



HIGHLAND CITY COUNCIL MINUTES

Tuesday, August 4, 2026

Approved September 1, 2026

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

6:00 PM REGULAR SESSION

Call to Order: Mayor Brittney P. Bills

Invocation: Council Member Scott L. Smith

Pledge of Allegiance: Council Member Liz Rice

Respect Statement: Mayor Brittney P. Bills

The meeting was called to order by Mayor Brittney P. Bills as a regular session at 6:02 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 Scott L. Smith and those in attendance were led in the Pledge of Allegiance by Council Member Liz Rice. The Respect Statement was read by Mayor Brittney P. Bills.

PRESIDING: Mayor Brittney P. Bills

COUNCIL MEMBERS:

Ron Campbell	Present
Doug Cortney	Present
Liz Rice	Present
Kim Rodela	Present
Scott L. Smith	Present

CITY STAFF PRESENT: City Administrator Erin Wells, 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, Code Compliance Officer Brent Wallace

OTHERS PRESENT: Jon Hart, Kristoffer Pagel, Kari Larsen, Wesley Warren, Rick Louder, Ken Raney, Frank Tusieseina, Adri Ballif

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.

Kari Larsen addressed the Council on behalf of her parents, David and Amber Larson, whose property backs up to the Mitchell Hollow Trail construction area. She reported that the fence along their property line had been undercut and compromised during construction, creating a safety hazard. The Larsens requested that the retaining wall be built to a sufficient height to support their property before a new fence is installed, and asked

for better communication from the city going forward. Ms. Larsen submitted photographs documenting the condition as of August 3, 2026. Mayor Bills directed City Engineer/Public Works Director Chris Trusty to follow up with the family directly.

Adri Ballif, Wasatch Wonders Animal Rescue, reported that the organization had partnered with Highland City nearly four years ago to address the illegal abandonment of domestic ducks at Highland Glen Pond. She noted that while signage has helped reduce incidents, abandonment continues to occur. She informed the Council that the last six remaining domestic ducks had been rescued that week. Ms. Ballif requested that the city use its social media and newsletter platforms to remind residents that abandoning domestic animals is both cruel and illegal, and offered to help draft such messaging.

Frank Tusieseina expressed ongoing concern about litter at Highland Glen Park. He offered, at his own expense, to design and install professional bilingual signage encouraging responsible behavior and tying fishing privileges to cleanup compliance. He also requested the opportunity to work with the Council and Public Works to identify solutions. Mayor Bills suggested forming a working group. It was agreed that Council Members Campbell and Rice would coordinate with Mr. Tusieseina.

Council Member Smith expressed appreciation for the recent Highland Fling celebration, praising the efforts of all Council Members, staff, and volunteers. He specifically commended the America 250 celebration, the parade, the fishing activities, and the fireworks show, and recognized City Administrator Wells and Parks staff for the rapid cleanup following the event.

Wes Warren echoed the praise for the Highland Fling. He raised a concern from neighbors whose properties back up to Highland Family Park, who reported ash and debris from the fireworks show, including burnt holes in pool covers and trampolines. He suggested the Council consider a drone show in future years. Mr. Warren also shared that residents expressed strong vocal support for the Highland City Library during the parade and noted that awareness of the library's situation appears high among the public.

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.

Kristoffer Pagel, founder of Friends of Highland Glen, presented a comprehensive proposal outlining improvements to Highland Glen Park. Mr. Pagel reported that in recent months, volunteers have established a social media presence with nearly 700 followers, developed relationships with Lone Peak Police, and worked with the Parks Department to open and resolve maintenance work orders. He noted the replacement of aeration pumps in the pond and credited them with contributing to the absence of positive E. coli test results this summer.

Mr. Pagel organized his proposals into several categories. Items requiring no expenditure included: repositioning aeration rings and buried air lines, removing the deteriorated float line from the swim beach area, and removing old non-functional concrete water fountains along the trails. Policy requests included: updated and more attractive park signage; a ban on fishing from the sandy beach area (while leaving approximately 60 percent of the pond shoreline open for fishing); a clarified municipal ordinance defining motorized vehicles on trails; and establishment of a posted speed limit along the park entry road. He also asked that Lone Peak Police increase fishing license checks, monitor for littering, and enforce parking regulations, noting that improper parking on weekends could block emergency vehicle access.

Operational and capital requests included: completing the second phase of flagpole restoration at a reduced cost quoted by Colonial Flag; installation of LED-lit solar stop signs and pedestrian-activated strobe crosswalks at

key locations; no-parking signage along the park road's narrow one-lane section; repainting restroom doors; replacing deteriorated grills or removing them given fire risk concerns; adding a drinking fountain on the south end of the trail; replacing dead trees at the entrance roundabout; adding additional trash receptacles at a lower cost than the current Highland-branded units; installing dog waste receptacles around the pond; replacing the deteriorating wooden piers and bridges with a steel and composite design; and a capital project to expand drainage capacity at the south spillway to reduce flooding on nearby streets. He also proposed completing the final gap in the park's trail network, estimated at approximately 100 yards.

Council Member Smith expressed appreciation for the proposal, noted the city's history of starts and stops with the park, and suggested engaging the Hidden Oaks neighborhood and the Highland City Foundation for private donations. He recommended that the Council hold a formal work session this fall to prioritize park improvements in advance of the January budget process. Mayor Bills asked Council Members Campbell and Rice to lead a working group with Mr. Pagel and other volunteers to develop a prioritized list of requests for that work session. Mayor Bills also presented Mr. Pagel with a volunteer recognition award on behalf of the Council.

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

Council Member Liz Rodela MOVED that the City Council approve consent item 3a, the approval of meeting minutes from July 7, 2026.

Council Member Doug Cortney SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 5:0

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.

City Attorney/Planning & Zoning Administrator Patterson presented the final resolution authorizing the sale of a city-owned orphan parcel adjacent to property owned by Jared Carman, located in the Viewpoint area. Mr. Patterson explained that the parcel had originally been intended for a trail corridor but was no longer needed for that purpose given the presence of a sidewalk. The sale would proceed at the established surplus orphan sale rate,

with the purchaser responsible for all surveying, closing costs, title insurance, and any required city sprinkler capping. The property would be conveyed by quit claim deed.

Council Member Ron Campbell MOVED that the City Council approve the attached Resolution authorizing the sale of city-owned orphan property adjacent to the property owned by Jared Carman, with the conditions outlined by staff, and direct staff and the Mayor to prepare and execute a sale contract and finalize the sale of that property to Jared Carman.

Council Member Liz Rice SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 5:0

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.

City Attorney/Planning & Zoning Administrator Patterson presented the final resolution for the sale of a city-owned orphan parcel adjacent to property owned by Craig Johanson, located along the Bull River Trail corridor. He noted that a survey had been completed, establishing approximately 8.5 feet of width with a 5-foot buffer maintained from the trail. A notice sign had been posted and no objections were received, including from the Bull River HOA, which had been a source of controversy in the past. Mr. Patterson confirmed that the property's existing above-grade no-build zone restriction, consistent with the surrounding plat, would remain in effect.

Council Member Doug Cortney MOVED that the City Council approve the attached Resolution authorizing the sale of city-owned orphan property adjacent to the property owned by Craig Johanson, with the conditions outlined by staff, and the additional condition that continuation of the above grade no-build zone remains intact, and direct staff and the Mayor to prepare and execute a sale contract and finalize the sale of that property to Craig Johanson.

Council Member Liz Rice SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 5:0

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.

City Attorney/Planning & Zoning Administrator Patterson presented the final resolution for the sale of three non-contiguous orphan parcels in the Beacon Hills area adjacent to property owned by Rick and Marion Louder. He reported that surveying had been completed and that a second offer had been received after the public notice was posted. Staff recommended against the competing offer on the grounds that it would create new orphan parcels unconnected to an adjacent property owner, which is inconsistent with city policy. The resolution included findings addressing the competing offer. A minor condition requiring a maintenance agreement for several pine trees planted outside the sale area was also noted.

Council Member Scott L. Smith MOVED that the City Council approve the attached Resolution authorizing the sale of city-owned orphan property with improvements on them adjacent to the property owned by Rick and Miriam Louder, with conditions outlined by staff and direct staff and the Mayor to prepare and execute a sale contract and finalize the sale of that property to Rick and Miriam Louder.

Council Member Liz Rice SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 5:0

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.

City Attorney/Planning & Zoning Administrator Patterson presented proposed amendments to the Development Code and Municipal Code adopting water-wise landscaping standards. He explained that adoption of these standards would allow Highland residents to qualify for a doubled rebate from the Central Utah Water Conservancy District—increasing from \$1.50 to \$3.00 per square foot—for converting turf to water-wise landscaping. The Planning Commission had reviewed the item, received no public comment, and voted to recommend approval.

The key regulatory provisions proposed included: prohibiting lawn in areas narrower than 8 feet, in park strips, in pathways, and on steep slopes; limiting lawn in new residential development to no more than 50 percent of front and side yards; limiting lawn in non-residential development to no more than 20 percent; requiring that areas without lawn include at least 25 percent living plant coverage at installation, growing to 50 percent at maturity; prohibiting bare gravel or rock-only xeriscaping; and limiting impervious materials such as concrete, asphalt, and pavers to no more than 25 percent of landscaped areas. Mr. Patterson emphasized that rear yards are

excluded from regulation under state law.

Mayor Brittney P. Bills opened the public hearing at 7:04 p.m.

Wesley Warren, a Highland City resident and member of the Planning Commission, raised a question concerning the new ordinance definitions, specifically whether clover would be categorized as lawn under these new landscaping standards. He referenced that clover is a water-wise alternative to traditional grass lawns, often used in garden settings, and questioned if the definitions provided in the city's new landscaping amendments successfully accounted for this distinction between traditional grass lawns and clover.

Mayor Brittney P. Bills closed the public hearing at 7:06 p.m.

Council discussion raised several substantive points. Council Member Rodela asked how the city would enforce ongoing maintenance of water-wise areas to prevent neglect. Council Member Smith expressed broad support but asked that the final code language be made as clear and readable as possible, noting confusion around the various percentage thresholds and the term "impervious." He emphasized the importance of avoiding excessive heat-reflecting hardscape and supported creating an educational help sheet for residents. Code Compliance Officer Wallace noted a recent case where a resident paved their entire front yard with asphalt and argued it complied with existing code, underscoring the need for clarity. Council Member Cortney expressed support, noted the importance of ensuring development security deposits are only returned once landscaping truly meets requirements, and suggested investing in water-wise demonstration landscaping at city properties as an educational tool. Council Member Campbell expressed strong support and was particularly eager to allow residents to participate in the rebate program before the end of the current season, noting that Central Utah cannot conduct initial site visits after October 15.

Council Member Rice expressed some hesitation about proceeding that evening, citing concerns about maintenance enforcement and the potential heat impacts of reducing tree and grass coverage. However, following discussion, a majority of the Council indicated readiness to vote.

Council Member Ron Campbell MOVED that City Council adopt the ordinance amending the Development Code regarding landscaping standards, including the change recommended by staff regarding authorized run-off, and include language to ensure continuing maintenance.

After the motion was made, Mr. Patterson commented that if the Council wanted to pass the ordinance this evening, but also ensure maintenance standards were included, they could proceed with the adoption while requiring a future amendment to specifically address maintenance. He indicated that this could be done without sending the issue back to the Planning Commission, as it was part of implementing the same objectives. He concluded that he was comfortable drafting such language and could return to the Council with it for further review.

Council Member Ron Campbell MOVED that City Council adopt the ordinance amending the Development Code regarding landscaping standards, including the change recommended by staff regarding authorized run-off, and include language to ensure continuing maintenance, and will be added and brought back to the council.

Council Member Kim Rodela SECONDED the motion.

