

River Heights City

River Heights City Council Agenda

Tuesday, February 20, 2024

Notice is hereby given that the River Heights City Council will hold its regular meeting beginning at **6:30 p.m.**, anchored from the River Heights City Office Building at 520 S 500 E. Attendance can be in person or through Zoom.

Pledge of Allegiance

Opening Thought (Thompson)

Adoption of Previous Minutes and Agenda

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

Public Comment

Chelsea Grant, Discuss New Park Ideas

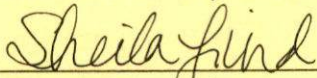
Appointment of Board Member to Serve Jointly with Providence on the CVTD Board

Review Change in City Code 1-6-6: City Recorder and City Treasurer

Review and Adopt the Planning Commission's Suggested Changes to City Code

Adjourn

Posted this 16th day of February 2024



Sheila Lind, Recorder

Zoom Link: <https://us02web.zoom.us/j/84394321413>

Attachments for this meeting and 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

February 20, 2024

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7 Present: Mayor Jason Thompson
8 Council members: Lana Hanover
9 Janet Mathews
10 Chris Milbank, electronic
11 Lance Pitcher
12 Blake Wright
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14 Public Works Director Clayton Nelson
15 Recorder Sheila Lind
16 Treasurer Michelle Jensen
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18 Others Present: Dixon, Chelsea and Aliya Grant, Heather Lehnig, Brittany
19 Cascio, Robin Williams, Allison Ellis, Amy Lacey, Brooke
20 Hansen, Ashely Cordingley, Cindy Schaub
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24 The following motions were made during the meeting:

25 Motion #1

26 Councilmember Pitcher moved to “adopt the minutes of the council meeting of February 6, 2024
27 with a correction, and the evening’s agenda.” Councilmember Mathews seconded the motion, which
28 carried with Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.
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30 Motion #2

31 Councilmember Mathews moved to “accept payments with the condition of checking on the two
32 DWA payments with Engineer Dursteller, to make sure he agrees with paying the retention amount.”
33 Councilmember Hanover seconded the motion, which carried with Hanover, Mathews, Milbank, and
34 Wright in favor. No one opposed. Pitcher was absent.
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36 Motion #3

37 Councilmember Wright moved to “adopt Ordinance 1-2024, An Ordinance to Adopt Changes to
38 the City Code of River Heights, Utah, with the removal of “D” as a code classification.” Councilmember
39 Hanover seconded the motion, which carried with Hanover, Mathews, Milbank, and Wright in favor. No
40 one opposed. Pitcher was absent.
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Proceedings of the Meeting:

The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the River Heights City Building on Tuesday, February 20, 2024, for their regular council meeting.

Pledge of Allegiance and Opening Thought: Mayor Thompson opened the meeting with a prayer.

Adoption of Previous Minutes and Agenda: Minutes for the February 6, 2024, meeting were reviewed. Councilmember Mathews had one clarification.

Councilmember Pitcher moved to “adopt the minutes of the council meeting of February 6, 2024 with a correction, and the evening’s agenda.” Councilmember Mathews seconded the motion, which carried with Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.

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

Recorder Lind didn’t have anything.

Councilmember Wright didn’t have anything.

Councilmember Hanover

- She and Councilmember Mathews met with Deputy Bird to discuss the Sheriffs Department’s involvement with the Apple Days Parade. They were willing and available on August 24 this year.
- Recorder Lind had agreed to be the Apple Days chairman this year.
- A radio check was done, and everything worked out.

Commissioner Pitcher didn’t have anything.

Mayor Thompson

- The Old Church demolition was moving along as scheduled.
- He discussed the final well payment, to be approved at the evening’s meeting. PWD Nelson said there were a couple change orders at the beginning of the project which didn’t ever get signed, but are included in the current bill. The mayor said the bills the Council would approve tonight would put them \$4,000 below budget. If there were additional invoices he wanted to know when the Council approved them. PWD Nelson said \$850 was for the natural gas pipe in the building and \$8,684 was for the underbuilding piping. Treasurer Jensen said she would get with Engineer Dursteller to figure it all out.

Councilmember Mathews didn’t have anything.

Treasurer Jensen didn’t have anything.

PWD Nelson

- The sidewalk grinding had been lined up for this spring/summer. There was \$40,000 in the budget.
- All that was remaining to finish the lower well was to flush and sample.

