

River Heights City

COUNCIL MEETING AGENDA

Monday, March 25, 2019

Notice is hereby given that the River Heights City Council will hold its regular council meeting beginning at 5:30 p.m. in the River Heights City Office Building at 520 S 500 E.

Opening Remarks (Wilson) and Pledge of Allegiance (Thatcher)

Adoption of Previous Minutes and Agenda

Reports and Approval of Payments (Mayor, Council, Staff)

Public Comment

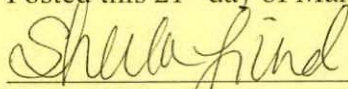
Adoption of a Resolution to Raise Monthly Sewer Rates by \$6

Discussion and Possible Vote on the Old Church Property

Discussion and Possible Vote on the Old School Property

Adjourn

Posted this 21st day of March 2019



Sheila Lind, Recorder

Attachments for this meeting and drafts of previous meeting minutes can be found on the State's Public Notice Website (pmn.utah.gov)

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 25, 2019

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8 Present: Mayor Todd Rasmussen
9 Council members: Doug Clausen
10 Robert "K" Scott
11 Elaine Thatcher
12 Dixie Wilson
13
14 Recorder Sheila Lind
15 Public Works Director Clayton Nelson
16 Treasurer Wendy Wilker
17
18 Excused: Councilmember Blake Wright
19 Finance Director Clifford Grover
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21

22 The following motions were made during the meeting:

23 Motion #1

24 Councilmember Wilson moved to "adopt the minutes of the council meeting of March 12, 2019
25 and the evening's agenda." Councilmember Clausen seconded the motion, which passed with Clausen,
26 Scott, Thatcher and Wilson in favor. No one opposed. Wright was absent.
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29 Motion #2

30 Councilmember Clausen moved to "accept the 1000 East sidewalk bid from DWA in the
31 amount of \$45,891.91, plus 15% for contingencies." Councilmember Scott seconded the motion,
32 which carried with Clausen, Scott, Thatcher and Wilson in favor. No one opposed. Wright was
33 absent.
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35 Motion #3

36 Councilmember Thatcher moved to "pay the bills as listed." Councilmember Clausen
37 seconded the motion, which passed with Clausen, Scott, Thatcher and Wilson in favor. No one
38 opposed. Wright was absent.
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40 Motion #4

41 Councilmember Clausen moved to "Adopt Resolution 1-2019, A Resolution to Raise Sewer
42 Rates from \$32.10 to \$38.10." Councilmember Scott seconded the motion, which carried with
43 Clausen, Scott, Thatcher and Wilson in favor. No one opposed. Wright was absent.
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47 Motion #5

48 Councilmember Thatcher moved to “move forward with investigating the sale of the Old
49 Church property, to determine the process they need to follow, such as what appraisals need to be
50 done, etc.” Councilmember Clausen seconded the motion which carried with Clausen, Scott and
51 Thatcher in favor. Wilson opposed. Wright was absent.

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54 Proceedings of the Meeting:

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The River Heights City Council met at 5:30 p.m. in the Ervin R. Crosbie Council Chambers in
57 the River Heights City Building on Monday, March 25, 2019 for their regular council meeting.

58 Opening Remarks and Pledge of Allegiance: Councilmember Wilson opened the meeting with
59 a thought and prayer and Councilmember Thatcher led the group in the Pledge of Allegiance.

60 Adoption of Previous Minutes and Agenda: Minutes for the March 12, 2019 meeting were
61 reviewed.

62 **Councilmember Wilson moved to “adopt the minutes of the council meeting of March 12,
63 2019 and the evening’s agenda.” Councilmember Clausen seconded the motion, which passed
64 with Clausen, Scott, Thatcher and Wilson in favor. No one opposed. Wright was absent.**

65 Reports and Approval of Payments (Mayor, Council, Staff):

66 Public Works Director Nelson

- 67
- 68 • He asked if he should plan on having the additional dumpsters available for residents use this
spring, as we’ve done in the past. Councilmember Thatcher gave her approval.
 - 69 • He has requested new fence bids for the property north of the cemetery. The price has gone up
70 slightly from the fall since a short distance of fence on the east side has been added. The first
71 bid he received came in at roughly \$37,000 (about \$28,000 for the fence and \$9,000 for mow
72 curb). When the second bid is submitted he will discuss it with Councilmember Wilson. The
73 Council gave consent for the two of them to make a decision and go ahead with the project.
 - 74 • The bid opening for the 1000 East sidewalk was held Friday. DWA had the low bid at
75 \$45,891.91, which is \$20,000 less than the engineers estimate.. Councilmember Clausen felt
76 the project may be eligible for grant money.

