

River Heights City

**** REVISED ****

River Heights
City Council Agenda
Tuesday, July 2, 2024

Notice is hereby given that the River Heights City Council will hold their regular meeting 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 (Pitcher)

Adoption of Previous Minutes and Agenda

Executive Session to Discuss Litigation

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

Public Comment

Further Discussion on Chaiya Wimber's Request to Use Heber Olson Park for a Fall Event

Discussion of the September 11 National Day of Service Projects with the River Heights Stake

Citizen Group Discussion About Placement of the New Pavilion in Heber Olson Park

Discussion on the Future of the Old School

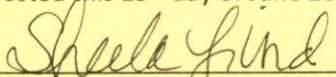
Review and Adopt a Resolution Requesting Admission to the Public Employees' Retirement System

Adoption of an Ordinance to Revise City Code 10-11, Sensitive Area and Other Overlay Zones

Adoption of a Resolution to Update Fees (Stormwater)

Adjourn

Posted this 29th day of June 2024



Sheila Lind, Recorder

Zoom Link: <https://us02web.zoom.us/j/89561128311>

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

July 2, 2024

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7 Present: Mayor Jason Thompson, electronic
8 Council members: Lana Hanover
9 Janet Mathews
10 Chris Milbank
11 Lance Pitcher
12 Blake Wright
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14 Public Works Director Clayton Nelson
15 Recorder Sheila Lind
16 Treasurer Michelle Jensen
17 Attorney Jonathan Jenkins
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19 Others Present: Randy and Kathryn Hadfield, Noel Cooley, Chaiya Wimber,
20 Brian and Brittany Cascio, Ken and Geri Sorensen, Melanie
21 Wells, Kandy Evans, Roxanne Bilbao, Jolene Bingham,
22 Bessie Wakefield, Rod and Lisa Ellis, Mark and Diane
23 Weese, Michael King, Chelsea Grant, and Marty Smith
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26 The following motions were made during the meeting:
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28 Motion #1

29 Councilmember Pitcher moved to “adopt the minutes of the council meeting of June 18, 2024, and
30 the evening’s agenda.” Councilmember Hanover seconded the motion, which passed with Hanover,
31 Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.
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33 Motion #2

34 Councilmember Wright moved to “go into an executive session to discuss pending reasonable
35 litigation.” Councilmember Milbank seconded the motion, which passed with Hanover, Mathews,
36 Milbank, Pitcher, and Wright in favor. No one opposed.
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38 Motion #3

39 Councilmember Wright moved to “approve the list of bills presented.” Councilmember Pitcher
40 seconded the motion, which carried with Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No
41 one opposed.
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46 Motion #4

47 Councilmember Hanover moved to “adopt Resolution 3-3034, A Resolution Requesting Admission
48 to the Public Employees’ Retirement System.” Councilmember Milbank seconded the motion, which
49 passed with Hanover, Mathews, Milbank, and Pitcher in favor. Wright opposed.

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51 Motion #5

52 Councilmember Wright moved to “adopt Ordinance 4-2024, An Ordinance to Adopt Changes to
53 the River Heights City Code 10-11, Sensitive Area and Other Overlay Zones with the deletion of the last
54 sentence in paragraph in F.” Councilmember Pitcher seconded the motion, which passed with Hanover,
55 Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.

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57 Motion #6

58 Councilmember Hanover moved to “adopt Resolution 4-2024, A Resolution to Update Fees.”
59 Councilmember Milbank seconded the motion, which passed with Hanover, Mathews, Milbank, Pitcher,
60 and Wright in favor. No one opposed.

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Proceedings of the Meeting:

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65 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the
66 River Heights City Building on Tuesday, July 2, 2024, for their regular council meeting.

67 Pledge of Allegiance and Opening Thought: Councilmember Pitcher opened the meeting with a
68 thought.

69 Adoption of Previous Minutes and Agenda: Minutes for the June 18, 2024, meeting were
70 reviewed.

71 Councilmember Pitcher moved to “adopt the minutes of the council meeting of June 18, 2024,
72 and the evening’s agenda.” Councilmember Hanover seconded the motion, which passed with
73 Hanover, Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.

74 Executive Session to Discuss Litigation:

75 Councilmember Wright moved to “go into an executive session to discuss pending reasonable
76 litigation.” Councilmember Milbank seconded the motion, which passed with Hanover, Mathews,
77 Milbank, Pitcher, and Wright in favor. No one opposed.