Council Member Rodela expressed her understanding of the importance of conservation and environmental responsibility. However, she voiced concerns about how upkeep would be managed, emphasizing the necessity of ensuring that xeriscaping is maintained properly to avoid substituting one problem with another.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 5:0

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.

City Attorney/Planning & Zoning Administrator Patterson presented proposed amendments to both the Development Code and Municipal Code to standardize and simplify the city's sight triangle regulations. He explained that sight triangles are the areas at intersections where nothing above 3 feet in height is permitted in order to maintain driver visibility. The amendments would consolidate previously scattered and inconsistent standards into a single, clear section; adopt a uniform 40-foot residential sight triangle measured from the extended curb or road edge; incorporate the American Association of State Highway and Transportation Officials (AASHTO) standard for higher-speed roads and commercial access points; clarify that measurement of the 3-foot height limit is taken from the sidewalk surface (or road surface where no sidewalk exists); require a 3-foot clearance around fire hydrants; and place maintenance responsibility on the adjacent property owner. The Planning Commission had reviewed the item, held a public hearing, and recommended approval.

A key point of discussion among the Council was whether to allow any trees within sight triangles. Staff's original recommendation was to prohibit all vegetation over 3 feet within a sight triangle, including trees. The Planning Commission had recommended allowing trees provided they were trimmed to a clear trunk from 3 to 8 feet in height and the overall foliage remained within a 12-inch diameter. Code Compliance Officer Wallace spoke to the enforcement challenges of this exception, describing a case involving a 35-foot tree that had been planted as a 7-foot tree decades earlier and now creates a serious sight obstruction. He advocated strongly for prohibiting new trees in sight triangles as a matter of public safety.

Mayor Brittney P. Bills opened the public hearing at 7:47 p.m.

There were no public comments.

Mayor Brittney P. Bills closed the public hearing at 7:47 p.m.

Council Members Campbell, Cortney, and Smith all expressed preference for not allowing trees within sight triangles. Council Members Rodela and Rice agreed the safety rationale was compelling, though Council Member Rice noted the financial burden tree removal can impose on property owners. The Council reached consensus that trees should not be permitted in sight triangles and that the exception contained in Section 3-6-10(2) should be removed, while grass and shrubbery (excluding hedges) under 3 feet in height would continue to be allowed.

Council Member Liz Rice MOVED that City Council adopt the two ordinances amending both the Development Code and Municipal Code regarding sight triangle regulations, If the Council wants to prohibit vegetation over 3 feet in the sight triangle, the Council may adopt the ordinances without section 3-610(2).

After several iterations and discussions on formulating the motion, Council Member Liz Rice withdrew her

motion.

Council Member Doug Cortney requested consent to void the previous motion. The City Council offered their unanimous consent.

Council Member Doug Cortney MOVED that the City Council adopt the two ordinances amending both the Development Code and Municipal Code regarding sight triangle regulations without section 3-610(2); however, allowing existing trees with a trunk diameter of less than 8 inches to remain.

There was no SECOND.

Council Member Ron Campbell MOVED that City Council adopt the two ordinances amending both the Development Code and Municipal Code regarding sight triangle regulations, without section 3-610(2); however, allowing vegetation with the exception of hedges, shrubs, and trees.

Mr. Patterson attempted to communicate the implications of the motion made by Council Member Campbell, noting that even if hedge is under 2' it will not be allowed.

Council Member Liz Rice MOVED that City Council adopt the two ordinances amending both the Development Code and Municipal Code regarding sight triangle regulations allowing grass and shrubbery, except hedges under 3 feet.

Council Member Scott L. Smith SECONDED the motion.

City Recorder Cottle read back the motion.

Council Member Liz Rice requested that the terms "under 3 feet" be removed from her previous motion.

City Recorder Cottle read back the revised motion:

Council Member Liz Rice MOVED that City Council adopt the two ordinances amending both the Development Code and Municipal Code regarding sight triangle regulations allowing grass and shrubbery, except hedges.

Mayor Bills asked if shrubbery includes trees.

Council Member Scott L. Smith MOVED to CONTINUE this item.

Council Member Kim Rodela SECONDED the motion.

Council Member Cortney stated he was comfortable continuing the issue but wanted to give staff clear direction.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 5:0

Mayor Bills conducted a poll among the Council members to determine if trees or shrubs should be allowed within sight triangles. All Council Members communicated trees should not be allowed, but some vegetation like short bushes and flowers could be permissible. Based on that feedback, City Administrator Wells stated she believes the Council can take a vote on the matter this evening to allow grass, shrubs, flowers and any vegetation under three feet in sight triangle.

Council Member Doug Cortney MOVED to reconsider the motion to continue.

Council Member Ron Campbell SECONDED the motion.

Council voted unanimously in favor. The motion passed.

Ms. Wells then offered a suggested motion to the Council to adopt the two ordinances amending both the Development Code and Municipal Code regarding sight triangle regulations without section 3-610(2).

Council Member Kim Rodela MOVED that City Council adopt the two ordinances amending both the Development Code and Municipal Code regarding sight triangle regulations without section 3-610(2).

Council Member Scott L. Smith SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 5:0

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.

City Engineer/Public Works Director Trusty reported that the motor in Well No. 4—the city's primary culinary well—had failed due to a turn-to-turn short resulting in a ground fault. He explained that the failure is believed to have been caused by epoxy coating rather than the more durable VPI resin. Mr. Trusty indicated that maintenance staff have greater confidence in a rewound motor than a new replacement, and that Sidewinders Motor Services has a strong track record with the city.

Council Member Smith inquired about Well No. 4's age and the solution for ensuring the city's water needs were met during its downtime, to which Mr. Trusty indicated Well No. 4 is the City's newest well and he confirmed ongoing reliance on Wells 2 and 3 until it is repaired.

Council Member Cortney asked whether other motors should be inspected and proactively treated with VPI resin; Mr. Trusty indicated that would be worth evaluating.

Council Member Kim Rodela *MOVED* that City Council award the bid to repair the well #4 motor to Sidewinders Motor Services in the amount of up to \$28,553.54, which includes a 10% contingency.

Council Member Scott L. Smith *SECONDED* the motion.

Council Member Rice inquired as to the source of the funds for the expense, to which Mr. Trusty responded the expense would come from the budgeted system repairs fund, specifically GL 55-4040-1, already approved for such a need.

The vote was recorded as follows:

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

The motion carried 5:0

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.

City Engineer/Public Works Director Trusty reported that the existing SCADA programmable logic controller (PLC) at the Beacon Hills booster station is aging and requires replacement.

Council Member Liz Rice *MOVED* that City Council approve the bid award to ICTech for SCADA PLC replacement in the amount of up to \$32,810.29.

Council Member Scott L. Smith *SECONDED* the motion.

The vote was recorded as follows:

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

The motion carried 5:0

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.

City Engineer/Public Works Director Trusty presented the Phase 3 sewer slip lining project, noting that the scope incorporates portions of Phase 3 combined with Phase 4, as cost savings from earlier phases allowed the combination. Many of the sewer lines involved are estimated to be 40 to 50 years old. Additional costs in this phase are attributable to traffic control requirements along busier streets, including 10400 North. Council Member Smith asked about the age of the infrastructure, and Mr. Trusty confirmed that many lines predate the City's 1979

incorporation.

Council Member Scott L. Smith MOVED that City Council award the bid for the phase 3 slip lining project to Insituform in the amount of \$481,385.30.

Council Member Liz Rice SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 5:0

Council Member Smith confirmed that the funding for this expense has already been included in the City's adopted budget. Mayor Bills stated that is correct.

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.

City Attorney/Planning & Zoning Administrator Patterson presented two focused discussion items related to detached accessory dwelling unit (DADU) regulations, with the question of unit size to be addressed at a future meeting.

Setbacks: Mr. Patterson outlined two options: (1) requiring DADUs to comply with residential home setbacks, generally 25–30 feet from the rear property line and 10–15 feet from the side property line, with a possible reduction to 20 feet from the rear for single-story structures; or (2) following accessory building setbacks of 10 feet from both side and rear property lines. He noted that a large number of existing accessory buildings in Highland are already built to the accessory building setback line, meaning the home setback standard would render many existing structures ineligible for conversion without demolition and reconstruction.

The Council debated both options at length. Council Member Campbell expressed strong philosophical opposition to requiring home setbacks for existing structures, viewing it as government overreach into private property decisions. Council Member Smith countered that home setbacks are appropriate given Highland's historically low-density character and the Council's obligation to reflect what residents want, expressing particular concern about the risk of creating accessory dwellings larger than the primary residence. Council Member Cortney acknowledged the tension but indicated he could support applying accessory building setbacks to single-story structures as a compromise. Council Members Rodela and Rice both expressed a preference for home setbacks, with Council Member Rodela acknowledging the political context of state legislative mandates requiring some degree of permissiveness. A majority of four Council Members (Smith, Rodela, Rice, and Cortney) indicated support for home setbacks with a reduction allowance for single-story structures per the Planning Commission's recommendation. Council Member Campbell dissented.

Height: Mr. Patterson explained that the Planning Commission had recommended allowing DADUs to reach the height of the primary residence, up to the 35-foot city maximum, while an alternative would cap height at 25 feet—the standard accessory building height. All five Council Members expressed a preference for a 25-foot height cap for detached ADUs.

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

City Administrator Wells presented updates to the upcoming annual resident survey, which will be distributed with the September newsletter. Staff proposed adding new questions focused on how residents receive information from the city, awareness of PI text alerts, and an open-ended question inviting residents to identify areas where they feel the city is doing too much or too little. Ms. Wells requested any additional Council feedback within one week.

b. Community Development Update ([Current Projects](#))

Rob Patterson, City Attorney/Planning & Zoning Administrator

City Attorney/Planning & Zoning Administrator Patterson provided advance notice of an upcoming application for a legislative development agreement for the commercial lot in Sky Estates, located just south of the clubhouse and north of Sterling Point. The applicant is proposing an assisted living facility and is seeking modifications to allowed building size and parking requirements, supported by parking studies. The item is expected to go before the Planning Commission at its next meeting, with Council review anticipated in September.

c. 9600 N Road Improvements Update

Chris Trusty, City Engineer/Public Works Director

City Engineer/Public Works Director Trusty reported that the city had originally planned to apply a bonded matrix surface treatment to 9600 North, but staff is now recommending a switch to a "supermod chip seal" product for most of the corridor. The supermod uses a larger aggregate premixed with binding emulsion, provides additional structural value, and does not require the extended 24-hour road closure associated with the bonded matrix. The contractor agreed to hold the previously quoted price in exchange for permission to use the project as a demonstration site. A top seal coat will be applied approximately one week after initial placement.

Mr. Trusty noted that the western approximately 1,400 feet of 9600 North is being withheld from this phase due to anticipated road cuts needed for the Pearson development project, a potential additional sewer and water connection, and a right-of-way dedication from the Dean and Paxman properties conditioned on connection to the PI water system. Staff recommended that this section be deferred and incorporated into next year's project to avoid cutting into a freshly treated road surface. Work on 6000 West is set to begin the following day, with 9600 North to follow on Thursday and the top coat to be applied on Monday. Council Member Rice expressed appreciation for the thoughtful approach and the communication with affected property owners.

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 8:59 pm Council Member Doug Cortney MOVED that the City Council recess the regular City Council meeting to convene in a closed meeting in the Executive Conference Room to discuss the purchase, exchange, or lease of real property, and pending or reasonably imminent litigation, as provided by Utah Code Annotated §52-4-205.

Council Member Kim Rodela SECONDED the motion.

The vote was recorded as follows:

<i>Council Member Ron Campbell</i>	<i>Yes</i>
<i>Council Member Doug Cortney</i>	<i>Yes</i>
<i>Council Member Liz Rice</i>	<i>Yes</i>
<i>Council Member Kim Rodela</i>	<i>Yes</i>
<i>Council Member Scott L. Smith</i>	<i>Yes</i>

The motion carried 5:0

Council Member Doug Cortney MOVED to adjourn the CLOSED MEETING and Council Member Liz Rice SECONDED the motion. All voted in favor and the motion passed unanimously.