77

78 **Councilmember Clausen moved to “accept the 1000 East sidewalk bid from DWA in the
79 amount of \$45,891.91, plus 15% for contingencies.” Councilmember Scott seconded the motion,
80 which carried with Clausen, Scott, Thatcher and Wilson in favor. No one opposed. Wright was
81 absent.**

82

83 Finance Director Grover was absent.

- 84
- 85 • Mayor Rasmussen reported that FD Grover hasn’t been able to get signature cards done yet.
86 Attorney Jenkins said it would be fine for Councilmember Clausen to sign checks while mayor
is gone. If a check gets flagged they will deal with it.

87

88 Treasurer Wilker

- 89
- 90 • She presented and answered questions regarding the list of bills to be paid.
 - 91 • She said the Comcast bill has doubled. She will check on it and email the council on her
findings.

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- She will have budgets for everyone to look over this week so they can start working on next year's budget.

94
95 **Councilmember Thatcher moved to "pay the bills as listed." Councilmember Clausen**
96 **seconded the motion, which passed with Clausen, Scott, Thatcher and Wilson in favor. No one**
97 **opposed. Wright was absent.**
98

99 Councilmember Thatcher

- 100
- No more applications came in for youth ambassadors. She will invite families to represent River Heights in the valley parades. The council gave their okay. She will get with PWD Nelson to look at the float. He said it will need to be completely redone since its been outside this winter.
 - The South Towns Talent Show has sent a poster and information that will be in the newsletter.
 - She asked Recorder Lind to report on Apple Days. Ms. Lind explained the Lions have decided not to do the dinner this year since the committee has opted to have food trucks at the event to offer a variety of food. The Lions Club very much wants to take on the raffle (gathering the prizes and putting everything together). Mayor Rasmussen and Councilmember Thatcher both said, while they don't like the idea of the raffle, they won't prevent it from happening. Ms. Lind will coordinate with Jim Brackner, of the Lions Club, on organizing it.

111
112 Councilmember Scott didn't have anything.

113 Councilmember Clausen didn't have anything.

116 Councilmember Wilson didn't have anything.

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118 Councilmember Wright was absent.

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120 Recorder Lind

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- Ms. Lind informed of three bids that came in on the piano: \$50, \$110.53 and \$260. Shellie Giddings was the highest bidder. She will contact her to make arrangements for it to be picked up. The money will go into the administrative budget.

124
125 Mayor Rasmussen

- 126
- He met with Developer Jeff Jackson and Providence Mayor Drew to discuss the church owned property (11 acres east of the church, located in River Heights) which the developers would like as part of their development in Providence. They suggested two options: a boundary adjustment between the two cities (preferred) or the deannexation process. A third option is to leave the property in River Heights. If this were the case, they would need to study how River Heights would service the property. Jeff Jackson would like to know which way the council is leaning by April 11th so he knows how to proceed. Mayor Rasmussen stated the tax revenue on the property would bring in \$6,500/year. He suggested, if the council feels good about the plan, it might be wise to let it go to Providence.

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135
136 During his meeting with Providence and the developer, Mayor Rasmussen informed that River Heights did not want an access onto 600 South during the development of the area east of the

138 elementary school, until the project was complete. He was told the 600 East crossing in
139 Providence will start this year. They should have their bridge (by the charter school done by
140 the time the developer has theirs done. Mayor Rasmussen also told them that construction
141 access on 600 South needs to be minimal. Jeff Jackson suggested a mutual boundary
142 adjustment on the church property in exchange for some of the things River Heights is asking
143 for. River Heights would like to see it zoned single family. Their plan shows 38 (slab on
144 grade) active adult lots. Of the eleven acres, five would be open space. Councilmember
145 Thatcher felt the property should go to Providence. Councilmember Clausen would like the
146 property to stay. If it did River Heights would get the impact fees. He would like it to stay.
147 PWD Nelson said the cost of running a lift station will cost the city more than they would
148 collect in property tax. Mayor Rasmussen asked for further discussion and consensus at the
149 April 11 meeting. He feels a boundary adjustment is the right thing to do, but he wants to be
150 cautious.

151
152 Public Comment: There was none.

