

River Heights City

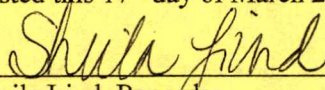
COUNCIL MEETING AGENDA

Tuesday, March 22, 2016

Notice is hereby given that the River Heights City Council will hold its regular council meeting beginning at 5:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 5:00 p.m. Opening Remarks and Pledge of Allegiance
- 5:05 p.m. Adoption of Previous Minutes and Agenda
Pay Bills
Finance Director Report
Purchase Requisitions
Public Works Report
Administrative Report
Public Comment
- 5:15 p.m. Discuss Future of Old Church
- 5:25 p.m. Set a Budget Reserve Amount
- 5:30 p.m. Discuss Contributing to 1000 East Road Project with Logan
- 5:35 p.m. Adoption of Code Changes by Ordinance
- 5:40 p.m. Discuss Impact Fee Study by Forsgren
- 5:45 p.m. Discuss Wasatch Properties Proposal
- 5:55 p.m. Mayor and Council Reports
- 6:00 p.m. Adjourn

Posted this 17th day of March 2016



Sheila Lind, Recorder

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

Council Meeting

March 22, 2016

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8 Present were: Mayor James Brackner
9 Council members: Doug Clausen
10 Robert "K" Scott
11 Geoff Smith
12 Dixie Wilson
13 Blake Wright
14
15 Recorder Sheila Lind
16 Public Works Director Clayton Nelson
17 Treasurer Wendy Wilker
18
19 Excused Finance Director Clifford Grover
20
21 Others Present: See roll
22
23

24 The following motions were made during the meeting:
25

26 Motion #1

27 Councilmember Smith moved to "adopt the minutes of the March 9, 2016 Council Meeting,
28 and the evening's agenda." Councilmember Wilson seconded the motion, which passed with Clausen,
29 Scott, Smith, Wilson and Wright in favor. No one opposed.
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31 Motion #2

32 Councilmember Clausen moved to "pay the bills as listed." Councilmember Scott seconded the
33 motion, which passed with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.
34

35 Motion #3

36 Councilmember Clausen moved to "set a reserve limit of \$700,000, which will be considered
37 when working on capital project rankings." Councilmember Smith seconded the motion, which
38 carried with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.
39

40 Motion #4

41 Councilmember Wright moved to "adopt Ordinance 1-2016, Changes to the River Heights City
42 Code, March 22, 2016, as recommended by the Planning Commission." Councilmember Scott
43 seconded the motion, which carried, with Clausen, Scott, Smith, Wilson and Wright in favor. No one
44 opposed.
45
46

47 Motion #5

48 Councilmember Clausen moved to “hire Forsgren Engineers to redo the impact fee study,
49 including storm water, in the amount of \$23,100 and try to get it completed within 2 months.”
50 Councilmember Scott seconded the motion, which carried with Clausen, Scott, Smith and Wright in
51 favor. Wilson opposed.

52

53 Proceedings of the Meeting:

54

55 The River Heights City Council met at 5:00 p.m. in the Ervin R. Crosbie Council Chambers in
56 the River Heights City Building on Tuesday, March 22, 2016.

57 Opening Remarks and Pledge of Allegiance: Councilmember Clausen mentioned the evening’s
58 caucus meetings and encouraged others to be grateful for our right to vote. PWD Nelson led the group
59 in the Pledge of Allegiance.

60 Adoption of Previous Minutes and Agenda: Minutes of the March 9, 2016 Council Meeting,
61 were reviewed.

62 **Councilmember Smith moved to “adopt the minutes of the March 9, 2016 Council
63 Meeting, and the evening’s agenda.” Councilmember Wilson seconded the motion, which passed
64 with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.**

65 Pay Bills: The bills were presented.

66 **Councilmember Clausen moved to “pay the bills as listed.” Councilmember Scott
67 seconded the motion, which passed with Clausen, Scott, Smith, Wilson and Wright in favor. No
68 one opposed.**

69 Treasurer Wilker informed that the Comcast bill is usually around \$60/month, but now it is
70 \$90. She called them and found out the original plan the city signed up for is no longer available so
71 they upgraded us automatically. The current plan they have for \$60 allows up to 50 megabytes,
72 includes new equipment, but requires a 3-year contract. She checked with Century Link and found
73 they would charge \$135 for less megabytes. She asked if she should check with any other companies.
74 Councilmember Clausen suggested signing up with Comcast for the 3-year deal. The Council agreed.

75 Finance Director Report: In the absence of FD Grover, Treasurer Wilker presented the
76 Combined Cash Investment report.

77 Purchase Requisition: PWD Nelson reported receiving a second bid for the city building
78 carpet, which came in \$2,000 above Carpets of America’s bid. He requested final approval in the
79 amount of \$6,062.05. The Council consented.

80 Public Works Report and Discussion: PWD Nelson stated his report items will be covered in
81 other areas of the agenda.

82 Councilmember Clausen asked PWD Nelson if he was going ahead with getting a gas line
83 installed for the pump house. Mr. Nelson answered he is waiting for a contract from Questar. He
84 believes it will be ready to go by next winter.

85 Administrative Report: Recorder Lind didn’t have anything.

86 Public Comment: There was none.

87 Discuss Future of Old Church: Mayor Brackner discussed the memo he sent to the Council
88 explaining that the Utah Festival Opera Company is willing to accept a 7-year contract that would be
89 extended annually with the consent of both parties.

90 Mayor Brackner informed that he has met with Tony Johnson, who is interested in
91 rehabilitating the building. He had done some checking to find it would qualify for the historic
92 rehabilitation tax credit program. His idea would be to allow the UFOC to continue their use of part of

3 the building and convert other areas into apartments. Mayor Brackner was unsure whether Mr.
4 Johnson was interested in purchasing the building or not.

95 Councilmember Clausen felt Mr. Johnson doesn't quite understand what the Opera Company
96 does with the building.

97 Councilmember Scott expressed interest in hearing further ideas from Mr. Johnson.

98 Councilmember Wright said this part of town is zoned single family residential, not for
99 apartments. He doesn't think the neighbors would go for apartments. The city would have to spot
100 zone the property, which isn't a good idea. He isn't in favor of giving up land in the heart of the city.
101 Councilmember Smith agreed and wondered if the city could go after the historical money for
102 upgrading the building. He was told there may be a stipulation that the funds from Utah for 20% of the
103 cost of restoring the building are available only for dwellings.

104 Councilmember Clausen supported the 7-year lease with the UFOC. They have agreed to
105 upgrade the exterior and let the city use the north side of the property. He reiterated his feelings that
106 the UFOC is an important part of the Cache Valley community. He'd like to see the city be
107 cooperative with them.

108 Mayor Brackner likes what the Opera Company presents to the community, as well and
109 believes our culture is improved because of it.

110 Councilmember Wilson said 'no' to all of the above. She would like to see the property as an
111 open park space. She agreed it's nice to be nice. But, she doesn't believe the UFOC will do what they
112 say in taking care of the building since they haven't in the past.

113 Mayor Brackner will get with Attorney Jenkins to draft a contract in a way that if the UFOC
114 doesn't maintain the building and grounds they can be evicted.

115 Councilmember Wilson asked Councilmember Wright if a new lease would negate the original
116 Conditional Use Permit. Mr. Wrights said, "No."

117 Councilmember Scott suggested the city be specific on what the Opera Company is expected to
118 do on a regular basis.

119 Councilmember Wright was in favor of letting them stay seven more years. He suggested the
120 Conditional Use Permit be reviewed when drafting the new lease to make sure it stays valid.

121 Mayor Brackner asked that those who would like to have input on the contract meet with
122 Attorney Jenkins and himself.

