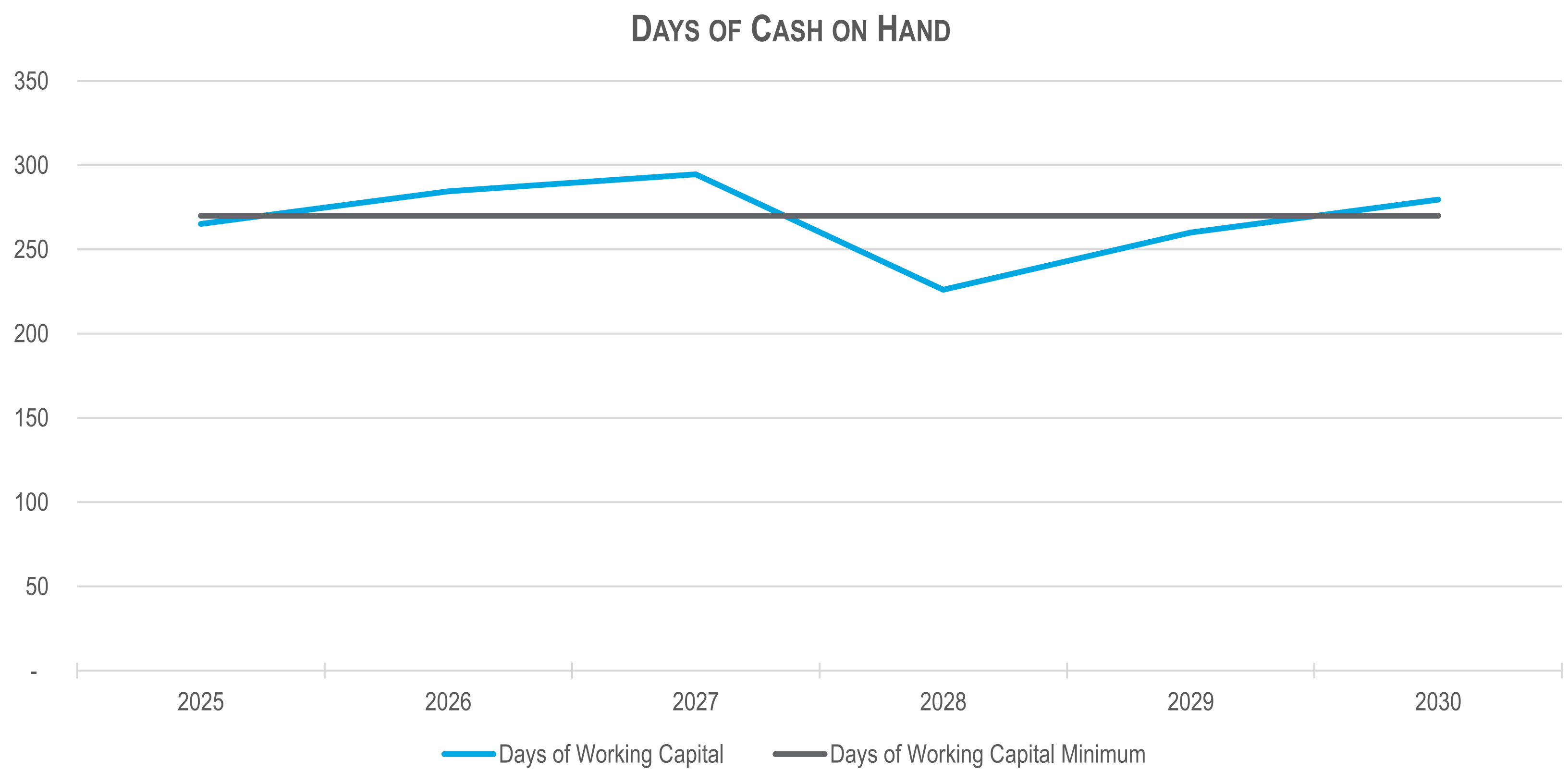
Scenario 5 – Rate Increase to Maintain Lower Target - **Combined**