153 Adoption of a Resolution to Raise Monthly Sewer Rates by \$6: Councilmember Clausen
154 recommended raising the monthly sewer rate from \$32.10 to \$38.10. The six dollar raise is his best
155 guess at covering expenses for the rest of this year and next year (including the Logan City 10%
156 increase in July). We won't know until about January if the increase will be enough to cover Logan's
157 flow charges.

158 **Councilmember Clausen moved to "Adopt Resolution 1-2019, A Resolution to Raise**
159 **Sewer Rates from \$32.10 to \$38.10." Councilmember Scott seconded the motion, which carried**
160 **with Clausen, Scott, Thatcher and Wilson in favor. No one opposed. Wright was absent.**

161 Discussion and Possible Vote on the Old Church Property: Mayor Rasmussen briefly
162 discussed the examples Alliance Capital turned in, showing churches converted into apartments.
163 Councilmember Scott proposed selling the property, with the intent of having it developed by someone
164 like Tony Johnson (of Alliance) and using the money to upgrade the Old School for the city's
165 purposes. Councilmember Wilson said the zoning (and General Plan) would need to be changed if Mr.
166 Johnson turned it into apartments, since it's currently zoned for single families.

167 Discussion was had on whether selling the property required putting it out for bid. PWD
168 Nelson suggested the city adopt an ordinance which spells out how properties are sold. If they decide
169 to sell the property they will get an appraisal and determine how they want to handle the zoning.

170 Councilmember Wilson moved to "tear down the Old Church building and turn the property in
171 to open space and a park." No one seconded the motion. Ms. Wilson asked them to consider what the
172 property would look like in 20 years and to consider the probability that the zoning may not get
173 changed if the neighbors won't allow it. Others felt it would be beautiful and selling it would save the
174 city \$180,000 in tear down costs.

175 Councilmember Clausen suggested finding out if the property needs to go out for bid or if they
176 can sell it to Tony Johnson since they like his proposal. They will check with Attorney Jenkins.

177 Councilmember Scott moved to "move forward with selling the Old Church Property and use
178 the funds towards maintaining the Old School, once the city receives it, with the preference of selling it
179 to a developer who will refurbish, remodel and repurpose the building." No one seconded the motion.

180 Mayor Rasmussen pointed out their objective is to have a space/building in better shape than
181 what is currently there. The city can either beautify the area themselves (tear down the building and
182 have green space, using taxpayers money) or allow someone else to beautify it (by doing something
183 that will bring in revenue).

184 Councilmember Clausen felt there are a few other things that need to be investigated before
185 they make a decision. He also doesn't like tying the money from the sale to something else.

186 Councilmember Thatcher moved to "move forward with investigating the sell of the Old
187 Church property, to determine the process they need to follow, such as what appraisals need to
188 be done, etc." Councilmember Clausen seconded the motion which carried with Clausen, Scott
189 and Thatcher in favor. Wilson opposed. Wright was absent.

190 When the mayor gets back in town he and Councilmember Clausen will meet with Attorney
191 Jenkins to find out how they should proceed.

192 Discussion and Possible Vote on the Old School Property: Mayor Rasmussen said Mike
193 Liechty, of the school district said they will be out of the building by the end of May and are willing to
194 turn it over to River Heights at that time or later, if the city isn't able to decide yet. The council was
195 agreeable that they don't want to give up the property. Mayor Rasmussen would support giving the
196 Opera Company a couple rooms for storage, if they agree to pay rent, which would help offset the
197 utilities on the building. He also felt the building would be great for shop space. PWD Nelson had
198 done more research and found it would be legal to use impact fees to expand a shop.


199 Councilmember Thatcher suggested renting out parts of the building to offices or start up
200 businesses. Councilmember Clausen suggested caution on renting it if the cost of doing so won't
201 offset the expenses, especially if it meant having to hire more employees.

202 The council gave their advice and consent for the city to accept the building in May when the
203 district is finished with it.

204 Mayor Rasmussen informed, the district has one classroom they would like to continue to use
205 short term.

206 Mike Liechty also said the district wouldn't mind if the city wanted to use parts of the building
207 before they take ownership of it. PWD Nelson asked if the district would be willing to allow the city
208 to have the shed rekeyed for city storage. Mayor Rasmussen will find out more of the details.