Councilmember Milbank

- Raymonds had been scheduled to start Phase 2 of the new park in early April. They hoped to finish in August. They had shrubs listed on their bid, but not trees. He would double check on it. There had been some concern about the types of trees in the plan. He wanted to check with David Thunell, the city arborist, to get his opinion.
- He stated he had talked with Chelsea Grant (who would present at this meeting) about a type of memorial in a portion of the park. He felt there was a sentiment in the community for this type of thing.
- He would fill out another RAPZ grant application this year for the park.

Approval of payments

90 Councilmember Mathews moved to “accept payments with the condition of checking on
91 the two DWA payments with Engineer Dursteller to make sure he agrees with paying the
92 retention amount.” Councilmember Hanover seconded the motion, which carried with
93 Hanover, Mathews, Milbank, and Wright in favor. No one opposed. Pitcher was absent.

94 Public Comment: Brittany Cascio was there to speak in favor of Chelsea Grant’s idea for a healing
95 garden in the new park. She felt it would be a good place to remember those who had passed and bring
96 peace to those who want to remember them.

97 Chelsea Grant, Discuss New Park Ideas: Chelsea Grant gave a presentation on her idea for a
98 memorial garden in the new park. Her daughter was diagnosed with a brain tumor at age 3 and passed
99 away at age five in September 2023. Since then, she hadn’t been able to stop thinking about a healing
100 garden. She had discussed her idea with Councilmember Milbank, who was encouraging so she put
101 together a presentation of what she had in mind, which she shared with the Council. She incorporated
102 her ideas with the current layout of the park. There would be a memorial walk with arches. An
103 inspiration walk would be located on the other side of the park, with painted rocks lining the walk. There
104 would be an area for artwork displays. A butterfly garden would be located on the west side with plants
105 that attract butterflies. She had talked with Jennifer Dowd (a butterfly expert), who was willing to help
106 and donate. Another proposed feature would be garden beds of hope and reflection and connection. The
107 fifth feature would be a connection to the Providence Cemetery. She discussed the challenges of funding,
108 installation, and maintenance and explained how a Memorial Garden Committee would be involved in
109 overseeing these things. She had talked with some businesses who had been overwhelmingly supportive
110 of the idea and had offered to donate. She felt this idea resonated with people from all walks of life. She
111 had also talked with the Adams family (who were over the idea and construction of Ryan’s Place Park).
They were supportive and would work with her on fundraising. She discussed her proposal for installation
and maintenance and how to move forward if the idea was approved. She hoped the garden would
continue to adapt to the needs of residents.

115 Mayor Thompson thanked Ms. Grant for being so articulate and felt her idea was brilliant. He
116 noted there would be things that would need to be worked through.

117 Councilmember Mathews loved the idea.

118 Councilmember Milbank said this would be a good time to bring up this type of idea since the park
119 is being done in phases. He felt additional landscape advice would be good to have. The mayor asked
120 how much of Phase 2 would need to be adjusted to incorporate Ms. Grant’s ideas. Mr. Milbank said very
121 little: irrigation and types of trees.

122 Councilmember Pitcher took leave of the meeting at 7:20 p.m.

123 The mayor noted this was perfect timing. He asked Councilmember Milbank for a comparison of
124 the current tree plan, compared to Ms. Grant’s plan. He noted the council had a budget they needed to
125 work within. Ms. Grant said she would meet with the memorial committee and source the items on her
126 plan.

127 Councilmember Mathews felt it was a beautiful idea which would bring the community together
128 in a perfect location, next to the cemetery.

129 Councilmember Wright really liked the idea and expressed his willingness to sit with the
130 committee as a landscape architect. He noted that the irrigation system would need to be changed soon.

131 Councilmember Milbank said they had contracted with Raymonds the for irrigation system so they
132 would discuss some change orders.

133 Councilmember Mathews suggested involving Melanie Stock who was involved with flowers and
landscaping at USU and is also a resident of River Heights. Ms. Grant said Jenny Dowd was also willing to
help reconfigure if needed. Mayor Thompson suggested Councilmembers Milbank and Wright, Ms. Grant

136 and Ms. Dowd work together on the changes needed. He noted they needed to act quickly. Raymond
137 was planning on mobilization in March.

