HIGHLAND CITY

HIGHLAND CITY COUNCIL MINUTES

Tuesday, October 1, 2024

Approved November 12, 2024

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

7:00 PM REGULAR SESSION

Call to Order: Mayor Kurt Ostler
Invocation: Brittney P. Bills
Pledge of Allegiance: Mayor Kurt Ostler

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 Brittney P. Bills and those in attendance were led in the Pledge of Allegiance by Mayor Kurt Ostler.

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, Assistant City Administrator/Community Development Director Jay Baughman, City Attorney/Planning & Zoning Administrator Rob Patterson, City Recorder Stephannie Cottle, Finance Director David Mortensen, Assistant Public Works Director Jeff Murdoch, Communications Specialist Brooklyn Wild

OTHERS PRESENT: Jon Hart, Liz Rice, Wesley Warren, Landon Waldvogel and family, Lieutenant Jamey Brooks, Officer Austin Williams and family, Officer Dakoda Kinser and family, Corey Freeze

1. UNSCHEDULED PUBLIC APPEARANCES

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

Liz Rice stated she has reviewed documents the Council will be considering approval of tonight and she spoke with the City Attorney about one matter that is not addressed by a land use chart and the Development Code. She believes that when any developer comes back to the City for an adjustment to something that has already been approved, that matter should be presented to the City Council for approval and the developer should be charged to cover the costs associated with processing the change. She referred to this type of situation as a 'bait and switch' program and if the developer is only required to appear before the Planning Commission, the City

Council may not be aware of what is happening. She read the following statement for inclusion in the record of the meeting: "I think it is only fair that the people of Highland get to see the difference between what Highland was promised with Highland Mains, and what the developer is now doing and what the project will finally look like. My understanding is that it is different, and I would very much like to see the difference."

Corey Freeze stated he has been working with Highland City staff on a public property issue; he has spoken with City Administrator Wells about potentially applying for an exception to the Development Code to reach a solution for his property in the Ridgeview Development, which abuts the park-and-ride lot in Highland Glen. He is seeking permission to install a gate in his fence between his property and the public property and he believes there has been a precedent set for this type of issue. He will continue to work with staff and submit an application to the City, which he hopes will eventually be presented to the Council for consideration.

2. PRESENTATIONS

a. Chief's Citation Award *Brian Gwilliam, Police Chief*

This item was moved to a later point in the meeting to give Police personnel additional time to arrive at the meeting.

The matter was revisited at 7:26 p.m.

In Chief Gwilliam's absence, Lieutenant Jamey Brooks, reported on an incident that occurred on August 8, 2024 around midnight. Officer Williams noticed a speeding vehicle on Canal Boulevard and when he attempted to track it, he found it had left the road and struck a tree. The accident was so severe he believed the driver would be deceased, but when he approached the car, he could hear cries coming from the vehicle. He sprang into action and called for assistance. Officer Kinser, police officers from American Fork and a good Samaritan, Landon Waldvogel, were able to rescue the driver from the vehicle. Lieutenant Brooks played the dash camera footage from Officer William's car as well as the body cam footage from one of the American Fork officers.

Lieutenant Jamey Brooks presented Landon Waldvogel with the Chief's Citation Award. Mayor Ostler presented Highland Hero certificates to Landon Waldvogel, Officer Austin Williams, and Officer Dakoda Kinser.

b. Timpanogos Special Service District Fees Update *General City Management*
Erin Wells, City Administrator

Brian Braithwaite, the City's representative on the Timpanogos Special Service District (TSSD) used the aid of an excel spreadsheet to illustrate the proposed impact fee changes intended to aid in repaying debt that will be issued to fund future TSSD capital projects. Current residents will not pay this impact fee unless they buy a home; the impact fees will be assessed on new homes/businesses in the community. He engaged in high level discussion with the Council regarding the scope and purpose of the capital projects, future potential impact fee increases, and other funding sources available to the TSSD.

Mr. Braithwaite then reported on proposed increases to monthly sewer rates, which will be presented to the Council for consideration during their October 15 work session meeting. City Administrator Wells stated the detailed proposal has been provided to Administration and will be publicly presented to the Mayor and Council during the work session referenced by Mr. Braithwaite.

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.

Council Member Doug Cortney requested that Expedited item 5b Annual Fertilizer Order be moved to the consent agenda. There was no objection to this change.

a. **ACTION: Annual Fertilizer Order** *General City Management*
Jeff Murdoch, Assistant Public Works Director
The City Council will consider the annual purchase of fertilizer for the fall and spring park and cemetery applications. The Council will take appropriate action.

Council Member Doug Cortney MOVED that the City Council APPROVE the consent agenda.

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

4. ACTION ITEMS

a. **PUBLIC HEARING/ORDINANCE: Text Amendment - Land Use Authority Table** *Development Code Update (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will hold a public hearing to consider amendments to the Highland City Development Code creating a land use authority table to provide clarity on the reviewing, recommending, and approving bodies for land use matters.

City Attorney/Planning & Zoning Administrator Patterson explained the text amendment is intended to simplify the City Code. There is some inconsistency or lack of clarity regarding the person/body at the City that is responsible to review, recommend, or approve different land use matters. The Planning Commission has considered the matter and held a public hearing on September 24, 2024, during which three residents spoke and provided ideas that were ultimately accepted by the Planning Commission. The body voted seven to zero to recommend approval of the proposed Land Use Authority table, with the following four stipulations:

- Add language explaining difference between legislative and administrative approvals (added to 2-704)
- Aid table readability (added numbering and footnote explaining process where no recommending body)
- Specify that the listed subdivision approval process for subdivisions under current zoning (added to table)
- Clarify minor vs major subdivisions in table (added to table)

Mr. Patterson then provided an overview of the proposed text amendment:

- Creates a Land Use Authority table identifying who reviews, recommends, approves, and hears appeals of land use matters (administrative and legislative)
- Adds new definitions
  - Development Review Committee (staff)
  - Reviewing Body, Recommending Body, Land Use Authority, Appeal Authority
  - Administrative vs legislative actions