209 The meeting adjourned at 6:55 p.m.

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215 Todd A. Rasmussen, Mayor


Sheila Lind, Recorder

River Heights City Bills To Be Paid

3/26/2019

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Beazer Lock & Key	Ryan's Park Program Locks			\$87.50						\$87.50
2	Cache Valley Publishing	Bid for 1000 East/Planning Commission	\$291.56	\$43.55							\$335.11
3	Chris Milbank	Planning Commissioner		\$72.00							\$72.00
4	Cindy Schaub	Planning Commissioner		\$72.00							\$72.00
5	City of Logan	Garbage/Recy/Green, 911, Sewer	\$14,376.21			\$2,019.00				\$14,595.15	\$30,990.36
6	Comcast	Monthly Internet	\$38.82						\$38.81	\$38.82	\$116.45
7	Daines & Jenkins LLP	Legal Fees	\$789.75								\$789.75
8	Dominion Energy	Gas	\$72.61		\$86.22			\$79.15	\$401.16	\$79.15	\$718.29
9	Forsgren & Associates	1000 East Sidewalk, General, Storm Insp.	\$655.00					\$531.25			\$1,186.25
10	Heather Lehnig	Planning Commissioner		\$72.00							\$72.00
11	Lance Pitcher	Planning Commissioner		\$48.00							\$48.00
12	Logan City	Water Consumption							\$357.72		\$357.72
13	Marla Homer	Utility Overpayment Refund	\$7.90			\$0.73		\$1.89	\$13.92	\$13.17	\$37.61
14	Noel Cooley	Planning Commissioner		\$72.00							\$72.00
15	Utah Local Government Trust	Monthly Workers Comp/Equip Endorsement	\$20.98		\$32.20			\$98.33	\$124.55	\$131.10	\$407.16
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27	Zions Visa Payment 03/21/2019										
28	Les Schwab	Tires 2012 RAM						\$999.75			\$999.75
29	Adobe	Acro Pro Monthly Fee	\$16.02								\$16.02
30	Holiday Inn	St. George Clayten Training							\$227.76	\$227.76	\$455.52
31	Google	G Mail Suite Monthly	\$50.00								\$50.00
32	Nextiva	Monthly Phone & Fax	\$44.14						\$44.14	\$44.13	\$132.41
33	DRI	Crash Plan Office	\$9.99								\$9.99
34	Camp Chef	Outdoor Movie Screen	\$256.31								\$256.31
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Page 1 SubTotals			\$16,629.29	\$379.55	\$205.92	\$2,019.73		\$1,710.37	\$1,208.06	\$15,129.28	\$37,282.20

River Heights City
 Financial Summary
 March 25, 2019

		<u>Cash Balance By Fund</u>		Net Change	% of Total
		02/28/19	03/25/19		
General Fund		165,106.95	163,788.08	(1,318.87)	9.47%
Capital Projects Fund		101,441.45	101,441.45	-	5.87%
Water Fund		572,469.11	577,817.25	5,348.14	33.42%
Sewer Fund		875,215.65	885,712.11	10,496.46	51.23%
Total Cash Balance		<u>1,714,233.16</u>	<u>1,728,758.89</u>	<u>14,525.73</u>	100.00%

		YTD Actual	Annual Budget	Unexpended Budget	% Of Budget Incurred	% Of Time Incurred
General Fund						
Revenue		557,578.77	757,030.00	199,451.23	73.65%	73.42%
Expenditures						
	Administrative	98,446.25	162,050.00	63,603.75	60.75%	73.42%
	Office	10,345.95	17,120.00	6,774.05	60.43%	73.42%
	Community Affairs	8,919.16	18,400.00	9,480.84	48.47%	73.42%
	Planning & Zoning	2,410.26	8,470.00	6,059.74	28.46%	73.42%
	Public Safety	72,878.27	86,400.00	13,521.73	84.35%	73.42%
	Roads	65,076.65	104,000.00	38,923.35	62.57%	73.42%
	Parks & Recreation	39,523.82	90,800.00	51,276.18	43.53%	73.42%
	Sanitation	112,956.98	150,000.00	37,043.02	75.30%	73.42%
	Transfer To CP Fund	120,000.00	120,000.00	-	100.00%	
Total Expenditures		<u>530,557.34</u>	<u>757,240.00</u>	<u>226,682.66</u>	70.06%	73.42%
Net Revenue Over Expenditures		<u>27,021.43</u>	<u>(210.00)</u>	<u>(27,231.43)</u>		
Capital Projects Fund						
Revenue		1,258.50	400.00	(858.50)		73.42%
Transfer From General Fund		120,000.00	120,000.00	-		
Expenditures						
	Administrative		130,000.00	130,000.00		73.42%
	Parks & Recreation		152,750.00	152,750.00		73.42%
	Roads	282,667.17	757,750.00	475,082.83		73.42%
		-	-	-		73.42%
Total Expenditures		<u>282,667.17</u>	<u>1,040,500.00</u>	<u>757,832.83</u>		73.42%
Net Revenue Over Expenditures		<u>(161,408.67)</u>	<u>(920,100.00)</u>	<u>(758,691.33)</u>		
Water Fund						
Revenue		259,990.94	346,130.00	86,139.06	75.11%	73.42%
Expenditures		154,091.80	272,250.00	118,158.20	56.60%	73.42%
Net Revenue Over Expenditures		<u>105,899.14</u>	<u>73,880.00</u>	<u>(32,019.14)</u>		
Sewer Fund						
Revenue		194,941.12	249,500.00	54,558.88	78.13%	73.42%
Expenditures		188,292.50	310,250.00	121,957.50	60.69%	73.42%
Net Revenue Over Expenditures		<u>6,648.62</u>	<u>(60,750.00)</u>	<u>(67,398.62)</u>		

