

River Heights City

River Heights City Council Agenda Tuesday, May 21, 2024

Notice is hereby given that the River Heights City Council will hold their regular meeting at **6:00 p.m.**, anchored from the River Heights City Office Building at 520 S 500 E. Attendance can be in person or through Zoom.

6:00 p.m.

Utah Retirement Systems Presentation

6:30 p.m.

Pledge of Allegiance

Opening Thought (Mathews)

Adoption of Previous Minutes and Agenda

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

Public Comment

Discuss Street Lights in Saddlerock Subdivision

Council Discussion on Utah Retirement Systems

Approve the Purchase of 4.5 Irrigation Shares from ProLog

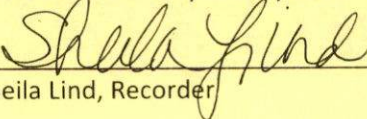
Discuss Tentative Budget for FY 2024-2025

Presentation of Old School Ideas by Brittany Cascio

Discuss City Code Changes to 10-11 Sensitive Area and Other Overlay Zones

Adjourn

Posted this 16th day of May 2024


Sheila Lind, Recorder

Zoom Link: <https://us02web.zoom.us/j/89652488820>

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

May 21, 2024

1
2
3
4
5
6
7 Present: Mayor Jason Thompson
8 Council members: Lana Hanover
9 Janet Mathews
10 Chris Milbank, electronic
11 Lance Pitcher
12 Blake Wright
13
14 Public Works Director Clayton Nelson
15 Recorder Sheila Lind
16 Treasurer Michelle Jensen
17
18 Others Present: Ben Smedley, James Hammer (both electronic)
19 See attached roll
20
21

22 The following motions were made during the meeting:

24 Motion #1

25 Councilmember Mathews moved to “adopt the minutes of the budget workshop and council
26 meetings of May 7, 2024, and the evening’s agenda.” Councilmember Hanover seconded the motion,
27 which passed with Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.
28

29 Motion #2

30 Councilmember Pitcher moved to “pay the bills.” Councilmember Hanover seconded the motion,
31 which passed with Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.
32

33 Motion #3

34 Councilmember Hanover moved to “purchase 4.5 irrigation shares from ProLog Irrigation
35 Company at \$400 per share.” Councilmember Mathews seconded the motion which passed with
36 Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.
37

38 Proceedings of the Meeting:

39
40
41 The River Heights City Council met at 6:00 p.m. in the Ervin R. Crosbie Council Chambers in the
42 River Heights City Building on Tuesday, May 21, 2024, to hear a presentation from Utah Retirement
43 Systems, followed by their regular council meeting.

44 Utah Retirement Systems Presentation: James Hammer and Ben Smedley of Utah Retirement
Systems (URS) joined the meeting via Zoom. They asked if the council had an opportunity to view the pre-

46 presentation video emailed out a week or so ago and if they had any questions. Councilmember Hanover
47 asked the difference between Tier 1 and Tier 2. Mr. Hammer said Tier 1 was only available to members
48 who had been in the program, at any point, prior to July 1, 2011. Tier 2 was available to employees who
49 joined after July 1, 2011. Mr. Smedley explained that Tier 1 offered a rich pension based on a formula he
50 gave. Tier 2 offered a pension only, 401K only, or a combination of pension and 401K. The pension
51 formula was less rich than Tier 1. Tier 2 was created to keep costs down.

52 Councilmember Hanover asked about non-contributory vs contributory. Mr. Hammer stated that
53 non-contributory was unique to Tier 1. Tier 2 had an overall lower rate, but it included contributions from
54 the employee, as well as the employer.

55 Unfunded liability was discussed, and the percentage of the employer's payment required to go
56 towards it. Mr. Hammer said this rate had been slightly decreasing over the past few years. He read from
57 a 2008 report which showed the rate was higher at that time.

58 Mayor Thompson explained that once the city joined the system, they could never get out.

59 Mayor Thompson asked the URS employees to address the most common questions they received
60 from other cities. Mr. Hammer said the contribution rates were usually the biggest topic. He restated
61 that once a city joined the URS system, they would be in forever. When rates go up or down there would
62 be no getting out. The mayor reviewed different scenarios the city could have to deal with in the future.

63 Councilmember Milbank asked what the advantage would be for opting in for 1-3 employees and
64 how many other cities offer URS to their employees. Mr. Hammer said they have over 500 entities, which
65 included 150-200 cities. Smaller cities were hit and miss. The benefit of URS was something the city could
66 sell to future employees. Mr. Smedley said benefits to River Heights City for joining was retention,
67 attracting employees, savings plan options, and traditional and Roth IRAs. Not all entities offered all four
68 plans, but it wasn't an additional cost to the employer to offer all four. Mr. Milbank pointed out that they
69 had just lost an employee who left for a city who offered URS and they didn't want to lose any more. Mr.
70 Smedley gave an example of a member he met with who was weighing staying with his employer who
71 offered URS or going to work for River Heights City for a higher wage and no URS. Some employees chase
72 the higher wage but once they look at the benefits of retirement they rethink where they want to go.

73 Mayor Thompson thanked the gentlemen for answering their questions. He said he had talked
74 with Attorney Jenkins this week who said, administratively the mayor had the authority to say no to URS,
75 but the council had the authority to say yes. He said he would not go against the council's wishes.
76 However, he didn't believe they were ready to decide tonight. He would put the discussion on a future
77 agenda. He reminded them this was a big commitment. Once the city joined there would be no backing
78 out. He was shooting for a decision within the next couple weeks.

79 Councilmember Milbank asked what the city was paying for retirement now, compared with what
80 they would be paying into URS. Mayor Thompson said he didn't have a problem paying in to URS, but
81 rather that the city would have no control over the rate limits and not being able to get out, although he
82 didn't believe it would ever bankrupt the city. He said the city could make the payment right now but
83 might not be able to in the future. He felt the city was currently taking good care of their employees.

84 Pledge of Allegiance and Opening Thought: After the Pledge of Allegiance, Councilmember
85 Milbank gave a thought.

86 Adoption of Previous Minutes and Agenda: Minutes for the May 7, 2024 budget workshop and
87 council meetings were reviewed.