- Revises code to use these terms throughout
- Cleans up and correlates application processes throughout the zones
  - Remove extraneous staff approvals and recommendations (city engineer approves parking lot grading for site plans)
  - Uses same reviewing, recommending, approval, and appeals bodies for the same applications in all zones (some substantive changes here)
  - Site plan amendments require same approval process
  - Appeals of sensitive lands handled per underlying application
- CR zone architecture review LUA will be Commission instead of Council as per other non-residential zones (C-1, R-P, SCALO, Town Center, P.O., P-I, P-U)
- Non-residential zones, Council will decide "rear" vs "side" setbacks (previously Commission)
- Appeals for site plans will be appeals hearing officer (previously was unclear, court, or hearing officer).
- Non-residential zones, approval of fence/wall materials and design will be the Zoning Administrator (like other fences), rather than Planning Commission or Council
- Extensions of approvals for site plans, architectural review, CUPs, and subdivision will be DAB. Previously there was no land use authority (site plans/arch review), or it was Planning Commission (CUPs) or the DAB (subdivision).
- Clarify makeup and role of the Development Review Committee (DRC) as facilitating non-binding staff review
- Zoning Administrator is responsible to determine the completeness of all land use applications, with appeals handled as per LUA table
- CUP transfer language was cleaned up to correlate with the recently adopted CUP code that (transfers from owner to owner permitted, but not property to property)
- In Residential Professional and Professional Office zones, all uses are conditional uses (no baseline permitted uses)
- Both zones have provisions where uses that are not specifically identified as allowed conditional uses are to be evaluated by the Planning Commission for compatibility with the zone
- Propose having the conditional use permit LUA (city council) make determination as to compatibility of uses and using similar language in both zones

Mr. Patterson engaged in a high-level discussion with the Mayor and Council regarding the Land Use Authority for various types of land use applications and the types of land use applications for which an appeal of the final decision can be filed. Council Members also asked questions about how the proposed text amendment and land use table could impact changes to existing developments or new developments in the future. Council Member Smith expressed his concern about removing the City Council from the decision-making process for certain commercial land use matters; he expressed support for the Planning staff and Administration of the City, but indicated many of them do not live in Highland and may not be as invested in certain land use issues as the Planning Commission or City Council may be. Council Member Bills agreed. Mr. Patterson stated he understands that concern and offered options for including language in the Land Use Code to require City Council review or input on commercial matters.

Council Member Cortney then stated the term ‘appeal authority’ means two different things in the land use code; a hearing officer functions as the appeal authority and the land use table indicates the land use authority also functions as the appeal authority. He would like to change the land use table to state ‘appeal body’ rather than ‘appeal authority’ in order to reconcile this issue. Council Member Smith stated he supports that change. Mr. Patterson stated he is not concerned about the change. Council Member Cortney then stated that he is concerned about using the City Council as the appeal body in cases where the Zoning Administrator is the land use authority because the City Council will be relying upon the City Attorney to determine if the law has been followed and, given that the Zoning Administrator and City Attorney are the same person, he is concerned about a potential conflict. He stated he suspects this is an issue that needs to be addressed in the future, independent of this action. Mr. Patteson agreed and discussed instances where it has been somewhat difficult to navigate a land use matter from the perspective of both the Zoning Administrator and City Attorney.

Council Member Cortney then stated that he believes the Council can take action on the proposed text amendment tonight, with some text changes:

- Change site plan to commercial site plan in the land use table;
- Change Accessory Dwelling Unit (ADU) to attached ADU;
- Change extensions to zoning extensions;
- Change appeal authority to appeal body in the land use table;
- Make the architectural review land use authority to the City Council.

Council Member Smith stated on the fifth change, he believes the Planning Commission should be the recommending body and the City Council the land use authority. Council Member Rodela agreed.

Mayor Kurt Ostler opened the public hearing at 9:07 p.m.

Liz Rice stated that the Mayor and Council are the elected officials of the City; for developers who continue to request changes to previous approvals they have received, she believes the City Council should be the land use authority. She cited the Highland Mains development as an example and indicated the developer of that project has requested at least three different amendments since their original approval. She stated that she would love to see them develop as initially intended.

Wesley Warren stated that he wished to echo Ms. Rice's comments; he is also in favor of the Council being the land use authority for commercial matters, specifically commercial architecture. Highland is a bedroom community and commercial development has the potential to have a big impact on the makeup of the City. He is very interested in hearing about changes in commercial developments and it is difficult to know about those things if they are not presented to the City Council. He stated it may be helpful to define who the table is for; for example, which types of applicants and property owners should abide by the land use code. This may help to reduce any confusion about various land use processes.

Mayor Kurt Ostler closed the public hearing at 9:12 p.m.

Council Member Smith stated that he supports Mr. Warren's recommendations regarding the land use table. He then asked at what point changes to a development would need to be brought back to the Council for approval. Mr. Patterson stated that for the Highland Mains project specifically, the Council approved development and architecture themes and there is quite a bit of flexibility in that type of approval. If the general configuration, footprint, and concept remain the same, the developer would not be required to come back to the Council for approval.

There was then brief discussion regarding the definition of a family for the purposes of considering approval of a residential treatment center.

Council Member Doug Cortney MOVED that the City Council APPROVE and ADOPT the proposed amendments to the Highland Development Code related to the creation of a land use authority table with the following five amendments:

1. *Change the land use application or matter text from Accessory Dwelling Unit to Attached Accessory Dwelling Unit*
2. *Change the land use application or matter text from Site Plan to Commercial Site Plan*
3. *Change the land use application or matter text under Planned Developments from Extensions to Zoning Extensions.*
4. *Change the Architectural Review line so the Planning Commission is the recommending body, the City Council is the land use authority, and the Appeal Authority is the appeal authority*
5. *Change the header in the table from 4. Appeal Authority to 4. Appeal Body and reflect those changes in*

the references to the table.

Council Member Scott L. Smith SECONDED the motion.

Council Member Ron Campbell MOVED to AMEND the motion to change the language from Attached Accessory Dwelling Unit to Internal Accessory Dwelling Unit.

Council Member Doug Cortney SECONDED the motion.

The vote on the Motion to AMEND:

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

The vote on the AMENDED motion 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. **ACTION: Development Agreement - Howden 6000 West Sidewalk and Fence** *Land Use (Legislative)*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider the City's entering into a development agreement with the Howdens regarding the construction of a sidewalk and theme wall along 6000 West adjacent to their property.

City Attorney/Planning & Zoning Administrator Patterson explained the Howdens own property on the east side of 6000 West north of 11200 North where there is no sidewalk; they are considering paying for the installation of a sidewalk and fence along 6000 West (connecting to existing sidewalks on either side) if the City agrees to allow exceptions to sidewalk and fence requirements due to topography. Exceptions to this ordinance require legislative approval in the form of a development agreement. The Planning Commission is the recommending body, with the City Council being the approval authority. He presented a map of the subject property and images illustrating where the sidewalk and fence would be installed. He also summarized development agreement terms, but indicated the Howdens have not decided whether they will enter into the agreement if it is approved by the Council.

Council Member Scott L. Smith MOVED that the City Council APPROVE the proposed development agreement with the Howdens for a sidewalk and fence along 6000 West.

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

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. ACTION: Chad Christopherson Donation Agreement *General City Management*
Rob Patterson, City Attorney
The City Council will consider approving a recognition and naming agreement with Chad Christopherson related to his donation for the baseball field for Highland Family Park.