City Rate Adjustments	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Residential		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
Commercial		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
County Resident		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
Dairy, Mink, Stock		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
Institutional		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
None		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
Schools (per Student)		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
Production Rate Increase		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
TSSD Rate Adjustments	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Residential		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
Commercial		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
County Resident		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
Dairy, Mink, Stock		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
Institutional		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
None		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
Schools (per Student)		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%
TSSD Production Rate Increase		0.00%	3.70%	3.70%	3.70%	3.70%	3.70%	3.70%

*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

- Scenario 5 – Rate Increase to Maintain Lower Target - **Combined**



*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

Scenario 5 – Rate Increase to Maintain Lower Target - **Combined**

City Base Rate	2023	2024	2025	2026	2027	2028	2029	2030
Residential	$7.15	$7.15	$7.41	$7.69	$7.97	$8.27	$8.57	$8.89
Commercial	$8.68	$8.68	$9.00	$9.33	$9.68	$10.04	$10.41	$10.79
County Resident	$7.15	$7.15	$7.41	$7.69	$7.97	$8.27	$8.57	$8.89
Dairy, Mink, Stock	$7.15	$7.15	$7.41	$7.69	$7.97	$8.27	$8.57	$8.89
Institutional	$8.68	$8.68	$9.00	$9.33	$9.68	$10.04	$10.41	$10.79
None	$7.15	$7.15	$7.41	$7.69	$7.97	$8.27	$8.57	$8.89
Schools (per Student)	$0.1163612	$0.1163612	$0.1206666	$0.1251312	$0.1297611	$0.1345622	$0.1395410	$0.1447041
Production Rate (per 1,000 Gal)	$0.48	$0.48	$0.50	$0.52	$0.54	$0.56	$0.58	$0.60
TSSD Base Rate	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Residential	$32.77	$32.77	$33.98	$35.24	$36.54	$37.90	$39.30	$40.75
Commercial	$39.95	$39.95	$41.43	$42.96	$44.55	$46.20	$47.91	$49.68
County Resident	$32.77	$32.77	$33.98	$35.24	$36.54	$37.90	$39.30	$40.75
Dairy, Mink, Stock	$32.77	$32.77	$33.98	$35.24	$36.54	$37.90	$39.30	$40.75
Institutional	$39.95	$39.95	$41.43	$42.96	$44.55	$46.20	$47.91	$49.68
None	$32.77	$32.77	$33.98	$35.24	$36.54	$37.90	$39.30	$40.75
Schools (per Student)	$0.6593838	$0.6593838	$0.6837810	$0.7090809	$0.7353169	$0.7625236	$0.7907370	$0.8199943
TSSD Production Rate	$2.20	$2.20	$2.28	$2.37	$2.45	$2.54	$2.64	$2.74

*** Assumes the first-year rate increase is adopted mid-year. Thus, the utility fund realizes the increase for half the year.**

Scenario Analysis

- Scenario 5 – Rate Increase to Maintain Lower Target - **Combined**

	2024	2026	% Increase	$ Increase
City Bill	$9.55	$10.27	7.5%	$0.72
TSSD Bill	$43.77	$47.07	7.5%	$3.30
Combined	$53.32	$57.34	7.5%	$4.02

*** Assumes 5 Units of Use**

Rate impact is Shared Between City and TSSD Rate Under this Scenario

SCENARIO ANALYSIS

- Scenario 5 – Rate Increase to Maintain Lower Target - **Combined**

	2024	2030	% Increase	$ Increase
City Bill	$9.55	$11.88	24.4%	$2.33
TSSD Bill	$43.77	$54.43	24.4%	$10.66
Combined	$53.32	$66.31	24.4%	$12.99

*** Assumes 5 Units of Use**

Rate impact is Shared Between City and TSSD Rate Under this Scenario

SUMMARY

- Baseline Scenario Analysis: Days of Cash Insufficient
- Scenario 1: Large Upfront Increase to City Rate, 365 Days of Cash Target
- Scenario 2: Equalized Increase to City Rate, 365 Days of Cash Target
- Scenario 3: Balanced Upfront Increase to City Rate, 270 Days of Cash Target
- Scenario 4: Equalized Increase to City Rate, 270 Days of Cash Target
- Scenario 5: Equalized Increase to All Rates, 270 Days of Cash Target

Summary

2026 $ Increase By Scenario	Baseline	1	2	3	4	5
City Bill	-	$8.79	$3.75	$5.92	$2.75	$0.72
TSSD Bill	-	$0.00	$0.00	$0.00	$0.00	$3.30
Combined	-	$8.79	$3.75	$5.92	$2.75	$4.02