88 Councilmember Mathews moved to "adopt the minutes of the budget workshop and council
89 meetings of May 7, 2024, and the evening's agenda." Councilmember Hanover seconded the motion,
90 which passed with Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.

91

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

Recorder Lind

- 94 • FD Sanderson had sent a Fraud Risk Assessment which the council would approve at their next
95 meeting. On this report she noted a few documents the city didn't have in place. She explained
96 that she was working on a Conflict of Interest Policy, an Annual Conflict of Interest Disclosure
97 Form, an Ethical Behavior Policy, an Annual Ethics Pledge, and a Reporting Fraud or Abuse Policy.
98 She had acquired sample documents from the state and tweaked them to fit River Heights. She
99 planned to bring them to the Council for their approval soon.

100 Councilmembers Wright, Hanover and Pitcher didn't have anything to report.

101 Councilmember Mathews

- 102 • The lower well had been inspected by the state and passed with flying colors.

103 Treasurer Jensen

- 104 • She attended a treasurers' conference since the last meeting. She learned that state law required
105 the treasurer to sign all checks. She was unaware of this and currently doesn't sign the checks.
106 She will get with Mayor Thompson to discuss the best way to put this in place. She learned some
107 other things the city could be doing better which she and Recorder Lind were working on.

108 Public Works Director Nelson

- 109 • The well inspector was very pleased and told him it was the nicest well house he had ever seen.
110 • PWD employee Cameron Reed's last day of employment was today. Mr. Nelson stated he would
111 leave for a week of vacation on Thursday. He asked if there were volunteers to clean the park
112 restrooms while he was gone or if he should lock them. He informed them that if they were not
113 checked and cleaned every day, they would end up being a really big mess. No one volunteered.
If issues came up while he was gone, Councilmember Pitcher would cover for him.

115 Councilmember Milbank

- 116 • He gave a report on the new park and what Raymond Construction had done.
117 • Biowest had charged River Heights City \$913 for Friends of Quinley's Garden change order.
118 Because of the change the city will save \$4,377 (the change eliminated trees that will be replaced
119 by the Friends of Quinley's Garden). He had sent the bill to Chelsea Grant but asked the council
120 how they felt about the city paying it. Councilmember Wright said the city should pay the Biowest
121 bill since it resulted in larger cost savings. The council agreed.
122 • Tony Johnson had requested a subcommittee with the city to discuss management and use of the
123 old school. Mr. Milbank asked if a couple of them should meet with Mr. Johnson to see what he
124 had in mind. Mayor Thompson proposed they continue the course they had been on and didn't
125 think they were at a point to form subcommittees.
126 • The RAPZ committee would recommend \$120,000 be awarded to River Heights for the new park,
127 according to the RAPZ website. The final decision will be made by the county council. The mayor
128 recommended having the new park pavilion on the capital projects list this year.

129 Treasurer Jensen

- 130 • She recently sent a Caselle link to the council and staff which would enable them to log in to
131 Caselle and see whatever reports they were interested in (amounts paid to vendors, budget
132 status, etc). She asked them each to set up a login and then she could work with them to set up
133 whatever they wanted to track. The city was already paying for the feature so it may as well be
134 used. Mayor Thompson asked her to set up appointments with each council member to
135 familiarize them with it.
• She presented and answered questions on the list of bills to be paid.

137 Councilmember Pitcher moved to “pay the bills.” Councilmember Hanover seconded the
138 motion, which passed with Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No one
139 opposed.

140 Public Comment: Brittany Cascio brought up some of her ideas for the old school. She gave a
141 history on the historic overlay zone. The Commission had passed their changes to the Council for their
142 discussion and adoption. She discussed the use of old buildings, as well as the costs the city was incurring
143 for utilities on the building, with no revenue coming in. She was aware of the city’s desire to rent the
144 building to one tenant. She pointed out that the Boys and Girls Club baled, which left the city with no
145 rental income. If the building’s rooms were rented separately, the impact of a business leaving wouldn’t
146 be as great.

147 Riley Brown, a local business owner who ran a digital production company, noted he was
148 interested in the possibility of renting a room at the old school for his business.

149 Kevin Shanley had recently learned of the streetlights being installed in Saddlerock Subdivision.
150 His yard had had flags in it for two months. He and his neighbors were not in favor of the streetlights and
151 asked what was going on.

152 Jacob Mortenson said he woke up one morning to find holes in his yard and was told it was to run
153 power. He was not given any notice and was frustrated he didn’t know anything about it prior to digging.

154 Jared Leatham added his frustration with not knowing anything about streetlights. He had lived
155 there many years and didn’t see the value in having the lights in his subdivision. He felt there was enough
156 lighting in the neighborhood. He asked if there was room to reduce or cancel the project. If not, he
157 hoped for compromise, such as lights only at the corners.

158 Chelsea Grant gave an update on the memorial garden. They had raised about \$15,000 thus far
159 and had their first fundraising event coming up. Several people she had not met prior to the project had
160 reached out to her and expressed gratitude for their plan.

161 Discuss Street Lights in Saddlerock Subdivision: Mayor Thompson gave background on the
162 streetlight situation. It was he who made the decision for the city to finish the unfinished items on the
163 developers punch list, which should have been done years ago. They had no luck in getting the developer
164 to finish the things he had promised to do. He had asked PWD Nelson to get the items finished without
165 knowing how the residents felt. He asked PWD Nelson to review what was left on the punch list. Mr.
166 Nelson said the big item was the streetlights. In Phase One the poles didn’t get installed so they were
167 working on that. The other phases had poles but not the lights. Retention pond grates and pipework still
168 needed to be finished up. A waterline needed to be capped in 1000 East. There were some side work
169 slope issues in some areas, but he was in discussion with the city engineer to come up with the best
170 outcome on these items.

171 Mayor Thompson said if residents didn’t want lights, he didn’t want to force them. PWD Nelson
172 stated that for over 10 years he had received many calls from residents in the subdivision who desired
173 streetlights. He informed that all the digging that had taken place had been done in the city’s right of
174 way. The residents disagreed. Mr. Nelson said they were following the original plan, except for one
175 location that had to be changed due to other utilities being run through the area. Councilmember
176 Hanover remembered residents asking at a council meeting when the city was going to install the lights.
177 Councilmember Milbank asked if there was a rule somewhere that stated the lights needed to go up. The
178 mayor didn’t know but said there was a plan for shielding them to meet the city’s lighting ordinance. He
179 pledged to find out and talk with residents about their desires.