123 Councilmember Smith agreed with a 7 year contract, but would like to see the city set money
124 aside each year so there would be enough in seven years to do something.

125 Councilmember Wilson reiterated her concern with the safety risk of a building that has been
126 condemned and has asbestos, for the tenant who lives in the building, the neighbors, the people in the
127 community and the liability it puts on the city.

128 Councilmembers Clausen, Scott, Smith and Wright consented to the 7-year lease.

129 Councilmember Wilson was not in favor.

130 Set a Budget Reserve Amount: Mayor Brackner reminded that at the last meeting they agreed
131 they would like to reserve \$750,000, when planning upcoming capital projects. Councilmember Scott
132 remembers they said \$700,000.

133 Councilmember Wilson expressed worry about taking money from one fund to pay for projects
134 that don't belong to that fund. She doesn't remember this being done in the past. Mayor Brackner
135 explained the only borrowing done in the last few years has been when the water fund had an
136 emergency and borrowed from the sewer fund, which has now been paid back. Councilmember
137 Clausen pointed out that if they didn't borrow from the sewer fund, the money would build up and just
138 sit there. He's not sure that is smart on the part of the city.

139 **Councilmember Clausen moved to “set a reserve limit of \$700,000, which will be**
140 **considered when working on capital project rankings.” Councilmember Smith seconded the**
141 **motion, which carried with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.**

142 Engineer Rasmussen pointed out the problem of irrigation infiltrating into the sewer system,
143 which raises the flow amount. In lieu of a new contract with Logan City on the horizon, he feels it
144 would be prudent to use some of the sewer fund money to look at the condition of the lines and have
145 them sealed, where needed. Mayor Brackner replied they are looking to purchase a sewer line camera.
146 PWD Nelson replied that sewer line inspections have been done annually and they have been taking
147 measures to stop infiltration.

148 Mayor Brackner feels the Council has enough common sense not to spend below the amount
149 they agree on.

150 Discuss Contributing to 1000 East Road Project with Logan: Mayor Brackner explained that
151 PWD Nelson has reviewed past sidewalk expenses and estimates a new sidewalk, curb and gutter at
152 this location would cost about \$30,000, if done as a stand-alone project. Mayor Brackner will propose
153 to contribute an amount less than this since it will be included in a bigger project and most likely cost
154 less. He also pointed out that Logan will receive 100% of the impact fees from each lot in the new
155 subdivision. Councilmember Wright is willing to start negotiations at \$15,000 but is willing to go a
156 little higher since Logan is willing to own the road and maintain it forever. Mayor Brackner agreed to
157 start with \$15,000.

158 Councilmember Wilson asked PWD Nelson to take her to the area so she can see what the
159 project consists of.

160 Adoption of Code Changes by Ordinance: Councilmember Wright reviewed the Planning
161 Commission’s recommended code changes. He started with the addition of a body art definition and
162 the inclusion of ‘body art’ on the land use chart, listed as a conditional use in a residential zone. He
163 explained there was quite a bit of discussion about this with the Commission.

164 In regards to solar panels, there have been a few permits issued in the city, which prompted
165 Don Davis, the building inspector, to recommend the city get a solar ordinance in place. The
166 Commission came up with one, which Councilmember Wright briefly discussed.

167 The noticing requirement adjustment was explained, as well as the 28 foot driveway proposal.
168 He then discussed driveway width requirements, which were proposed at 28 feet or less.

169 Mr. Wright informed that new homes are being built much faster than in the past. Lately there
170 were two homes built and ready for occupancy when the subdivision hadn’t been finished and accepted
171 by the city, which caused some problems. The code change states homes won’t be approved to begin
172 construction until the roadways are completed.

173 **Councilmember Wright moved to “adopt Ordinance 1-2016, Changes to the River**
174 **Heights City Code, March 22, 2016, as recommended by the Planning Commission.”**

175 **Councilmember Scott seconded the motion, which carried, with Clausen, Scott, Smith, Wilson**
176 **and Wright in favor. No one opposed.**

177 Discuss Impact Fee Study by Forsgren: Mayor Brackner explained the city has not had an
178 impact fee study done for the Riverdale area. Engineer Rasmussen explained that impact fees are a
179 way for the city to recoup money the city has spent for infrastructure that is already in place for
180 development. He stated River Heights’ impact fees are on the low end when compared to other cities
181 and suggested the Council consider having them redone. The original study was done in 1999. In
182 2003 there was an update done on the water, sewer and park fees. The road fees haven’t been
183 evaluated since 1999. The city looked at redoing the fees a few years ago but decided the increase in
184 fees wouldn’t be worth the cost of having them refigured. Now that the economy has picked up, Mr.

187 Rasmussen recommended looking at it again. He guessed the sewer fees wouldn't change much, but
188 the others might. The State recommends city have their impact fees redone every 5-6 years. After the
189 analysis is done, the Council can decide whether or not to implement the fees.

190 Engineer Rasmussen also pointed out that the city currently doesn't have an impact fee for
191 stormwater. The State has implemented new laws for stormwater permitting, which has become costly
192 for cities. Impact fees can help recoup some of this cost.

193 In response to a question from Councilmember Clausen on when new fees could go into effect,
194 Engineer Rasmussen said the impact fees for new homes would become effective when the subdivision
195 receives final plat approval. He explained there is a process for the adoption of the new fees, which
196 includes public hearings.

197 The cost to have the impact fee study done would be \$18,600. To add an analysis for storm
198 water would be an additional \$4,500. Councilmember Smith asked if this money could be recouped
199 with Phase 3 of Saddlerock. He was told it could. Engineer Rasmussen feels the benefit would
200 outweigh the costs since there have been a lot of changes since the study was done last.

201 Mayor Brackner would like to have an analysis done on the stormwater impact fee, as well.

202 **Councilmember Clausen moved to "hire Forsgren Engineers to redo the impact fee study,
203 including storm water, in the amount of \$23,100 and try to get it completed within 2 months."
204 Councilmember Scott seconded the motion, which carried with Clausen, Scott, Smith and
205 Wright in favor. Wilson opposed.**

206 Councilmember Wright asked if the city would need to get bids or would it be okay to have the
207 city's engineer perform the study. Engineer Rasmussen said this isn't a procurement issue since
208 Forsgren is the city's engineering firm.

209 Councilmember Wilson stated she voted 'no' because she feels River Heights impact fees are
210 high enough and doesn't want to see citizens of River Heights having to pay more.

211 Councilmember Wright reminded this is only a study. The council can adopt the fees
212 suggested, or not.

213 Discuss Wasatch Properties Proposal: Mayor Brackner discussed the spreadsheets he prepared
214 for comparing utility billing for apartments in River Heights versus Logan to help determine in which
215 city Wasatch Properties' proposed property would be better off.

216 Bracken Atkinson explained that he found out Wasatch Properties owns the sewer line used in
217 this area therefore, it wouldn't be cost prohibitive for River Heights to bring a sewer line from up on
218 the hill.

219 Mayor Brackner summed up that it would be financially advantageous for Wasatch to build
220 their new development in Logan rather than River Heights. If the River Heights Council was willing
221 to adjust the water rates, the difference would be less.

222 Bracken Atkinson explained this is the first time he had seen these figures. They've had a
223 concern about being in River Heights since their property is 10 feet from the Logan water line and their
224 sewer line is already tied into Logan's. They have also recently checked with Rocky Mountain Power,
225 who explained they don't currently have three-phase power in this area. They don't have a cost yet.
226 Logan power is already there. He and Brent Skinner have been working towards doing what is best for
227 River Heights. They have to answer to their investors and with the information they have been
228 finding, they don't have an argument to keep the property in River Heights.