City Attorney/Planning & Zoning Administrator Patterson explained in January of 2023 the Council approved a template for "Special Recognition and Naming Agreement - Mountain Ridge Park", which has since been changed to "Highland Family Park". The purpose of the agreement is for the City to enter into naming rights agreements with donors offering significant dollar amounts. The agreement establishes:

- The donation is a gift to the City.
- The donor has the right to choose a name/statement to be recognized and honored in association with the facility funded by the donation.
- The naming rights will generally continue for the useful life of the facilities (including any repairs/restoration).
- The naming rights will generally be terminated (subject to a right of first refusal) if and when the facilities reach the end of their useful life or are otherwise fully demolished and reconstructed by the City, to allow for redevelopment of City property.

In discussions with the Christophersons related to their donation of $250,000 for a baseball field in the Highland Family Park, the Christophersons were concerned that the "useful life" of a baseball field is somewhat ambiguous, since fields require reconstruction regularly. The Christophersons desired to have a more specific timeframe in which their naming rights would continue. Accordingly, staff has proposed that the agreement be clarified (paragraph #5) that the "useful life" of the field be a time period of not less than 30 years. This means that--absent any decision by the City to redevelop or repurpose the baseball fields--the Christophersons would have naming rights associated with the baseball field for at least 30 years. Staff supports clarifying the agreement to alleviate the Christophersons' concerns that the City will remove their name prematurely. 30 years seems to be a reasonable, minimum timeframe for the naming rights to continue. The expiration of 30 years would not require the City to remove the recognition of the Christophersons' donation, but having that timeframe established would simply allow the City, if it chooses after 30 years, to reconstruct the baseball field without any special naming rights or recognition. The terms and conditions of naming rights and accepting donations are subject to the Council's discretion.

Council Member Rodela asked if Mr. Christopherson has asked for exclusive reservation rights for the field, to which Mr. Patterson answered no.

Council Member Cortney stated that he previously submitted some suggested edits to the agreement, but if the donor has already signed the agreement, he does not believe the edits are needed.

Council Member Smith expressed his gratitude to the Christopherson family for this very generous donation; he also thanked Council Member Rodela for her efforts to negotiate the agreement with the Christophersons. Mayor

Ostler agreed.

Council Member Kim Rodela MOVED that City Council APPROVE the Special Recognition and Naming Agreement for the Christophersons with a minimum period for the naming rights to continue of 30 years.

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

c. **ACTION: Land Purchase Agreement with Jordan Valley Water Conservancy District** *General City Management*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider approving a real estate purchase agreement with Jordan Valley Water Conservancy District for the City to acquire the property on the southwest corner of the intersection of Alpine Highway and Town Center Blvd.

City Attorney/Planning & Zoning Administrator Patterson explained that the Council previously directed staff to submit a purchase offer for the property located on the southwest corner of the intersection of Alpine Highway and Town Center Blvd at the end of 2023. After negotiation and discussions that followed, the parties appear to have reached a mutually agreeable purchase price and contract terms.

Council Smith inquired as to the size of the property, to which Council Member Cortney answered 1.053 acres. Mayor Ostler added he feels this could be a great place for a dog park. Council Member Bills stated she would be interested in hearing from Wesley Warren. Mr. Warren stated that he has also been very interested in a dog park in the City and there is an orphan parcel of land, 1.2 acres in size adjacent to the subject property, that would be great for a dog park because it has a wooded area, and it could accommodate an extension of the City trail. He concluded he supports the purchase of this property.

Council Member Doug Cortney MOVED that City Council APPROVE the real estate purchase agreement with Jordan Valley Water Conservancy District and AUTHORIZE the Mayor to sign the agreement, allowing for non-substantive changes to be worked through by the respective attorneys.

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

d. **RESOLUTION: Reimbursement Interlocal Agreement with Utah County for 6800 West Road Resurfacing** *General City Management*
Rob Patterson, City Attorney/Planning & Zoning Administrator
The City Council will consider entering into an interlocal cooperation agreement with Utah County for Utah County to reimburse Highland City certain costs associated with resurfacing 6800 West.

City Attorney/Planning & Zoning Administrator Patterson reviewed the history of the 6800 West road resurfacing project; most recently, on April 18, 2023, the Council approved a contract with Geneva to perform micro surfacing work on certain roads, including on portions of 6800 West. This work was done by Geneva, who was already mobilized in connection with the MAG-funded 6800 West project but was outside the scope of the MAG project and therefore was funded entirely by Highland City. The overall cost to the City for this additional work was $225,304, with $68,504.20 of the project being on portions of 6800 West in or near Utah County land. Utah County indicated to City staff at the time that the County may be willing to help with some of the cost of this portion of the micro surfacing project, as it would benefit roads in or adjacent to the County. Staff recommends that the City Council ADOPT the resolution approving the interlocal agreement with Utah County for the 6800 West micro surfacing reimbursement.

Council Member Cortney stated that he has expressed concerns in the past about the Council's authority to approve an interlocal agreement; he is appreciative of staff's efforts to negotiate this agreement, and thanked Mr. Patterson for adding a recital to the agreement that addresses his concerns about the Council's authority to approve an interlocal agreement.

Council Member Kim Rodela MOVED that City Council ADOPT the resolution approving the 6800 West micro surfacing interlocal agreement with Utah County.

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

6. DISCUSSION ITEMS

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

a. **ACTION: Purchase of Flock Cameras** *General City Management*
Brian Gwilliam, Police Chief, Erin Wells, City Administrator
The City Council will consider the costs and potential locations for Flock cameras in the City and provide direction to staff on next steps.

City Administrator Wells explained on August 6, 2024, the City Council and staff discussed the possibility of deploying Flock cameras in Highland City. The Council gave their initial approval for the concept and asked staff to bring the item back for discussion to finalize the number and location of the cameras. The Police Department and Administration are recommending the installation of 5 cameras capturing vehicles entering the City located at approximately:

- Mouth of American Fork Canyon
- Alpine Highway and 9600 North
- Timpanogos Highway and 6400 West
- Highland Boulevard and Grant Boulevard
- 6800 West and 9400 North

Additional locations staff considered, but felt were not as high of a priority were:
- North County Boulevard and Harvey Boulevard
- 6000 West and 9600 North

Ms. Wells concluded each Flock camera costs $3,000 per year for equipment fees. There is also a one-time installation fee and $650 per camera. Software fees are covered by the Lone Peak Police Department. If Council elects to move forward with the five cameras staff is recommending, the ongoing cost of this project will be $15,000. Funding for this expense was not included in the FY25 budget. As this expenditure was not included in the budget, it will need to be funded by General Fund net revenue and will be included as part of the mid-year budget adjustments unless otherwise directed by the Council.