180 PWD Nelson discussed the location of the poles and the plan for spacing. They had already
181 eliminated two lights because the city didn’t feel they were necessary.

182 Kevin Shanley said he had talked to residents who were both in favor and not in favor of the lights;
183 it depended on their location. He asked to see a plan and to get the flags out of their yards.

184 Councilmember Pitcher was concerned with not going through with the original plan and the
185 ramifications of how it could affect the city in the future.

186 PWD Nelson said they were trying to install the light poles according to the original plan. All other
187 utilities had been installed so some of the original locations were unavailable.

188 Jacob Mortenson asked who would be fixing his grass that had been torn up. Mayor Thompson
189 offered to meet with him individually to work things out for him.

190 Council Discussion on Utah Retirement Systems: Councilmember Hanover asked what the cost
191 differential would be if the city joined URS. Treasurer Jensen gave the following figures: For 2024-2025
192 the city would pay \$15,317 on the 8% current plan, versus \$33,253 with URS. These figures included a 3%
193 raise for three employees at their current wages. PWD Nelson was a Tier 1, the recorder and the other
194 public works position would be Tier 2.

195 The mayor gave some explanations and examples, elaborating that there would be no upper
196 ceiling on where the rates would go. Councilmember Milbank said historically the rate had been steady
197 except during the 2008 recession. He cautioned about keeping the rates realistic in their discussions. The
198 mayor stated the city had good employees that they wanted to take care of and offer competitive
199 compensation. However, their stewardship over the city's tax dollars was the number one thing to
200 consider. Mr. Milbank disagreed by stating their number one goal was to consider the needs of the
201 community (taking care of water and sewer lines and streets, etc.). He brought up River Heights' very low
202 property tax rate. The mayor reminded that the employees already received an 8% retirement benefit.
203 Mr. Milbank reminded that the URS was set up for employees who take care of communities. These
204 people were needed to keep things functioning. They keep up with the city's day-to-day needs and work
205 with the public and other entities. He felt they should be rewarded well. The city already lost an
206 employee for a better retirement benefit with another city. He asked, if the city continued to lose their
207 employees, who would they get to take over. The mayor agreed with the fair questions being asked, but
208 noted the city was paying 100% of health insurance costs for the employees.

209 Councilmember Pitcher said the private company he was working for paid 15% retirement for
210 their employees, which is why he was employed there.

211 Councilmember Milbank reminded that public works employee Cameron Reed was gone and PWD
212 Nelson was going on vacation and there was no one left to clean the park restrooms. No one on the
213 council volunteered to do it. These types of situations needed to be considered.

214 Approve the Purchase of 4.5 Irrigation Shares from ProLog: Councilmember Mathews said Steve
215 Thunell had offered the city the shares just before the last meeting. The city currently owned 55 shares of
216 the 400 held by ProLog. The council agreed it was wise for the city to accumulate shares when they
217 became available. The cost per share was \$400.

218 **Councilmember Hanover moved to "purchase 4.5 irrigation shares from ProLog Irrigation
219 Company at \$400 per share." Councilmember Mathews seconded the motion which passed with
220 Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.**

221 Discuss Tentative Budget for FY 2024-2025: Mayor Thompson said he didn't quite have all the
222 budget numbers so this discussion was moved to the next agenda.

223 Presentation of Old School Ideas by Brittany Cascio: Ms. Cascio continued the discussion she
224 started during public comment. She pointed out that the city would need to spend money to make
225 money. She requested consideration for an HVAC system and mini split units, new windows eventually,
removal of unwanted partitions and metal shades on the windows. They wanted approval to remove all
the cabinets, carpet, and light fixtures. They wanted access to the building and asked that the restrooms

228 and common areas be kept clean, as well as snow removal in the parking lot. Most importantly, they
229 requested a long enough contract to help them recoup the costs of renovating their space (ideally 3-5
230 years).

231 Ms. Cascio pointed out the good work she and her husband had done on the gas station upgrades.
232 They wanted to bring the old school up to a good standard in the space available to them. They would
233 require contracts for those subleasing their space. They offered to manage the building in exchange for a
234 discount on their rent.

235 When visiting the owner of an old, renovated building in Draper, she was very excited about the
236 option in River Heights. He had basically had the same tenants over the past 7 years. She said she already
237 loved the people who were interested in renting the River Heights space.

238 Councilmember Mathews asked Ms. Cascio for a copy of her requirement list, which she gave.
239 She also gave a copy of the building layout which showed the rooms she was interested in.

240 Councilmember Hanover asked about the cost of updating the HVAC system. PWD Nelson said he
241 had talked with the city engineer about getting a specifications list so bidders would all be bidding on the
242 same thing. In the past they had received different prices for different things. Ms. Cascio pointed out
243 that the broiler currently was not working so it was probably a priority.

244 Councilmember Mathews asked if the gym would be kept available for residents to rent. The
245 mayor said they had had some discussion about this. Ms. Cascio said the Draper gym was remodeled and
246 used as a venue space.

247 There was discussion on when the audiologist would be moved out of the building. There wasn't a
248 contract, so they didn't know. Bryan Cascio informed that he had found that the old school had been
249 discussed by the Council at 16 different meetings in the past. In May of 2019 there was talk of the school
250 district vacating the building. However, there was a separate agreement with the audiologist. Ms. Cascio
251 suggested he could stay and pay rent like the rest of them. PWD Nelson said he had talked with Steve
252 Jensen (the audiologist) about his plans for updating his space and suggested the council talk with him.
253 Councilmember Wright remembered the district asked the city to allow the audiologist to stay 3 more
254 years after the district gave the building to the city. He said he would check with school district
255 employees to try to find out.

256 Councilmember Wright agreed that no matter what they agree to do with the building they should
257 know the cost of installing HVAC. PWD Nelson didn't dare guess the cost but agreed it would be over
258 \$100,000. The city engineer was going to have a mechanical engineer make an assessment for the
259 bidding process. Mr. Wright encouraged them to act quickly.