138 Councilmember Milbank requested more detail before submitting for RAPZ.

139 Councilmember Wright felt they could move forward without council approval since the budget
140 had been approved. There would be follow up at the next council meeting.

141 Councilmember Milbank asked about Biowest's involvement. Councilmember Wright suggested
142 they talk about it at their committee meeting to decide if Biowest was needed at this point. Mr. Milbank
143 asked what their obligation would be to the community since they had presented the park one way and
144 now it would change to something else. Mayor Thompson felt Ms. Grant's presentation just gave the
145 project life. Mr. Wright suggested working out some of the details and then present it to the community
146 and invite them to learn more.

147 PWD Nelson said there were a lot of things that could be done before the design would be
148 needed. The mayor asked Mr. Nelson to serve on the committee as well.

149 Appointment of Board Member to Serve Jointly with Providence on the CVTD Board: Mayor
150 Thompson presented Jeff Turley's name to the council to serve two years on the board. The council
151 agreed.

152 Review Change in City Code 1-6-6: City Recorder and City Treasurer: Mayor Thompson presented
153 the proposed verbiage. The Council would hold a public hearing at their next meeting, at which time it
154 could be adopted as code. The Council agreed.

155 Review and Adopt the Planning Commission's Suggested Changes to City Code: Councilmember
156 Wright reviewed the suggested changes. The Planning Commission held a public hearing at their last
157 meeting on February 13.

158 Some discussion was had on the Short Term Vacation Rental ordinance changes (STVRs).
159 Commissioner Schaub announced that she didn't support this because in 2019 the Planning Commission
160 discussed it extensively and agreed at that time, they only wanted to allow STVRs if they were owner
161 occupied.

162 Councilmember Hanover asked how they would regulate how many people would stay in each
163 bedroom. Mayor Thompson said a person could look up a property online to see what they were
164 advertising. Councilmember Wright said the city would also rely on neighbors. If they complained, the
165 city would need to investigate it. Mayor Thompson said STVRs are historically filled with more people
166 than they are regulated for.

167 Councilmember Hanover was concerned with too much regulation.

168 PWD Nelson said STVRs can become a problem based on experience. He'd seen 60 kids in one
169 home before.

170 Councilmember Wright explained the boundary adjustment changes, which were spurred by State
171 code. He answered questions from the council members.

172 **Councilmember Wright moved to "adopt Ordinance 1-2024, An Ordinance to Adopt Changes to
173 the City Code of River Heights, Utah, with the removal of "D" as a code classification." Councilmember
174 Hanover seconded the motion, which carried with Hanover, Mathews, Milbank, and Wright in favor.
175 No one opposed. Pitcher was absent.**

176 Councilmember Wright said he liked the idea of keeping the center of the new park open, rather
177 than having a feature in the middle of it. He also suggested having the memorial features in the north
178 area and leaving the south area for the city. They were all very impressed with Ms. Grant's presentation.

179 Mayor Thompson announced they would not have a meeting on March 5, due to the caucuses.
180 Their next meeting would be held on March 19th.

181 The meeting adjourned at 8:15 p.m.

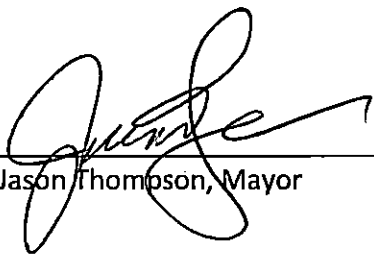
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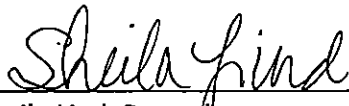
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Jason Thompson, Mayor



Sheila Lind, Recorder

Report Criteria:

Invoices with totals above \$0 included.
 Only paid invoices included.
 [Report].Date Paid = 02/20/2024