229 Engineer Rasmussen asked about egress to the properties after more apartments are added.
230 Bracken Atkinson answered that they have two roads in the existing apartment complex which the
231 second complex will tie into. They checked into this possibility at the time they did the first complex.
232 Therefore, he doesn't see this as a problem.

231 Bracken Atkinson proposed they will be requesting deannexation in the near future, based on
232 their timeline, water, sewer, and power services. He will show Mayor Brackner's information to the
233 property owners and investors before they make their final decision.

234 Engineer Rasmussen said eventually the Riverdale area will be developed and the looping of
235 the water line will become very important.

236 Mayor Brackner asked Bracken Atkinson if the city adjusted their water rates, would they
237 consider staying in River Heights. Mr. Atkinson couldn't say for sure since it's not his decision. He
238 felt it was important to go through this exercise because they value good relations with River Heights
239 and desired that all parties be aware of the projected cost details before they requested disconnection.
240 They believe there will most likely be less hic-ups with Logan because they already have utilities and a
241 system in place to move things through in a timely manner.

242 Mayor and Council Reports: Councilmember Smith said they have six members on the Apple
243 Days committee and plan to meet next week.

244 Councilmember Scott reminded that next Thursday a water purification presentation will be
245 held at the city building.

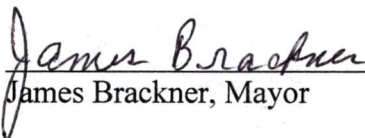
246 Councilmember Wright commented that the disconnection of the Ellis (Wasatch Properties)
247 property will limit River Heights' ability to widen 500 South. He feels now is the time to try to figure
248 it out and do some negotiating. Mayor Brackner said Wasatch is interested in a gated access onto 500
249 South.

250 Councilmember Clausen reminded the next council meeting will be held at 5:00p.m. to work
251 around the emergency fair, sponsored by the LDS Church.

252 Mayor Brackner asked if anyone would be interested in Colonial Life supplemental insurance.
253 The city won't pick up any costs but would work with the employee, if interested. It can be withheld
254 from paychecks. No one was interested.

255 The meeting adjourned at 6:35 p.m.

256
257
258
259 _____
Sheila Lind, Recorder

260 
261 _____
James Brackner, Mayor

Please print your name on the roll.

NATHAN-N-RUSSELL

Darlin Russell

Misty Yates

Kelley Chambers

JOAN MAHONEY

Gayle Brackner

Craig Rasmussen

BRACKNER ARKISSON

Darlene Crane

River Heights City Bills To Be Paid

March 22, 2016

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Cache Valley Publishing	Planning Public Hearing 03/16/16		\$37.87							\$37.87
2	Cindy Schaub	Planning Commission		\$48.00							\$48.00
3	Comcast	High Speed Internet/Business	\$32.51						\$32.50	\$32.49	\$97.50
4	Danny Petersen	Planning Commission		\$48.00							\$48.00
5	Freedom Mailing	Bill Processing for February	\$132.49						\$44.16	\$44.16	\$220.81
6	Jake Zollinger	Planning Commission		\$48.00							\$48.00
7	Les Olson	Annual Maintenance & Support	\$545.00								\$545.00
8	Mark Malmstrom	Planning Commission		\$36.00							\$36.00
9	Nina Knowles	Planning Commission		\$36.00							\$36.00
10	Providence City	Salt for February 2016						\$968.07			\$968.07
11	Questar	Gas	\$84.43		\$194.09			86.05	\$181.83	\$86.05	\$632.45
12	South Fork Hardware	Chain Street Sweeper, Office Finish, Park	\$54.79		\$7.36			\$21.25			\$83.40
13	The Clean Spot	Cleaning Supplies			\$14.61						\$14.61
14	Utah Local Government Trust	Workers Comp Monthly Fee	\$13.16		\$20.20			\$61.68	\$78.13	\$82.24	\$255.41
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Page 1 SubTotals			\$862.38	\$253.87	\$236.26			\$1,137.05	\$336.62	\$244.94	\$3,071.12

Page 1 Total Amount to be Paid \$3,071.12

**RIVER HEIGHTS CITY
COMBINED CASH INVESTMENT
RUNNING TOTAL - LAST 12 MONTHS**

Combined Cash Accounts		Final Apr-15	Final May-15	Final Jun-15	Final Jul-15	Final Aug-15	Final Sep-15	Final Oct-15	Final Nov-15	Final Dec-15	Final Jan-16	Final Feb-16	Final Mar-16
01-1010	Checking-General	299,526.00	325,256.78	365,848.50	334,153.85	300,289.62	303,312.15	306,337.43	381,042.03	488,386.95	262,607.77	304,193.25	285,566.80
01-1020	PTIF	47,891.24	47,913.85	47,935.94	47,959.51	47,984.35	48,009.47	48,009.47	48,063.29	48,092.86	48,123.33	48,153.14	48,153.14
01-1025	Zions Savings	239,177.31	239,177.31	239,254.84	239,254.84	239,254.84	239,333.25	239,333.25	239,333.25	239,411.68	239,411.68	239,411.68	239,411.68
01-1030	Lewiston Savings	245,789.69	245,789.69	245,881.61	245,881.61	245,881.61	245,974.57	245,974.57	245,974.57	246,067.57	246,067.57	246,067.57	246,067.57
01-1035	Cache Valley Savings	246,534.96	246,580.21	246,633.85	246,633.85	246,734.40	246,783.07	246,783.07	246,882.06	246,932.38	246,982.71	247,029.81	247,029.81
01-1075	Utility Cash Clearing Account				81.95	-	-	-	-	-	-	-	-
	Total Combined Cash	1,078,919.20	1,104,717.84	1,145,554.74	1,113,965.61	1,080,144.82	1,083,412.51	1,086,437.79	1,161,295.20	1,268,891.44	1,043,193.06	1,084,855.45	1,066,229.00
01-1000	Cash Allocated to Other Funds	(1,078,919.20)	(1,104,717.84)	(1,145,554.74)	(1,113,965.61)	(1,080,144.82)	(1,083,412.51)	(1,086,437.79)	(1,161,295.20)	(1,268,891.44)	(1,043,193.06)	(1,084,855.45)	(1,066,229.00)
	Total Unallocated Cash	-	-	-	-	-	-	-	-	-	-	-	-
	Cash Allocation Reconciliation												
10	Allocation to General Fund	251,942.62	273,360.86	320,732.47	305,720.15	314,595.33	318,676.55	296,283.59	201,335.50	283,955.76	221,673.70	243,956.08	219,782.57
	Allocation to Capital Projects												
40	Fund	207,316.36	193,316.70	177,740.14	177,381.74	122,004.72	91,620.68	84,608.18	193,907.56	183,432.47	178.14	7,814.58	7,814.58
51	Allocation to Water Fund	193,692.51	205,222.92	213,858.64	196,736.98	211,960.39	232,987.35	263,641.55	302,160.33	327,031.43	341,733.03	19,291.12	21,989.02
52	Allocation to Sewer Fund	425,967.71	432,817.36	433,223.49	434,126.74	431,584.38	440,127.93	441,904.47	463,891.81	474,471.78	479,608.19	813,793.67	816,642.83
	Total Allocations from Other Funds	1,078,919.20	1,104,717.84	1,145,554.74	1,113,965.61	1,080,144.82	1,083,412.51	1,086,437.79	1,161,295.20	1,268,891.44	1,043,193.06	1,084,855.45	1,066,229.00
	Allocations from Combined Cash Fund	(1,078,919.20)	(1,104,717.84)	(1,145,554.74)	(1,113,965.61)	(1,080,144.82)	(1,083,412.51)	(1,086,437.79)	(1,161,295.20)	(1,268,891.44)	(1,043,193.06)	(1,084,855.45)	(1,066,229.00)
	Check - Allocations Balance	-	-	-	-	-	-	-	-	-	-	-	-