2030 $ Increase By Scenario	Baseline	1	2	3	4	5
City Bill	-	$10.30	$16.23	$7.20	$10.87	$2.33
TSSD Bill	-	$3.61	$3.61	$3.61	$3.61	$10.66
Combined	-	$13.91	$19.84	$10.80	$14.47	$12.99

NEXT STEPS

- ❑ Finalize Rate Analysis and Preferred Alternative
- ❑ Adopt or Reject Proposed Increases

QUESTIONS

Fred Philpot | Vice President/COO
LRB Public Finance Advisors
O 801.596.0700 **| C** 801.243.0293
lrbfinance.com

Lewis Young Robertson & Burningham is now LRB Public Finance Advisors

LRB PUBLIC FINANCE ADVISORS

Good4Life Markets
Promoting your business IS our business!

About Us

Good4Life Markets is more than just a marketplace; we are a thriving community dedicated to supporting and promoting local businesses. Founded on the belief that when local businesses succeed, our entire community thrives, Good4Life Markets has become the go-to farmers market in Utah. By connecting talented artisans, small business owners, and passionate customers, we are able to elevate local businesses while creating a fun and lively shopping experience for everyone.

Where You Can Find Us

Currently, we proudly host farmers markets across four vibrant cities: **Herriman, West Valley City, Saratoga Springs, and Taylorsville**. Alongside our seasonal farmers markets, we also host special vendor markets at some of Utah's favorite events, including:

- **Herriman Towne Days Vendor Marketplace and Shop Local Stroll**
- **Herriman Holiday Marketplace**
- **West Valley City Holiday Marketplace**
- **West Jordan Stampede**

Accolades & Recognition

We are honored to be recognized for our commitment to excellence and community engagement:
Voted "Favorite Farmers Market" by Utah's Own in both **2023 and 2024**
Awarded "Small Business of the Year" by the Mountain West Chamber of Commerce in 2024

These accolades reflect our dedication to curating exceptional experiences for our vendors and shoppers alike, and we are proud to stand out as a market that champions local talent and entrepreneurship.

What We Offer

Good4Life Markets is designed to provide every vendor with optimal opportunities for growth. Our services and offerings include:

- **Premier Market Spaces:** A vibrant, high-traffic environment perfect for maximizing sales and exposure.
- **Marketing & Promotion:** Through digital advertising, social media, and targeted community outreach, we ensure that vendors receive unparalleled exposure.
- **Dedicated Support:** From setup assistance to promotional resources, our team is here to support vendor success every step of the way.

Why Choose Good4Life Markets?

By choosing Good4Life Markets, you're joining a community that values and champions local success. Our reputation as Utah's "Favorite Farmers Market" and recent recognition as "Small Business of the Year" attest to our mission: to make your business our business.Join us and experience the Good4Life difference. Let's grow your market together!

Contact Us

8014138973

good4lifemarkets@gmail.com

www.good4lifemarkets.com

Subject: Agenda item #3a: 10/1 Minutes
Date: Sunday, November 10, 2024 at 6:33:23 PM Mountain Standard Time
From: Doug Cortney
To: Stephannie Cottle
CC: council@highlandut.gov
Attachments: image001.png

There are a few amendments I'd like to make to the 10/1 minutes. I'll bring printed copies to the meeting.

1. On page 1 of the minutes (page 4 of the agenda packet), the Others Present list includes "Liz Hart." I believe this should be "Liz Rice," who spoke during Unscheduled Public Appearances and is not otherwise listed as attending the meeting.

   I propose striking the text "Liz Hart" in the Others Present section and replacing it with the text "Liz Rice."

2. Under item 2b (page 2 of the minutes & page 5 of the agenda packet), Brian Braithwaite is reported as saying that "current residents will not experience any sort of fee increase." According to the video recording, what he said in response to a question from Kim (during a discussion about impact fees) about what current Highland residents will see was "they will see nothing on this unless they buy a home" (emphasis added). In fact, later in his presentation he specifically discussed actual and projected increases in monthly fees (which current residents will see).

   I propose striking the text "will not experience any sort of fee increase" under item 2b and replacing it with the text "will not pay this impact fee unless they buy a home."