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Sewer Department						
5240						
52-40-50	366	Zions Bank	202402	Gas - Chevron 66.00	02/08/2024	22.00
52-40-50	366	Zions Bank	202402	Gas - Chevron 73.26	02/08/2024	24.42
52-40-50	366	Zions Bank	202402	Gas - Chevron 57.50	02/08/2024	19.17
52-40-55	338	Utah Local Governments Trust	1611624	Sewer Ins. Liability & Other	02/12/2024	57.48
52-40-75	246	Dominion Energy	6900830000-2	Sewer Gas 6900830000	02/13/2024	156.60
52-40-77	380	Rocky Mountain Power	202402	Item 9	01/23/2024	16.34
52-40-77	380	Rocky Mountain Power	202402	Item 16	01/23/2024	2.78
52-40-78	995	Ask AllTech LLC	A6799	Sewer Phones	02/15/2024	24.32
52-40-79	80	Comcast	202402	Internet - Sewer	01/16/2024	29.84
Total 5240:						352.95
Water Department						
5140						
51-40-50	366	Zions Bank	202402	Gas - Chevron 58.53	02/08/2024	19.51
51-40-50	366	Zions Bank	202402	Gas - Chevron 58.53	02/08/2024	19.51
51-40-50	366	Zions Bank	202402	Gas - Chevron 66.00	02/08/2024	22.00
51-40-50	366	Zions Bank	202402	Gas - Chevron 73.26	02/08/2024	24.42
51-40-50	366	Zions Bank	202402	Gas - Chevron 60.41	02/08/2024	20.13
51-40-50	366	Zions Bank	202402	Gas - Chevron 60.41	02/08/2024	20.14
0-50	366	Zions Bank	202402	Gas - Chevron 59.70	02/08/2024	19.90
0-50	366	Zions Bank	202402	Gas - Chevron 59.70	02/08/2024	19.90
51-40-50	366	Zions Bank	202402	Gas - Chevron 57.50	02/08/2024	19.16
51-40-51	188	Logan City	003789-20240	Account 003789-001 51-40-51	02/14/2024	153.86
51-40-55	338	Utah Local Governments Trust	1611624	Water Ins. Liability & Other	02/12/2024	54.61
51-40-75	246	Dominion Energy	2053895762-2	2053895762 Gas	02/13/2024	89.63
51-40-75	246	Dominion Energy	6900830000-2	Water Gas 6900830000	02/13/2024	156.60
51-40-75	246	Dominion Energy	7191650000-2	Account 7191650000 51-40-75	02/13/2024	146.09
51-40-75	246	Dominion Energy	7953243487-2	Account 7953243487 51-40-75	02/13/2024	178.22
51-40-77	380	Rocky Mountain Power	202402	Item 23	01/23/2024	104.23
51-40-77	380	Rocky Mountain Power	202402	Item 21	01/23/2024	457.10
51-40-77	380	Rocky Mountain Power	202402	Item 7	01/23/2024	14.33
51-40-77	380	Rocky Mountain Power	202402	Item 8	01/23/2024	3,171.38
51-40-77	380	Rocky Mountain Power	202402	Item 9	01/23/2024	16.34
51-40-77	380	Rocky Mountain Power	202402	Item 16	01/23/2024	2.78
51-40-78	995	Ask AllTech LLC	A6799	Water Phones	02/15/2024	24.32
51-40-79	80	Comcast	202402	Internet - Water	01/16/2024	29.83
Total 5140:						4,783.99
Administration						
1041						
10-41-41	634	Forsgren Associates, Inc.	17675	Geneal Consulting Services	01/25/2024	700.00
10-41-43	85	Daines and Jenkins, LLP	9477	City Legal Business	01/31/2024	1,508.00
10-41-55	338	Utah Local Governments Trust	1611624	Admin	02/12/2024	9.19
Total 1041:						2,217.19
Office Expenses						
10-4-10	386	Lind, Sheila	202402	Costco	02/15/2024	15.95