Council Member Smith wondered why the camera listed under the second bullet point would not be located on Canal Boulevard rather than 9600 North; there is so much more traffic that comes off of Canal Boulevard than 9600 North. Mayor Ostler added that he would consider a sixth camera at Canal Boulevard and 4800 North, which would capture more traffic near the high school. Council Members Campbell and Rodela stated they would err on trusting the judgement of Police Chief Gwilliam in choosing the appropriate locations for the Flock cameras. Mayor Ostler agreed, but indicated he still feels a sixth camera at the location he suggested would be appropriate. Ms. Wells indicated staff will proceed with that direction and will eventually bring a budget amendment to the Council for their consideration.

In conclusion, there was a brief discussion about the manner in which the Flock cameras are used and how the captured data will be used in enforcement efforts and crime prevention.

7. COMMUNICATION ITEMS

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

a. Political Activities Act *Erin Wells, City Administrator*

City Administrator Wells indicated that the purpose of this agenda item was to give the Council the opportunity to ask any questions about the recent training regarding the Political Activities of Public Entities Act (PAPEA).

Council Member Smith stated that he may have some questions as the election nears. Mayor Ostler agreed and added that ballots will be mailed around October 15.

Council Member Bills asked if any cities in Utah give their employees the day off for Election Day. Ms. Wells indicated she is not aware of any cities that do that.

Council Member Doug Cortney MOVED to extend the meeting to 10:15 pm.

Council Member Ron Campbell SECONDED the motion.

All voted in favor and the motion passed.

b. Cell Tower Lease Setback *Rob Patterson, City Attorney/Planning & Zoning Administrator*

City Attorney/Planning & Zoning Administrator Patterson explained this agenda item relates to a potential Verizon cell tower at Mitchell Hollow Park; Verizon has asked for a variance related to setbacks. The R-1-40 zone calls for a 30-foot setback for a main building and a 20-foot setback for an accessory building, but the Land Use Code does not address setbacks for this type of structure and Verizon has asked for consideration of a 10-foot setback from the curb. He presented an image of the site which staff has visited and attempted to consider the impact of the cell tower on the property. Staff is comfortable with a 14-foot setback, which would provide sufficient room for a park strip and sidewalk in the future. The Council discussed other precedents in the community regarding setbacks for cell towers; Council Member Rodela indicated her neighborhood is opposed to this project and she wants to take back some information from this discussion to her neighbors. Mr. Patterson stated that he has told Verizon that the City will accept input from the residents living in that neighborhood. Additionally, Verizon would be required to follow a formal process to secure approval of the setback they have requested. He discussed design options for the tower and the Council indicated they would be most supportive of something that does not create an eyesore for the neighborhood or creates health issues. They also discussed other sites that could host a cell tower and the implications of pushing the tower to another location.

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.

There was no closed meeting.

ADJOURNMENT

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

The meeting adjourned at 10:16 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 October 1, 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

October 1, 2024

Please Sign the Attendance Sheet

Scan for Agenda

HIGHLAND CITY

1

7:00 PM REGULAR SESSION

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

2

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

PRESENTATIONS

a. Chief's Citation Award – *Brian Gwilliam, Police Chief*
b. Timpanogos Special Service District Fees Update – *Brain Braithwaite, TSSD Representative*

4

TEXT AMENDMENT: LAND USE AUTHORITY TABLE *Development Code Update (Legislative)*

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

5

Background

- There is some inconsistency or lack of clarity regarding the person/body at the city that is responsible to review, recommend, or approve different land use matters
- Staff received support from Planning Commission and City Council to address these issues

6

Planning Commission

- Public hearing held September 24, 2024
- 3 residents spoke – ideas adopted by Commission
- Voted 7-0 to recommend approval with 4 stipulations
  - Add language explaining difference between legislative and administrative approvals (added to 2-704)
  - Aid table readability (added numbering and footnote explaining process where no recommending body)
  - Specify that the listed subdivision approval process for subdivisions under current zoning (added to table)
  - Clarify minor vs major subdivisions in table (added to table)

7

Proposed Amendments

- Creates a Land Use Authority table identifying who reviews, recommends, approves, and hears appeals of land use matters (administrative and legislative)
- Adds new definitions
  - Development Review Committee (staff)
  - Reviewing Body, Recommending Body, Land Use Authority, Appeal Authority
  - Administrative vs legislative actions
- Revises code to use these terms throughout

8

Proposed Amendments

- Cleans up and correlates application processes throughout the zones
  - Remove extraneous staff approvals and recommendations (city engineer approves parking lot grading for site plans)
  - Uses same reviewing, recommending, approval, and appeals bodies for the same applications in all zones (some substantive changes here)
  - Site plan amendments require same approval process
  - Appeals of sensitive lands handled per underlying application

9

Proposed Amendments - Substantive

- CR zone architecture review LUA will be Commission instead of Council as per other non-residential zones (C-1, R-P, SCALO, Town Center, P.O., P-I, P-U)
- Non-residential zones, Council will decide "rear" vs "side" setbacks (previously Commission)
- Appeals for site plans will be appeals hearing officer (previously was unclear, court, or hearing officer).
- Non-residential zones, approval of fence/wall materials and design will be the Zoning Administrator (like other fences), rather than Planning Commission or Council

10

Proposed Amendments - Substantive

- Extensions of approvals for site plans, architectural review, CUPs, and subdivision will be DAB. Previously there was no land use authority (site plans/arch review) or it was Planning Commission (CUPs) or the DAB (subdivision).
- Clarify makeup and role of the Development Review Committee (DRC) as facilitating non-binding staff review
- Zoning administrator is responsible to determine the completeness of all land use applications, with appeals handled as per LUA table
- CUP transfer language was cleaned up to correlate with the recently adopted CUP code that (transfers from owner to owner permitted, but not property to property)

11

Proposed Land Use Table

LAND USE APPLICATION OR MATTER	1.REVIEWING BODY	2.RECOMMENDING BODY‡‡	3.LAND USE AUTHORITY	4.APPEAL AUTHORITY‡
Accessory Dwelling Unit*	DRC	--	ZA	AA
Accommodation Requests	DRC	DRC	CC	AA
Annexation††	DRC	PC†	CC	DC
Application Complete Status	DRC	--	ZA	DAB
Architectural Review	DRC	DRC	PC	CC
Building Permit	DRC	ZA†	BO	AA
Conditional Use Permit				
Permit Approval	DRC	PC	CC	AA
Accessory Uses	DRC	--	ZA	AA
Amendment	DRC	--	CC	AA

