

Murray City Municipal Council Chambers

Murray City, Utah

Tuesday, February 15TH, 2022

The Murray City Municipal Council met on Tuesday, February 15TH, 2022, at 6:30 p.m. (or as soon as possible thereafter) for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

The public was able to view the meeting via the live stream at www.murraycitylive.com or <https://www.facebook.com/Murraycityutah/>. A recording of the City Council meeting can be viewed [HERE](#).

Council in Attendance:

Kat Martinez	District #1 – Conducting
Pamela Cotter	District #2
Rosalba Dominguez	District #3
Diane Turner	District #4
Garry Hrechkosy	District #5
Jennifer Kennedy	Council Director
Patti Johnson	Council Office Administrator III

Administrative Staff in Attendance:

Brett Hales	Mayor
Doug Hill	Chief Administrative Officer
Tammy Kikuchi	Chief Communication Officer
GL Critchfield	City Attorney
Brooke Smith	City Recorder
Brenda Moore	Finance and Administrative Director
Craig Burnett	Police Chief
Jon Harris	Fire Chief
Joey Mittelman	Assistant Fire Chief
Jeff Puls	Deputy Fire Marshal
Kim Sorensen	Park and Recreation Director
Danny Astill	Public Works Director
Ben Ford	Wastewater Superintendent
Jared Hall	Community Development Supervisor
Susan Nixon	Associate Planner
Zac Smallwood	Senior Planner

Lori Edmunds	Cultural Programs Manager
Rob White	IT Director
Danny Hansen	Senior IT Technician

Others in Attendance:

Pam Sanders	Rowan Rudow	Brent Barnett	Andy Hulk	Dave Gudgell
Paulina Gudgell	Peter Klinge	Beverly Crangle	R. Crangle	Aaron Montgomery
Dan Lundwall	Clark Bullen	George Hammer Jr.	Charles Turner	Mark Davis
Kiersten Davis	Darren M.	Daren Rasmussen	Lisa Milkovich	Janice Strombell
Lawrence Norman				

Opening Ceremonies

Call to Order – Councilmember Martinez called the meeting to order at 6:30 p.m.

Pledge of Allegiance – The Pledge of Allegiance was led by Councilmember Martinez and children from the audience.

Approval of Minutes

Council Meeting – January 18th, 2022

Councilmember Turner mentioned that there was a correction requested before the council meeting and the posted minutes will reflect that change once approved and published.

MOTION: Councilmember Dominguez moved to approve the minutes. The motion was SECONDED by Councilmember Cotter.

Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Martinez

Nays: None

Abstentions: Councilmember Hrechkosy

Motion passed 4-0

Special Recognition

1. Murray City Employee of the Month - Pattie Johnson, City Council, Administrative Assistant III

Presenting: Jennifer Kennedy, Council Director, and Brett Hales, Mayor

Jennifer Kennedy, Council Director, introduced Pattie Johnson as the February recipient for Employee of the Month. Johnson is the City Council Administrative Assistant III.

Jennifer Kennedy said Pattie Johnson has been working for the City Council for six years. During that time she has become proficient at meeting minutes, setting up for council meetings, filing, and helping out where and whenever she is needed. Johnson comes to work every day with a positive outlook and a can-do attitude. She has been instrumental this past year in helping the council office run smoothly. She played an intricate part in organizing and planning the holiday party, council retirement receptions, and the oath of office. Johnson is always willing to learn new things and take on new responsibilities to help the council office run smoothly. She greets everyone who enters the council office with a friendly smile and loves to help people. The council office would not be what it is today without the amazing work of Pattie Johnson.

Mayor Hales congratulated Pattie Johnson for the recognition. As a former council member and now in the administrative role he can attest that Johnson has been instrumental in connecting the two offices. Johnson will receive a certificate; a \$50 gift card and her name will appear on the plaque located in the Council Chambers.

Johnson thanked the council and Mayor for the special recognition. She said working in Murray City Council is the best job and she appreciates the support and recognition.

Councilmembers thanked Johnson for her six years of service, and they appreciate her being a part of Murray City.

Citizen Comments

The meeting was open for public comment.

Lawrence Horman

Shared information about homeless issues. Horman shared that he had been sick for several weeks and one of the key things missing for homeless individuals is access to a medical facility and long-term care facilities while they recover from illnesses.

Janice Strobell

Strobell asked the council and RDA board to consider adjusting the schedule and hold the Committee of the Whole before the RDA meeting, so the public can attend public meetings. She also asked that the public comment period be added to the end of the meeting.