The CLOSED MEETING adjourned at 9:43 pm.

ADJOURNMENT

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

The meeting adjourned at 9:44 pm.

I, Stephannie B. Cottle, City Recorder of Highland City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on August 4, 2026. This document constitutes the official minutes for the Highland City Council Meeting.



Stephannie B. Cottle, CMC, UCC
City Recorder

Welcome to the Highland City Council Meeting

August 4, 2026

Please Sign the Attendance Sheet

Scan for Agenda





6:00 PM REGULAR SESSION

Call to Order – Mayor Brittney P. Bills

Invocation – Council Member Scott L. Smith

Pledge of Allegiance – Council Member Liz Rice

Respect Statement – Mayor Brittney P. Bills



UNSCHEDULED PUBLIC APPEARANCES

**HIGHLAND CITY IS COMMITTED TO CIVILITY AND RESPECT.
ALL ARE ASKED TO ACT AND SPEAK ACCORDINGLY.**

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.



PRESENTATIONS

- a. Kristoffer Pagel – Highland Glen Park Proposal –
Brittney P. Bills, Mayor

FRIENDS OF
HIGHLAND GLEN
PARK POND

08/01/2026



Progress

- Life jacket loaner station repaired
- Soap dispensers replaced in restrooms
- Restrooms numbered for emergency response and maintenance identification
- Four water fountains repaired
- Trail bollards restored and protected with safety paint
- Camera mast ripped from restroom roof repaired
- Pumps replaced for five pond aerators
- No parking area established with new signage on boat ramp
- Missing signage replaced throughout park
- Graffiti removed from many signs
- Bridge railing repaired
- Overgrowth and trash removed from many trails and streams (massive project requiring most resources)
- Trees in parkway median pruned
- Parkway median end caps painted
- Fire hydrants repainted and surroundings cleared of brush
- Sand renourished on sandy beach
- Grills cleaned up and loads of ash removed
- Picnic benches and tables re-stained
- Flagpole hardware replaced and flag flown
- Entrance decorated for July 4th
- Cedar split rail fencing repaired



Progress



No-Expense Requests

- Re-bury underwater pipes that continue to collect on the shore and present a safety hazard.



- Evaluate purpose and consider removal of buoy line with floats on the northwest corner of the pond as it is old, missing many buoys, and seems to serve little purpose other than getting fishing gear caught on it and endangering waterfowl. While this was once the designated swim area, that is now from the sandy beach. There are no motorized watercraft on the pond, so the float line is pointless and detracts from the natural aesthetic.



No-Expense Requests

- Remove old pebbled concrete water fountains in disrepair from the trails on the south end of the pond. When recently tested, it was determined the pipes are full of rust rendering water unsafe, and several of them are collecting trash. These have not been used in many, many years.



Policy Requests

- Identify new sign design (that compliments nature aesthetic), not intended for lawful signs (e.g., STOP, YIELD, ONE WAY, Pedestrian Crosswalk, etc.) for park messaging to be implemented over time throughout city parks (example below)
- Modify park rules and associated ordinance to ban fishing from sandy swim beach and install signage on pre-existing posts.
- Modify municipal ordinance to define “motorized vehicle” on city trails
 - Prohibit passenger vehicles, motorcycles (electric or fuel powered), ATVs, UTVs, motorized skateboards, motorized stand-up scooters, and class 2 and 3 electric bicycles.
- Establish speed limit inside park of 10 miles per hour, beginning/ending at park gates, and post small (decorative) speed limit signs along the parkway.



Policing Requests

- Engage Lone Peak Police to:
 - Increase fishing license checks for persons 12 years and older to slow down irresponsible and unsafe fishing practices. Volunteers have rescued MANY ducks injured and lives threatened due to fishing hooks and line.
 - Monitor for, educate, and/or cite littering.
 - Monitor for, educate, and/or cite motorized vehicles on trails.
 - Monitor for, educate, and/or cite individuals failing to yield to pedestrians and/or stop and trail crossing stop sign.
 - Monitor for, educate, and/or cite individuals parked in no-parking areas.



Operating Requests

- Restore flagpole above the pond so it can be used.
 - New pulley, cleat, halyard, and flag installed as part of phase one.
 - Colonial Flag submitting phase two estimate for paint, anti-tangle collar, and finial ball.
 - Identify lighting solution for flagpole. Colonial flag does not sell solar-powered LED solution powerful enough for this size pole and flag. One option can be found at https://www.earthtechproducts.com/commercial-flagpole-light-kit-3.html?srsId=AfmBOoqz05_eeFwK7AWr32PFWeqUvT0InF1Ha_hJ1Gb5PYUkp3kwY3a6



Operating Requests

- Re-stripe all pedestrian crosswalks
- Install solar-powered LED stop signs (as are placed elsewhere in Highland City) on both sides of the trail cross near the playground, replacing the existing stop signs. This is a dangerous area and vehicles regularly fail to stop.



- Install pedestrian activated, solar-powered, STROBE Pedestrian Crosswalk signs at the trail cross on the parkway blind curve. Would recommend one on either side at the crosswalk, and a second on either side 25ft up or down the hill to provide advance warning around the blind curve.



Operating Requests

- Establish no parking zones as indicated below to protect right-of-way for traffic flow and emergency vehicles. There is more than enough designated parking in more than half dozen other areas!



Operating Requests

- Repaint all restroom exterior doors brown...or provide paint to FOHGPP so volunteers can do this.
- Replace deteriorated/missing grills or consider removing grills altogether due to very real fire threat surrounded by natural fuel in the habitat as record-setting fire seasons progress. The Parks Dept alone cannot possibly manage the brush in the area, and most of the picnic areas are overgrown.
- Consider drinking fountain along the path at the south end of the pond.
- Replace dead trees in the entrance roundabout, two in the parkway median, and one in the landscape zone between the two parking areas next to the sandy beach.



Operating Requests

- Police and citizens have continued to request additional trash receptacles around the pond path (proper). Recently, a councilmember suggested these cost \$1300-\$1500 each. We propose a much more cost-effective alternative that may not incorporate the costly Highland laser-cut branding in the metal design. Something like this from U-Line is a third to half that price, discounted with quantities, and available in several colors, including black or green.



https://www.uline.com/BL_8775/Thermoplastic-Trash-Cans?keywords=metal+trash+cans



Operating Requests

- Install six pet waste contains (two on the east and two on the west sides, and one the north and south ends) around pond, just off the pathway so service vehicles can easily drive around to collect. Do not recommend providing bags as they are often mis-used, stolen, or blown out by weather creating a mess. Recommend a design like this that says PET WASTE to discourage use of any other kind.



<https://www.petwasteeliminator.com/e10pet.html>



Capital Requests

- Establish a multi-year plan for replacing three piers with a steel and composite design that saves money over the long term in maintenance and improves safety. Must incorporate angled cap beam to prevent sitting/standing on.



- Replace bridges throughout park with steel and composite design. Many of the current bridges are in disrepair and recurring attempts to repair are only temporary due to deteriorating wood. Bridge and piers to be designed in a way to compliment one another.



Capital Requests

- Roadway/Parking Lot Improvements
 - Re-pave any roadways or parking areas with deteriorating surfaces
 - Pave all currently graveled areas from playground zone extending to lower parking lot
 - Widen roadway from lowest parking lot to playground restrooms to accommodate two lanes of traffic, including over the spillway creek
 - Install parking curb stops for all designated parking spaces to discouraged the parking chaos that occurs especially on weekends
- Re-dress sandy beach top with same grade sand used on volleyball courts. The base layer is a much coarser sand that was re-purposed from another area and is full of rocks and debris...it is not pleasant to walk on.
- Enlarge spillway capacity (wider and deeper) from pond to canal to mitigate flooding, ideally using gabion cages for the walls and base. Would need to be considered with the roadway widening mentioned herein.

Before



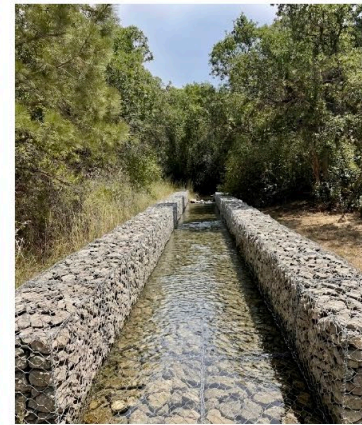
Proposed



Before

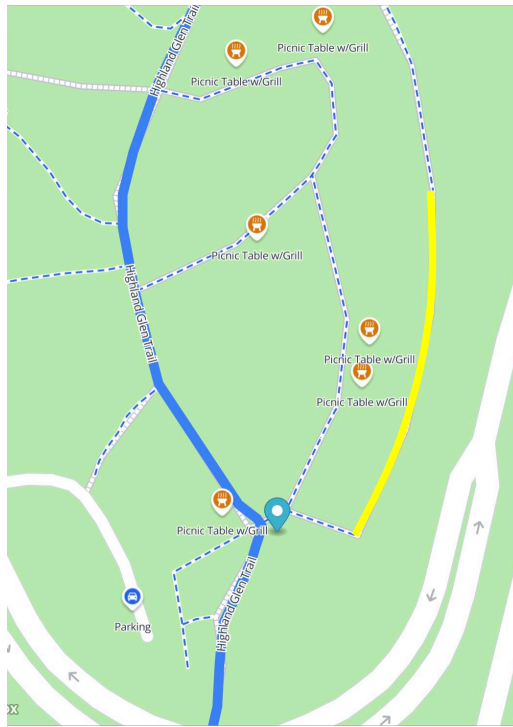


Proposed



Capital Requests

- Trail Improvements
 - Clear and pave final unfinished trail (yellow below) to complete network



Capital Requests

- Establish longer term, multi-year project to replace current wood fencing throughout park with one that is natural in terms of aesthetic, sturdy/safe, and slightly expanded to protect critical hazards. The current split rail cedar fencing does not hold up to people crossing over it or the weather. The type of fencing below is more readily available and would last longer. Either way, consider extending the fencing in the lowest park area all the way to the spillway creek



Permission

- While conducting trail maintenance (brush clearing) during off-peak hours, can we close a small segment of trail so we can get a small vehicle in to haul brush out to the roadway for collection, if we procure and place signage on both ends of the small segment of trail? We understand motorized vehicles are prohibited on trails, unless authorized by the city (e.g., city vehicles, contractor vehicles, public safety vehicles, etc.).
- Alternatively, the city may consider allowing us to use a city-provided UTV. Could be stored in a shipping container in upper trailhead lot or behind locked gate Dept. lot. If operating city equipment, would suggest requiring background check, including driving record.



Permission

- Can the Friends of Highland Glen Park Pond post yard signs (placed in good taste without impeding pedestrian right of way) with logo and QR code to learn more? We commit to monitoring them weekly to ensure they are not damaged or misplaced as not to detract from the overall appearance of the habitat.



CONSENT ITEMS *(5 minutes)*

3a. Approval of Meeting Minutes: July 7, 2026
General City Management

Motion to Approve

I move that the City Council approve consent item 3a, the approval of meeting minutes from July 7, 2026.



ORPHAN PARCEL LAND SALE – CARMAN

General City Management

Item 4a – Action/Resolution

Presented by- Rob Patterson, City Attorney/Planning & Zoning Administrator

Purchase Request Overview



Process

- Per city code, orphan parcels are deemed not to be “significant parcels of real property”
- Per state law, sign was posted on property
- Per city code, orphan parcels designated as surplus are to be sold by City at annually adopted orphan parcel sale rate (2026-\$5.72/SF)
 - No further auction, bidding, or notice process required
 - Only offer received from original applicant (Carman) to buy at 2026 orphan parcel rate

Sale Conditions 07/07/2026

- Responsible for surveying, closing costs, and capping/rerouting city sprinklers.
- Must adhere to all city ordinances, including park strip planting requirements and maintaining a clear sight triangle for vehicles.
- Upon sale, the applicant automatically becomes responsible for maintaining and improving the western park strip according to City standards.

