



HIGHLAND CITY

HIGHLAND CITY COUNCIL AGENDA

TUESDAY, AUGUST 4, 2026

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

Amended August 3, 2026

VIRTUAL PARTICIPATION



YouTube Live: <http://bit.ly/HC-youtube>



Email comments prior to meeting: council@highlandut.gov

6:00 PM REGULAR SESSION

Call to Order: Mayor Brittney P. Bills

Invocation: Scott L. Smith

Pledge of Allegiance: Liz Rice

Respect Statement: Mayor Brittney P. Bills

1. UNSCHEDULED PUBLIC APPEARANCES

Anyone may share information with the City Council. If your comments require a response, staff or an Elected Official will contact you. Please limit your comments to three minutes per person. Please state your name.

2. PRESENTATIONS

Items in this section are formal presentations by invited organizations or individuals. If further discussion is needed, it will be brought to the City Council on a future agenda.

a. Kristoffer Pagel - Highland Glen Park Proposal

Mayor Bills will present an award to Kristoffer Pagel for his volunteer efforts at Highland Glen Park.

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

July 7, 2026

4. ACTION ITEMS

Items in this section are to be acted upon individually by the City Council. A report will be given on these items.

a. ACTION: Orphan Parcel Land Sale - Carman *General City Management*

Jay Baughman, Assistant City Administrator/Community Development Director

The City Council will review documents prepared for the sale of city-owned orphan parcels adjacent to property owned by Jared Carman and direct staff to prepare a sale contract and finalize the sale of that property.

- b. **ACTION: Orphan Parcel Land Sale - Johanson** *General City Management*
Jay Baughman, Assistant City Administrator/Community Development Director
The City Council will review documents prepared for the sale of city-owned orphan parcels adjacent to property owned by Craig Johanson and direct staff to prepare a sale contract and finalize the sale of that property.
- c. **ACTION: Orphan Parcel Land Sale - Louder** *General City Management*
Jay Baughman, Assistant City Administrator/Community Development Director
The City Council will review documents prepared for the sale of city-owned orphan parcels adjacent to property owned by Rick Louder and direct staff to prepare a sale contract and finalize the sale of that property.
- d. **PUBLIC HEARING/ORDINANCE: Water-Wise Landscaping Ordinance** *Development Code Update (Legislative)*
Municipal Code Update (Legislative)
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider proposed amendments adopting water-wise landscaping requirements that will allow Highland residents to qualify for the full Utah State and Central Utah Water Conservancy District rebate programs.
- e. **PUBLIC HEARING/ORDINANCE: Sight Triangle Regulation Amendments** *Development Code Update (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider proposed amendments to both the Development Code and Municipal Code that standardize and clarify the City's sight triangle regulations.

5. EXPEDITED ITEMS

Items in this section are to be acted upon individually by the City Council. These items have previously been discussed by the Council. No report will be given.

- a. **ACTION: Well 4 Motor Repair & Rewind** *General City Management*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider a bid award to Sidewinders to repair the motor in well #4.
- b. **ACTION: Beacon Hills Booster Station SCADA Replacement** *General City Management*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider a bid award to ICTech to replace the existing SCADA equipment in the Beacon Hills booster station.
- c. **ACTION: Annual Sewer Slip Lining Project** *General City Management*
Chris Trusty, City Engineer/Public Works Director
The City Council will consider a bid award to Insituform for phase 3 of the slip lining project.

6. DISCUSSION ITEMS

Items in this section are for discussion, and include supplementary information in the packet. No final action will be taken.

- a. **Detached Accessory Dwelling Units (DADUs) - Setbacks and Height** *Land Use (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will discuss and give direction on desired regulations for detached ADU setbacks and height.

7. COMMUNICATION ITEMS

Items in this section are for notification and update. No final action will be taken.

- a. **Annual Resident Survey**
Jay Baughman, Assistant City Administrator/Community Development Director
- b. **Community Development Update (Current Projects)**
Rob Patterson, City Attorney/Planning & Zoning Administrator
- c. **9600 N Road Improvements Update**
Chris Trusty, City Engineer/Public Works Director

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.

ADJOURNMENT

In accordance with Americans with Disabilities Act, Highland City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at (801) 772-4505 at least three days in advance of the meeting.

ELECTRONIC PARTICIPATION

Members of the City Council may participate electronically during this meeting.

CERTIFICATE OF POSTING

I, Stephannie B. Cottle, the duly appointed City Recorder, certify that the foregoing agenda was posted at the principal office of the public body, on the Utah State website (<http://pmn.utah.gov>), and on Highland City's website (www.highlandut.gov).

Please note the order of agenda items are subject to change in order to accommodate the needs of the City Council, staff and the public.

Posted and dated this agenda on the 30th day of July 2026.

Stephannie B. Cottle, CMC|UCC, City Recorder

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
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