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
10-44-10	386	Lind, Sheila	202402	USPS	02/15/2024	1.50
10-44-10	386	Lind, Sheila	202402	Staples	02/15/2024	4.28
10-44-10	386	Lind, Sheila	202402	AI's Trophie	02/15/2024	6.65
10-44-10	386	Lind, Sheila	202402	AI's Trophie	02/15/2024	6.50
10-44-12	386	Lind, Sheila	202402	Don Astle Cleaning	02/15/2024	10.70
10-44-45	364	Xerox Corporation	020736714	Copies	02/06/2024	109.37
10-44-45	844	Wasatch Document Solutions, Inc.	62127	Copies Feb 2024	02/09/2024	36.22
10-44-65	366	Zions Bank	202402	Adobe - Sheila	02/08/2024	21.39
10-44-65	366	Zions Bank	202402	Adobe - Michelle	02/08/2024	21.39
10-44-65	366	Zions Bank	202402	Zoom	02/08/2024	171.10
10-44-65	366	Zions Bank	202402	Google	02/08/2024	96.00
10-44-75	246	Dominion Energy	1049100000-2	Account 1049100000 10-44-75	02/13/2024	142.49
10-44-77	380	Rocky Mountain Power	202402	Item 12	01/23/2024	107.43
10-44-77	380	Rocky Mountain Power	202402	Item 20	01/23/2024	10.57
10-44-78	995	Ask AllTech LLC	A6799	Admin Phones	02/15/2024	24.32
10-44-79	80	Comcast	202402	Internet - Office	01/16/2024	29.84
Total 1044:						815.70
Community Affairs						
1048						
10-48-20	386	Lind, Sheila	202402	Costco	02/15/2024	27.07
10-48-70	819	Hanover, Lana	202402	Youth Ambassadors Mtg Refresh	02/06/2024	43.49
Total 1048:						70.56
Capital Projects						
5150						
51-50-03	1014	Bio-West	00292213	Stewart Hill Park	01/31/2024	1,614.35
51-50-70	634	Forsgren Associates, Inc.	17674	Lower Well Improvements	01/25/2024	1,105.00
51-50-70	948	DWA Construction, Inc.	202402	DWA Lower Well Draw	12/14/2023	51,146.48
51-50-70	948	DWA Construction, Inc.	202402_06	DWA Lower Well Draw #6	01/31/2024	112,108.05
Total 5150:						165,973.88
Planning & Zoning						
1051						
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.60
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.00
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.00
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.15
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.15
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	5.00
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.15
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.15
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.15
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.15
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.15
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.15
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	4.35
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	8.70
10-51-19	386	Lind, Sheila	202402	USPS	02/15/2024	8.80
10-51-41	634	Forsgren Associates, Inc.	17672	Creekside Estates Subdivision	01/25/2024	682.50
Total 1051:						742.70
Public Safety						
1054						
10-54-25	366	Zions Bank	202402	Gigaparts	02/08/2024	103.66
10-54-70	386	Lind, Sheila	202402	USPS	02/15/2024	5.00
10-54-75	380	Rocky Mountain Power	202402	Item 16	01/23/2024	2.78

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total 1054:						111.44
Capital Projects						
4060						
40-60-01	634	Forsgren Associates, Inc.	17673	Church Demolition	01/25/2024	536.25
40-60-01	776	Environmental Health Services, In	23410-OC-01	Church Demo	02/12/2024	89,762.00
40-60-06	140	Industrial Tool	2402-126586	Caution Tape	02/07/2024	12.98
Total 4060:						90,311.23
Roads						
1060						
10-60-50	366	Zions Bank	202402	Gas - Chevron 58.53	02/08/2024	19.51
10-60-50	366	Zions Bank	202402	Gas - Chevron 66.00	02/08/2024	22.00
10-60-50	366	Zions Bank	202402	Gas - Chevron 73.26	02/08/2024	24.42
10-60-50	366	Zions Bank	202402	Gas - Chevron 60.41	02/08/2024	20.13
10-60-50	366	Zions Bank	202402	Gas - Chevron 59.70	02/08/2024	19.90
10-60-50	366	Zions Bank	202402	Gas - Chevron 57.50	02/08/2024	19.16
10-60-56	338	Utah Local Governments Trust	1611624	Roads	02/12/2024	43.11
10-60-60	380	Rocky Mountain Power	202402	Item 15	01/23/2024	22.90
10-60-60	380	Rocky Mountain Power	202402	Item 2	01/23/2024	12.99
10-60-60	380	Rocky Mountain Power	202402	Item 5	01/23/2024	1,191.72
10-60-60	380	Rocky Mountain Power	202402	Item 9	01/23/2024	16.34
10-60-60	380	Rocky Mountain Power	202402	Item 16	01/23/2024	2.79
10-60-75	246	Dominion Energy	6900830000-2	Roads Gas 6900830000	02/13/2024	156.60
10-60-76	386	Lind, Sheila	202402	Auqu Tech	02/15/2024	17.00
Total 1060:						1,588.57
Parks & Recreation						
1070						
10-70-30	386	Lind, Sheila	202402	Walmart	02/15/2024	11.09
10-70-56	338	Utah Local Governments Trust	1611624	Parks & Rec	02/12/2024	14.12
10-70-75	246	Dominion Energy	1550009873-2	Account 1550009873 10-70-75	02/13/2024	7.09
10-70-75	246	Dominion Energy	6900830000-2	Parks Gas 6900830000	02/13/2024	156.58
10-70-77	380	Rocky Mountain Power	202402	Item 10	01/23/2024	10.76
10-70-77	380	Rocky Mountain Power	202402	Item 11	01/23/2024	11.25
10-70-77	380	Rocky Mountain Power	202402	Item 13	01/23/2024	10.76
10-70-77	380	Rocky Mountain Power	202402	Item 9	01/23/2024	16.34
10-70-77	380	Rocky Mountain Power	202402	Item 16	01/23/2024	2.79
Total 1070:						240.78
School Building Expenses						
1075						
10-75-77	380	Rocky Mountain Power	202402	Item 17	01/23/2024	199.37
10-75-77	380	Rocky Mountain Power	202402	Item 18	01/23/2024	10.57
10-75-77	380	Rocky Mountain Power	202402	Item 16	01/23/2024	2.79
10-75-77	380	Rocky Mountain Power	202402	Item 16	01/23/2024	2.79
Total 1075:						215.52
Grand Totals:						267,424.51