260 Councilmember Wright shared his vision of the old school. The gym could be used as a
261 community center on weekends and evenings. During the day, the renters in the building could use it. He
262 envisioned the installation of a kitchen and upgrades to the restrooms. They would need to start with
263 system upgrades and phase other things in over time. He thought that some of the tenants might be
264 willing to put some things into it.

265 Councilmember Mathews agreed with his idea of the community center. Councilmember Wright
266 pointed out that if they got a renter in there sooner, the city could start bringing in some revenue. The
267 mayor felt a vision for the building was a big part of what needed to happen before investments were
268 made. He discussed his idea of a future library and admitted he was disillusioned with the speed of
269 getting things decided at the county level. He said Steve Mansfield, at the school district, had all the
270 blueprints for the building.

271 Councilmember Mathews asked how things would fit together for the tenants interested in
272 renting now and the possibility of a future library. The mayor said it would be up to the Council to decide,
273 but he suggested moving ahead with one-year leases for renters.

274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
298
299
300

Troy Wakefield informed that he lived very near the old school and was favorable to making the space available to smaller businesses. He felt it would benefit the city and encouraged the council to approve the use of the building.

Discuss City Code Changes to 10-11 Sensitive Area and Other Overlay Zones: Councilmember Wright discussed the modified version of 10-11, which included the old school property and building. He pointed out 10-11-6:G and forward, which addressed uses allowed and not allowed. Councilmember Hanover asked about potential uses that could work but that weren't listed. Mr. Wright said in that case, they would look for a listed use that was similar or the code could be modified, based on requests.

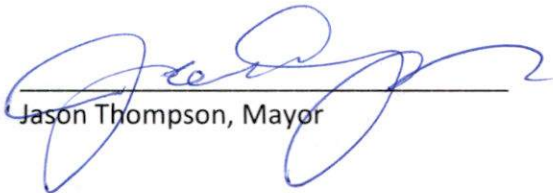
Mr. Wright explained that the Planning Commission had a lengthy discussion on outside signage. They decided this could be addressed later by the Council.

Mayor Thompson wanted to give more time for review and asked for further consideration in two weeks.

Jared Leatham thanked the council for being willing to work with property owners regarding the lighting in Saddlerock. He expressed his support for the URS system and a raise in property taxes. He agreed with and supported Councilmember Milbank's earlier comments.

Councilmember Wright suggested the mayor and Councilmember Pitcher could come back to the council with a recommendation after visiting with residents in Saddlerock. The mayor reminded that the city's whole motivation had been to hold the developer accountable for his subdivision.

The meeting adjourned at 8:20.



Jason Thompson, Mayor



Sheila Lind, Recorder

Please print your name on the roll.

Sheena Halling

Kand Evans

Brittany Cascio

Bryan Cascio

Chelsea Grant

Troy Wakefield

Lauren Shanley

Kenn Shanley

Jared Leatham

Chelsea Leatham

Riley Brown

JACOB MORTENSON

Burke Nazer

Noel Cooley

Heather Lehning

Bryan + Joann Mickelson

Todd Rasmussen

Report Criteria:

Report type: Summary
 Check.Type = {<>} "Adjustment"
 Check.Check issue date = 05/21/2024

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
05/24	05/21/2024	11287	1014	Bio-West	51-2000	913.80
05/24	05/21/2024	11288	1098	Blue Collar Haulers	10-2000	534.20
05/24	05/21/2024	11289	514	Bright Stripes & Sweeping	11-2000	4,600.00
05/24	05/21/2024	11290	466	Chemtech-Ford Laboratories	51-2000	1,441.00
05/24	05/21/2024	11291	1048	CRS Consulting Engineers Incorporated	40-2000	10,204.50
05/24	05/21/2024	11292	246	Dominion Energy	51-2000	606.38
05/24	05/21/2024	11293	634	Forsgren Associates, Inc.	10-2000	3,068.75
05/24	05/21/2024	11294	141	Intermountain Farmers Associat	10-2000	179.98
05/24	05/21/2024	11295	146	IPACO	10-2000	125.27
05/24	05/21/2024	11296	1082	Jensen, Michelle	10-2000	1,205.85
05/24	05/21/2024	11297	188	Logan City	51-2000	166.99
05/24	05/21/2024	11298	10	Nationwide	10-2000	100.00
05/24	05/21/2024	11299	236	Peterson Plumbing	10-2000	105.90
05/24	05/21/2024	11300	1002	Precision Concrete Cutting	10-2000	11,224.35
05/24	05/21/2024	11301	750	Sunrise Environmental Scientific	10-2000	29.08
05/24	05/21/2024	11302	310	The Clean Spot	52-2000	202.56
05/24	05/21/2024	11303	133	Thomas Petroleum. LLC	10-2000	456.74
05/24	05/21/2024	11304	488	Thurcon, Inc.	51-2000	2,800.00
05/24	05/21/2024	11305	844	Wasatch Document Solutions, Inc.	10-2000	36.34
05/24	05/21/2024	11306	364	Xerox Corporation	10-2000	127.09
05/24	05/21/2024	11307	366	Zions Bank	52-2000	590.89

Grand Totals: 38,719.67

Reviewed and approved by:

Mayor: _____

Second Signature: _____

Recorder: _____

Date: _____

Utah Retirement Systems
Final Condensed Retirement Contribution Rates as a Percentage of Salary and Wages
Fiscal Year July 1, 2024 - June 30, 2025