Clark Bullen – District 3

Bullen asked the council to update the Master Plan and requested the public be surveyed so the city knows what direction the public wants in developing downtown. He feels like a public survey would help the city and developers make strategic and smart decisions for future mixed-use and higher-density housing.

Beverly Crangle

Expressed her concerns about Vine Street. She asked if a new master plan is done, that the city looks at traffic flow.

No other comments were given, and the open public comment period was closed.

Consent Agenda

1. Consider confirmation of the Mayor's reappointment of Andrea Washburn to the Public Safety Advisory Board for a term from February 1, 2022 – January 31, 2025.
2. Consider confirmation of the Mayor's reappointment of Wayne Manu to the Public Safety Advisory Board for a term from February 1, 2022 – January 31, 2025.
3. Consider confirmation of the Mayor's reappointment of Maren Patterson to the Planning Commission for a term from January 15, 2022 – January 15, 2025.
4. Consider confirmation of the Mayor's reappointment of Lisa Milkavich to the Planning Commission for a term from January 15, 2022 – January 15, 2025.
5. Consider confirmation of the Mayor's reappointment of Andy Hulka to the MCCD Review Committee for a term from January 15, 2022 – January 15, 2025.
6. Consider confirmation of the Mayor's appointment of Kiersten Davis to the MCCD Review Committee for a term from January 15, 2022 – January 15, 2025.
7. Consider confirmation of the Mayor's appointment of Darren Rasmussen to the Parks and Recreation Advisory Board for a term from January 2022 - January 2025.

8. Consider confirmation of the Mayor's reappointment of Peter Klinge to the Arts Advisory Board for a term from January 2022 - January 2025.
9. Consider confirmation of the Mayor's reappointment of Christy Anderson to the Arts Advisory Board for a term from January 2022 – January 2025.
10. Consider confirmation of the Mayor's reappointment of Matt Jacobson to the Arts Advisory Board for a term from January 2022 – January 2025.
11. Consider confirmation of the Mayor's appointment of Michael Richards to the Planning Commission for a term from January 15, 2022 – January 15, 2025.
12. Consider confirmation of the Mayor's reappointment of Christine Clark to the Murray Senior Recreation Center Advisory Board for a term from February 2022 – January 2025.

Presenting: Mayor Hales

Mayor Hales expressed his appreciation for the nine re-appointed individuals and the three new appointees. All re-appointed individuals are starting their third term. Kiersten Davis will be filling a vacant position. Darren Rasmussen will be replacing Dana Dimitrich, whose term ended on the Parks and Recreation Advisory Board. Michael Richards will be replacing Sue Wilson on the Planning Commission.

MOTION:

Councilmember Turner moved to approve the recommendations made on the Consent Agenda. The motion was SECONDED by Councilmember Cotter.

Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez.

Nays: None

Abstentions: None

Motion passed 5-0

Public Hearings

Staff, sponsor presentations, and public comments will be given prior to Council action on the following matter. The Council Meeting Agenda Packet can be found [HERE](#).

1. Consider an ordinance relating to land use; amends the zoning map for the property located at 1079 East Vine Street, Murray City, Utah from A-1 (Agricultural Zoning

District) to R-1-8 (Low-density single family)

Presentation: Jared Hall, Community Development Supervisor, and Susan Nixon, Associate Planner

PowerPoint Presentation Attachment A- Zone Map Amendment from A-1 to R-1-8

Applicant: Nathan Sheppick and Randy Krantz

Address: 1079 East Vine Street

Committee of the Whole Presentation on February 1, 2022

Planning Commission Presentation on July 15, 2021

Presentation

Susan Nixon and Jared Hall shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending the zoning map for the property located at 1079 East Vine Street, Murray City, Utah from A-1 (Agricultural Zoning District) to R-1-8 (Low-density single family).

The subject property is a single-family home on 0.89 acres in the A-1 Zone. The applicant would like to sell a portion of their property to an adjoining neighbor to the east, who could then add it to their existing lot. The exchange of property can be approved with a boundary line adjustment, but the subject property does not conform to the current lot size standards of the A-1 Zone (1-acre minimum.) The applicant has requested the R-1-8 Zone because it is the more common zone in the area, and because the 2017 Murray City General Plan anticipates and supports the transition of agricultural to residential zones. The Planning Commission reviewed the request at a public hearing on July 15, 2021 and voted 5-0 to recommend approval of the Zone Map Amendment to the City Council.