PURCHASE REQUISITION

River Heights City Corporation
 520 South 500 East
 River Heights, Utah 84321
 (435) 752-2646

Purchase Requisition No.: _____
 Purchase Requisition Date: _____
 Ship To: _____

 Purchase Order Date: _____
 Purchase Order No.: _____

Vendor: Carpets of America
2300 N. Main St Ste C
North Logan, UT 84341

Department: _____

Item	Quantity	GL #	Description	Unit Price	Extended
			Install Carpet in City Office		\$ 6,062.05 -
				Subtotal	\$ -
				Shipping/Other	
				TOTAL	\$ 6062.05 -
<p align="center">_____ Authorized Signature</p>				<p align="center">_____ Date</p>	

REQUISITION

White: Attach to Yellow Copy of Purchase Order
 Blue: Office Copy

Carpets of America
 2300 N Main St Ste C
 North Logan , UT 84341
 435-755-0963

Proposal #: CA033508
 Sale Date: 01/28/2016
 Install Date:
 Sales Rep: Wilson, J
 Sales Rep:

SOLD TO

SHIPPED TO

Printed 02/02/16 11:22:56

River Heights City,
 520 500 E
 River Heights UT 84321
 435-213-6948 Clayton
 cnelson@riverheights.org

River Heights City
 520 500 E
 River Heights UT 84321

1	Proposal	Charwood 102	Carpet-Foyer, Offices, Stairs	SqYd 85	24.50	\$2,082.50
	New Form Tiles	Carpet - Tile		SqYd 85		
2	Proposal	Charwood 102	Counsel Chambers	SqYd 90	24.50	\$2,205.00
	New Form Tiles	Carpet - Tile		SqYd 90		
3	Proposal	Charwood 102	Basement Office	SqYd 36	24.50	\$882.00
	New Form Tiles	Carpet - Tile		SqYd 36		
4	Proposal	Adura 16x16 -Manningto Grecian Grey AT-242	LVT-Bathroom, Kitchenette	SqFt 112	3.99	\$446.88
		Adura Install W/ Grout		SqFt 112	1.00	\$112.00
5	Proposal	Labor - Misc	Floor Prep for LVT	Each 1	45.00	\$45.00
6	Proposal	Estimate Does not include Old Floor Removal or Cov				

Comments:

Subtotal: \$5,773.38
Misc: \$288.67
Total: \$6,062.05
Payments: \$0.00
Balance: \$6,062.05



Sheila Lind <office@riverheights.org>

Information re 3 items to be on the March 22 River Heights City agenda

1 message

James Brackner <jamesbrackner@riverheights.org>

Thu, Mar 17, 2016 at 1:23 PM

To: Blake Wright <blakewright@riverheights.org>, Dixie Wilson <dixiewilson@riverheights.org>, Doug Clausen <dougclausen@riverheights.org>, "robertkscott@riverheights.org" <robertkscott@riverheights.org>, Geoffrey Smith <geoffreysmith@riverheights.org>

Cc: "office@riverheights.org" <office@riverheights.org>, Clayton Nelson <cnelson@riverheights.org>

Dear City Council members,

In the interest of keeping within the time constraints of our meeting this next Tuesday, I am sending some information and my opinion about 3 items that will be on the agenda.

Item 1: Discuss Future of Old Church—I met with Gary Griffin and Michael Ballam (Doug Clausen was also present) in which they agreed that actions required in the fire marshal's report and all the repairs we requested would be complied with during this summer. They indicated that this facility is even more important to them than before because the newly restored theater downtown will require more sets to be constructed and maintained along with those of the Ellen Eccles Theater. They pointed out that they estimate the cost to them would be approximately \$100,000 and requested an extension of 10 years. I explained that the city council wants space to install parking, pickle ball courts and perhaps a splash pad. They said that they did not need the parking lot north of the building nor the space to the south and west and we could use that for any purpose we wanted. After further discussion, in which I asked what would be their shortest time requirement, I proposed a 7-year agreement after which it could be renewed annually if both parties agreed. They agreed that this proposal should be presented to the city council. I have a personal bias in that I would like to support the productions that are presented at the theaters. These productions improve the culture of our whole Cache County community and bring a lot of out-of-community money into Cache County.

Item 2: Set a Budget Reserve Amount—At our last council meeting, it was suggested that we keep a cash reserve of \$750,000. Doug would like the council to make a decision on this issue that is stronger than just a suggestion.

Item 3: Discuss Contributing to the 1000 East Road Project with Logan. As a part of the project development in the old gravel pit previously owned by Johnson & Johnson construction, the 1000 East road from Logan's Center Street to the northern border of River Heights will be improved. A water line and other utilities will be built before a new road, curb & gutter and sidewalks will be installed. Two weeks ago, Blake, Clayton, Craig, and I met with the Logan engineers and the developer's contractor to discuss various overlapping concerns. Logan stated that they would be willing to take ownership of supervising the construction and suggested that the construction cost be shared by the developer, Logan and River Heights. River Heights will receive new curb & gutters and sidewalk on the east side of the construction and we should pay a portion of the cost. However, the benefit is primarily for the homeowners in the development and Logan. Clayton has estimated this cost, using

3/18/2016

River Heights City Mail - Information re 3 items to be on the March 22 River Heights City agenda

recent contract amounts, to be \$29,725. Since the benefits are primarily for the homeowners and Logan and Logan has received 100% of the impact fees, I suggest we offer to pay only \$15,000.

Jim Brackner

Sent from Mail for Windows 10

Alliance Capital, LLC

255 South Main
Logan, Utah 84321
(435) 764-2200

March 21, 2016

Honorable James Brackner
Mayor River Heights City
520 South 500 East
River Heights, Utah 84321

RE: Old River Heights Ward Meetinghouse
495 East 500 South, River Heights

Dear Mayor Brackner,

As a follow up to our meeting earlier today, please find attached a copy of a letter from our historic consultant referencing the Old River Heights Ward Meetinghouse. As you can see from the context of the letter, Ms. Broshinsky, Mr. Roper and Mr. Jensen all believe the building qualifies for nomination and listing on the National Historic Register.

Since the building qualifies for the historic listing, it opens the door to pursue a complete and thorough rehabilitation and "adaptive reuse" of the building. Through this process the building can be rehabilitated and reused in a myriad of ways including residential, retail and/or commercial. Through the use of the historic rehabilitation tax credit program, which is managed by the National Park Service, tax credits equal to twenty percent (20%) of the rehabilitation cost are made available and can be sold to an investor (i.e. American Express, Goldman Sachs etc.) the proceeds of which are used to cover a portion of the rehabilitation cost.

In addition to the 20% Federal credit, the state of Utah likewise provides a twenty percent (20%) state historic credit for that portion of the building that is rehabilitated into a residential use.

The focus of our development team is the rehabilitation and preservation of historic buildings. Currently we have five (5) different projects under varying stages of development in the greater Cache Valley area. We welcome the opportunity to further discuss and assist the council with an evaluation of the pros and cons of pursuing such a structure.

In our opinion this building is an excellent candidate for the use of the historic tax credit preservation program. Before any decisions are made to tear the building down or to enter into any long-term leases, we strongly feel the council should at least weight the options and make a decision accordingly.

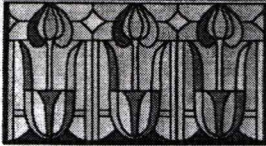
I can be reached at (435) 764 - 2200 to discuss the foregoing.