	Tier 1 DB System			Tier 1 Post Retired		Tier 2 - DB Hybrid System				Tier 2 - DC Plan					
	Contribution Reporting Fields			Post Retired Employment after 6/30/2010 - NO 401(k) Amortization of UAAL**	Post Retired Employment before 7/1/2010 Optional 401(k) Cap	Contribution Reporting Fields				Contribution Reporting Fields					
	Tier 1 2024-2025 RATES					Tier 2 2024-2025 RATES				Tier 2 2024-2025 RATES					
	Employee	Employer	TOTAL			Tier 2 Fund	Employee	Employer	401(k)	TOTAL	Tier 2 Fund	Employee	Employer	401(k)	TOTAL
Public Employees															
Noncontributory Retirement System															
11- Local Government	6.00	12.96	18.96	6.87	12.09	111	0.70	16.95	0.00	17.65	211	0.00	6.95	10.00	16.95
12- State and School ¹	6.00	17.20	23.20	11.75	11.45										
17- Higher Education	6.00	17.70	23.70	12.25	11.45										
Public Employees															
Noncontributory Retirement System															
15- Local Government	-	16.97	16.97	5.11	11.86	111	0.70	15.19	0.00	15.89	211	0.00	5.19	10.00	15.19
16- State and School ¹	-	21.69	21.69	9.44	12.25	112	0.70	19.52	0.00	20.22	212	0.00	9.52	10.00	19.52
18- Higher Education	-	22.19	22.19	9.94	12.25	117	0.70	20.02	0.00	20.72	217	0.00	10.02	10.00	20.02
Public Safety															
Noncontributory Retirement System															
Division A															
23- Other Division A With 2.5% COLA	12.29	22.29	34.58	11.27	23.31	122	4.73	25.35	0.00	30.08	222	0.00	11.35	14.00	25.35
Public Safety															
Noncontributory Retirement System															
Division A															
42- State With 4% COLA	-	40.85	40.85	17.96	22.89	122	4.73	32.04	0.00	36.77	222	0.00	18.04	14.00	32.04
43- Other Division A With 2.5% COLA	-	33.54	33.54	11.25	22.29	122	4.73	25.33	0.00	30.06	222	0.00	11.33	14.00	25.33
75- Other Division A With 4% COLA	-	35.21	35.21	12.41	22.80	122	4.73	26.49	0.00	31.22	222	0.00	12.49	14.00	26.49
48- Bountiful With 2.5% COLA	-	50.38	50.38	26.89	23.49	122	4.73	40.97	0.00	45.70	222	0.00	26.97	14.00	40.97
Division B															
44- Salt Lake City With 2.5% COLA	-	46.71	46.71	24.20	22.51	122	4.73	38.28	0.00	43.01	222	0.00	24.28	14.00	38.28
45- Ogden With 2.5% COLA	-	48.72	48.72	26.30	22.42	122	4.73	40.38	0.00	45.11	222	0.00	26.38	14.00	40.38
46- Provo With 2.5% COLA	-	42.23	42.23	19.61	22.62	122	4.73	33.69	0.00	38.42	222	0.00	19.69	14.00	33.69
47- Logan With 2.5% COLA	-	41.47	41.47	18.87	22.60	122	4.73	32.95	0.00	37.68	222	0.00	18.95	14.00	32.95
49- Other Division B With 2.5% COLA	-	32.57	32.57	9.95	22.62	122	4.73	24.03	0.00	28.76	222	0.00	10.03	14.00	24.03
76- Other Division B With 4% COLA	-	36.97	36.97	13.94	23.03	122	4.73	28.02	0.00	32.75	222	0.00	14.02	14.00	28.02
Firefighters' Retirement System															
Division A															
31- Division A	15.05	1.61	16.66	-	16.66	132	4.73	14.08	0.00	18.81	232	0.00	0.08	14.00	14.08
Division B															
32- Division B	16.71	4.34	21.05	-	21.05	132	4.73	14.08	0.00	18.81	232	0.00	0.08	14.00	14.08
Judges' Retirement System															
37- Judges' Noncontributory	-	45.76	45.76												

* Does not include the required 1.5% 401(k) contribution.

** Unfunded Actuarial Accrued Liability

¹ Public School Districts and Charter School rates are effective September 1, 2024 - August 31, 2025

Old School Presentation 5/21/24

My name is Brittany Cascio. I am on the agenda later to talk more about my ideas for the old school, but Mayor Thompson suggested I also take 3 mins now to get the ball rolling and continue later during my presentation. Starting early this year we came to the city to discuss the possibility of having the Historic Overlay Zone being applied to the school to allow businesses to utilize the space. I am happy to report that as of the end of April the Planning Commission approved the rezone and has sent it over to you as a council to now discuss and possibly adapt for the city. They were able to make a section specific to the old school and its approved uses, hours of operation, etc. I believe you will be discussing that later this evening as well which is great! Right now I would like to focus mostly on what a benefit having this building being made available to local businesses will be for River Heights City. We know from our experience of losing the old church that one of the best things we can do to help with the upkeep of our historic buildings is to put people in it and keep investing in its future. Based on the 22-23 budget worksheet for River Heights City it budgeted for \$38,200 in expenses for the old school between insurance, utilities, internet, repairs and maintenance. \$30,000 of that was for the gas bill alone. Since taking ownership of the building from the school district, the city hasn't been able to recover most if any of those expenses in using the rooms. In studying the history of previous meetings where the old school was discussed we've learned how important it was to previous councils to keep the building in the control of the city until they had found the right use for it. It's been stated that it would be in the city's best interest to rent the entire building to one entity to make managing and collecting rent easier on the city and its employees. I would like to suggest a different way of looking at it to see if we could be open to other ideas! Per the former contract with the Boys and Girls Club, the city budget was expecting \$90,000 in revenue from renting the

old school with a monthly rent of \$7,500. In reality only \$19,100 of the \$90,000 was received and turned into a headache for the city with legal issues. Putting all the eggs in one basket seemed to backfire on our city. If we were to have multiple tenants renting classrooms in the school, there would be more stability for the revenue coming in. For example, if one of the classrooms became vacant but you were still able to have 5 others continue to be rented out, you are not out as much income for the city while you work to find someone to fill the empty classroom. In addition, if individual businesses were renting only the space they needed it would make it more affordable for them to make improvements to the space and the ability to stay longer with less turnover rate. The fact that these rooms could possibly be renovated without coming out of the city budget would also be a win win. Not to mention that the income received for the rent could help cover costs of the building, help fund future improvements to the school and possibly other projects for River Heights City too! Obviously the revenue coming in collectively from different renters may differ slightly from the \$7,500 the Boys and Girls club had contracted depending on what rooms are made available and what the monthly rates will be set at, an income is still an income! But the old saying of you have to spend money to make money we feel applies to the school. While the budget is on the forefront of your minds right now for the next fiscal year, we would hope that an updated HVAC system could be discussed as a top priority to be able to attract any potential tenants, myself included. I will be happy to further discuss my ideas and answer any questions later in the meeting during my portion of the agenda. **Thank you!**

removal covered in the adjacent parking lots to allow off street parking during the months when that would be restricted. We feel like a cleaning fee passed on to the tenants to cover hiring out that portion would help alleviate any issues there. And most importantly, a long enough contract to help recoup the costs of renovating and running this beautiful space to make it financially smart for us as business owners. We would love to see a minimum of 3-5 years ideally.