12

Proposed Land Use Table

LAND USE APPLICATION OR MATTER	1.REVIEWING BODY	2.RECOMMENDING BODY‡‡	3.LAND USE AUTHORITY	4.APPEAL AUTHORITY‡
Development Code Amendment††	DRC	PC	CC	DC
Extension of Approval**	DRC	--	DAB	AA
Fence and Wall Permits*	DRC	--	ZA	AA
General Plan Amendment††	DRC	PC	CC	DC
Nonconforming Use or Structure	DRC	--	ZA	AA
Planned Developments				
Approval of PD Rezone††	DRC	PC	CC	DC
Extensions††	DRC	--	CC	DC
Major Amendment††	DRC	PC	CC	DC
Minor Amendment	DRC	--	ZA	CC

13

Proposed Land Use Table

LAND USE APPLICATION OR MATTER	1.REVIEWING BODY	2.RECOMMENDING BODY‡‡	3.LAND USE AUTHORITY	4.APPEAL AUTHORITY‡
Property Adjustments				
Lot or Parcel Combination	DRC	--	ZA	CC
Parcel Boundary Adjustment	DRC	--	ZA	CC
Plat Amendment, Lot Line Adjustment, or ROW Vacation	DRC	--	CC	DC
PUE or MUE Vacation	DRC	--	ZA	CC
Residential Facility - Disabled	DRC	DRC	CC	AA
Residential Facility - Elderly	DRC	DRC	CC	AA
Sensitive Lands Analysis	DRC	ZA, CE	See 8-104(4)	See 8-108
Sign Permit, Permanent*	DRC	--	ZA	AA
Sign Permit, Temporary*	DRC	--	ZA	AA

14

Proposed Land Use Table

LAND USE APPLICATION OR MATTER	1.REVIEWING BODY	2.RECOMMENDING BODY‡‡	3.LAND USE AUTHORITY	4.APPEAL AUTHORITY‡
Site Plan	DRC	PC	CC	AA
Subdivisions (subdivision conforming to current zoning regulations; exceptions require legislative approval)				
Major (3+ lots or road) - Preliminary Plat	DRC	DRC	PC	AA
Major (3+ lots or road) - Final Plat & Improvement Plans	DRC	DRC	DAB	AA
Minor (2 lots, no road) - Final Plat & Improvement Plans	DRC	DRC	DAB	AA
Variance	DRC	ZA	AA	DC
Zoning Map Amendment (Rezone)††	DRC	PC	CC	DC

15

Land Use Authority Table Footnotes

- * Application may require separate building permit approval.
- † Formal recommendation is discretionary by the Land Use Authority.
- ‡ Appeals subject to procedures in Chapter 2, Article 3 and Title 10, Chapter 9a, Parts 7 and 8 Utah Code Ann.
- **Conditional use permits, subdivision approvals, site plan approvals, architectural approvals
- †† Legislative matter included for informational purposes.
- ‡‡ Where no Recommending Body is listed, review by a Recommending Body and submission of a formal recommendation is not required prior to Land Use Authority action.

16

Additional Amendments

- In Residential Professional and Professional Office zones, all uses are conditional uses (no baseline permitted uses)
- Both zones have provisions where uses that are not specifically identified as allowed conditional uses are to be evaluated by the Planning Commission for compatibility with the zone
- Example: PO Zaana Jewelry retail discussion

17

Additional Amendments

- Propose having the conditional use permit LUA (city council) make determination as to compatibility of uses and using similar language in both zones
- 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.

18

Additional Amendments

- Any other changes desired by Council?
  - Changes to reviewing, recommending, approval, or appeals bodies for any application type?

19

Staff Recommendation

- Staff recommends that the City Council hold a public hearing, consider the amendments, and APPROVE the proposed amendments together with the additional amendments proposed by staff and any additional changes desired by the Council.

20

Motion to Approve

I move that the City Council APPROVE and ADOPT the proposed amendments to the Highland Development Code related to the creation of a land use authority table.

[City Council may specify different or additional changes to be adopted]

21

HIGHLAND CITY

DEVELOPMENT AGREEMENT – HOWDEN 6000 W SIDEWALK AND FENCE *Land Use (Legislative)*

Item 4b – Action
Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

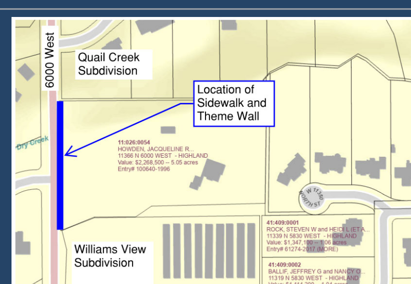
22

Background

- Howdens own property on the east side of 6000 West north of 11200 North where there is no sidewalk
- Howdens are considering paying for the installation of a sidewalk and fence along 6000 West (connecting to existing sidewalks on either side) if the City agrees to allow exceptions to sidewalk and fence requirements due to topography
- Exceptions require legislative approval in form of development agreement with Commission recommendation and Council approval

23

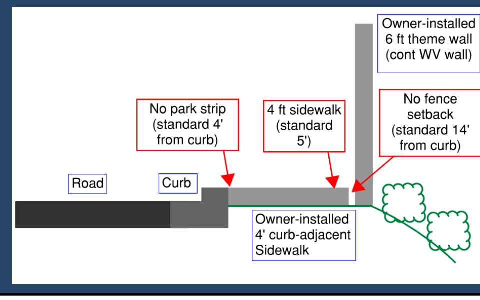
Vicinity Map



24

25

Proposed Exceptions and Build



26

Development Agreement Terms

- Grants authorization for Howdens to proceed with sidewalk/fence with the discussed exceptions
  - 4’ sidewalk instead of 5’
  - Curb-adjacent sidewalk with no park strip
  - Fence not set back
- Requires future development of property to remove sidewalk/fence and reinstall to city standards (will require grading, fill, retaining walls)
- Agreement to be recorded

27

Staff Recommendation

- Staff recommends that the City Council APPROVE the proposed development agreement.

28

Motion to Approve

I move that the City Council APPROVE the proposed development agreement with the Howdens for a sidewalk and fence along 6000 West. [Council may specify different or additional terms to be included]

29

HIGHLAND CITY

CHAD CHRISTOPHERSON DONATION AGREEMENT *General City Management*

Item 5a – Expedited
Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

30

Donation Agreement

- General template approved Jan 3, 2023
- Christophersons wanted clarification as to the duration of naming rights for the "useful life" of the baseball facilities
- Staff proposed 30-year term, meaning City would continue naming rights for at least 30 years, unless fields are redeveloped for entirely different purpose
- Chrisophersons propose "Grant Cooper Field"

31

Motion to Approve

I move that City Council APPROVE the Special Recognition and Naming Agreement for the Christophersons with a minimum period for the naming rights to continue of 30 years.

