



ITEM REPORT UTILITIES COMMISSION

Agenda Date: 8/5/2026
Agenda Section: Business Item

Department Origination: Public Works

Agenda Item: Approve the Timberline Heights Phase 2 Development Agreement

Approval Required: Simple Majority Vote

BACKGROUND

Kuepers has submitted plans for developing a 60-Unit apartment building on the corner of Clearwater Road and Forest Drive.

Included with the development is the extension of watermain into the subject property for fire protection. The watermain will remain privately owned but will be within an easement and will be maintained with the rest of the City's infrastructure. The development agreement will ensure the watermain is constructed/tested/inspected per city details and specifications to help protect the City's infrastructure.

The development agreement includes the language requiring the developer to submit asbuilt drawings so the city can include the infrastructure in our GIS system. Additionally, the agreement includes the fees associated with drafting the agreements, inspecting the infrastructure, and adding the infrastructure to our GIS system.

FINANCIAL IMPLICATIONS

The financial implications associated with drafting the agreement are included in the development agreement and will be passed along to the developer.

STAFF RECOMMENDATIONS

Staff recommends approving the Timberline Heights Phase 2 Development Agreement.

COUNCIL ACTION REQUESTED

MOTION to approve the Timberline Heights Phase 2 Development Agreement.