Sale Conditions 08/04/2026

- The Property sold to include the area shown on the attached document.
- The sale price for the Property be the 2026 surplus orphan parcel sale rate adopted by the City Council.
- The Buyer pay the pressurized irrigation impact fees relative to the additional property.

Sale Conditions 08/04/2026

- The Buyer pay all closing, surveying, and title insurance costs associated with the sale.
- The Property be transferred by quit-claim deed.
- The sale of the Property close within the authorized timeframe established by the resolution designating the Property as surplus.

Motion to Approve

I move that the City Council approve the attached Resolution authorizing the sale of city-owned orphan property adjacent to the property owned by Jared Carman, with the conditions outlined by staff, and direct staff and the Mayor to prepare and execute a sale contract and finalize the sale of that property to Jared Carman.



ORPHAN PARCEL LAND SALE – JOHANSON

General City Management

Item 4b – Action/Resolution

Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

Purchase Request Overview



Purchase Request Overview



Process

- Per city code, orphan parcels are deemed not to be “significant parcels of real property”
- Per state law, sign was posted on property
- Per city code, orphan parcels designated as surplus are to be sold by City at annually adopted orphan parcel sale rate (2026-\$5.72/SF)
 - No further auction, bidding, or notice process required
 - Only offer received from original applicant (Johanson) to buy at 2026 orphan parcel rate

Sale Conditions 07/07/2026

- The applicant either (1) apply for and obtain a maintenance agreement for the property between the property he intends to purchase and the trail OR (2) stop watering and maintaining the gap property.

Sale Conditions 08/04/2026

- The Property sold to include the area shown on the attached documents.
- The sale price for the Property be the 2026 surplus orphan parcel sale rate adopted by the City Council.
- The Buyer pay the pressurized irrigation impact fees relative to the additional property.

Sale Conditions 08/04/2026

- The Buyer pay all closing, surveying, and title insurance costs associated with the sale.
- The Property be transferred by quit-claim deed.
- The sale of the Property close within the authorized timeframe established by the resolution designating the Property as surplus.

Motion to Approve

I move that the City Council approve the attached Resolution authorizing the sale of city-owned orphan property adjacent to the property owned by Craig Johanson, with the conditions outlined by staff, and direct staff and the Mayor to prepare and execute a sale contract and finalize the sale of that property to Craig Johanson.



ORPHAN PARCEL LAND SALE – LOUDER

General City Management

Item 4c – Action/Resolution

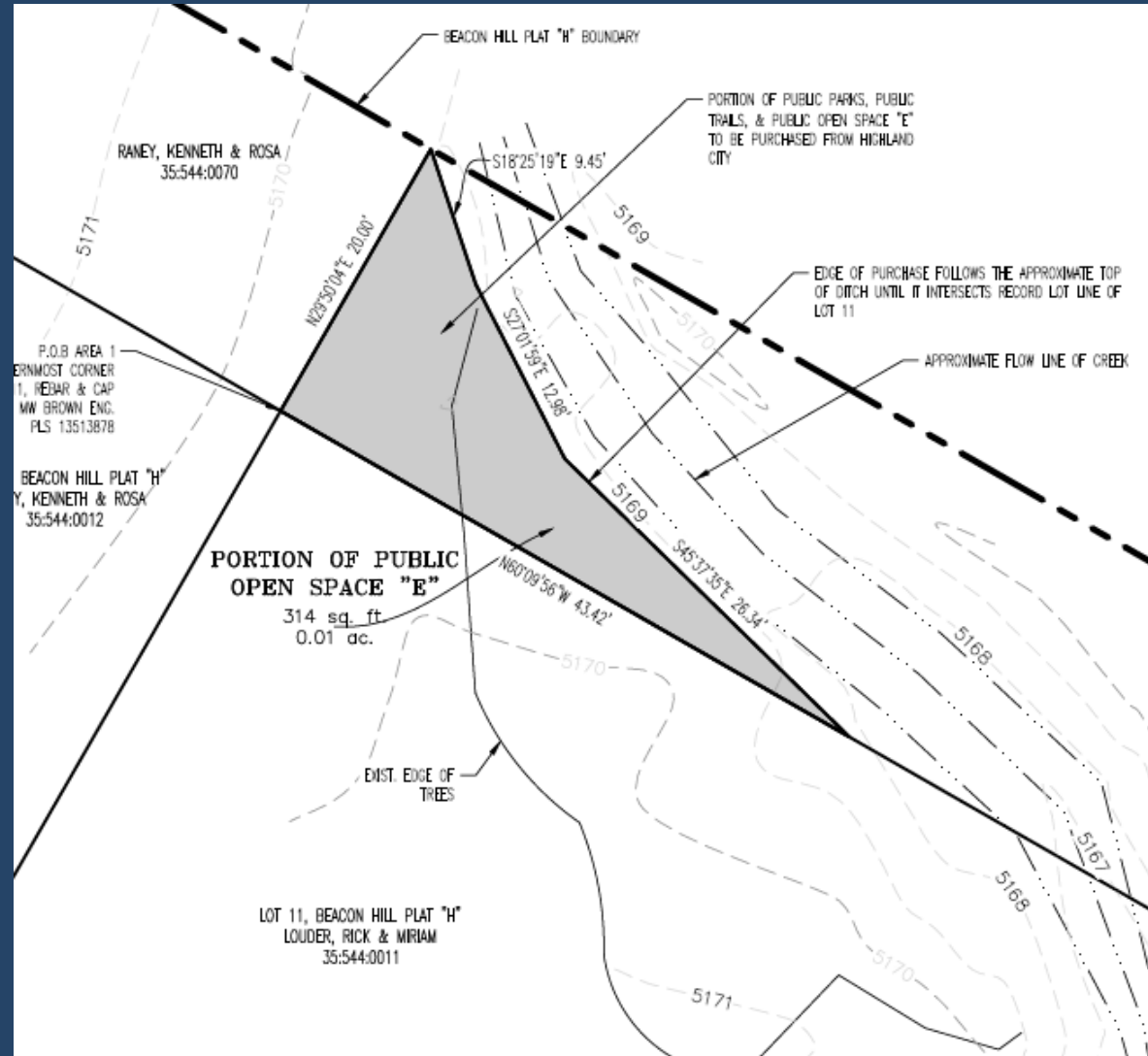
Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