32

HIGHLAND CITY

ANNUAL FERTILIZER ORDER

General City Management

Item 5b – Expedited
Presented by – Jeff Murdoch, Assistant Public Works Director

33

Fertilizer Purchase

- This is our annual purchase of Fall and Spring/Early Summer Fertilizer
- Combined funding sources: Parks/Cemetery
- Ewing is matching State Contracting Prices
- Total Purchase Price of 52 pallets of Fertilizer is $74,888
- Application times are typically Mid May-June and October with spot treatments as needed throughout the season

34

Motion to Approve

I move that City Council APPROVE the purchase of fertilizer from Ewing in the amount of $74,888 and AUTHORIZE the City Administrator to sign the necessary purchase contracts.

35

HIGHLAND CITY

LAND PURCHASE AGREEMENT WITH JORDAN VALLEY WATER CONSERVANCY DISTRICT

General City Management

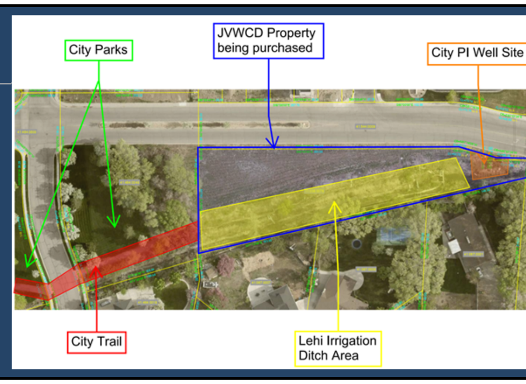
Item 5c – Expedited
Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

36

Property Purchase

- Property on SW corner of Town Center BLVD and Alpine Highway, east of City park/trail property
- Property contains City PI well and Lehi Irrigation ditches
- Serve as additional park and trail property and continued and expanded use for City PI system
- $300,000 lump sum payment
  - $150,000 from parks fund
  - $150,000 from PI fund

37



38

Motion to Approve

I move that City Council APPROVE the real estate purchase agreement with Jordan Valley Water Conservancy District and AUTHORIZE the Mayor to sign the agreement, allowing for non-substantive changes to be worked through by the respective attorneys.

39

HIGHLAND CITY

REIMBURSEMENT INTERLOCAL AGREEMENT WITH UTAH COUNTY FOR 6800 WEST ROAD RESURFACING

General City Management

Item 5d – Expedited
Presented by – Rob Patterson, City Attorney/Planning & Zoning Administrator

40

Background

- Highland, Lehi, and Utah County performed MAG-funded road project for 6800 West in 2022/2023, with match costs split between Highland (34.25%), Lehi (18.65%), and Utah County (47.10%)
- In 2023, Highland, Lehi, and Utah County agreed to have Highland contract with Geneva, as part of Highland's general road surfacing project, to provide microsurfacing on 6800 West, with Lehi and County contributing per their same percentage as with 6800 West MAG project

41

Background

- Lehi will provide check to Highland City
- Utah County requested a contract to provide reimbursement to Highland City
- Contract provides Utah County will reimburse Highland City $32,265.48
- Contract requires Council approval at request of Utah County attorney and contains standard interlocal agreement terms

42

Motion to Approve

I move that City Council ADOPT the resolution approving the 6800 West microsurfacing interlocal agreement with Utah County.

43

PURCHASE OF FLOCK CAMERAS
General City Management

Item 6a – Discussion
Presented by – Brian Gwilliam, Police Chief
Erin Wells, City Administrator

44

Flock Camera Overview

- Cameras strategically placed on major roadways to capture images of license plates
- Access to the data collected by the cameras is heavily controlled – "legitimate law enforcement business"
- Currently cameras are located in Alpine City and other jurisdictions around the state
- Would need to go through a permitting process if Council decides to proceed

45

Financial Impact

- $3,000 per year per camera for equipment fees
- One-time installation fee between $150 and $650 per camera
- Lone Peak Police pays for ongoing software fees
- City funding would come from General Fund net revenue

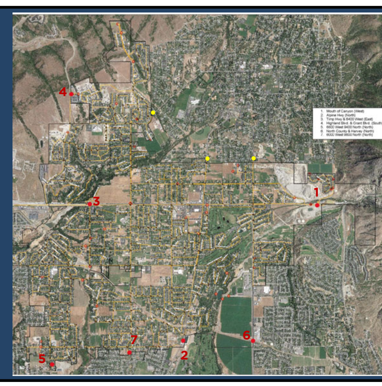
46

Potential Locations (entering City)

- High Priority
  - Mouth of American Fork Canyon
  - Alpine Highway and 9600 North
  - Timpanogos Highway and 6400 West
  - Highland Boulevard and Grant Boulevard
  - 6800 West and 9400 North
- Second Priority
  - North County Boulevard and Harvey Boulevard
  - 6000 West and 9600 North

47

1. Mouth of American Fork Canyon
2. Alpine Highway and 9600 North
3. Timpanogos Highway and 6400 West
4. Highland Boulevard and Grant Boulevard
5. 6800 West and 9400 North
6. North County Boulevard and Harvey Boulevard
7. 6000 West and 9600 North



48

POLITICAL ACTIVITIES ACT

Item 7a – Communication
Presented by – Erin Wells, City Administrator &
Rob Patterson, City Attorney/Planning & Zoning Administrator

49

CELL TOWER LEASE SETBACK

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

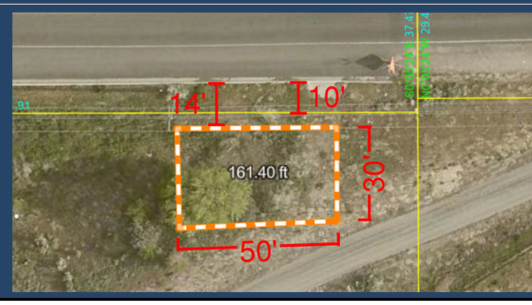
50

Site 1 – Setback Request

- 25'-30' wide by 50' long site adjacent to road
- R-1-40 setbacks: 30' main building, 20' accessory
- Tower company requested 10', staff recommends 14'

51

Site 1 – Setback Request



52

Site 2 – Well Site Request

- 30' wide by 80' long site within well area
- Public works would relocate materials/storage area
- Public works will support if tower company paves entire well site and access (~21,000 square feet)

53

Site 2 – Well Site Request

54

HIGHLAND CITY

FUTURE MEETINGS

- October 9, Lone Peak Public Safety District Meeting, 7:30 am, City Hall
- October 15, City Council Meeting, 6:00 pm, City Hall (Work Session)
- October 22, Planning Commission Meeting, 7:00 pm, City Hall
- November 12, City Council Meeting, 7:00 pm, City Hall
- November 13, Lone Peak Public Safety District Meeting, 7:30 am, City Hall
- November 19, Planning Commission Meeting, 7:00 pm, City Hall
- December 3, City Council Meeting, 7:00 pm, City Hall
- December 10, Planning Commission Meeting, 7:00 pm, City Hall
- December 11, Lone Peak Public Safety District Meeting, 7:30 am, City Hall

55

HIGHLAND CITY

CLOSED SESSION

The Highland City Council has recessed the regular City Council meeting to convene in a closed session to discuss items as provided by Utah Code Annotated §52-4-205.