Sincerely,



Tony Johnson

TRJ/ms



Korral Broschinsky
Preservation Documentation Resource
4874 S. Taylors Park Drive
Taylorsville, Utah 84123-4712
801-913-5645
kbpro@kbropreservation.com

March 18, 2016

Tony Johnson
Alliance Acquisitions, LLC
255 South Main Street, Suite 100
Logan, Utah 84321

Dear Tony:

In response to your request for information about the historic River Heights Ward LDS Meetinghouse at 495 E. 500 South in River Heights, Utah, I have met with Roger Roper and Cory Jensen of the Utah State Historic Preservation Office (SHPO). Mr. Roper and Mr. Jensen agreed that the building appears to be eligible for the National Register of Historic Places (NRHP). The building had not been previously evaluated. The property is currently owned by River Heights City and is used for storage.

The River Heights Ward LDS Meetinghouse was constructed in two phases: the early 1930s and the mid-1950s. The south chapel portion was constructed in 1933-1934 after a fire destroyed the first meetinghouse (built between 1910 and 1914). The second meetinghouse is a rare depression-era building project by LDS Church in Utah. Although the plans were produced by the Church's Architect's Office, the modest Jacobethan-style building does not resemble standard plans of the period. It was built on the foundation of the earlier meetinghouse and followed the same turn-of-the-century plan: the worship space was above a raised basement with classrooms and a meeting hall. In 1954, a large recreation hall addition was built to the north. Plans for the addition were also produced by the Architect's Office, but in the case of the addition, are nearly identical to the standardize Colonial Revival plans used throughout the Church.

The River Heights Ward LDS Meetinghouse has good historic integrity. There have been a few minor modifications, such as replacement exterior doors and some interior remodeling. The removal of the steeple on the 1954 addition was done in accordance with LDS Church policy for properties that are sold to other entities. The building is a landmark in the community. In my opinion, the former River Heights Ward Meetinghouse is eligible to be a certified historic structure for the purposes of the state and federal historic preservation tax credits.

Respectfully,

Korral Broschinsky
Preservation Documentation Resource



Sheila Lind <office@riverheights.org>

FW: Old Church Building

1 message

James Brackner <jamesbrackner@riverheights.org>

Tue, Mar 22, 2016 at 2:33 PM

To: Blake Wright <blakewright@riverheights.org>, Dixie Wilson <dixiewilson@riverheights.org>, Doug Clausen <dougclausen@riverheights.org>, "robertkscott@riverheights.org" <robertkscott@riverheights.org>, Geoffrey Smith <geoffreysmith@riverheights.org>

Cc: "office@riverheights.org" <office@riverheights.org>, Clayton Nelson <cnelson@riverheights.org>

Sent from Mail for Windows 10

From: Tony Johnson**Sent:** Tuesday, March 22, 2016 9:27 AM**To:** jamesbrackner@riverheights.org; Tony Johnson**Subject:** Old Church Building

Mayor Brackner,

I was just checking if you received the e-mail I sent out yesterday?

A couple other points I forgot to include. A lease to the Opera company could be a proper use of the building after the rehabilitation is complete, should that be a use the city would support. Also i believe the rehabilitation effort could be managed such that the Opera would not be displaced during the rehabilitation process. It may be a bit inconvenient, but as portions of the building are rehabilitated they can move into those areas and rehabilitation work can then move forward in the other areas. Just a matter of coordination.

Lastly, Im sorry but i wont be able to attend the meeting this afternoon. But i will make my self available for a follow up meeting with yourself and/or the council any time later.

thanks

Tony

ORDINANCE 1-2016

CHANGES TO THE RIVER HEIGHTS CITY CODE, MARCH 22, 2016

3-1-8 Permitted Uses Requiring a Conditional Use Permit and License

Add:

- I. Body Art, as approved by the governing health department

Title 9 Building Codes and Construction Regulations

Add:

Chapter 4, SOLAR ENERGY (attached)

10-2-1 Definitions

Add:

BODY ART The practice of physical body adornment by the permitted establishments, operators, and registered body art techniques: body piercing, tattooing, permanent cosmetics, branding, and scarification. This definition does not include practices that are considered medical procedures by the state medical board such as implants under the skin which shall not be performed in a body art facility.

BODY ART ESTABLISHMENT The location, place, or business that has been granted a permit by the governing health department, whether public, or private, where the practices of body art are performed, whether or not for profit.

10-3-2 Appeal Authority

C.2. The appeal authority shall fix a reasonable time for the hearing of the appeal, give public notice thereof by publication of notice at least ~~fourteen (14)~~ ten (10) days prior to the date of the hearing . . .

10-12-1:A. Land Use Chart

Add:

23. Solar Panels. Permitted in zones: A, R1, C1, PR, PUD, MU

81. Body Art. Home Occupation in zone R1, Conditional in zone C1

10-14-2: Off-Street Residential Parking

E. Width: In residential zones, driveways shall be not more than ~~twenty feet (20)~~ twenty eight feet (28) in width for a ~~two (2) car garage or larger than the width of approved garage entrances, except when approved for large scale developments.~~

11-5-1 Construction of Public Improvements

C.1.a. ~~All rough grading of roads~~ Completion of roadways (including base courses) as shown on the approved construction drawings.

Adopted by the River Heights City Council this 22nd day of March 2016

James Brackner, Mayor

Attest:

Sheila Lind, Recorder

TITLE 9
CHAPTER 4
SOLAR ENERGY

SECTION:

- 9-4-1: Purpose
- 9-4-2: Definitions
- 9-4-3: Applicability
- 9-4-4: Solar Energy System Requirements
- 9-4-5: Safety and Inspections
- 9-4-6: Abandonment and Removal
- 9-4-7: Appeals
- 9-4-8: Solar-Ready Zoning
- 9-4-9: Restrictions on Solar Prohibitions

9-4-1: PURPOSE

- A. This ordinance aims to promote the accommodation of distributed, on-site residential and non-residential solar energy systems installed to reduce on-site energy consumption and associated equipment, as well as adequate access to sunlight necessary for such systems. This ordinance does not address utility-scale solar energy systems, intended for the sale of electricity to utilities, industries, and/or businesses.
- B. This ordinance permits, as an accessory use, solar energy systems, while protecting the safety and welfare of adjacent and surrounding land uses through appropriate zoning and land use controls.
- C. A solar energy system shall be permitted in any zoning district as an accessory use, subject to specific criteria as set forth below. Where general standards and specific criteria overlap, specific criteria shall supersede general standards.

9-4-2: DEFINITIONS

ACCESSORY USE: A use customarily incidental and subordinate to the primary use or building and located on the same lot therewith. A use which dominates the primary use or building in area, extent, or purpose shall not be considered an accessory use.

BATTERY BACK-UP: A battery system that stores electrical energy from a solar PV system, making the electricity available for future use. Battery Back-Up systems are common in Off-Grid Systems and Hybrid Systems.