<u>GL Account Number</u>	<u>Vendor</u>	<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Date</u>	<u>Net Invoice Amount</u>
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Mayor: _____

Second Signayure : _____

Dated: _____

Report Criteria:

Invoices with totals above \$0 included.

Only paid invoices included.

[Report].Date Paid = 02/20/2024

1-6-6: CITY RECORDER AND CITY TREASURER

~~On or before the first Monday in February following a city election, the mayor, with the advice and consent of the city council, shall appoint a qualified person to each of the offices of city recorder and city treasurer. (1-2015, 6-23-15)~~

All appointed officers, namely city recorder and city treasurer, shall continue in office until their successors are appointed and qualified, which will be done by the mayor and presented for advice and consent of the city council.

Ordinance 1-2024

AN ORDINANCE TO ADOPT CHANGES TO THE CITY CODE OF RIVER HEIGHTS, UTAH

The River Heights City Planning Commission held a duly noticed public hearing on Tuesday, February 13, 2024, after which, the River Heights City Council adopted the following changes to the River Heights City Code.

10-10-2:D. REGULATIONS/Lot Regulations/RPUD

When a building is to be sold with no additional land outside of the building footprint, minimum lot areas and minimum lot widths need not apply. The following regulations will apply in these circumstances.

Setbacks (Measured from the lot line, property line or right of way line to the building.)	
Front Yard (street garage access)	20 feet minimum
Front Yard (alley garage access)	10 feet minimum
Rear Yard (alley garage access)	20 feet minimum <u>(20-foot driveway)</u>
Side Yard on a Street	15 feet minimum adjacent to street

10-10-4: REQUIREMENTS

- A. In addition to items required for the site analysis (11-4-1:C.3), the developer shall provide a written statement that describes the impact the development will have on natural features of the area. Include any measures taken to mitigate negative conditions that occur as a result of the project.
- B. In addition to items required for the ~~sketch~~ concept plan submission (11-4-1:F-C.4.), the conceptual site plan shall show approximate building locations, proposed road layouts, general parking layouts, proposed open spaces, anticipated public and private amenities and their location.

10-10-4:K. ARCHITECTURAL DESIGN STANDARDS

- 4. Solid Waste. Each dwelling unit shall have a solid waste container. Dumpsters or large solid waste containers shall be provided for required open space areas. Solid waste containers and dumpsters shall be shielded or screened with a proper enclosure. Enclosures shall be approved by the city. Solid waste collection shall comply with ~~Logan City Environmental Standards~~ with the environmental standards of the collection agency contracted by the City.

10-12-1: USE REGULATIONS/Table 1, Land Use Chart (short term rentals)

83. Short Term Vacation Rental (STVR)², Not Owner Occupied
(Conditional Use in zones A, R, ~~D~~, and RPUD)

²Maximum occupancy for an STVR shall be no more than two (2) people per bedroom and up to two (2) residents in one (1) non-bedroom space. An updated contact list of the owners must be submitted to the city office.