Purchase Request Overview



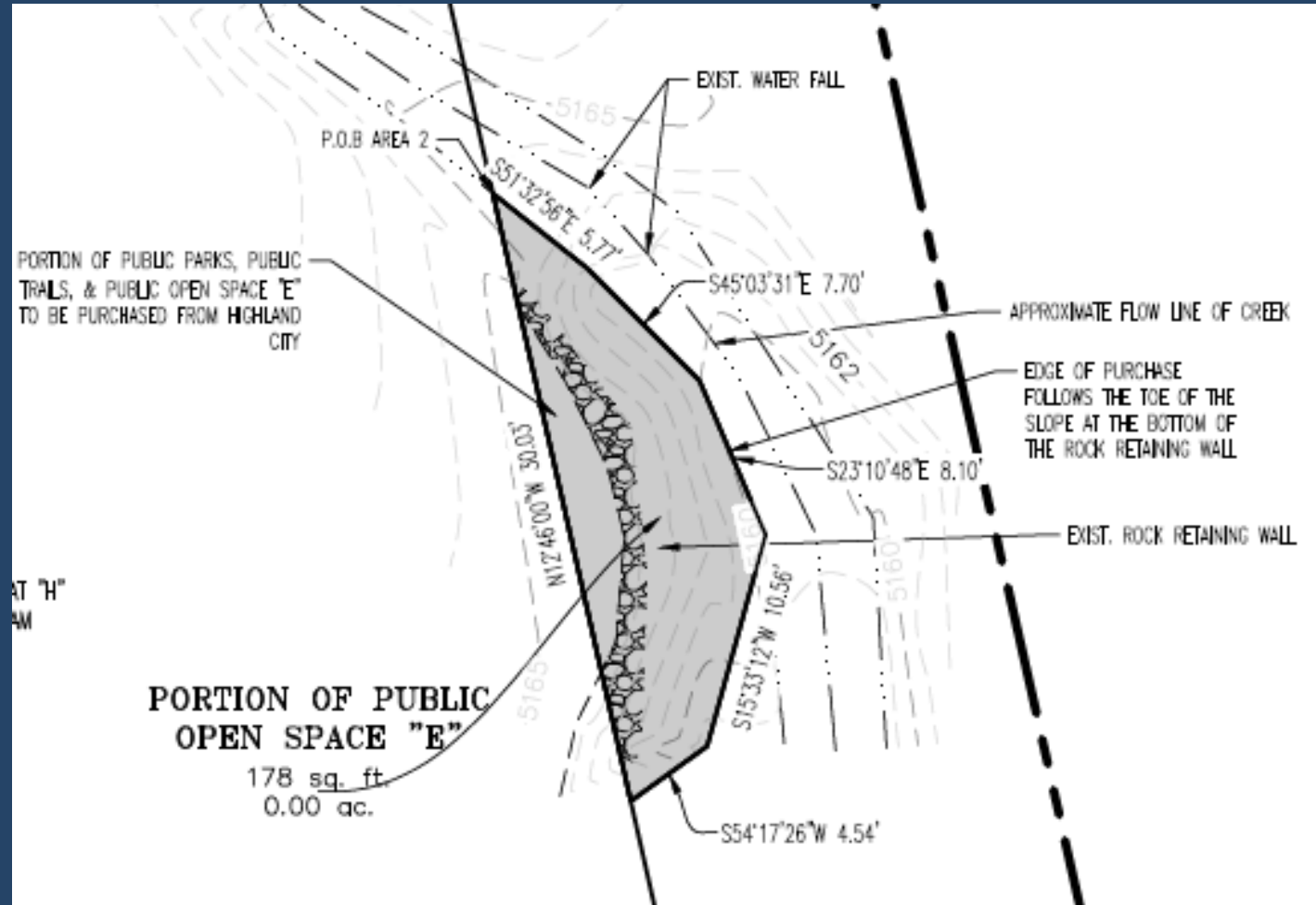
Purchase Request Overview

1



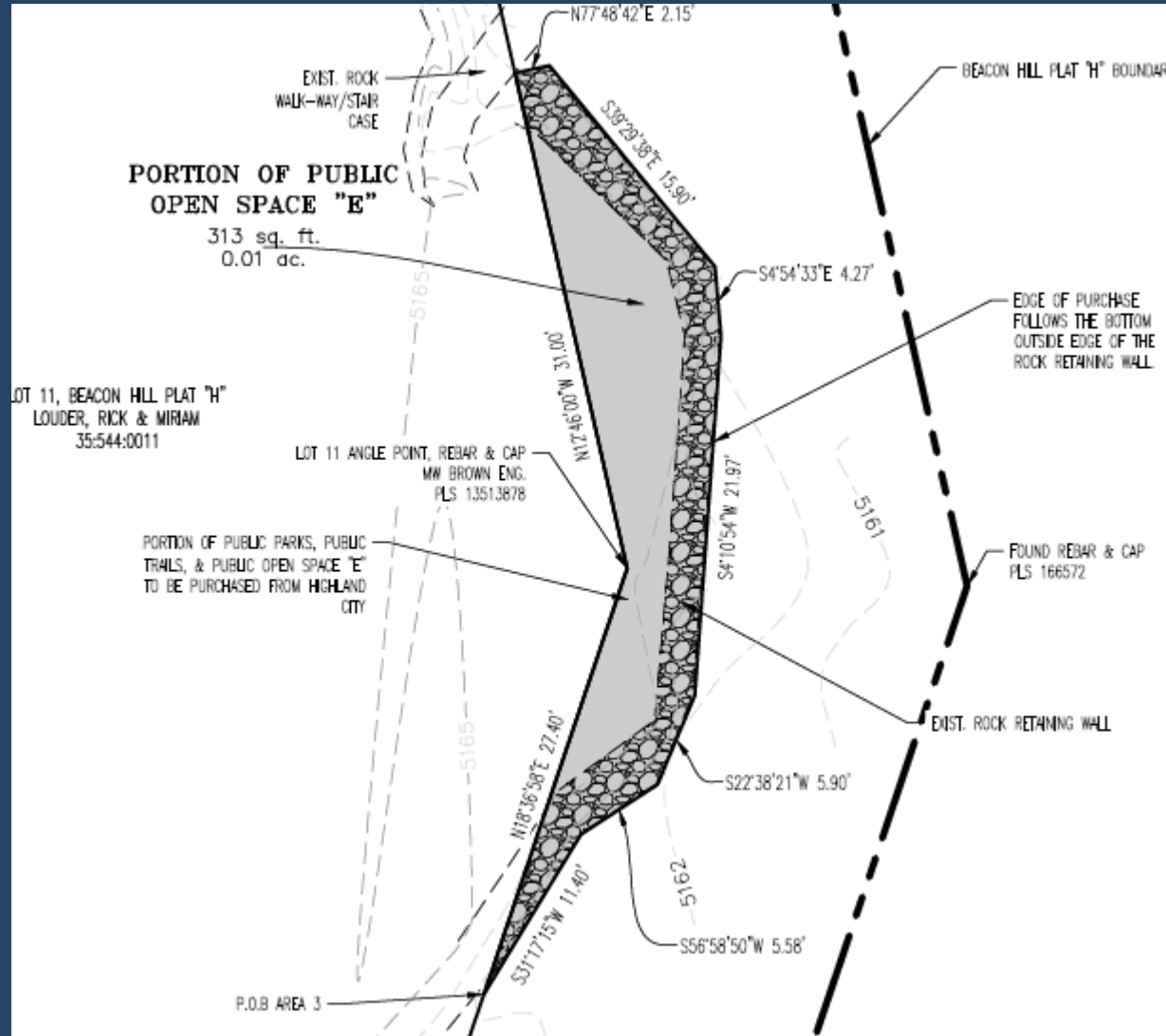
Purchase Request Overview

2



Purchase Request Overview

3



Process

- Per city code, orphan parcels are deemed not to be “significant parcels of real property”
- Per state law, sign was posted on property
- Per city code, orphan parcels designated as surplus are to be sold by City at annually adopted orphan parcel sale rate (2026-\$5.72/SF)
 - No further auction, bidding, or notice process required
 - 2 offers received

Offers

- For triangle portion, offers:
 - Louder: 2026 orphan parcel sale rate (\$5.72)
 - \$1,796.08 (triangle - #1) + \$2,808.52 (other areas - #2-3)
 - Raney: Specific amounts
 - \$1,800 (triangle - #1) + \$6,500 (other areas - #2-3)
- City policy on sales is to not create orphan parcels, which sale of other areas to Raney would do, and City practice is to sell only to adjacent property owner, not neighbors
- Staff supports sale to Mr. Louder to avoid future issues and comply with City code and policy

Sale Conditions 07/07/2026

- A survey to determine the actual extent of encroachment, to be paid for by the applicant.
- Encroached areas are to be purchased by the applicant.
- The applicant pays the pressurized irrigation impact fees relative to the additional property. ~\$76.50

Sale Conditions 08/04/2026

- The Buyer pay the pressurized irrigation impact fees relative to the additional property for the northern-most area that will be irrigated (triangle area).
- The sale price for the Property be the 2026 surplus orphan parcel sale rate adopted by the City Council.
- The Buyer pay the pressurized irrigation impact fees relative to the additional property for the northern-most area that will be irrigated (triangle area).

Sale Conditions 08/04/2026

- The Buyer pay all closing, surveying, and title insurance costs associated with the sale.
- The Property be transferred by quit-claim deed.
- The sale of the Property close within the authorized timeframe established by the resolution designating the Property as surplus.

Sale Conditions 08/04/2026

- The applicant apply for and obtain a maintenance agreement for the property where he has planted pine trees on the other side of the creek.

Motion to Approve

I move that the City Council approve the attached Resolution authorizing the sale of city-owned orphan property with improvements on them adjacent to the property owned by Rick Louder, with the conditions outlined by staff, and direct staff and the Mayor to prepare and execute a sale contract and finalize the sale of that property to Rick Louder.



WATER-WISE LANDSCAPING ORDINANCE

Development Code Update (Legislative)

Item 4d – Public Hearing/Ordinance

Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

Background

- Council has discussed landscaping regulations and water-wise requirements on several occasions
 - Prohibited turf in park strips and require xeriscape
 - Updated parkway detail landscaping to require xeriscape
- City previously discussed “flip the strip” and similar rebate programs
 - Participation previously required implementing specific, strict landscaping standards, so city declined

Background

- Rebate program required standards have now been relaxed somewhat
 - CUWCD offers \$1.50/SF rebate without standards
 - Rebate doubles (\$3/SF) with state assistance if landscaping standards are adopted
 - Standards prohibit non-functional lawn and using water-wise methods for NEW development
 - Rebate program helps existing development convert to water-wise landscaping
- Information about programs included in packet

Issues for Consideration

- Are the benefits of the regulations (water conservation, rebate program eligibility) worth the impact on development and future residents?

Amendments

- Updated code throughout to point to new proposed landscaping standards
- Updated park strip regulations for clarity and to distinguish park strips from parkways
- New parkway detail regulations that codify existing standards and requirements
- New driveway regulation to require driveways to not create run-off onto adjacent property

Amendments

- New and updated general definitions
 - Landscaping – traditional and water-wise methods, and landscaped areas do not include buildings, driveways, sidewalks, parking areas, and similar (site plan)
 - Park strip – moved definition to general definitions
 - Parkway detail – added definition from current standard
 - Xeriscape – changed to “water-wise landscaping,” updated language, and relocated the 25% living plant requirement to new landscaping regulation

Amendments – Program Eligibility

- New water-wise landscaping general regulation
- No lawn in areas smaller than 8' wide
- No lawn in park strips, “paths,” or slopes >25%
- New residential development limited to 50% lawn in front and side yards
- New non-residential development - 20% lawn
- Zero-scape not permitted. Non-lawn areas must have plants that create 50% living ground cover
- Enforcement/education with permits and plats

CB=S7°10'58"W
CL=29.81 to L

CB=N7°10'38"E
CL=29.81 to R

S0°09'34"W 85.41

N0°09'34"E 85.41

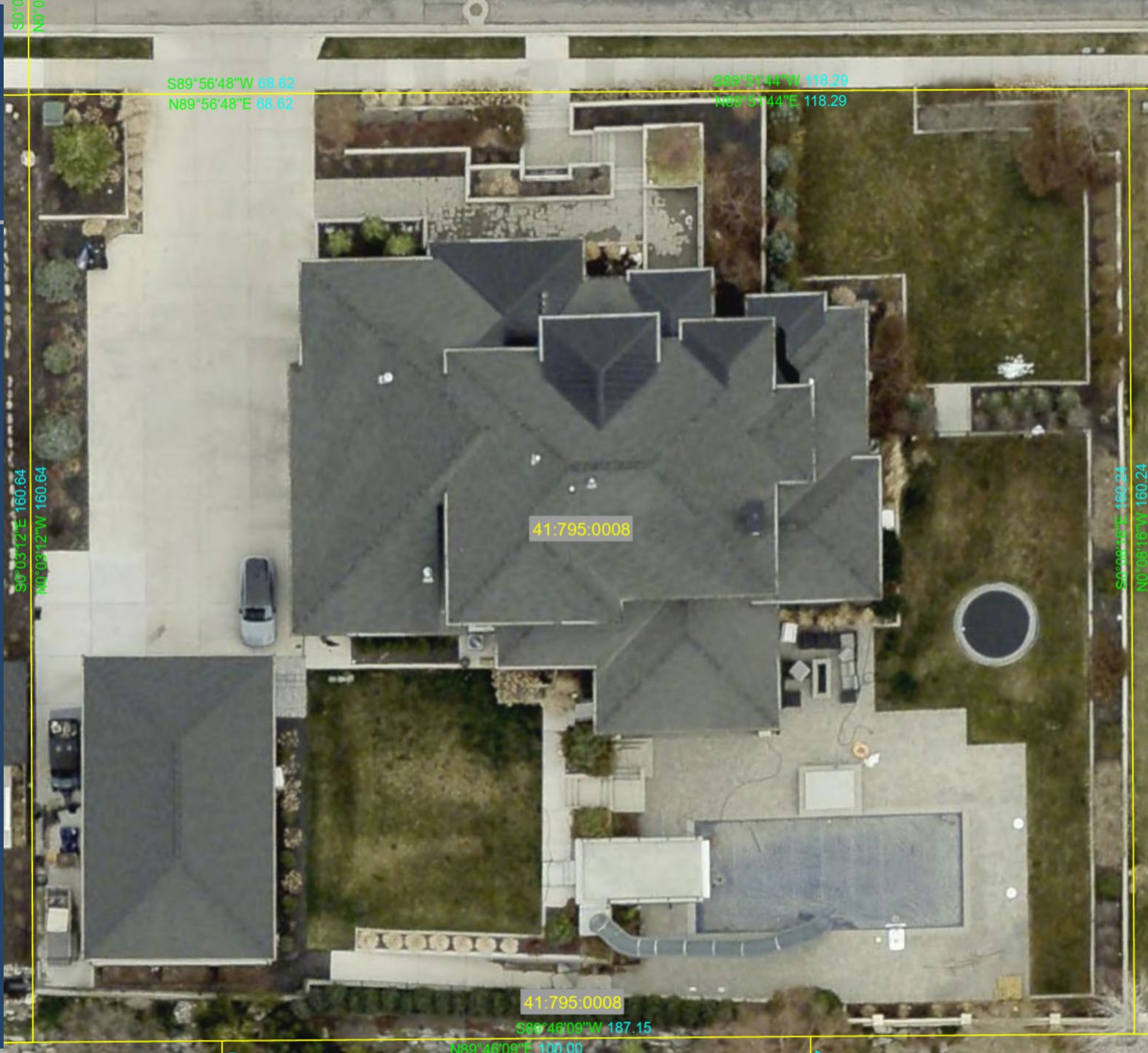
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S89°50'20"E 171.35

