

**MINUTES OF THE WASATCH COUNTY COUNCIL
ACTING AS
THE GOVERNING BOARD OF THE NORTH VILLAGE
SPECIAL SERVICE DISTRICT
NOVEMBER 5, 2025**

PRESENT: Board Chair Erik Rowland
Board Member Heidi Franco
Board Member Yvonne Barney via Zoom
Board Member Karl McMillan
Board Member Luke Searle
Board Member Colleen Bonner
Board Member Kendall Crittenden

STAFF: Max Covey General Manager
Doug Scow, Water Rights Manager
David Fuller, Assistant General Manager
Rick Tatton, Court Reporter via Zoom
Theresa Baronek, District Treasurer
Shari Coleman, Accounting Clerk
Justin Dietrich, Bowen & Collins
Bennett Price, Bowen & Collins

EXCUSED: Dana Kohler, Administrative Assistant
Kierstan Smith, CPA

Board Chair Erik Rowland called the meeting to order on Wednesday, November 4, 2025, at 6:12 p.m. The record should also show that all the Board Members are present with Yvonne Barney via Zoom. The record should further show that the Governing Board of the North Village Special Service District is meeting in the Wasatch County Council Chambers located in the Wasatch County Administration Building located at 25 North Main, Heber City, Utah 84032. Board Chair Erik Rowland then called the first agenda item.

**PUBLIC HEARING REGARDING THE ADOPTION OF AN IMPACT FACILITIES
PLAN; AND IMPACT FEE ANALYSIS SEWER RESOLUTION NO. 2025-04.**

Max Covey the General Manager indicated that Bowen Collins has done a North Village Special Service District Sewer Impact Fee Facilities Plan and Justin Dietrich from Bowen Collins is here to briefly explain what is in this plan.

Justin Dietrich indicated that the plan addresses the future infrastructure needed to serve the

District based on current use planning. The existing and future capital projects documents in the IFFP (Impact Fee Facilities Plan) will ensure that the level of service standards are maintained for all existing and future residents who reside within the District.

Local governments must pay strict attention to the required elements of the IFFP which have been enumerated in the Impact Fees Act Utah Code Annotated 11-35a-306(1). To calculate the use of an existing capacity and the need for future capacity, it is first necessary to calculate the demand associated with existing development and projected growth. Using available information for existing development and growth projections from the District's Sewer System Master Plan. The IFFP is also intended to outline the improvements which may be funded through impact fees.

We had a 2015 study that we updated for this one which the project's cost. There has been a lot of inflation in our region concerning terms and construction costs that we wanted to make sure that we captured that. The other substantial change in North Village is the growth strong in North Village where in 2025 it had been very stagnant for quite a while. We updated growth projections and an updated Master Plan and all the new projects and all the previously completed projects up to date. He gave a list of the existing facilities with buy in which is part of this income fee. There will be future facilities that you would be buying into. The largest one is the new treatment expansion and North Village utilizing JSSD's sewer treatment plant and will be expanded and fully committed. New developments will need to purchase their share in that facility and a new shop building that is coming in which will be great.

Justin showed a representation of those projects and there is a new lift station down by the University and some pipe projects and the largest one is the new treatment plant. There are two tiers of impact fees in North Village and there are some landowners that have participated in some of the original infrastructure through a special assessment bond. Because of that commitment they have a lower impact fee, and they are called the bonded users. The unbonded and end users that come in pay a higher fee. This is substantial in terms of percentage and now so much when the unbonded you compare in inflations since 2015 and other updates that we have made. This is a good update.

We now need to have a public hearing and open it up for public comment and then adopt Resolution No. 2025-04. Board Chair Erik Rowland then asked if there were any comments by the Governing Board of the North Village Special Service District and there were none. Then Board Chair Erik Rowland opened the meeting up for public comment and there was none, so the public comment period was closed.

Board Chair Erik Rowland then asked for a motion.

Board Member Heidi Franco made a motion that we accept the higher impact fees as presented and we adopt Resolution 2505-04. Board Member Luke Searle seconded the motion, and the motion carries with the following vote:

AYE: Board Chair Erik Rowland
AYE: Board Member Colleen Bonner

AYE: Board Member Heidi Franco.
AYE: Board Member Yvonne Barney via Zoom
AYE: Board Member Kendall Crittenden
AYE: Board Member Karl McMillan
AYE: Board Member Luke Searle

NAY: None.

ADJOURNMENT

Board Member Colleen Bonner made a motion to adjourn. Board Member Kendall Crittenden seconded the motion, and the motion carries with the following vote:

AYE: Board Chair Erik Rowland
AYE: Board Member Colleen Bonner
AYE: Board Member Karl McMillan
AYE: Board Member Kendall Crittenden
AYE: Board Member Heidi Franco
AYE: Board Member Yvonne Barney viz Zoom
AYE: Board Member Luke Searle

Meeting adjourned at 6:18 p.m.

ERIK ROWLAND/BOARD CHAIR