When I visited the other old school down in draper and saw the diversity of businesses in that building it got me so excited for what our school's potential could be. In speaking with the owner and manager of that building he said it's been such a successful endeavor for him. He has a line of people waiting to rent in that building once a space becomes available. But that actually doesn't happen very often! Unless a company outgrows the space, there isn't much turnover for him to deal with . He's had some of the same renters in there the whole 7+ years it's been open. He likes to fill his classrooms with businesses of mostly creative nature. Only a few of them are rented out for typical office space. He finds that creative types really care about their classroom and want to keep it nice to clients to come to. Being that our school would become a destination for people that totally makes sense! I already know and love the other people and businesses interested in having a space as well and it makes me excited that this could help benefit so many life's directly here in River Heights. We all agree you can't beat this commute! Haha

I am happy to share pictures from the draper school, our design ideas, the info we've gathered and answer any questions the council has for me. Thank you!

Picking up where I left off, I would love to discuss working with the city as a tenant to help make this a great experience with the old school. If you know of the work that we put into the Sinclair station, then you can testify of our love for River Heights and improving the old buildings in this city. I love knowing our creative endeavors have helped breathe life back into that corner. Besides being financially beneficial for the city mentioned earlier, as a tenant of the old school we would plan to cover the renovation expenses that would incur bringing the space up to a standard to be rentable as a natural light studio. We would of course present all design plans and finishes to the city for discussion and approval, as would any other renter in the other spaces I would assume. We would work diligently to keep our space clean and in good repair and be courteous to the other tenants around us sharing the building. We would require that anyone coming to rent our studio sign a contract that has been submitted to the city to have input before finalizing it in case any revisions need to be made. And as Bryan mentioned, we are happy to discuss the possibility of managing the property in exchange for a discounted rent. The city could work out an agreement that met the needs of the building and would help lessen the burden on the city employees a bit too! In turn as a potential tenant, my hope would be that a way to control the temperature in the room be made available whether that is with an updated HVAC system or mini split units. Also new windows down the road would be great for efficiency. We would like to have covered the removal of the unwanted partition walls and metal shades currently in the classroom(s) we are interested in. We would need the approval of removing all the existing carpets, cabinets and light fixtures from the room to replace with updated features. We would need access to the building and our rented space be made available via electronic keys/codes and advertising on our individual doors with signage to help navigate clients to our space. We would like to see the common areas/bathrooms be kept clean and in working order and have snow

PROPOSED CHANGES

TITLE 10

CHAPTER 11

SENSITIVE AREA AND OTHER OVERLAY ZONES

SECTION:

- 10-11-1: Intent
- 10-11-2: Flood Overlay Zone (OF)
- 10-11-3: Slope Overlay Zone (OS)
- 10-11-4: High Water Table Overlay Zone (OW)
- 10-11-5: Earthquake Fault Overlay Zone (OE)
- 10-11-6: Historic Landmark Overlay Zones for Properties located at: 594 South 400 East, and 660 East 400 South, and 420 South 500 East, River Heights, Utah (HL)

10-11-6: HISTORIC LANDMARK OVERLAY ZONES FOR PROPERTIES AT: 594 SOUTH 400 EAST, RIVER HEIGHTS, UTAH, AND 660 EAST 400 SOUTH, RIVER HEIGHTS, UTAH, AND 420 SOUTH 500 EAST, RIVER HEIGHTS, UTAH

- A. Declaration of Legislative Intent: It is the intent of the City of River Heights, to establish a Historical Landmark Overlay (HL) Zone at properties known as 594 South 400 East, River Heights, Utah and 660 East 400 South, River Heights, Utah, and 420 South 500 East, River Heights, Utah.

These sites are not to conflict with the atmosphere of the surrounding residential neighborhood nor bring about noxious or nuisance activities. (3-2021, 6-15-21)

This declaration is not to replace the current Residential zoning for the buildings located at 594 South 400 East, River Heights, Utah, and 660 East 400 South, River Heights, Utah, nor the current Parks and Recreation and Open Space Zone for 420 South 500 East, River Heights, Utah, but to allow an additional layering of zoning for the enhancement of a historical landmark within City limits. (3-2021, 6-15-21)

Residential zoning regulations supersede any additional Historical Landmark Zoning amendments created herein.

- B. Purpose: The Historic Landmark Overlay (HL) Zone is intended to support the revitalization and productive reuse of structures and sites that hold historic, architectural, or cultural value, and which would otherwise be underutilized, dilapidated, or even demolished because the original use has become functionally obsolete. We recognize the importance of these significant landmarks and desire to provide a process to allow restoration and practical reuse while minimizing impacts to adjacent properties and

avoiding the process of demolition and reconstruction.

The HL Zone designation is further intended for light commercial development that will relate to the residential neighborhood and will be compatible with residential character or historic value in nature.

C. **Applicability:** This overlay zone may be applied in any zoning district if each of the following criteria is met:

1. The structure is at least fifty (50) years old.
2. The site or structure has been designated as a local or national historic landmark, or the structure is found by the River Heights City Council ("City Council") to have retained its integrity by the following characteristics:
 - a. Excellent example of type or style;
 - b. Unaltered or only minor alterations or additions;
 - c. Individually eligible for the National Register of Historic Places, or
 - d. Known for its historical significance.
3. The building site, or structure would no longer be permitted under its current zoning designation with its present configuration including lot area, dimensional requirements, or off-street parking requirements, and the building, site, or structure could not easily be retrofitted to comply with existing criteria without variances, vacating right-of-way, purchasing adjacent property, or removing portions of the existing building.

D. **Restrictions of Zone Overlay:** Because the retention of a historic building is a substantial benefit to the community, the approval of this overlay zone shall be bound to the existing historic site or structure being adaptively reused. If the site or structure is removed or destroyed, the zoning of the property shall immediately revert to the surrounding zoning district which is currently Residential.

This Historical Landmark Zone is to be maintained in harmony with amenities of adjacent residential development and to protect the surrounding residences from noise, lights, fumes, pests, overcrowding, heavy traffic, and other problems which may arise from an inharmonious mix of commercial and residential uses.