Sufficient paved off-street parking must be available for all quest vehicles. All parking will be reviewed before a CUP is granted. (All winter parking must comply with city ordinances). The STVR owner is responsible for regulating noise generated by visitor stays. No STVR can be within 300 feet of another STVR. Landscape must be maintained and comply with River Heights City landscaping ordinances. Property owners may contract with third parties, including tenant agreements, to provide management and maintenance services required under this section, however property owners shall remain liable for any deficiencies or violations of this section. STVR owners must have primary residency in River Heights City.

Bump current 83 to 84 and subscript 2 to 3.

BOUNDARY LINE ADJUSTMENTS

10-21-1: SCOPE

1. Subject to the provisions of this chapter, when properly executed and acknowledged as required by state law, an agreement between owners of adjoining property that designates the boundary line between the adjoining properties acts, upon recording in the office of the recorder of the county in which each property is located, as a quitclaim deed to convey all of each party's right, title, interest, and estate in property outside the agreed boundary line that had been the subject of the boundary line agreement or dispute that led to the boundary line agreement. (Utah State Code 10-9a-524-1).
2. Adjoining property owners executing a boundary line agreement shall follow the procedure as annotated in Utah code 10-9a-524-2a
3. Applications for boundary line adjustments and for a subdivision amendment or a lot that contains a dwelling may be authorized by the planning commission zoning administrator pursuant to this chapter. (Ord., 1-22-2002)

10-21-2: INTENT

No boundary line adjustment shall result in the creation of a new lot or parcel. Lots within a subdivision may be combined; provided, that no increase in the number of lots results. (Ord., 1-22-2002)

10-21-3: AUTHORITY

~~Pursuant to Utah Code Annotated as amended, this title designates and grants the zoning administrator authority, with or without a petition, to consider any proposed~~

~~vacation, alteration to a subdivision plat, any portion of a subdivision plat, or any street, lot or alley contained in a subdivision plat, or boundary line adjustment, at a public hearing. (4-2010, 7-13-10)~~

Pursuant to Utah Code 10-9a-524-5a, if a parcel that is the subject of a boundary line agreement is within a subdivision or contains a dwelling unit, the application shall be submitted to the zoning administrator for approval. The zoning administrator shall review the application to determine compliance with provisions of the code and shall approve the application unless the:

1. Boundary line adjustment causes the lot size to not meet the minimum zoning requirements and/or
2. Parcel or lot no longer complies with the requirements proscribed under River Heights City Ordinance 10-12.

10-21-4: REVIEW

~~The petition to change the boundaries shall include signatures from the representatives of each lot or parcel affected by the boundary line adjustment, and any necessary signatures from holders of liens, mortgages or easements affected by the boundary line adjustment. The petition shall also include a legal description of the agreed upon boundary line of each parcel or lot after the boundary line is changed. After reviewing said application, the zoning administrator shall circulate a map of the proposed adjustment to all affected city departments, planning commission, and to the affected parties. If the zoning administrator determines that approves the application does not include signatures from at least one record owner representing each parcel or lot, said administrator shall follow the procedures prescribed in Utah Code Annotated, as amended and this title as amended. (4-2010, 7-13-10) Pursuant to Utah Code 10-9a-524(5)(c), if the city fails to send a written notice within 14 days, the property owner may record the boundary line agreement as if no review was required.~~

10-21-5: PUBLIC HEARING REQUIRED

~~The planning commission shall hold a duly noticed public hearing in accordance with section 10-3-9 of this title. (Ord. 04-12-14, 1-11-2005, eff. retroactive to 12-14-2004) (3-2020, 5-19-20) The following conditions shall require No public hearing is required unless the zoning administrator deems one necessary.~~

10-21-6: RECORDING REQUIRED

~~Following the final approval of the planning commission, the property owners shall submit the executed deeds, any required maps and other documentation to the city, along with the appropriate cost of recording the legal descriptions with the county recorder. The city attorney shall record the deeds. In accordance with state law, if a boundary line adjustment results in the need for dedication of a public right-of-way or~~

~~other public dedication, a plat shall be required at the expense of the applicant. Any approved adjustment that has not been presented for recording to the City County within ninety (90) days of the date of approval shall be deemed to have expired. (Ord., 1-22-2002) (8-2017, 11-28-17~~

Once the zoning administrator has approved the application, the parties shall submit, at their expense, the agreement and legal description of the boundary adjustment to county to be recorded.

Adopted and effective this 20th day of February 2024.

Jason Thompson, Mayor

Attest:

Sheila Lind, Recorder