Nixon clarified that if the zoning was approved tonight then the applicant would need to submit a new application for any additional changes to the property. Any future land-use changes would be submitted to the Planning Commission for review and potential approval.

Applicant

Randy Krantz, representing Nathan Sheppick, was invited to the podium to speak about the proposed project. He shared that the neighbor to the east would like to purchase the property and add it to his property for personal use.

Clarification

Susan Nixon clarified that the zoning map shown tonight is correct. When the neighborhood was annexed into Murray City in 2002, the zoning department attempted to match up the city's zoning designation with the county's zoning designation, based on the existing land uses. At the time, A-1 was the closest match. This makes the land in

this area “legal nonconforming” since the A-1 Zone requires a 1-acre minimum area per dwelling.

Citizen Comments

The public hearing was open for public comment.

Dave Gudgell

Lives behind the property and has questions about what would happen to the property if a home(s) were developed.

No additional comments were given, and the public hearing was closed.

Discussion

Councilmember Dominguez asked for clarification on what could happen to the land if the zoning would be changed.

Nixon responded that R-1-8 is a residential single-family zone, meaning one dwelling per lot. If the zoning is changed to R-1-8 there may be the possibility of splitting the property into a “flag lot” (one new lot behind the existing home). Any subdividing beyond a flag lot would require subdivision regulations and includes a public right-of-way, and a public road with improvements to the property which would take up a significant portion of the property. For this zoning change request, what will most likely happen is this land turning into a flag lot if the applicant turns in an application otherwise the rear area of the property land will stay vacant.

MOTION

Councilmember Cotter moves to adopt an ordinance. The motion was SECONDED by Councilmember Turner.

Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

2. Consider an ordinance amending section 17.112.020 of the Murray City Municipal Code relating to including twin-homes as a permitted use in the R-2.10 Zone.

Presentation: Jared Hall, Community Development Supervisor, and Susan Nixon, Associate Planner

PowerPoint Presentation Attachment B- Text Amendment, allowing twin homes as a permitted use in the R-2-10 Zone

Applicant: Jonathan Rudd, JNG Investments

Committee of the Whole Presentation on [February 1, 2022](#)

Planning Commission Presentation on [January 6, 2022](#)

Presentation

Susan Nixon and Jared Hall shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending section 17.112.020 of the Murray City Municipal Code relating to including twin homes as a permitted use in the R-2.10 Zone. While both represent 2-family structures, there are important differences between them, and only duplexes are currently permitted.

A duplex is a single building located on a single lot, with two dwelling units sharing a common wall. A twin home is comprised of two separate dwellings on two separate lots, where those two dwellings share a common wall along the interior property line between the two lots. The result is that a duplex and a twin home may look similar, but they are not the same: with a duplex, the entire property can only be owned by one person, who then rents the units. Twin homes can be owned individually.

The effect of the proposed amendment is to allow additional opportunities for owner-occupied homes; it will not increase the allowed density, decrease the area of property associated with each unit, or change the allowed heights or setbacks. Staff supports the proposed amendment because the additional possibilities for home-ownership afforded by twin homes will be good for communities where the zoning already allows duplexes.

Citizen Comments

The public hearing was open for public comment.

Clark Bullen – District 3

Bullen asked if the zoning is approved then applications would need to be made for approval to make a change.

Nixon confirmed.

Applicant

Applicant, Darren Mansell who represents JNG Investment, was invited to the podium to speak about the proposed project. The purpose of this change is to try and make homes more affordable. He confirmed the homes will still have a yard and work as a functioning homes. In addition, although sharing a common wall, these homes will work independently from each other.

The public comment period continued.

Clark Bullen – District 3

Bullen asked what the different zones are that allow twin homes?

Jared Hall answered that another zone that allows twin homes is the Residential Neighborhood Businesses (RNB) zone. RNB is a buffer zone for light-duty commercial properties to buffer residential areas from a high-traffic street. The RNB zone allowed for duplexes but not twin homes. Approximately 18 months ago, an applicant approached the city and asked for a zone change and text amendment to allow twin homes and subsequently built a twin-home subdivision at approximately 525 East Winchester Street. The RNB zone is one of many zones that could accommodate twin homes and there will most likely be a future request for other zone areas as well because twin homes are great to use as a transition within neighborhoods and corridors.

No additional comments were given, and the public hearing was closed.

MOTION

Councilmember Hrechkosy moves to adopt an ordinance. The motion was SECONDED by Councilmember Dominguez.

Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

3. Consider an ordinance amending section 13.32.060 of the Murray City Municipal code to increase the sewer service charge and to enact a central valley water reclamation fee.

Presentation: Danny Astill, Public Works Director, Ben Ford, Wastewater Superintendent, and Brenda Moore, Finance and Administrative Director

Guest: Aaron Montgomery, Zions Bank Public Finance
PowerPoint Presentation Attachment C- Murray Sewer Rates (February 2022)
Committee of the Whole Presentation on [February 1, 2022](#)
Planning Commission Presentation on [January 6, 2022](#)

Presentation

Danny Astill shared a PowerPoint of the proposal. The proposed changes are intended to request an ordinance amending section 13.32.060 of the Murray City Municipal code to increase the sewer service charge and to enact a central valley water reclamation fee.

The proposal will raise the sewer fees to meet the current and future obligations for the Central Valley Water Reclamation Facility and Murray City Wastewater System Operations.

Zions Bank Public Finance prepared the report showing information about the health of the wastewater fund. The Fund balance is being depleted because of the tremendous burden to provide funding for the Central Valley Water Reclamation Facility (CVWRF). The facility is being reconstructed as part of a consent order with the State of Utah to make the necessary changes to the plant to meet new and more stringent discharge standards for the water that is discharged into the rivers of the State.

The CVWRF plant is currently under construction and is required to be completed and operational in 2025. The original construction cost estimates were about \$250,000,000 which is the current rate structure planned for. However, because of the cost escalation factors such as labor and materials, the new cost estimates are hovering around \$370,000,000.

Discussion

Councilmember Dominguez asked what is available for the low-income resident who may not be able to afford the fee increase?

Brenda Moore, Finance and Administrative Director explained that residents can apply for assistance through the [Home Energy Assistance Target \(HEAT\) Program](#) if they are having a hard time paying utility bills. Once a year the City includes a HEAT and rental assistance flyer with the utility bill. In addition, if the city sends out a shut-off notice, they include information about the HEAT program with the bill and for any resident who is working with HEAT, the city will delay shut-offs with proof of appointment since the HEAT program can take a few days to get set up and approved.

[HEAT Program:](#)

The HEAT Program provides year-round energy and water assistance as

well as energy and water-related crisis assistance for eligible low-income households throughout Utah. You may qualify for a heating benefit (Oct. - Mar.), cooling benefit (Apr. - Sept.), and water assistance when you apply for the HEAT Program.

Councilmember Dominguez asked if the city could move funds to make up the difference so the utility amounts won't be increased?

Moore explained that the city has already used one million dollars of our [American Rescue Plan Act \(ARPA\)](#) funds to fund wastewater projects that qualified under ARPA guidelines. However, ARPA funds are a one-time payment, so regardless the rates will need to change to maintain the difference.

Councilmember Dominguez asked if the first-rate change needs to be as high as it is requested?

Moore explained that the rates were run through a model and the numbers presented tonight to make sure the city has enough cash flow to cover our bond commitments and that we can maintain city maintenance to our infrastructure.

Councilmember Cotter asked what other cities are involved in this project?

Astill responded:

- Murray
- South Salt Lake City
- Mount Olympus Improvement District
- Cottonwood Sewer
- Taylorsville Bennion Improvement Center
- Granger Hunter
- Kearns Improvement District

Councilmember Hrechkosy asked if any of the water could be repurposed for park strips and public places?

Astill responded that the city has researched this quite extensively however due to the water laws in the State of Utah and the cost to develop and process the water, it is not feasible at this time.

Councilmember Cotter asked what the rate increase will be?

Astill shared the PowerPoint slide on "Impact on Single-Family Residential" which said, "With the recommended rate increases, the average single-family unit would see its monthly bill increase by about \$21 per month. Annual increases thereafter

would be much less with the average monthly increase by less than \$6 between fiscal year (FY) FY2023 and FY 2027."

Councilmember Dominguez asked if the city receives additional ARPA Funds, could it be used to help pay for the sewer service charge?

Astill said it is a possibility however, the main hot topic item being discussed at the State Legislature right now is water and secondary water so the possibility of getting ARPA money that is designated to be spent on sewer is slim.

Citizen Comments

The public hearing was open for public comment.

Clark Bullen – District 3

Shared three ideas to help mitigate the increase:

- 1) If the increase happens after people got their tax returns, then maybe it wouldn't feel so bad.
- 2) If there are potential other tax increases in Murray, could those be done at the same time? Then the residents would not feel like their taxes are raised twice.
- 3) Having larger properties or single-family homeowners pay more on the base rate than those who live in smaller homes, multifamily dwellings, or apartments.