41.834.0107

N89°50'18"W 174.99
S89°50'18"E 174.99

S0°09'34"W 115.00
N0°09'34"E 195.10

S26°W 224.41



S89°56'48"W 68.62
N89°56'48"E 68.62

S89°51'44"W 118.29
N89°51'44"E 118.29

S0°03'12"E 160.64
N0°03'12"W 160.64

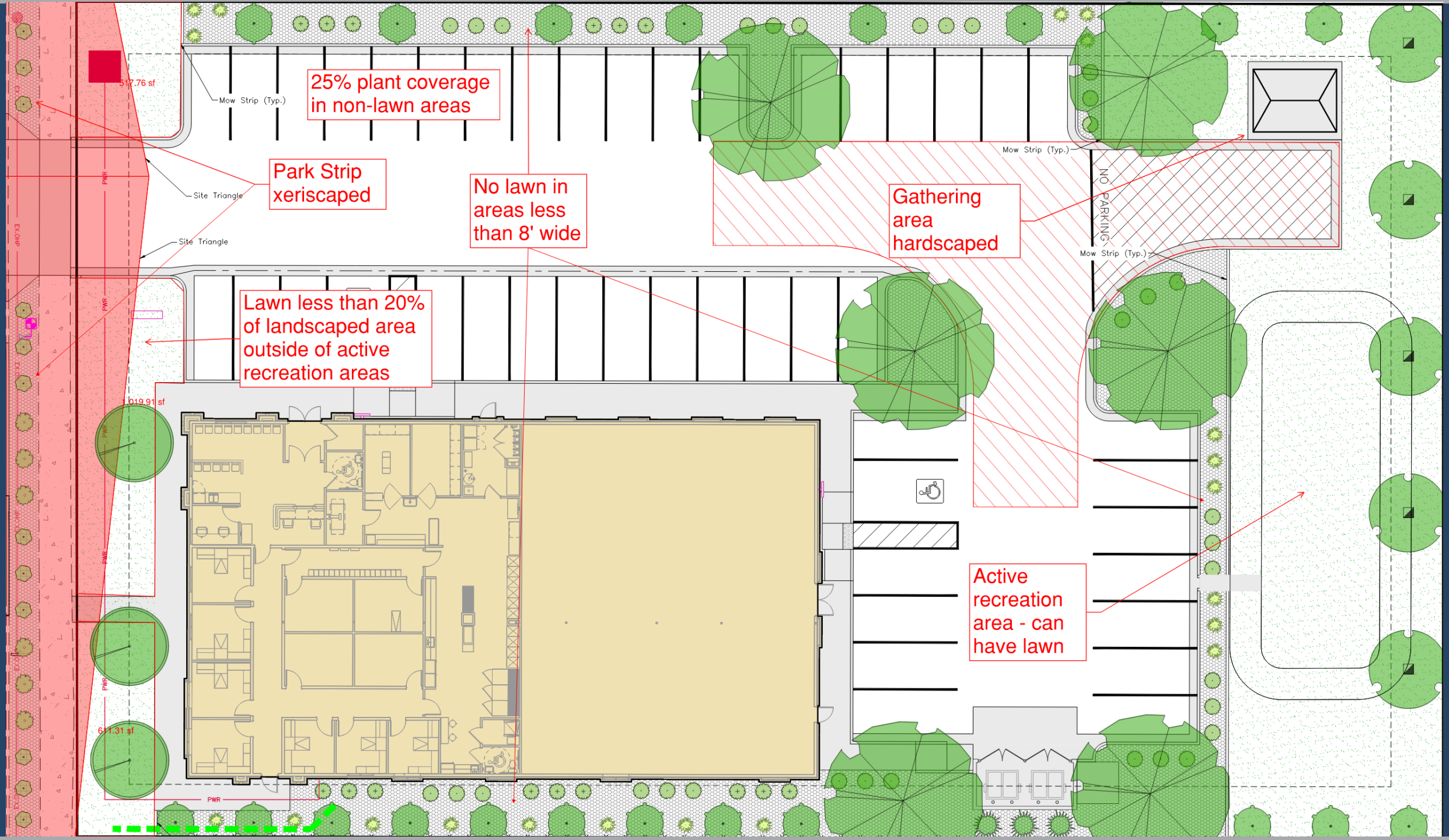
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N0°03'12"W 160.64

41:795:0008

41:795:0008

S89°46'09"W 187.15
N89°46'09"E 100.00





517.76 sf

25% plant coverage
in non-lawn areas

Park Strip
xeriscaped

No lawn in
areas less
than 8' wide

Gathering
area
hardscaped

Lawn less than 20%
of landscaped area
outside of active
recreation areas

Active
recreation
area - can
have lawn

1019.91 sf

611.31 sf

Amendments – Other Changes

- Limit impervious materials outside of driveways, gathering areas, and activity zones to 25% of landscaped areas
- This change not required for rebate program but helps avoid some landscaping complaints

Planning Commission

- Duly noticed public hearing was held
- No comments
- Unanimously voted to recommend approval with the 25% limit on impervious materials in landscaped areas

Staff Review

- Legislative decision, public hearing required
- Public notice published July 23 – no comments
- Staff believes the recommended amendments reflect the water conservation standards of CUWCD and represent a reasonable balance in landscaping
- Staff recommends one minor clarification that runoff from driveways and impervious areas cannot drain onto adjacent property without authorization (allows permitted runoff into city or neighbors property)

Motion to Approve

I move that City Council adopt the ordinance amending the Development Code regarding landscaping standards

- Including the change recommended by staff regarding authorized run-off



SIGHT TRIANGLE REGULATION AMENDMENTS

Development Code Update (Legislative)
Municipal Code Update (Legislative)

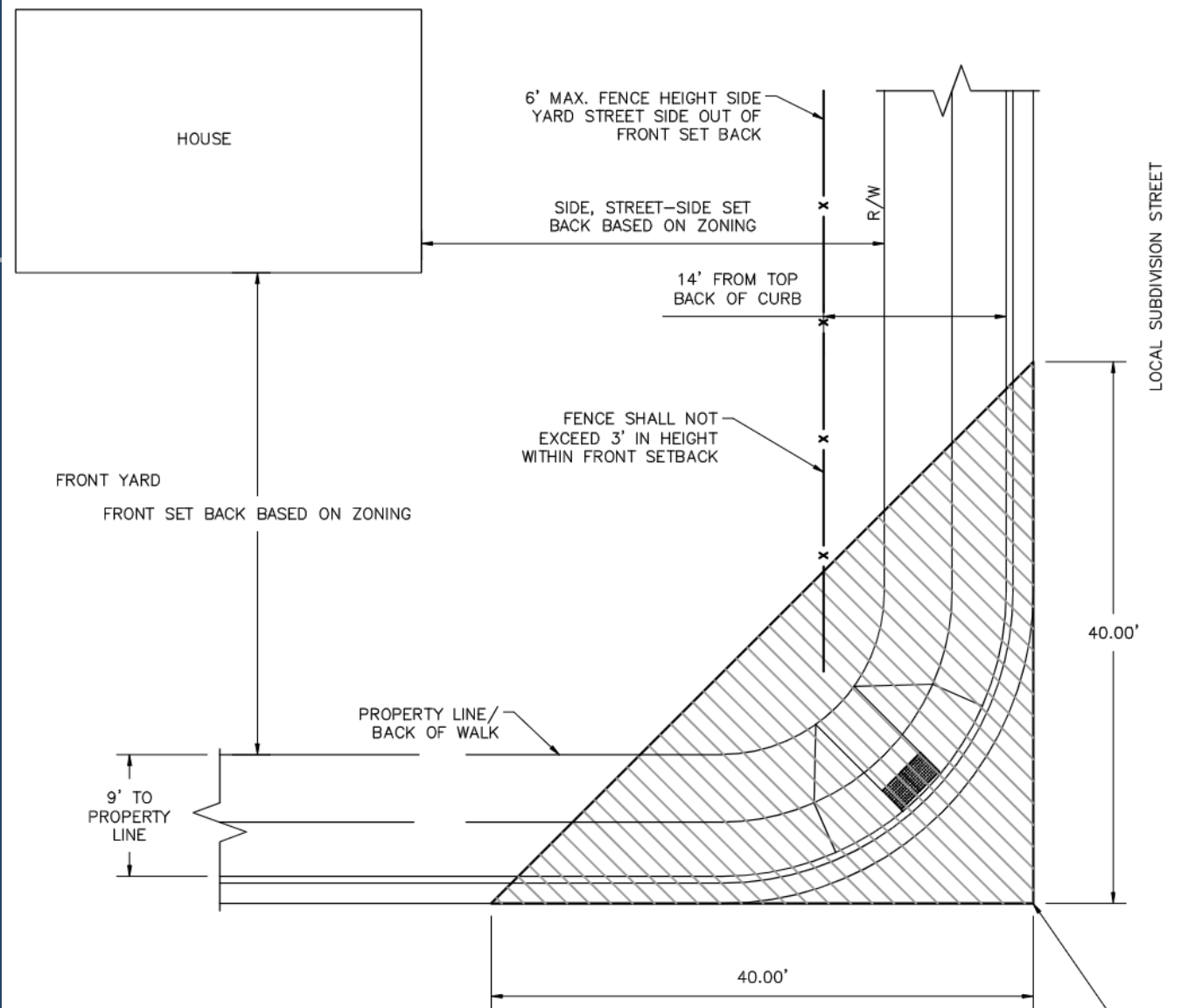
Item 4e - Public Hearing/Ordinance

Presented by - Rob Patterson, City Attorney/Planning & Zoning Administrator

Background

- Sight triangles prohibit anything over 3' at corners
- City has multiple sight triangle regulations that have not been updated in some time
- 2024 -Updated general design and construction standards with planning and engineering review
 - Included two complementary sight triangle standards
 - 40' local road intersection standard
 - AASHTO sight triangle regulations
- Proposed amendments update code to match current design and construction standards

Drawing ST-06



NOTE:

1. SIGHT DISTANCE SHALL ALSO COMPLY WITH HIGHLAND CITY DESIGN CRITERIA, SECTION 2.06 (F).

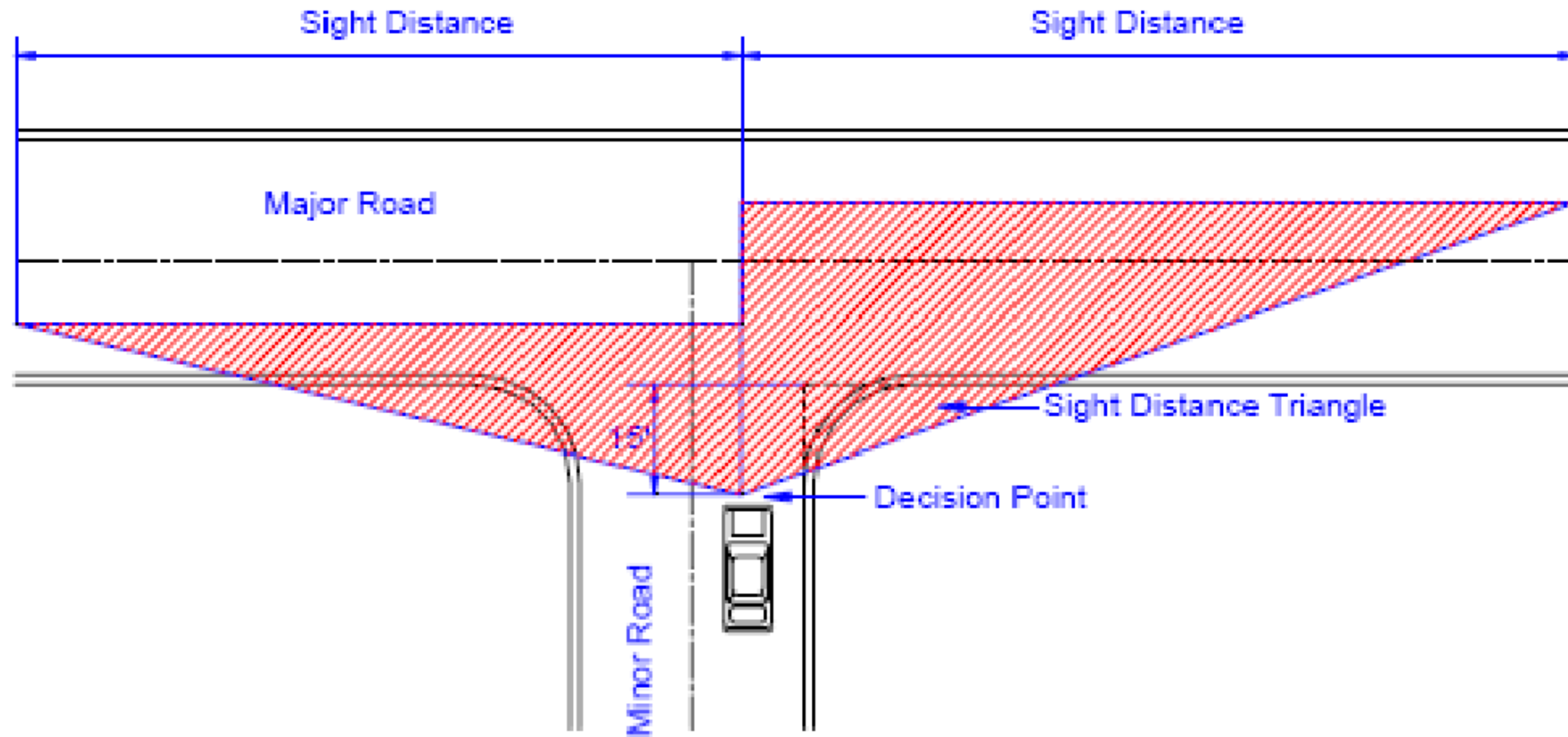
40' TRIANGLE CLEAR ZONE
SIGHT DISTANCE SHALL NOT
BE OBSTRUCTED BY FENCING,
LANDSCAPE, ETC. WHICH
EXCEEDS 3' IN HEIGHT

SIGHT TRIANGLE

SCALE: NTS

Sub-Section F. Site Distance Triangle:

A clear line of sight must be provided at all intersections. The “Sight Distance Triangle” must be calculated using the stopping “Sight Distance” of the road being intersected. The stopping “Sight Distance” is 200 feet for a Local street, 300 feet for a Collector and 425 feet for an Arterial. The figure below illustrates the required “Sight Distance Triangle” based on the “Sight Distance”. Compare to drawing.