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

56

TSSD

Capital Improvement Projects

20240918

	Project Total 2024 IIFP/IFA Amendment	2024	2025	2026	2027	2028	2029	10 Year Total 2020-2029	Outside of 10-Year Plan
Collection System Capacity Improvements	$ 347,139,426	$ 21,029,855	$ 51,158,367	$ 97,572,145	$ 85,703,044	$ 89,065,108	$ 21,496,633	$ 394,386,226	$81,780,000
Collection System Rehabilitatoin Imrpovements	$ 44,809,303	$ -	$ 1,407,174	$ 1,568,655	$ 12,121,134	$ 17,776,931	$ 20,464,043	$ 53,482,160	
Treatment Plant Imrpovements	$ 801,008,142	$ 33,302,399	$ 259,922,597	$ 251,212,539	$ 158,446,763	$ 88,128,365	$ 88,765,061	$ 913,361,578	$321,090,000
Total	**$ 1,192,956,871**	**$ 54,332,254**	**$ 312,488,138**	**$ 350,353,339**	**$ 256,270,941**	**$ 194,970,404**	**$ 130,725,737**	**$1,361,229,964**	**$402,870,000**

2023 Impact Fee	2024 Impact Fee	2025 Impact Fee
$ 3,559.33	**$ 4,962.62**	**$ 5,931.00**

2023 IFFP Update	$	933,393,448
2024 IFFP Update	$	1,192,956,871
	$	259,563,423

TSSD - CAPITAL ImPROVEmENT PROJECTS - Draft 20240918 2024

Project ID	Account #	Project Description	Project Total 2024 IFFP/IFA Amendment	2024	2025	2026	2027	2028	2029	10 Yr Total (2020-2029)	Outside of 10-Year Plan
Collection System Capacity Improvements											
LS-1	1-06-400-00	Boat Harbor Pump Station	$109,849,574	$131,428	$6,001,780	$37,090,999	$38,203,729	$39,680,679	$0	$126,209,141	
CL-N1	1-06-408-00	66-inch Parallel Westside Interceptor	$37,414,902	$14,289,649	$2,442,399	$0	$0	$0	$0	$38,979,367	
CL-N2	1-06-409-00	66-inch Lakeside Interceptor	$106,349,866	$ 74,763	$ 2,099,129	$ 35,909,313	$ 36,986,593	$ 38,096,191	$ 10,185,785	$123,714,294	
CL-R1	1-06-402-00	Replace and Upsize Lehi/American Fork Outfall	$46,219,586	$ 6,412,398	$ 37,879,042	$ 5,475,403	$ -	$ -	$ -	$50,416,268	
CL-R1B	1-06-360-06	Headworks Influent Structure Rehabilitation									
CL-N4	1-06-413-00	BHPS Force Mains	$36,273,468	$ 53,045	$ 1,725,416	$ 12,247,832	$ 10,512,723	$ 10,828,104	$ 6,918,894	$42,286,014	
CL-R2	1-06-402-01	Replace and Upsize Alpine/Highland Outfall (North Segment)	$4,451,394	$ 26,523	$ 437,091	$ 4,530,342	$ -	$ -	$ -	$4,995,236	
CL-R3	1-06-402-02	Replace and Upsize Alpine/Highland Outfall (South Segment)	$3,956,416	$ -	$ -	$ -	$ -	$ 460,134	**$ 4,391,955**	$4,852,089	
LS-3	1-06-412-00	Dry Creek Lift Station	$2,624,220	$ 42,050	$ 573,511	$ 2,318,256	$ -	$ -	$ -	$2,933,817	
Subtotal			***$347,139,426***	**$21,029,855**	**$51,158,367**	**$97,572,145**	**$85,703,044**	**$89,065,108**	**$21,496,633**	***$394,386,226***	***$81,780,000***
Collection System Rehabilitation Improvements											
SR-1	1-06-305-13	Structural Rehab of 60-inch RCP (1-06-305-13)	$6,503,962	$ -	$ 81,955	$ 84,413	$ 86,946	$ 89,554	$ 7,456,932	$7,940,593	
SR-2	1-06-307-13	Structural Rehab of 54-inch RCP (1-06-307-13)	$8,791,531	$ -	$ -	$ 1,484,242	$ 5,095,897	$ 3,674,142	$ -	$10,254,281	
PR-1	1-06-404-13	Potential Rehab of 60-inch RCP (1-06-404-13)	$17,834,760	$ -	$ 1,325,220	$ -	$ 6,202,612	$ 6,388,691	$ 7,277,115	$21,197,068	
PR-2	1-06-404-01	Potential Rehab of 54-inch RCP (1-06-XXX-13-10)	$2,434,250	$ -	$ -	$ -	$ -	$ 283,105	**$ 2,702,222**	$2,985,327	
PR-3	1-06-404-02	Potential Rehab of 24-inch and 30-inch RCP (1-06-XXX-13-9)	$6,517,370	$ -	$ -	$ -	$ 735,679	$ 7,024,332	$ -	$7,760,010	
PR-4	1-06-404-03	Potential Rehab of 21-inch and 24-inch RCP (1-06-XXX-13-10)	$2,727,430	$ -	$ -	$ -	$ -	$ 317,108	**$ 3,027,774**	$3,344,882	
Subtotal			***$44,809,303***	***$0***	***$1,407,174***	***$1,568,655***	***$12,121,134***	***$17,776,931***	***$20,464,043***	***$53,482,160***	***$0***
		COLLECTION TOTAL	*391,948,729*								
Treatment Plant Improvements											
TP-1	1-06-350-06	Influent PS Retrofit (Pump replacement, piping, controls)	$4,073,362	$ 2,393	$ 1,780,429	$ 1,146,151	$ 1,556,058	$ -	$ -	$4,566,183	
TP-2	1-06-351-06	Blower Replacement	$9,988,179	$ -	$ -	$ -	$ -	$ -	$ -	$9,447,329	
TP-3 / NT-2	1-06-352-00	Bioreactor Improvements / BNR Zone / Redox Controls	$6,733,265	$ 68,884	$ 3,276,348	$ 4,130,631	$ -	$ -	$ -	$7,475,864	
TP-4/5	1-06-353-00	East-Side Clarifiers (Gates, actuators, coatings, walkways/internals, scum, isolation)	$13,138,085	$ 3,980,419	$ 7,178,170	$ 2,579,476	$ -	$ -	$ -	$14,271,523	