E. **Permitted Uses:** There are no permitted uses for the HL Zone.

F. **Conditional Uses:** All uses will be conditional uses and must be compatible with the general characteristics of the HL Zone. These Conditional Uses will run with the land and will be extinguished upon abandonment of the use of the HL zoning, or, upon the property reverting to the surrounding zoning district. A conditional use permit will not be granted until site improvements

and exterior building improvements (see S below) are completed.

G. Allowed Uses Specific to 594 South 400 East, River Heights, Utah and 660 East 400 South, River Heights, Utah:

1. Antique store and sales
2. Art gallery and sales
3. Bicycle repair
4. Book, stationary, office supply store, copy store
5. Candy making shop
6. Computer goods, services, and repair
7. Electrical appliance repair (light)
8. Florist/garden shop
9. Gift store, and/or handicraft store
10. Jewelry design, fabrication, and sales
11. Locksmith shop
12. Museum
13. Music store (instructional/sales)
14. Personal custom services, tailor, milliner, etc.
15. Photography studio/film processing/camera shop
16. Professional/business offices. (A building for administrative, executive, professional, or similar organizations having only limited contact with the public, provided that no merchandise or merchandising services are sold on the premises, except such as are incidental or accessory to the principal use.)
17. Seasonal sales (Christmas trees) and services, when permitted by the property owner, not to exceed three (3) months in any calendar year and the obtaining of a River Heights City Business License. All stands, booths and structures associated with the seasonal sales and services use shall be temporary and removable, not for public occupancy, and must be removed from the property at the completion of each year's seasonal use.
18. Shoe repair shop
19. Wedding consultant
20. Yoga, aerobic and dance studio (2-2019, 5-28-19)
21. Barber, beauty, or manicure/pedicure shop (3-2021, 6-15-21)
22. Personal storage (3-2021, 6-15-21)

Uses will be strictly prohibited next to a residential zone that involve open storage of merchandise or equipment, trade or industry that is offensive or a nuisance by reason of the emission of odor, smoke, gas, vibration or noise, obstructive lighting or uses.

H. Allowed Uses Specific to 420 South 500 East, River Heights Utah

1. Art gallery and sales
2. Book, stationary, office supply store, copy store
3. Computer goods, services, and repair
4. Jewelry design, fabrication, and sales
5. Museum
6. Music store (instructional/sales)
7. Photography studio/film processing/cameral shop

8. Professional/business offices. (A building for administrative, executive, professional, or similar organizations having only limited contact with the public, provided that no merchandise or merchandising services are sold on the premises, except such as are incidental or accessory to the principal use.)
9. Wedding consultant
10. Yoga, aerobic, and dance studio
11. Drama studio, theater
12. Library
13. Conference rooms/event space
14. Community/cultural center
15. Daycare/preschool
16. Religious meeting facility

I. Uses Not Permitted:

1. Agricultural manufacturing
2. Animal shelter, kennel, veterinary services, animal husbandry
3. Bed and breakfast inn
4. Body art
5. Brew pub/liquor sales
6. Car wash
7. Clothing or apparel store
8. Correctional facility
9. Department store or discount store
10. Drama studio, theater (Not applicable to 420 South 500 East.)
11. Drug store/pharmaceuticals
12. Dry cleaner or laundromat
13. Entertainment, dancehall, or night club
14. Furniture or appliance store
15. Garage
16. Gas station, functional
17. General manufacturing (assembly, production, sales)
18. General vehicle/OHV/trailer/watercraft repair or services
19. Grocery store, convenience store
20. Gun or archery sales, service, or repair
21. Massage, reducing service (2-2019, 5-28-19)
22. Hotel/motel, lodging, shelter
23. Human care services (foster home, elderly care, ~~daycare for children, preschool~~)
24. Daycare for children, preschool (Not applicable to 420 South 500 East)
25. Machine Shop or welding shop
26. Medical services/facilities/hospital
27. Mortuary
28. Parking facilities
29. Pawn shop
30. Plumbing sales or service
31. Produce stand
32. Radio or TV transmission station or amateur radio facility
33. Recreational facility (sports and leisure time activities)
34. Religious meetings Facility (Not applicable to 420 South 500 East.)

- 35. Restaurant, cafeteria, fast food, mobile food truck
- 36. School
- 37. Self-service storage facility
- 38. Sexually orientated business
- 39. Commercial storage and warehousing (3-2021, 6-15-21)
- 40. Tobacco sales
- 41. Transportation services
- 42. Vehicle sales, vehicle parts sales, vehicle repair Service, tire sales
- 43. Wholesale sales or service
- 44. Wrecking/salvage yard

The Planning Commission reserves the right to deny any Conditional Use permit, not listed herein, which is deemed detrimental to the safety and health of the citizens of River Heights, Utah. The Planning Commission may impose conditions that may mitigate concerns of adjacent residents.

- J. Classification of New and Unlisted Uses; Procedure (Title 10, Chapter 12, B): Should the Zoning Administrator and the Building Inspector determine that a type or form of land use which an applicant is seeking to locate in the city does not appear as a permitted or conditional use, he or she shall refer the request to the Planning Commission which shall determine the appropriate classification as follows:
 - 1. Should the Planning Commission determine that the new or unlisted use for all intents and purposes, is listed under another name or category, they shall so inform the Zoning Administrator and/or Building Inspector to proceed; accordingly, or
 - 2. The Planning Commission shall gather facts concerning the nature of the use, types of activities, impacts, etc., and shall transmit its findings and recommendations to the Mayor and City Council, who shall amend the land use chart. (Ord., 1-22-2002)
- K. Hours of Operation: Use of the building *open to the public* shall be limited to: Seven (7) o'clock a.m. until ten (10) o'clock p.m., Monday through Sunday.
- L. Additions and Site Development Requirements: Any site development, including proposed additions to the existing historic site, building or structure shall be reviewed by the City Council as part of their design review process and shall comply with the following requirements:
 - 1. Any addition shall not exceed 25% of the existing structure's building footprint.
 - 2. Owner/Applicant to follow Site Plan Review procedures as outlined in City Code 10-8-2, (Ord., 1-22-2002)
 - 3. Structures in the HL Zone must adhere to:
 - a. Existing Residential **Setback, Height, and Fencing** regulations (City Code 10-12-2, A, Table 2)