No additional comments were given, and the public hearing was closed.

Discussion

Councilmember Dominguez asked when will this rate change go into effect?

Astill answered that the first bill with the rate change will be sent out in April and the rate would be based on what you use.

MOTION

Councilmember Cotter moves to adopt an ordinance. The motion was SECONDED by Councilmember Hrechkosy.

Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez

Nays: None

Abstentions: None

Motion passed 5-0

Business Item

- 1. Consider a resolution providing advice and consent to the Mayor's appointment of Joseph B. Mittelman II as the City's Fire Chief.**

Presentation: Mayor Brett A. Hales

Resolution Number: R22-05

Mayor Hales announced he has selected Joey Mittelman for the position of Fire Chief. Mittelman has great qualifications and has proven to be an asset to Murray City, serving in many capacities with Murray City Fire. Mayor Hales believes he is fully capable and prepared to lead the Murray City Fire Department. Mittelman has been working for Murray City for 17 years.

MOTION: Councilmember Turner moved to adopt the resolution. The motion was SECONDED by Councilmember Dominguez.

Council roll call vote:

Ayes: Councilmember Cotter, Councilmember Dominguez, Councilmember Turner, Councilmember Hrechkosy, Councilmember Martinez.

Nays: None

Abstentions: None

The nomination passed 5-0

A swearing-in ceremony will be scheduled at a later time.

Chief Mittelman thanked the council and invited the council to a swear-in around the third week in March. He said it was an honor to represent the Fire Department.

Councilmembers congratulated Chief Mittelman on the promotion

Mayor's Report and Questions

Mayor Hales thanked those who came to the Beam Ceremony at the New City Hall on Thursday, February 10th.

Council members shared their thanks to the presenters and staff.

Adjournment

The meeting was adjourned at 8:13 p.m.



Brooke Smith, City Recorder



Attachment A

Murray City Council Meeting

February 15, 2022



Applicant: Nathan Sheppick and Randy Krantz

Request: Zone Map Amendment from A-1 to R-1-8

Address: 1079 East Vine Street







Planning Commission

- A public hearing was held by the Planning Commission on July 15, 2021.
- 61 notices were sent to all property owners within 300' of the subject property and to affected entities.
- The Planning Commission voted 5-0 to forward a recommendation of approval to the City Council.

Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The requested zone change has been carefully considered based on the characteristics of the site and surrounding area, and on the policies and objectives of the 2017 Murray City General Plan.
3. The proposed Zone Map Amendment from A-1 to R-1-8 is supported by the General Plan and Future Land Use Map designation of the subject property.
4. The Planning Commission voted 5-0 to forward a recommendation of approval to the City Council on 7/15/2021.

Staff Recommendation

The Planning Commission and staff recommend that the City Council
APPROVE the requested amendment to the Zoning Map designation of the
property located at 1079 East Vine Street from A-1 Agricultural to R-1-8, Low
Density Residential.

Attachment B

Murray City Council Meeting

February 15, 2022



Applicant: Jonathan Rudd, JNG Investments

Request: Text Amendment, allowing twin homes as a permitted use
in the R-2-10 Zone



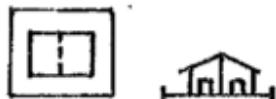
REQUEST

The applicant proposes to amend the text of the R-2-10 Zone to allow Land Use 1112, single-family dwelling attached (twin-home) as a Permitted Use.

INTENT

The proposed R-2-10 Zone amendment will allow development of twin-homes with the same restrictions for land area and density as duplexes which are already permitted uses. The net effect of allowing twin-homes will be increased opportunities for owner-occupied housing because each twin home can be individually owned.

1121 – Two family dwelling (duplex)



1112 – Single family dwelling attached (twin homes)



Duplexes are currently allowed as a permitted use in the R-2-10 Zone, while twin homes are not.

17.112.020: PERMITTED USES:

Use No.	Use Classification
1111	Single-family dwelling, detached.
<u>1112</u>	<u>Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.</u>
1121	Two-family dwelling (duplex).
1210	Residential facility for elderly persons (see <u>chapter 17.32</u> of this title).
1210	Residential facility for persons with a disability (see <u>chapter 17.36</u> of this title).
4800	Utilities (lines and rights-of-way only) (except 4850).
6814	Charter school.
6815	Residential childcare facility (in dwellings only with no more than 12 children other than those residing in the dwelling).