Piano Bids

Shellie Giddings	\$260
Jess Wilkinson	\$ 50
Cameron Reed	\$110.53



ACTIVE ADULT LOTS

PARK

RESOLUTION NO. 1-2019

A RESOLUTION TO RAISE SEWER RATES

WHEREAS, Logan City has contracted with River Heights City to process River Heights City wastewater; and

WHEREAS, Logan City is required by EPA standards to upgrade its wastewater treatment facilities at a cost of \$116 million; and

WHEREAS, River Heights City has agreed to increase rates as needed to share the cost of treating River Heights City wastewater.

THEREFORE, the River Heights City Council votes to raise the River Heights City monthly sewer rate from \$32.10 to \$38.10, to cover current costs.

The revised Sewer Rate Schedule is hereby signed and adopted this 25th day of March, 2019.

Increase to be effective on April 1, 2019.

Todd A Rasmussen, Mayor

ATTEST:

Sheila Lind, Recorder

Alliance Capital, LLC

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

March 22, 2019

Honorable Todd Rasmussen
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 Rasmussen,

As a follow up to the prior council meeting, please find attached a copy of information related to other "adaptive reuse" projects related to church structures. The information regarding the old 4th Ward Provo chapel is perhaps the most on point. In fact, it is interesting to note the similarities in the elevations of both structures. The Provo church building, now called the "Old Chapel Apartments" consists of fifteen (15) one-bedroom units. The post rehabilitation building is aesthetically pleasing, has been favorably accepted by the community and has been successful for the owner.

Our vision for the rehabilitation of the River Heights church is very similar. We intend that the majority of any apartment constructed within the structure to be one-bedrooms. Our target tenant base would be young couples and/or seniors looking for a smaller living arrangement.

Similar to the Old Chapel Apartments, the exterior of the River Heights Church will effectively remain as-is with the exception of the North façade which will be upgraded to add additional style and flair.

One other item that should provide comfort to the council is that through the rehabilitation work, we will comply with National Park Service processes so that the building becomes listed on the National Register of Historic Places (which requires that the historic character of the building remain largely "as-is" with appropriate upgrades and improvements). The bulk of the work will occur on the inside which will consist of a complete upgrade of any structural deficiencies, a new electrical system, a new HVAC system and upgrade of all plumbing systems. In addition, all windows and doors will either be repaired or replaced with period similar windows/doors and the roof deck will be repaired, as needed, and new architectural shingles will be installed. All of

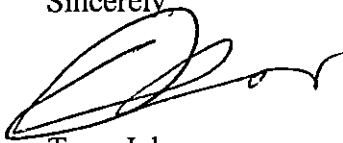
the exterior brick and rock/concrete caps will be repaired or replaced. We intend to bring the building back to be as good or better than it was before.

Further, as a follow up from Councilwoman Thatcher's request, we invite you and any members of the council to tour a couple of our projects. We think you will be most interested to see the progress of the Borden Lofts project which is located at 290 South 400 West. This project will be listed on the Historic Register of Historic Places. Through the rehabilitation, the old milk factory will be converted into fifty-one (51) urban style loft apartment units. The 2nd project is the rehabilitation of the old Logan Cold Storage building at 64 East Federal Avenue. The Cold Storage project is nearly complete and has been converted into new commercial space. The intent to show both buildings is to establish that we have the "know how" and the capacity to see that the River Heights church project is completed right. To once again make it an asset to the community.