- b. Existing Outdoor **Lighting** regulations, (City Code 9-3)
 - c. Existing **Signs** ordinances, (City Code 10-16)
- M. **Design Review and Approval:** Proposals for this overlay zone shall be submitted as both a zone change and design review to be heard by the Planning Commission and City Council. It is the responsibility of the City Council to approve or disapprove such zone change and design review.
- N. **Residential Uses:** The business owner/tenant/manager is allowed to reside in the structure if the structure meets the definition of a single-family residential dwelling unit and is located on a lot at least 8,000 square feet in size. (3-2021, 6-15-21)
- O. **Other Requirements**
 - 1. **Uses Within Building:** All uses established in the HL Zone, including storage, shall be conducted entirely within a fully enclosed building
 - 2. **Landscaping:** The following landscaping provisions shall apply in the HL Zone:
 - a. **Yards:** The front and side yard areas adjacent to a public street shall be maintained with suitable landscaping of plants, shrubs, trees, grass, and similar landscaping materials. The landscaping plan shall be approved by the City Council as to type, size and amount of landscaping.
 - b. **Plantings:** Plantings in front setbacks may not impede the vision of traffic.
 - c. **Parking Areas:** Parking areas shall be landscaped around the periphery and at the end of parking rows in accordance with the landscaping plan approved as part of the project plan approval procedure.
 - 3. The yards around the building shall be kept free of junk, debris, refuse, weeds, and other flammable material.
- P. **Trash and Storage**
 - 1. No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored upon the property. Outside storage of commercial goods or materials is expressly prohibited.
 - 2. Daily trash materials must be stored within an enclosed building or within an enclosure surrounded by a fence not less than four feet (4') in height within the required setbacks and not visible from any public right of way.
- Q. **Walls, Fences and Screening**

1. All mechanical equipment (i.e. air conditioners, fans, pumps, etc.) shall be located within, or on the side of the building, or on the roof with parapet walls. Any mechanical equipment located on the outside of the building must have a visual/noise barrier (masonry wall or landscaping) that completely surrounds the equipment and extends at least one foot (1'foot) above the equipment.
2. All merchandise, equipment, and other materials (except for seasonal items sold on a temporary basis such as nursery stock, Christmas trees) shall be stored within an enclosed building or shall be stored within an opaque or sight obscuring fence.

R. Parking

1. Specific to 594 South 400 East and 660 East 400 South: No more than six (6) vehicles may be on the premises at one time.
2. Specific to 420 South 500 East: Restricted to city owned parking areas and streets adjacent to city park.
3. All parking spaces shall be paved with asphaltic cement or concrete and shall have paved access from a public street.

S. Site Plan Review Required

1. Concurrent with any request to rezone property to the HL Zone, a preliminary project plan shall be submitted to the Planning Commission for review and recommendation to the City Council. Said preliminary project plan shall be drawn to scale and shall contain the following information:
 - a. Location of all existing and proposed buildings and structures on the site, including an indication of the proposed uses.
 - b. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 - c. A conceptual signing plan showing the location and size of typical signs.
 - d. A conceptual landscaping plan showing planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 - e. Preliminary elevations of the building showing the general appearance and types of exterior materials to be used.
2. All final plans must be approved by the City Council after a formal recommendation from the Planning Commission ("Commission"). It is the intent that the structure in the HL Zone have a historical or residential

appearance.

3. Upon approval of a final site plan by the City Council, no building or uses of land other than those depicted on such plan shall be permitted.
4. Any failure to submit a final project plan within one (1) year from date of submission of the preliminary project plan shall terminate all proceedings and render the preliminary plan null and void.
5. All remodeling of the historical building must be completed within one (1) year from the date the final approval plan is signed by the City Council.

T. Building and Architectural Standards:

1. For property located at 594 South 400 East, River Heights, Utah: The building shall have an architectural style and exterior finish similar to that of the original Sinclair Gas Station built in the 1950's. (3-2021, 6-15-21)

In keeping with the "Sinclair Gas Station" theme, exterior finishes shall be stucco, masonry, stone, or architectural grade metal siding. No building shall be finished with vinyl or metal siding only. Vinyl or metal siding may be used as an appropriate supplementary finish material in combination with masonry or stone. The base color shall be light/white tones. Accent colors shall be green and red. Murals or super graphics shall be specifically approved. The City Council shall be the approval agency in determining architectural style.

2. For property located at 660 East 400 South, River Heights, Utah: The building shall have an architectural style and exterior finish like that of the original Olson and Davis Construction Company building built in the 1950's. In keeping with the existing "Olson and Davis Construction Company" theme, exterior finishes are to be masonry. No vinyl siding material is to be used on any portion of the building. Metal siding is allowed for repair or replacement of metal siding existing as of date of this Ordinance. The existing original red brick front façade is to remain intact along with the tile caps on the roof line. The red brick front façade on the north side of the building shall be restored to match the backside of the bricks of the same area. Exterior doors, windows and light fixtures are to match the 1950's historical time period. Vinyl exterior doors and windows are not allowed. Murals, super graphics, and signage shall be specifically approved by the City Council.

Roofing material shall be corrugated or standing seam metal.

Signage placed on the face of the building shall match the "Olson and Davis Construction Company" period signage of the 1950's. Additional signage for the business occupying the building may be on a blade sign that compliments the period architecture and complies with the city sign ordinance.

The City Council shall be the approval agency in determining any

additional architectural style modifications.

(3-2021, 6-15-21)

3. For property located at 420 South 500 East: Maintain red brick historical appearance.
 - U. Restrictions of Zoning: Because of the retention and integrity of this building and being a substantial benefit to the community, the approval of this zone shall be bound to the existing site or structure being adaptively reused. If the site or structures are removed or totally destroyed by fire, flood, winds, or an act of God, the zoning of the property shall immediately revert to the surrounding zoning district.
 - V. Reversionary Clause: Should the property become vacant its use does not comply with the HL Zone for a period of two (2) years or more, then the property shall automatically revert to the existing surrounding zoning without further notice. (3-2021, 6-15-21)
 - W. Supplementary Regulations: Uses within this zone shall also comply with the applicable requirements set forth in the provisions of the land use ordinance. (5-2016, 9-27-16)