TP-6	1-06-830-00	Headworks/Grit System Upgrade (Interconnection, gates, LEL monitoring, controls, lift station)	$599,423	$ -	$ 54,636	$ -	$ -	$ -	$ 675,721	$730,357	
TP-7	1-06-356-00	Biosolids Disposal Facility	$3,131,461	$ 332,217	$ 1,710,916	$ 863,499	$ -	$ -	$ -	$3,406,570	
TP-8	1-06-650-10	New Equipment for Dewatering Building	$1,661,406								
TP-9	1-06-730-70	Land Acquisition - Composting	$0	$ -	$ -	$ -	$ -	$ -	$ -	$0	
TP-10	1-06-800-00	Fleet	$576,857	$ 611,988	$ 76,085	$ 240,695	$ 1,228,582	$ 1,328,218	$ 1,448,657	$6,669,953	
AD-2	1-06-373-10	Replace CMMS System	$512,937	$ 84,964	$ -	$ -	$ -	$ -	$ -	$340,463	
AD-3	1-06-374-10	SPCC Plan Compliance (Secondary containment)	$14,791	$ -	$ -	$ -	$ -	$ -	$ -	$14,791	
AD-4	1-06-360-06	Headworks Odor Control Evaluation	$95,638	$ -	$ -	$ -	$ -	$ -	$ -	$95,638	
AD-5	1-06-900-03	2021 Capital Facilities Plan / 2023 Asset Management Plan	$419,861	$ 53,045	$ 415,236	$ 56,275	$ 57,964	$ 298,513	$ 61,494	$1,906,971	
AD-6	1-06-900-03	Plant Expansion - (Master Plan)	$513,206	$ -	$ -	$ -	$ -	$ -	$ -	$48,069	
AD-7	1-06-884	Aerobic Digester Improvements	$41,131								
AD-8	1-06-407-00	Engineered Wetlands	$14,081,107	$ 735,366	$ 2,562,358	$ 6,339,364	$ 5,628,458	$ -	$ -	$15,833,525	
AD-9	1-06-407-10	Equipment Storage and Relocate Collection Shop	$5,676,350	$ -	$ -	$ -	$ -	$ -	$ 1,347,371	$7,238,546	
EL-1	1-06-300-16	Power Quality (Switchgear/Generator, PLC and OIT)	$4,195,985	$ 692,577	$ 1,107,780	$ -	$ -	$ -	$ -	$4,353,875	
EL-2	1-06-301-16	Plant Control System PLC Replacement	$1,664,306	$ 106,090	$ 1,709,359	$ -	$ -	$ -	$ -	$1,815,449	
MP-1.1	1-06-730-06	*Primary Treatment / Primary Sludge Pumping*	$136,874,514	$ 1,355,371	$ 35,679,481	$ 38,513,368	$ 39,668,769	$ 25,889,117	$ 16,638,811	$158,550,755	
MP-1.2	1-06-730-08	*Primary Sludge Straining / and Primary Sludge WAS Thickening*	$68,743,949	$ 302,994	$ 18,779,592	$ 27,080,172	$ 15,938,616	$ 12,312,581	$ 4,227,319	$79,082,708	
MP-1.3	1-06-730-10	*Anaerobic Digestion*	$180,448,695	$ 5,078,802	$ 59,154,348	$ 50,774,149	$ 52,297,373	$ 25,855,821	$ 10,295,286	$204,763,117	
MP-1.4	1-06-730-11	*Sidestream Phosphorus*	$28,594,147	$ 124,569	$ 3,749,472	$ 3,218,296	$ 9,944,536	$ 13,657,163	$ 2,668,965	$33,363,002	
MP-1.5	1-06-730-12	*Sidestream Nitrogen*	$9,151,125	$ 23,663	$ 999,968	$ 1,235,961	$ 3,182,599	$ 4,370,769	$ 872,946	$10,685,905	
MP-1.6	1-06-730-13	*Gas Upgrading*	$27,323,462	$ 1,701,266	$ 7,464,271	$ 9,225,839	$ 7,918,845	$ 4,416,183	$ -	$30,893,885	
MP-2	1-06-730-14	Realign RMP 345 KV Line	$7,957,500	$ 8,236,823	$ -	$ -	$ -	$ -	$ -	$8,479,095	
MP-3	1-06-730-15	South Electrical Building	$148,540	$ 3,755	$ -	$ -	$ -	$ -	$ -	$139,063	
MP-4a	1-06-730-16	Biosolids Disposal - Thermal Dryer	$70,144,318	$ 3,812,241	$ 38,324,295	$ 27,631,817	$ 5,056,822	$ -	$ -	$77,411,202	
MP-4b	1-06-730-17	Biosolids Disposal - In Vessel Composting	$41,084,286	$ -	$ -	$ -	$ -	$ -	$ 50,528,490	$50,528,490	
MP-6	1-06-730-19	Tertiary Filtration	$95,259,405	$ 4,033,859	$ 43,718,860	$ 45,030,426	$ 9,548,099	$ -	$ -	$105,621,264	
MP-7	1-06-730-20	UV Disinfection	$54,060,987	$ 1,757,655	$ 25,401,777	$ 26,163,830	$ 5,068,972	$ -	$ -	$59,968,652	
MP-8	1-06-730-21	Outfall Upgrade	$14,099,864	$ 203,458	$ 6,779,213	$ 6,982,589	$ 1,351,071	$ -	$ -	$15,659,333	
MP-10	1-06-354-00	Secondary Clarifier Capacity Upgrades (for west facilities)								$0	$10,080,000
MP-11		South WRF Facilities								$0	$193,515,000
MP-12		Capacity Expansion to Buildout								$0	$117,495,000
Subtotal			***$801,008,142***	***$33,302,399***	***$259,922,597***	***$251,212,539***	***$158,446,763***	***$88,128,365***	***$88,765,061***	***$913,361,578***	***$321,090,000***
TOTAL			***$1,192,956,871***	***$54,332,254***	***$312,488,139***	***$350,353,339***	***$256,270,942***	***$194,970,403***	***$130,725,737***	***$1,361,229,964***	***$402,870,000***

Note: Costs include 3% inflation per year

References:
1. Adjusted Project Cost Estimate during design stage 2024
2. 2022 Impact Fees Facilities Plan / 2024 Technical Memorandum and 2024 Impact Fee Analysis
3. 2020 Master Plan (40 Years)
4. Aqua Hybrid Disposal Alternative ADD to 2020 Master Plan (40 Years)

Notes:

Start Construction