Planning Commission

- A public hearing was held by the Planning Commission on January 6, 2022.
- Notice was posted to required sites and notices were sent to all affected entities.
- The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council.

Findings

1. The General Plan provides for flexibility in implementation and execution of the goals and policies based on individual circumstances.
2. The proposed text amendment has been carefully considered based on characteristics of building design and zoning requirements.
3. The proposed text amendment is consistent with the purpose of Title 17, the Murray City Land Use Ordinance.
4. The proposed text amendment is consistent with the goals and objectives of the 2017 Murray City General Plan.
5. The proposed text amendment will allow an additional housing type that is currently less available and will increase opportunities for owner-occupied housing in the R-2-10 Zone.
6. The Planning Commission voted 6-0 to forward a recommendation of approval to the City Council on 01/06/2022.

Staff Recommendation

The Planning Commission and staff recommend that the City Council APPROVE the request to include Land Use #1112, Twin Homes as a permitted use in the R-2-10 Zone by amending the text of Section 17.112.020(B) of the Murray City Land Use Ordinance as follows:

Single-family dwelling attached (twin-homes). Twin-homes shall meet the following yard and area requirements: 10,000 square foot lot minimum (5,000 square feet, each dwelling). Forty-foot minimum frontage on the public street (twenty feet, each dwelling). Each twin-home dwelling must maintain the minimum setbacks of the R-2-10 Zone with the additional setback of 0' interior where adjacent to second dwelling.

Attachment C



CENTRAL VALLEY WATER RECLAMATION FACILITY

- Murray City is a participating member / owner of the Central Valley Water Reclamation Facility (CVWRF) along with 6 other local agencies since its inception in the mid 70's. CVWRF was commissioned in 1978 making most of the facilities at the plant around 40 years old.
- (TBPEL) Technology-based Phosphorus Effluent Limitation became a term used as a result of emerging technologies that could treat and remove Phosphorus and nitrogen from wastewater.
- In Feb 2015 Division of Water Quality (DWQ) adopts UAC R317-1-3.3 that establishes new regulations for the discharge of phosphorus to surface waters. Notifies CVWRF of the new limitations that needed to be achieved by January 1, 2020.

CENTRAL VALLEY WATER RECLAMATION FACILITY IMPACTS

- September 2016 CVWRF requests variance from the regulation implementation, until January 1, 2025, due to 7-8 years for planning, funding, design, construction, startup/commissioning of new operations.
- April 2017 DWQ approves CVWRF variance as requested until January 1, 2025, to comply with new rule.
- Original estimates for reconstruction were expected to be around \$250,000,000, which is what our current rates were based on. Current estimates indicate costs have escalated to about \$370,000,000.

PROPOSED SEWER RATE SCHEDULE

Impact on Single-Family Residential:

	Current Rate					
	FY2022	FY 2023	FY 2024	FY 2025	FY2026	FY2027
Residential & Commercial						
Base Rate	\$9.73	\$13.14	\$16.42	\$18.88	\$19.83	\$20.82
Central Fee	N/A	\$12.00	\$12.00	\$11.00	\$8.00	\$6.00
Flow Rate	\$2.88	\$3.46	\$3.56	\$3.67	\$3.78	\$3.89
Avg. Monthly Bill	\$38.61	\$59.74	\$64.02	\$66.58	\$65.63	\$65.72

With the recommended rate increases, and average single-family unit would see its monthly bill increase by about \$21 per month. Annual increases thereafter would be much less with the average monthly increasing by less than \$6 between FY 2023 and FY 2027

Benefits

- CVWRF flows accounts for 60% of the downstream flow in the Jordan River during dry months. Approximately, 50 million gallons each day is discharged to the river which, results in a significant impact on Mill Creek and the Jordan River.
- Meeting these new effluent discharge requirements will remove many pounds of phosphorus, nitrogen and ammonia currently being discharged.
- Much more sustainable treatment capabilities without the use of more chemicals.
- Improved water quality in the plant life along the river.
- Improved habitat for aquatic life as well as migratory bird habitats in the wetlands near the great salt lake.
- Improved recreation opportunities.
- Earthquake Resiliency- Current infrastructure is 35+ years old. All new buildings and operations are built to more stringent earthquake standards resulting in minimal impact to the plant in the event of an earthquake.



Central
Valley
Water
Reclamation
Facility



- <https://youtu.be/HsCB6q3w8rE>



QUESTIONS

QUESTIONS