Amendments

- Updated code throughout to refer to “sight triangle” instead of clear view, clear vision, etc.
- Provided standard for measuring 3’ height limit
 - Sidewalk or road surface if no sidewalk
- Clarified fire hydrant clearance
- Clarified adjacent property owner maintains triangles
- Removed outdated sight triangle regulations/diagrams and replaced with current standard
 - 40’ triangle at intersections AND
 - As required per AASHTO standard (non-local road)

Amendments

- Removed, at recommendation of Planning Commission, 14-foot sight triangle near driveways
 - Residential is generally unnecessary
 - Commercial governed by AASHTO standards
- Clarified, at recommendation of Planning Commission, vegetation exception
 - Allow trees and other vegetation so long as, between 3-8 feet, trunk and foliage kept to maximum 12-inch diameter and all trees/vegetation spaced 20 feet apart

Planning Commission

- Duly noticed public hearing was held
- One comment regarding potential residential driveway sight triangle, which was resolved when Commission voted to not keep that regulation
- Unanimously voted to recommend approval with the clarification to driveway sight triangles and to allowed trees/vegetation

Staff Review

- Legislative decision, public hearing required
- Public notice published July 23 – no comments
- Staff believes amendments clarify and consolidate code to reflect current standards
- Staff still prefers to not allow any vegetation over 3 feet within sight triangle, but staff otherwise supports and recommends approval of proposed amendments as recommended by Commission

Motion to Approve

I move that City Council adopt the two ordinances amending both the Development Code and Municipal Code regarding sight triangle regulations.

If the Council wants to prohibit vegetation over 3 feet in the sight triangle, the Council may adopt the ordinances without section 3-610(2).



WELL 4 MOTOR REPAIR & REWIND

General City Management

Item 5a – Expedited

Presented by – Chris Trusty, City Engineer/Public Works Director

Motion to Approve

I move that City Council award the bid to repair the well #4 motor to Sidewinders Motor Services in the amount of up to \$28,553.54, which includes a 10% contingency.



BEACON HILL BOOSTER STATION SCADA REPLACEMENT

General City Management

Item 5b – Expedited

Presented by – Chris Trusty, City Engineer/Public Works Director

Motion to Approve

I move that City Council approved the bid award to ICTech for SCADA PLC replacement in the amount of up to \$32,810.29.



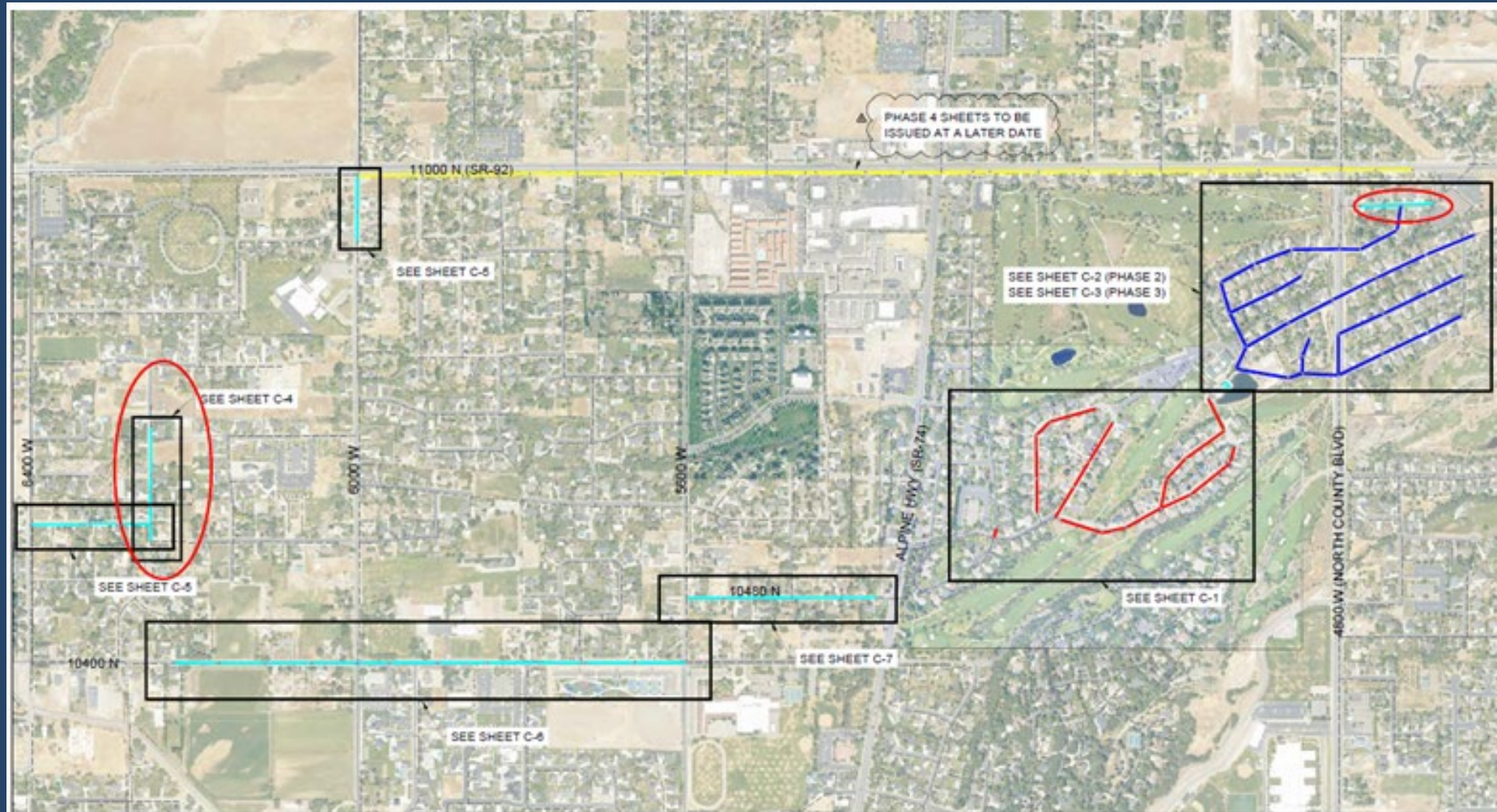
ANNUAL SEWER SLIP LINING PROJECT

General City Management

Item 5c – Expedited

Presented by – Chris Trusty, City Engineer/Public Works Director

Slip lining Phase 3



Sewer lines included in the project proposal are shown as cyan

Future phase shown in yellow

Motion to Approve

I move that City Council award the bid for the phase 3 slip lining project to Insituform in the amount of \$481,385.30.



DETACHED ACCESSORY DWELLING UNITS – SETBACKS AND HEIGHT

Land Use (Legislative)

Item 6a – Discussion

Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

Proposed DADU Ordinance - Setbacks

- Proposed Setbacks – same as home setbacks
 - Allow rear setback to be reduced to 20' if 1 story/15'
 - Cannot be between home and front property line
- Alternate option – same as accessory building setbacks

Proposed DADU Ordinance - Setbacks

- Considerations
 - Most of Highland is developed, many lots already have accessory buildings built to accessory building setbacks that use majority of lot coverage allowance
 - If home setbacks are applied, it will limit conversion of existing structures
 - How to handle accessory building built across home and accessory building setback?
 - Can DADU be built within area of accessory building that meets home setbacks, even if entire building does not?

Proposed DADU Ordinance - Setbacks

- 1. Should DADUs comply with home setbacks or accessory building setbacks?
- 2. If DADUs must comply with home setbacks, can we have a single accessory building with a DADU where the accessory building meets accessory building setbacks, while the living area of the DADU within that accessory building meets home setbacks?
- 3. If DADUs must comply with home setbacks, does the Council want to keep the Planning Commission's recommended rear setback reduction allowance for single-story buildings?

Proposed DADU Ordinance - Height

- Height
 - Not to exceed existing home height (up to 35')
 - Limited to 15'/1 story if using rear setback reduction
- Alternate option – same as accessory building setback - 25' height

Proposed DADU Ordinance - Height

- 1. (Assuming setbacks kept as recommended)
Outside of the rear setback reduction area, should DADUs be limited to accessory building height (25') or home height (35').
- 2. If DADUs are allowed to be built to home height, is it just the living area of the DADU that is allowed to be over 25'?



ANNUAL RESIDENT SURVEY

Item 7a – Communication

Presented by – Erin Wells, City Administrator

New Questions

- What ways do you get information published by the City?
 - Multiple selection of current tools
- What, if any, other ways of communicating do you think the City should pursue?
 - Open ended

New Questions

- Are you aware that you can check your Pressurized Irrigation (secondary water) usage at *bit.ly link*?
 - Yes/No similar to text/email alerts question

New Questions

- What, if any, City services do you feel are missing or are not given enough focus?
 - Open ended
- What, if any City services currently provided do you feel are not necessary or given too much focus?
 - Open ended



COMMUNITY DEVELOPMENT UPDATE

Item 7b – Communication

Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator



9600 N ROAD IMPROVEMENTS UPDATE

Item 7c – Communication

Presented by – Chris Trusty, City Engineer/Public Works Director

6000 W & 9600 N Super Mod chip seal

Use Super Mod chip seal instead of Bonded Matrix

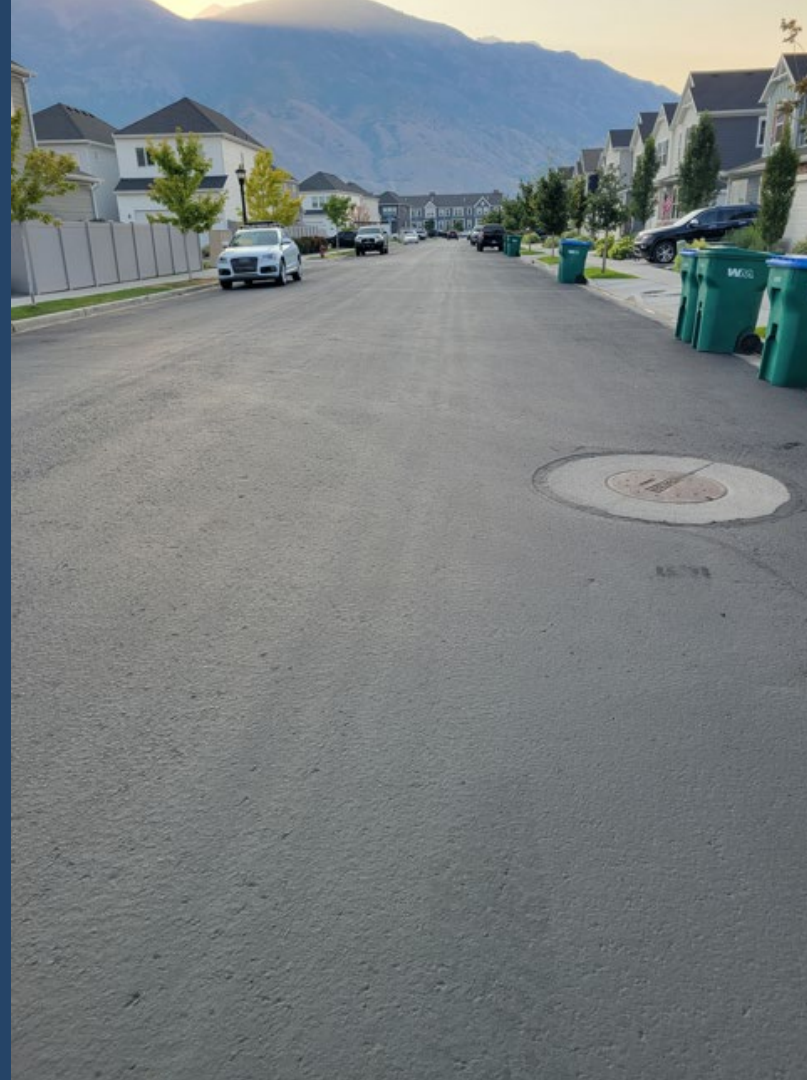
- 2-3 hrs closure time vs minimum 24 hrs closure
- Rolling closure
- Larger aggregate = additional structural value
- Top seal coat placed 1 week later