As I've stated on several occasions before, we believe the old River Heights church has "good bones" and an excellent candidate for rehabilitation. We respectfully request the council vote to retain the building and to approve the sale of the building to our development group so that we can return it to its prior glory.

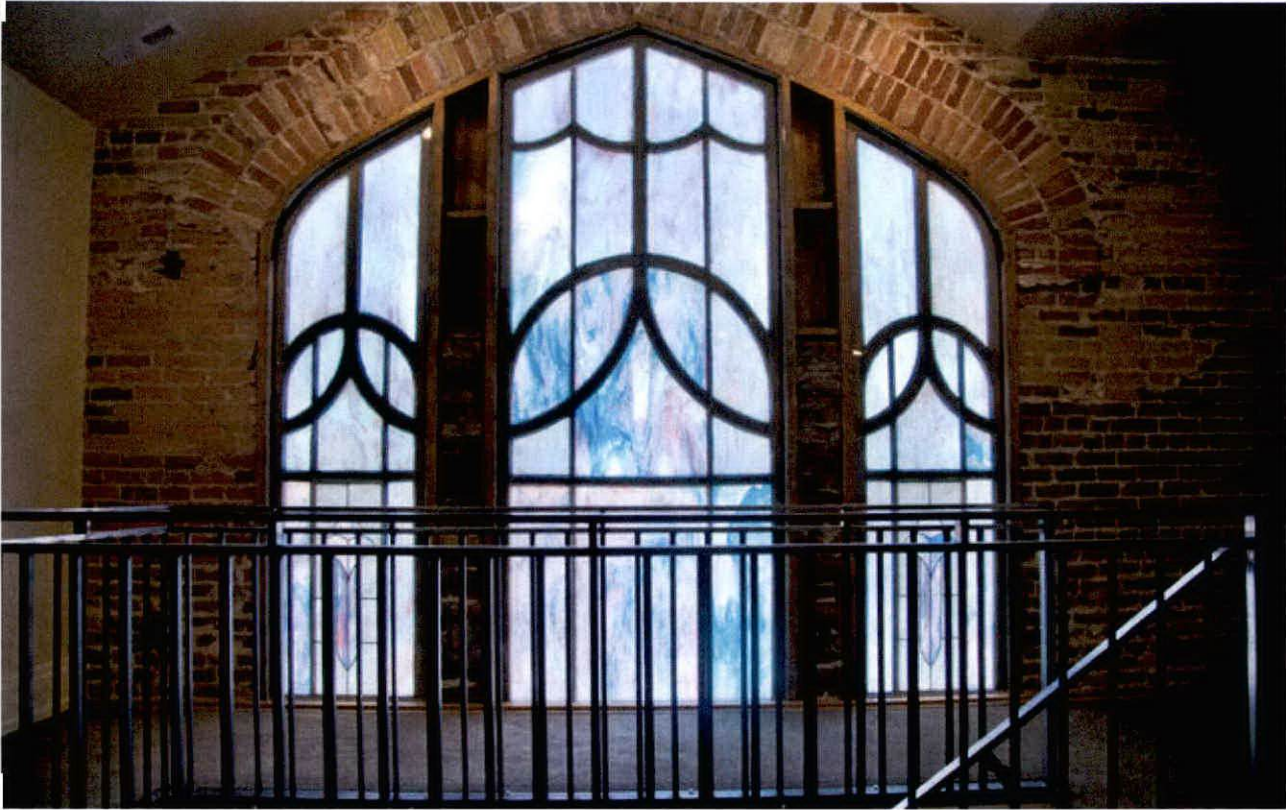
I can be reached at (435) 764 - 2200 to discuss the foregoing.

Sincerely



Tony Johnson

TRJ/ms



3 LDS Churches That Have Been Converted into Gorgeous Homes

by Katie Lambert

[Makes You Think](#) [Mormon Life](#)



A man's home is his castle—or in some cases a former church.

Like in the case of Almira and Ammon Hatch. Nine years ago, the Hatch family was house shopping when they came across an LDS church built in the 1950s about 12 miles outside of Preston, Idaho.

To Ammon, it was exactly what he was hoping to find.

"The first time I went there, I was visiting teaching with my mom," he says. "I think I was 13 or 14. Anyway, we went in the house and it was awesome—big gym, trampoline, kids loved it, and I've always wanted to live in this exact house and years later it came on the market."