3. Items can only be added to the consent agenda with unanimous consent. Under item 3 (page 3 of the minutes and page 6 of the agenda packet), it states "Council Member Doug Cortney requested that Expedited item 5b Annual Fertilizer Order be moved to the consent agenda."

   I propose inserting the text "There was no objection to this change." Immediately after the text "moved to the consent agenda." under item 3.

4. I think there is some extraneous text under item 4a (page 4 of the minutes, page 7 of the agenda packet). It appears that something may have been copied in to assist with preparing the minutes and was not deleted as intended. **Stephannie, please correct me if I'm misinterpreting this.**

   - 1. In the P.O. Zone, any use not expressly listed as a conditional use shall be evaluated by the conditional use Land Use Authority planning commission for compatibility to determine if said use
     - a. Is consistent with the intended use of the zone; and
     - b. Is compatible with other listed uses; and
     - c. Is compatible with the uses of adjacent properties.

   I propose striking the last bullet point (including its three sub-bullets) on page 4 of the minutes under item 4a.

5. There were two votes taken under item 4a (page 6 of the minutes, page 9 of the agenda packet). This is

because there was a motion to amend the main motion. These votes are described in the draft minutes as "vote on the AMENDED Motion" and "vote on the ORIGINAL motion," which is misleading – the first vote was on the motion to amend, not on the amended motion, and the second vote was on the amended motion (the first vote having passed), not the original one.

I propose striking the text "AMENDED Motion" under item 4a and replacing it with the text "Motion to Amend" and striking the text "ORIGINAL motion" under item 4a and replacing it with the text "AMENDED motion."

--

Doug Cortney, Council Member
Highland City, Utah
801-380-9133

Highland City Council
November 12, 2024

Agenda item 4a: Amendment to PD Zone to Remove Commercial Requirement

This agenda item contains the following change (among others).

3-510 Establishment Of A PD District

1. General Provisions.

~~A PD Districts shall only be located in the mixed use land use category.~~

I personally want to make it possible to create mixed-residential PD districts (without commercial), but I do not want to make it easier to add commercial uses to residential zones.

I therefore propose to keep the stricken-out text show above and insert the text "containing commercial use(s)" immediately after the text "PD Districts".

Highland City Council

November 12, 2024
Doug Cortney

Agenda item 4b: Cross Connection Control Authority Statement

I have significant concerns about this agenda item; I do not believe the propose ordinance is ready to be included in our municipal code. Much of it appears to be duplications of state code, and in many cases I see no benefit to this duplication. I find the proposed ordinance text to be needlessly complicated — and more than is required to address legitimate needs.

Among my specific concerns

1. The definitions section omits key definitions.
    1.1. Pollution / Pollutant
    1.2. Consumer (which apparently does NOT mean anyone connecting to the culinary system)
2. The definitions section contains different definitions for terms apparently intended to be synonymous.
    2.1. Approved Backflow Assembly and Backflow Preventer
3. The definitions section defines terms not used elsewhere in the code.
    3.1. Cross-Connection-Controlled
    3.2. Cross Connection-Containment
4. Non-defined terms are used in the ordinance to describe what appear to be defined terms.
    4.1. "approved backflow preventer" (HMC 13.32.020(J), HMC 13.32.030(D)) vs Approved Backflow Assembly.
    4.2. "Drinking Water Purveyor" (HMC 13.32.030) vs Water Purveyor
5. Needless duplication of text
    5.1. HMC 13.32.030(A): Most of this text duplicates HMC 13.32.010(A), to no point I can see.
6. Unreasonable burden on residents to understand requirements
    6.1. The city has no responsibility to let residents know what's needed under this chapter (HMC 13.32.030) until it gives a 10-day notice prior to shutting off culinary water (HMC 13.32.040(B), HMC 13.32.080(A)). Yet, the requirement for residents is dependent on the survey conducted by the city (HMC 13.32.030(D)).
7. HMC 13.32.080(H) clearly states that dual source connections "are not permitted within Highland City" and then immediately discusses requirements for dual source connections "where permitted."

After speaking with Chris, I'm convinced there is value in adding such a chapter to our municipal code. But I do not find this text ready for adoption.

I think we should hear the presentation, discuss the item, and continue it so the ordinance text can be improved.