COMBINER OR JUNCTION BOX:	Combines the inputs (electrical flows) from multiple strings of solar panels (or micro-inverters) into one output circuit.
CRYSTALLINE SILICON CELLS:	Solar photovoltaic cells fashioned from either mono-crystalline, multi-crystalline, or ribbon silicon capable of converting sunlight into electricity. Crystalline silicon solar PV panels are the most commonly used and are generally the most efficient.
DISTRIBUTED SOLAR:	For the purposes of this Ordinance, distributed solar refers to solar energy systems located on-site and designed to provide solar thermal energy or solar PV electricity to a property owner, occupant, and/or facilities.
ELECTRICITY GENERATION (AKA PRODUCTION, OUTPUT):	The amount of electric energy produced by transforming other forms of energy, commonly expressed in kilowatt-hours (kWh) or megawatt-hours (MWh).
ELECTRICAL EQUIPMENT:	Any device associated with a solar energy system, such as an outdoor electrical unit/control box, that transfers the energy from the solar energy system to the intended on-site structure.
GRID-TIED SOLAR:	A solar PV system that is interconnected with the utility grid via net metering and interconnection agreements with the utility.
GRID-TIED SOLAR PHOTOVOLTAIC SYSTEMS (AKA GRID-TIED PV, ON-GRID, GRID-CONNECTED, UTILTIY-INTERACTIVE, GRID-INTERTIED, OR GRID-DIRECT):	Solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's or business's electricity usage. Any excess electricity generated is sent to the electric utility grid, credited via a customer's net metering agreement with their local utility. Grid-tied are typically installed without battery back-up system to store electricity. As such, these systems provide no power during an outage. Typical system components: PV panels, inverter(s), and required electrical safety gear.
GROUND-MOUNT SYSTEM:	A solar energy system that is directly installed on specialized solar racking systems, which are attached to an anchor in the ground and wired to connect to an adjacent home or building. Ground-mount systems may be applicable when insufficient space, structural and shading issues, or other restrictions prohibit rooftop solar.
HYBRID SOLAR PHOTVOLTRAIC SYSTEMS (AKA GRID-TIED PV	Solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home's or business's electricity usage, while also utilizing a battery back-up in the event of a power outage. This is the only system that provides the ability

WITH BATTERY BACK-UP):	to have power when the utility grid is down. Typical system components include: PV panels, inverter(s), and required electrical safety gear, battery bank, and a charge controller.
INTERNATIONAL RESIDENTIAL CODE (IRC):	Part of the International Building Code (IBC). The IRC sets buildings standards for residential structures.
INVERTER:	A device that converts the Direct Current (DC) electricity produced by a solar photovoltaic system to useable alternating current (AC).
KILOWATT (kW):	Equal to 1000 Watts; a measure of the use of electrical power.
KILOWATT HOUR (kWh):	A unit of energy equivalent to one kilowatt (1 kW) of power expended for 1 hour of time.
MOUNTING:	The manner in which a solar PV system is affixed to the roof or ground (i.e. roof mount, ground mount, pole mount).
MEGAWATT (MW):	Equal to 1000 Kilowatts; a measure of the use of electrical power.
MEGAWATT-HOUR (MWh):	A unit of energy equivalent to one Megawatt (1 MW) of power expended for 1 hour of time.
NATIONAL ELECTRIC CODE:	Sets standards and best practices for wiring and electrical systems.
NET METER:	On-grid solar PV systems connected to the utility grid use a net meter, typically provided and installed by the local utility, to measure the flow of electricity from the solar system for the purposes of net metering.
NET METERING:	A billing arrangement that allows customers with grid-connected solar electricity systems to receive credit for any excess electricity generated on-site and provided to the utility grid.
OFF-GRID SOLAR PHOTOVOLTAIC SYSTEMS WITH BATTERY BACK UP:	Solar photovoltaic electricity systems designed to operate independently from the local utility grid and provide electricity to a home, building, boat, RV (or remote agricultural pumps, gates, traffic signs, etc.). These systems typically require a battery bank to store the solar electricity for use during nighttime or cloudy weather (and/or other back-up generation). Typical system components include: PV panels, battery bank, a charge controller, inverter(s), required disconnects, and associated electrical safety gear.

ORIENTATION (OR AZIMUTH):	In the northern hemisphere, true solar south is the optimal direction for maximizing the power output of solar PV. Systems can be oriented east, southeast, southwest, and west, while still providing 75%-85% of maximum production, depending on the tilt. Proper orientation and access to sun are critical for achieving maximum energy production potential (ideally, the orientation of the solar energy system ensures that solar access is not obstructed by other buildings, shade trees, chimneys, HVAC systems, or other equipment).
PASSIVE SOLAR:	Techniques, design, and materials designed to take advantage of the sun's position throughout the year (and the local climate) to heat, cool, and light a building with the sun. Passive solar incorporates the following elements strategically to maximize the solar potential of any home or building (namely, maximizing solar heat gain in winter months and minimizing solar heat gain in summer months to reduce heating/cooling demand; and maximizing the use of daylighting to reduce demand for electricity for lighting); strategic design and architecture, building materials, east-west and building lot orientation, windows, landscaping, awnings, and ventilation.
PHOTOVOLTAIC (PV) SYSTEM:	A solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity when exposed to sunlight. A PV system may be roof-mounted, ground-mounted, or pole-mounted.
POLE-MOUNT SYSTEMS:	A solar energy system that is directly installed on specialized solar racking systems, which are attached to a pole, and which is anchored and firmly affixed to a concrete foundation in the ground, and wired underground to an attachment point at the building's meter. Unlike ground-mount systems, pole-mount systems are elevated from the ground. Pole-mounted systems can be designed to track the sun (with single-axis or dual-axis tracking motors) and maximize solar output throughout the year.
POWER:	The rate at which work is performed (the rate of producing, transferring, or using energy). Power is measured in Watts (W), kilowatts (kW), Megawatts (MW), etc.
PV-DIRECT SYSTEMS:	The simplest of solar photovoltaic electric systems with the fewest components (no battery back-up and not interconnected with the utility) designed to only provide electricity when the sun is shining. Typical system components include: PV panels, required electrical safety gear, and wiring.
RACKING:	Solar energy systems are attached securely and anchored to structural sections of the roof-mounted or pole-mounted systems. Specially designed metal plates called flashings

ROOF-MOUNT SYSTEM (AKA ROOFTOP MOUNTED, BUILDING MOUNTED):

prevent leaks and are placed under shingles and over bolts to create a water-tight seal.

A solar energy system consisting of solar panels are installed directly on the roof of a home, commercial building, and/or an accessory structure, such as a garage, pergola, and/or shed. Solar panels are mounted and secured using racking systems specifically designed to minimize the impact on the roof and prevent any leaks or structural damage. Roof-mount systems can be mounted flush with the roof or tilted toward the sun at an angle.

SOLAR ACCESS:

The ability of one property to continue to receive sunlight across property lines without obstruction from another's property (buildings, foliage or other impediment). Solar access is calculated using a sun path diagram.

SOLAR ARRAY:

Multiple solar panels combined together to create one system.

SOLAR COLLECTOR:

A solar PV cell, panel, or array, or solar thermal collector device, that relies upon solar radiation as an energy source for the generation electricity or transfer of stored heat.

SOLAR EASEMENT:

An easement recorded pursuant to U.C.A. §§ 57-13-1 and 57-13-2, the purpose of which is to secure the right to receive sunlight across the real property of another for the continued access to sunlight necessary to operate a solar energy system. According to Utah law, parties may voluntarily enter into written solar easement contracts that are enforceable by law. An easement must be created in writing and filed, duly recorded and indexed in the office of the recorder of the county in which the easement is granted. A solar easement, once created, runs with the land and does not terminate unless specified by conditions of the easement.

SOLAR ENERGY SYSTEM:

A system capable of collecting and converting solar radiation into heat or mechanical or electrical energy and transferring these forms of energy by a separate apparatus to storage or to point of use, including, but not limited to, water heating, space heating or cooling, electric energy generation, or mechanical energy generation. This definition shall include Solar Thermal, Photovoltaic, and Passive Solar Systems.