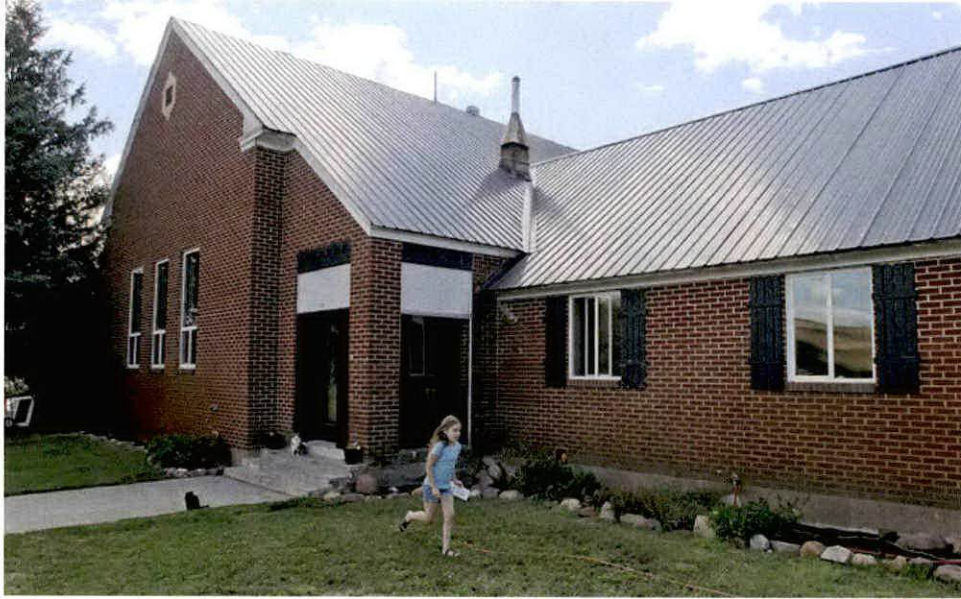


Image from hjnews.com.

Before it was a home, the church served the Treasureton Ward and its dedication was officiated by Elder Spencer W. Kimball, then a member of the Quorum of the Twelve Apostles.

When the Treasureton Ward merged with the Riverdale Ward in 1977, the church was no longer needed.

And so the 5,500 square foot property was sold in 1977 and slowly converted into a six bedroom, three bathroom home.

► **You'll also like:** [*10 Stunning Examples of Stained Glass Windows in LDS Meeting Houses*](#)

Today, what was once the relief society room is now the master bedroom. And the former bishop's office is now a bedroom for one of the Hatch children.

But one feature stayed pretty much the same—the indoor gymnasium, complete with basketball hoops.

The gym is a favorite feature of the family during winter when they can still jump and play on their trampoline despite the cold outside.

And when it comes to family get-togethers, the gym hosts dances and banquets, Ammon says.

And the Hatches are not the only family living in a renovated church.