Super Mod examples



Bonded matrix examples



9600 N Super Mod chip seal



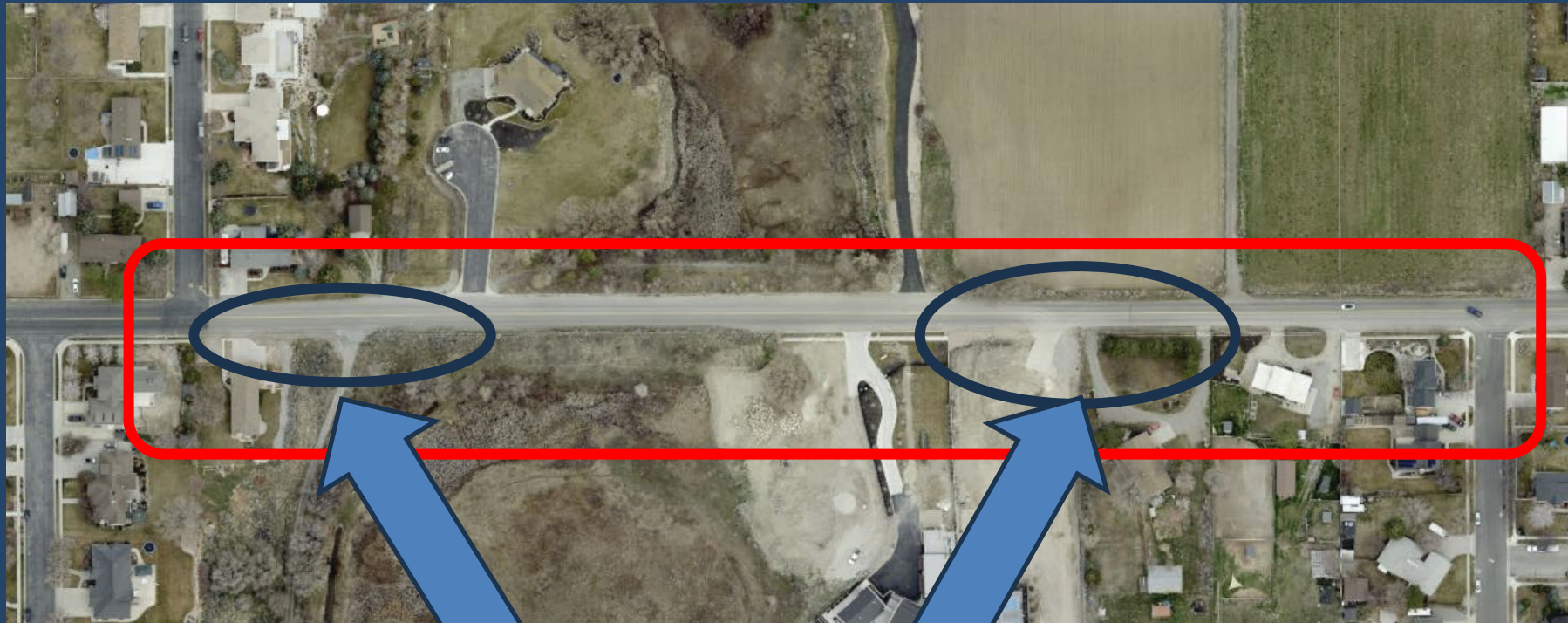
Dean &
Paxman

Pearson
Property

Pearson property
requires a road
cut for water and
PI laterals; 2
sumps & curb &
gutter/ widening

Dean & Paxman
requires 1 utility
extension for PI
and road
widening with
curb & gutter

9600 N Super Mod chip seal



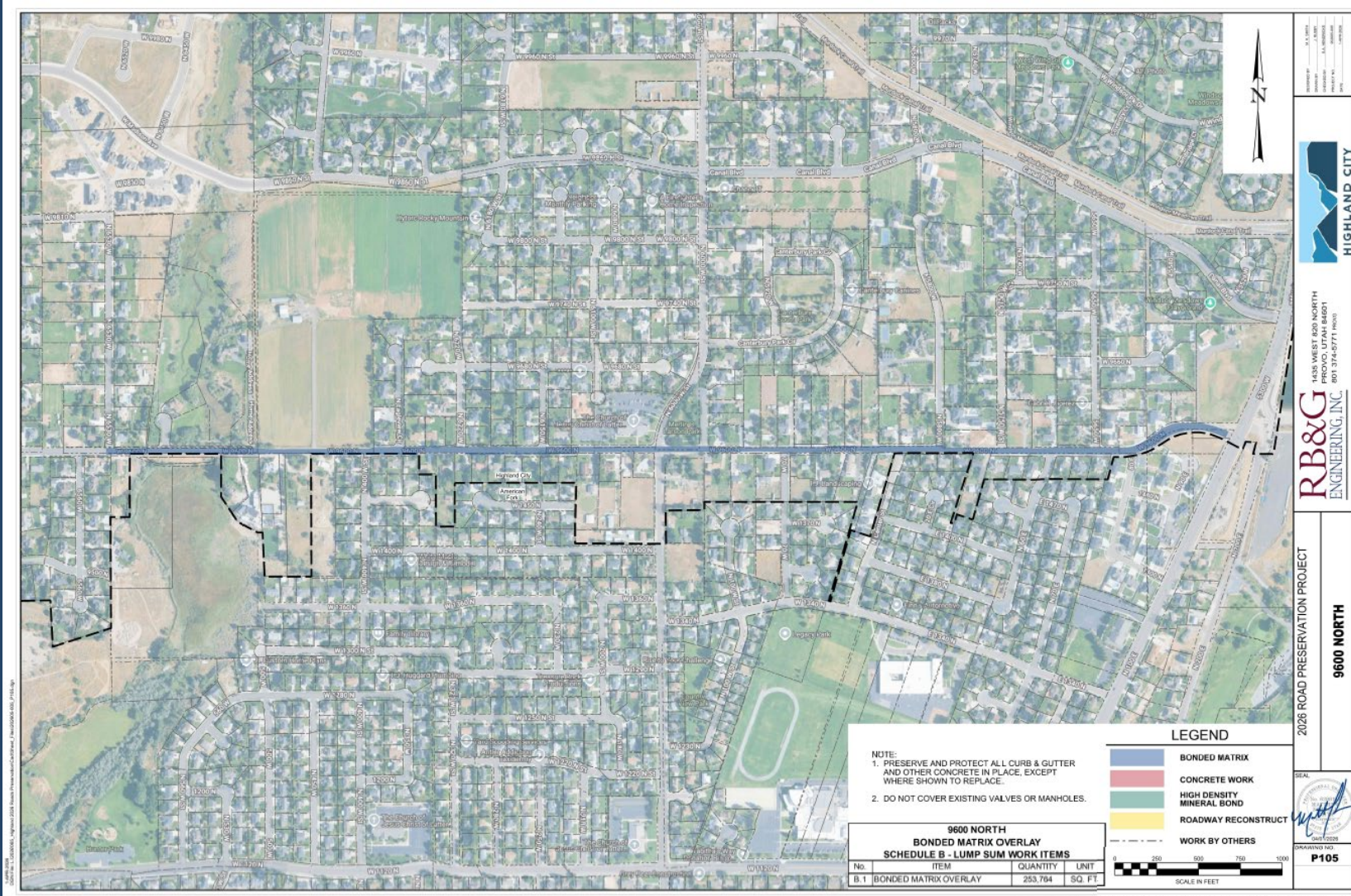
Dean &
Paxman

Pearson
Property

Highland has a
3-yr
moratorium on
road cuts;

Would require
replacement to
nearest
intersections
(red) ~\$45k

9600 North Option



Reduce project by
1,400 lf.
(6,800 lf. bid)

Possibly could use
product elsewhere

Would add
remainder of
project to next
year projects



FUTURE MEETINGS

- August 6, Truth in Taxation Open House, 7:00 pm, City Hall
- August 11, Truth in Taxation Hearing/Meeting, 6:00 pm, City Hall
- August 18, City Council Meeting, 6:00 pm, City Hall
- August 25, Planning Commission Meeting, 7:00 pm, City Hall

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 purchase, exchange, or lease of real property, and pending or reasonably imminent litigation, as provided by Utah Code Annotated §52-4-205.



CLOSED MEETING

The Highland City Council has recessed the regular City Council meeting to convene in a closed meeting in the executive conference room to discuss the purchase, exchange, or lease of real property, and pending or reasonably imminent litigation, as provided by Utah Code Annotated §52-4-205.

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

Thank you for providing this opportunity to speak. We are David and Amber Larsen, we live at 9670 N. 6530 W. Highland, UT. Our property backs up to Mitchell Hollow where the trail is being built. We have asked questions in the past and received vague answers. Phone calls were not returned. Our number one concern was that the wall be built as high as our property to support our fence. Over the last few days, as the pictures support, our fence has been undercut and is now compromised. We feel that the fence now needs to be removed and once the wall is to a sufficient height, and the soil on our side of the wall is supported, then a new fence needs to be put in. If this were your property/fence how would you like to see it repaired? Thank you!

I, Kari Larsen - their youngest daughter, would like to add some concerns my parents brought up while informing me of the situation. They feel their concerns have been ignored and they are frustrated with the lack of communication. My parents walked out on the edge of the undercut soil to look down at the trail, not knowing they were standing on precarious ground. Had it not held they could have fallen to their deaths. They expect better safety precautions and communication going forward. They would like to know what the city's plans are to restore the fence. I am including my mom's phone number on this document. I have also included images of the state of the situation as of yesterday evening (August 3, 2026). I also took a video I'd like to share, is there an email address I can send it to?

Thank you,

Kari

Amber Larsen [REDACTED]



you can see the
depth of the
undercut

It's hard to tell in the
printed image
but 3 fence posts are
essentially floating



Thank you for providing this
opportunity to speak

We are David & Anselma
Live @ 9620 N. Co530w.
Higdon, UT.

our property backs up to
Mitchell Hollow where the
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phone calls were not returned.
The concern was that the wall
be built to be as high as our
property to support our fence.

Over the last few days as the
pictures support our fence has
been undercut and is now
~~compromised~~ compromised.
We feel that the fence

now needs to be removed
& once the wall is to
a sufficient height & the
poil^{now} is supported then a new
face needs to be put in.

If this were your property / here
how would you like to see
it repaired -

Thank you!