SOLAR GLARE:

The potential for solar panels to reflect sunlight, with intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

SOLAR PHOTOVOLTAIC (SOLAR PV) SYSTEM:

Solar systems consisting of photovoltaic cells, made with semiconducting materials, that produce electricity (in the form of direct current (DC)) when they are exposed to sunlight. A typical PV system consist of PV panels (or modules) that combine to form an array; other system components may

include mountain racks and hardware, wiring for electrical connections, power conditioning equipment, such as an inverter and/or batteries. For the purposes of this Ordinance, a solar PV system is defined as generating capacity of not more than 25 kilowatts for residential facilities and not more than two megawatts for non-residential facilities.

SOLAR PANEL
(OR MODULE):

A device for the direct conversion of sunlight into useable solar energy (including electricity or heat).

SOLAR
PROCESS
HEAT BASICS:

~~Heat~~ Technologies ^{that} provide industrial specific applications, including ventilation air preheating, solar process heating, and solar cooling.

SOLAR-READY:

The concept of planning and building with the purpose of enabling future use of solar energy generation systems. Solar-ready buildings, lots, and developments make it easier and more cost-effective to utilize passive solar techniques and adopt active solar technologies in the future. Solar-Ready Buildings are built anticipating future installation of active solar energy systems (including structural reinforcement, pre-wiring or plumbing for solar and east-west building orientation). Solar-Ready Lots are oriented to take maximal advantage of a location's solar resource. Solar-Ready Developments expand this concept to entire subdivisions.

SOLAR
THERMAL
SYSTEM (AKA
SOLAR HOT
WATER OR
SOLAR
HEATING
SYSTEMS):

A solar energy system that directly heats water or other liquid using sunlight. It consists of a series of tubes that concentrate light to heat either water or a heat-transfer fluid (such as food-grade propylene glycol, a non-toxic substance) in one of two types of collectors (flat-plate collectors and evacuated tube collectors). The heated liquid is used for such purposes as space heating and cooling, domestic hot water, and heating pool water.

THIN FILM
SOLAR PV:

Capable of generating electricity from the sun, thin film solar PV cells consist of layers of semiconductor materials (made from amorphous silicon, cadmium telluride, copper indium gallium diselenide, among other materials) a few micrometers thick, which allow for greater flexibility. Thin film is made by depositing one or more thin layers of photovoltaic material on a substrate; products include rooftop shingles and tiles, building facades, the glazing for skylights, and other building integrated materials.

TILT:

The angle of the solar panels and/or solar collector relative to their latitude. The optimal tilt to maximize solar production is perpendicular, or 90 degrees, to the sun's rays at true solar noon. True solar noon is when the sun is at its highest during its daily east-west path across the sky (this is also known as 0 deg Azimuth). Solar energy systems can be manually or

- automatically adjusted throughout the year. Alternatively, fixed-tilt systems remain at a static tilt year-round.
- WATTS (W):** A measure of the use of electrical power (power (Watts) = voltage (volts) X current (Amps)).
- WIRING:** Specified by electrical codes, solar PV system wires are routed from the panels or micro-inverters through conduit into the inverter and buildings meter.

9-4-3: APPLICABILITY

- A. This ordinance applies to all distributed solar systems installed and constructed after the effective date of this Ordinance. For purpose of this Ordinance, "solar energy system" means a distributed solar energy system as defined herein.
- B. Solar energy systems constructed prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance.
- C. All solar energy systems shall be designed, erected, and installed in accordance with applicable local, state, utility, and national codes, regulations, and standards.

9-4-4: SOLAR ENERGY SYSTEM REQUIREMENTS:

- A. To the extent practicable, and in accordance with River Heights City law, the accommodation of solar energy systems and associated electrical equipment, and the protection of access to sunlight for such, shall be encouraged in the application of the various review and approval provisions of the River Heights City code.
- B. Solar energy systems are permitted in all zoning districts as an accessory use to permitted and conditional uses.
- C. A solar energy system shall provide power for the principal use and/or accessory use of the property on which the solar energy system is located.
- D. Solar energy systems shall be installed by a licensed solar system installer.
- E. Roof-mounted solar energy systems are the preferred installation method in River Heights City. Ground-mounted or pole-mounted solar energy systems are to be installed as a last resort and shall be screened from public view with landscaping or other City-approved screening techniques. Screening that impedes the functionality of the ground-mounted or pole-mounted solar collector panels will not be required.
- F. The installation and construction of a roof-mount solar energy system shall be subject to the following development and design standards:
 - 1. A roof or building mounted solar energy system may be mounted on a principal or accessory building.

2. Any height limitations of the River Heights City Code shall not be applicable to solar collectors provided that such structures are erected only to such height as is reasonably necessary to accomplish the purpose for which they are intended to serve, and that such structures do not obstruct solar access to neighboring properties.
 3. Placement of solar collectors on flat roofs shall be allowed by right provided that panels do not extend horizontally past the roof line in compliance with all adopted codes.
- G. The installation and construction of a ground-mount or pole-mount solar energy system shall be subject to the following development and design standards:
1. The height of the solar collector and any mounts shall not exceed 10 feet when oriented at maximum tilt.
 2. The surface area of a ground- or pole-mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
 3. The minimum solar energy system setback distance from the property lines shall be equivalent to the accessory building setback requirement of the underlying zoning district.
 4. All power transmission lines from a ground mounted solar energy system to any building or other structure shall be located underground and/or in accordance with the building electrical code, as appropriate.
 5. Ground-mounted systems must have a clear, brush free area, of 10 feet around the panels.
- H. All electrical equipment associated with and necessary for the operation of solar energy systems shall comply with ~~the following~~:
1. ~~Electrical equipment shall comply with~~ the setbacks specified for accessory structures in the underlying zoning district. (Add this to letter H, above)
- I. Solar panels are designed to absorb (not reflect) sunlight; and, as such, solar panels are generally less reflective than other varnished or glass exterior housing pieces. However, solar panel placement should be prioritized to minimize or negate any solar glare onto nearby properties or roadways, without unduly impacting the functionality or efficiency of the solar system.
- J. A solar energy system shall not be used to display permanent or temporary advertising, including signage, streamers, pennants, spinners, reflectors, banners or similar materials. The manufacturers and equipment information, warning or indication of ownership shall be allowed on any equipment of the solar energy system provided they comply with the prevailing sign regulations.
- K. A solar energy system shall not be constructed until a building/zoning permit has been approved and issued.

9-4-5: SAFETY AND INSPECTIONS

- A. The design of the solar energy system shall conform to applicable local, state and national solar codes and standards. A building permit reviewed by department staff shall be obtained for a solar energy system. All design and installation work shall comply with all applicable provisions of adopted codes.
- B. The solar energy system shall comply with all applicable River Heights City Ordinances and Codes so as to ensure the structural integrity of such solar energy system. Please note that the existing roof structure and the weight of the solar energy system shall be taken into consideration when applying for a solar energy system permit.
- C. Prior to operation, electrical connections must be inspected by the City Building Inspector.
- D. Any connection to the public utility grid must be approved by the appropriate public utility. (Rocky Mountain Power)
- E. If solar storage batteries are included as part of the solar collector system, they must be installed according to all requirements set forth in the adopted codes. When no longer in operation, the batteries shall be disposed of in accordance with the laws and regulations of River Heights City and any other applicable laws and regulations relating to hazardous waste disposal.
- F. Unless otherwise specified through a contract or agreement, the property owner of record will be presumed to be the responsible party for owning and maintaining the solar energy system.

9-4-6: ABANDONMENT AND REMOVAL

- A. If a ground mounted solar energy system is removed, any earth disturbance as result of the removal shall be landscaped in accordance with River Heights City.
- B. A ground mounted solar energy system is considered to be abandoned or defective if it has not been in operation for a period of twelve (12) months. If abandoned, the solar energy system shall be repaired by the owner to meet federal, state, and local safety standards, or be removed by the owner within the time period designated by River Heights Building Code Official. If the owner fails to remove or repair the defective or abandoned solar system, River Heights City may pursue a legal action to have the system removed at the owner's expense.