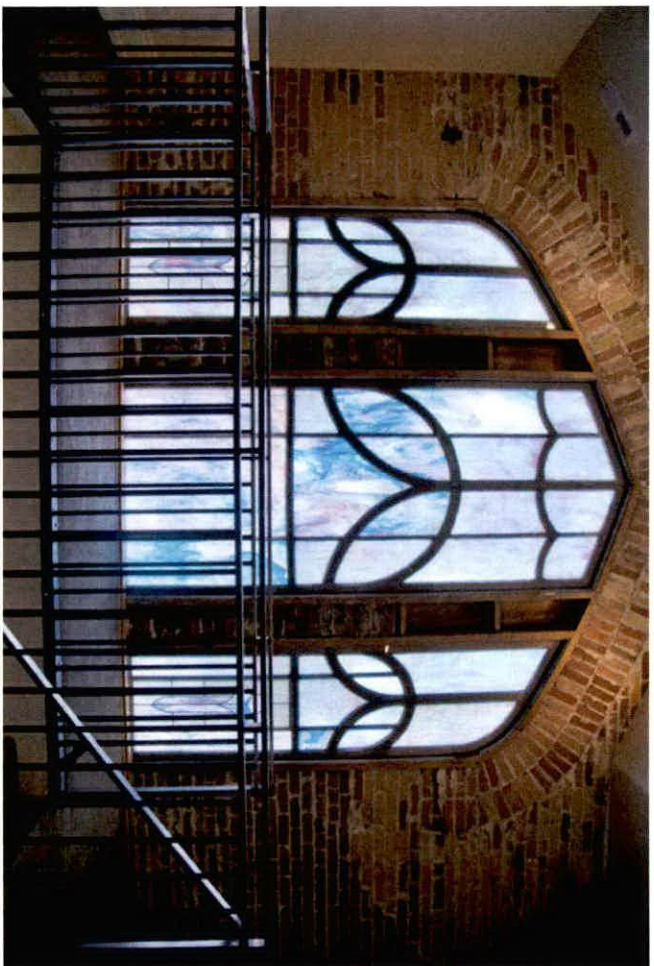
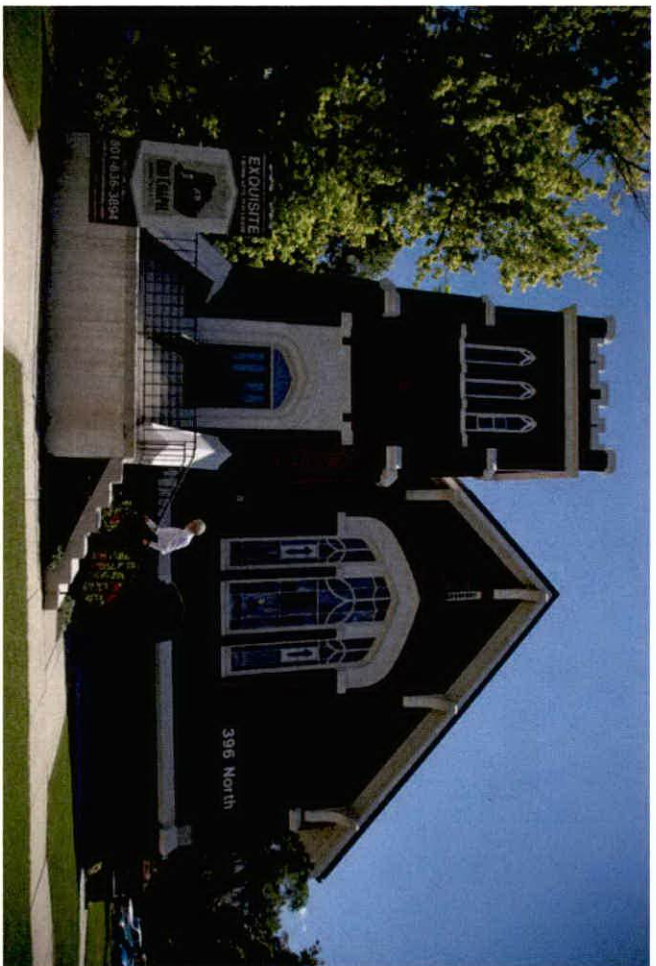
A former ward house in Salt Lake City built in 1930 went from an LDS church to a school owned by the Catholic Church to a home.

Today, the former Salt Lake City church is the home of [John and Shawney Robinson](#), who did much of the renovation on the home and completed a 4,000 square foot addition in 2005.



Image from screen shot from [Fox 13 News](#).

Or take the old LDS Fourth Ward Chapel in Provo, Utah for example. This ward house was renovated into 15 unique, one-bedroom apartments.





Images by Spenser Heaps from the [Daily Herald](#).

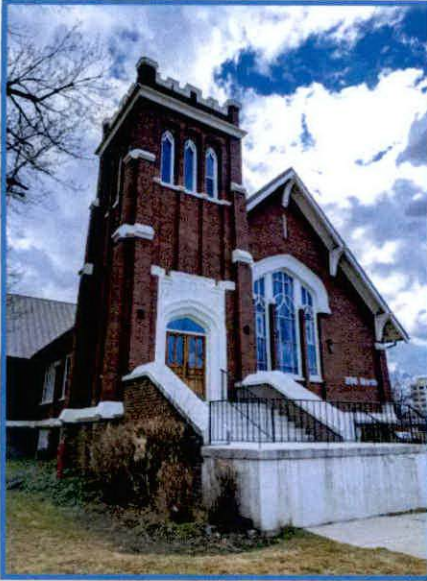
As Latter-day Saints, we all know homes can be a holy place, but it's fun to see families taking this phrase to the next level.

Chapel turned mansion features year-round ...

Comments and feedback can be sent to comments@ldsliving.com

Old Chapel Apartments

ALL 360° VIEW





HOME

LOOK INSIDE

HISTORY

WHAT TO EXPECT

HAPPY TOGETHER (RULES & DETAILS)

NEWS

CONTACT US.

APPLICATION

LOOK INSIDE

ALL AVAILABLE UNAVAILABLE



01 317 671 1111



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