9-4-7: APPEALS

- A. If the owner of a solar energy system is found to be in violation of the provisions of this Ordinance, appeals should be made in accordance with the established procedures of the River Heights City code.
- B. If a building permit for a solar energy system is denied because of a conflict with

other goals of River Heights City, the applicant may seek relief from the River Heights City Appeal Authority, which shall regard solar energy as a factor to be considered, weighed, and balanced along with other factors.

9-4-8: SOLAR-READY ZONING

- A. New structures will, to the extent possible and insofar as practical, be situated on the lot to take advantage of solar access, including the orientation of proposed buildings with respect to sun angles, the shading and windscreen potential of existing and proposed vegetation on and off the site, and the impact of solar access to adjacent uses and properties.
- B. To permit maximum solar access to proposed lots and future buildings, wherever reasonably feasible and where consistent with other appropriate design considerations, new streets shall be located on an east-west axis to encourage building siting with the maximum exposure of roof and wall area to the sun.
- C. River Heights City tree-planting programs shall take into account the impact of street trees on the solar access of surrounding properties and, where possible, efforts shall be made to avoid shading possible locations of solar collectors.
- D. When the Planning Commission reviews and acts upon applications for subdivision approval or site plan approval, it shall take into consideration whether the proposed construction would block access to sunlight between the hours of 9:00am and 3:00pm, Mountain Standard Time, for existing ground-mount, pole-mount, or roof-mount solar energy collectors or for solar energy collectors for which a permit has been issued.
- E. Where reasonable and appropriate, new subdivisions should be platted so as to preserve or enhance solar access for either passive or active systems, consistent with the other requirements of the River Heights City code.
- F. The plan for development of any site within cluster subdivisions shall be designed and arranged in such a way as to promote solar access for all dwelling units. Considerations may include the following:
 - 1. In order to maximize solar access, the higher density dwelling units should be placed on a south-facing slope and lower-density dwelling units sited on a north-facing slope.
 - 2. Subject to the City's setback requirements, structures should be sited as close to the north lot line as possible to increase yard space to the south for reduced shading of the south face of a structure.
 - 3. A tall structure should be sited to the north of a short structure.
- G. Solar-Ready zoning should be considered as one among multiple considerations in planning new developments.

9-4-9: RESTRICTIONS ON SOLAR PROHIBITIONS

In Accordance with the Utah Code, River Heights City maintains and reserves the right to refuse any plat or subdivision plan if deed restrictions, covenants or other agreements running with the land prohibit or have the effect of prohibiting reasonably sited and designed solar collectors or other renewable resource devices.



Sheila Lind <office@riverheights.org>

FYI

1 message

Michael Jablonski <michael@natrescon.com>

Tue, Mar 22, 2016 at 3:30 PM

To: Sheila Lind <office@riverheights.org>

Hi Sheila,

For your information and the record.

Mike Jablonski

—— Forwarded Message ——

Subject:Re: our neighborhood**Date:**Tue, 22 Mar 2016 15:01:15 -0600**From:**Michael Jablonski <michael@natrescon.com>**To:**James Brackner <jamesbrackner@riverheights.org>, blakewright@riverheights.org, dixiewilson@riverheights.org, dougclausen@riverheights.org, geoffreysmith@riverheights.org, robertkscott@riverheights.org, marybarrus5@yahoo.com, geoffreysmith@riverheights.org, Cindy Johnson <cjohnson@natrescon.com>, marybarrus5@yahoo.com

Dear Mayor and Council,

A vote on what?

At the last city council we were told that the council would make all needed deliberations on Wasatch Property Management's proposal to extend their apartment complex onto the Ellis property in our neighbor and that all concerned parties would be allowed to state their concerns.

It now seems that is not the case. Is the council giving into pressure by Wasatch Property Management, without hearing the concerns of River Heights residents? What's the rush?

A short city council meeting (one hour) at an earlier time than normal, with a long agenda, not a public hearing, on an important Presidential caucus evening, is insufficient for the Council to vote on a change of such magnitude for our neighborhood.

We suggest that the Council hold a public hearing on this issue, with the choices the council may vote on, and all alternatives, clearly stated.

Neither Cindy and I will be at tonight's meeting. There is insufficient information, and time, to prepare our comments for tonight's meeting.

Respectfully,

Mike Jablonski
Cindy Johnson

On 22-Mar-16 1:52 PM, James Brackner wrote:

Mike and Cindy,

Your input is most welcome but we plan to take a vote tonight. We are holding the city council meeting at 5 p.m. and plan to be over by 6 p.m. so those who wish can attend the caucus meetings. Please come if you can.

Jim Brackner

Mayor, River Heights City

Sent from Mail for Windows 10

From: Michael Jablonski

Sent: Tuesday, March 22, 2016 9:59 AM

To: jamesbrackner@riverheights.org; blakewright@riverheights.org; dixiewilson@riverheights.org; dougclausen@riverheights.org; geoffreysmith@riverheights.org; robertkscott@riverheights.org

Cc: marybarrus5@yahoo.com; Cindy Johnson

Subject: our neighborhood

Dear Mayor and Council,

I see that a discussion of the Wasatch Property Management plan for development in our neighborhood is on the agenda for today's city council meeting. I will be unable to attend the meeting because I will be attending the Democratic caucus this evening.

My wife, Cindy Johnson, and I will comment, most likely in writing, on any plans for the development of any property in our neighborhood prior to any vote that council takes on this issue, even if you decide to vote on allowing a border change, transferring the land to Logan City.

Please allow us time to comment on this issue before you cast any votes.

Respectfully,

3/23/2016

River Heights City Mail - FYI

Mike Jablonski

125 East 500 South

River Heights, Utah 84321

752-4200 (office)

Current Monthly Billing Amounts

Monthly Utility Bill by Logan

	<u>Base</u>	<u>Usage</u>	<u>6% Fee</u>	<u>Total</u>
Water	\$ 11.00	\$ 4.00	\$ 0.90	\$ 15.90
Sewer	\$ 27.31		\$ 1.64	\$ 28.95
Storm Water	\$ 2.92			\$ 2.92
911 & Radio Fee	\$ 3.00			\$ 3.00
Solid waste	\$ 13.50		\$ 0.81	\$ 14.31
Total cash flow	\$ 57.73	\$ 4.00	\$ 3.35	\$ 65.08

Monthly Utility Bill by River Heights

	<u>Base</u>	<u>Usage</u>	<u>6% Fee</u>	<u>Total</u>
Water	\$ 32.75			\$ 32.75
Sewer	\$ 19.05			\$ 19.05
Storm Water	\$ 3.00			\$ 3.00
911	\$ 2.00			\$ 2.00
Solid Waste and Radio Fee	\$ 18.25			\$ 18.25
Total cash flow	\$ 75.05	\$ -	\$ -	\$ 75.05

Monthly Billing Amount if River Heights Supports the Development

	<u>Base</u>	<u>Usage</u>	<u>6% Fee</u>	<u>Total</u>
Water	\$ 32.75			\$ 32.75
Sewer (billed by Logan)	\$ 28.95			\$ 28.95
Storm Water	\$ 3.00			\$ 3.00
911	\$ 2.00			\$ 2.00
Radio Fee	\$ 1.00			\$ 1.00
Solid waste - (Logan large container)	???			
Total cash flow	\$ 67.70	\$ -	\$ -	\$ 67.70