78 The group moved into a closed session at 6:38pm and back to the open meeting at 7:04 p.m.

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

80 Councilmembers Wright, Hanover, and Milbank, as well as Treasurer Jensen and Recorder Lind
81 didn’t have anything to report.

82 Councilmember Pitcher

- 83 • He met with CRS Engineers today to discuss the transportation update. They suggested the city
84 might want to add 600 East to their 30-year plan. Logan City’s 200 East plan is back on the table
85 and being pushed to go onto their 30-year plan.

86 Mayor Thompson said he had a workshop with engineers and UDOT to discuss the Main
87 Street project. There were several mayors who felt frustrated that they were not being listened
88 to. When data was asked for to support 100 and 200 East, there was none, and it was subjective.
89 He was leery that CRS was privy to what Logan City was trying to do. Mr. Pitcher asked if it would
90 cause a problem to not have 200 East shown on River Heights’ general plan. The mayor said the
91 city shouldn’t put something on their plan because another entity was telling them to.

92 Councilmember Wright agreed they should keep pushing for the data. The mayor said they have
93 the data but hadn't presented it yet. Several mayors had suggested widening Main Street, but
94 they were not being heard. It appeared that Logan was getting more support for pedestrian
95 traffic.

96 • Pitcher discussed some possible capital projects for transportation, which could be looked at in
97 more depth later. The mayor asked him to get the information to the city engineer, as well as the
98 street specifications.

99 Treasurer Jensen asked what percentage of the bill had been paid to CRS. Councilmember
100 Pitcher guessed about 20%.

101 Councilmember Mathews discussed the possibility of 400 East going through to
102 Providence. She said it may interfere with the upcoming sewer project River Heights was going to
103 start soon.

104 The mayor didn't like the idea that CRS was making recommendations prior to decisions
105 being made on the Main Street project.

106 Mayor Thompson

107 Lane Kendrick, a resident on Orchard Drive, had a city drainage issue on his property. The city had
108 installed a sump pump in front of his house. Currently the city engineer was working on a proposal to
109 pipe the drain to 1000 East. He wanted the council to be aware.

110 • He planned to have a council discussion on rate increases at the August 6 meeting.

111 Councilmember Mathews

112 • She requested reopening the budget to allow for further discussion on funding for capital projects.
113 Ms. Mathews requested a budget workshop at the next meeting. The mayor agreed. She asked
that a hold be put on all capital projects until the budget was figured out.

114 Public Works Director Nelson

116 • He reported receiving phone calls from concerned Logan City residents about firework
117 restrictions. He suggested a restriction east of 1000 East so as not to put Logan residents in
118 danger. It was decided that it should be done by resolution and could be in force every year.
119 Councilmember Wright suggested looking into the proper way to adopt it. Councilmember
120 Hanover was over public safety. Mr. Wright said he could work with her. PWD Nelson said the
121 county might already have something in place. Councilmember Pitcher pulled it up on their
122 website and found it was already in place. He said he would check with the county to make sure
123 River Heights was on their list for having restrictions.

124 Mayor Thompson

125 • He met with Jeff Young of AllTech and found out the switch to .gov was very involved. They were
126 moving forward and should be fully converted by fall or early winter.

127 Payment Approval

128 • Bills were presented and questions asked.

129 **Councilmember Wright moved to "approve the list of bills presented." Councilmember**
130 **Pitcher seconded the motion, which carried with Hanover, Mathews, Milbank, Pitcher, and**
131 **Wright in favor. No one opposed.**

132 Public Comment: Chelsea Grant gave an update on the memorial gardens. They had raised
133 \$32,000. Baer Welding was giving them a significant discount on arches and other things. They were
134 going to discuss with Providence opening a connection to the cemetery.

135 Ms. Grant gave her support for the long edge of the pavilion to face the park and the allowance of
businesses in the Old School.

137 Mayor Thompson asked Ms. Grant what her initial budget was this year for the memorial garden.
138 She said they should have the trees, butterfly gardens and arches installed in the fall. Plants will be in the
139 spring. Their total budget was \$175,000; however, it had been reduced because Baer Welding decreased
140 their bid. The mayor asked what she felt the total was including the discounts and amounts they had
141 collected in donations. Ms. Grant said there were still unknowns but guessed they were well over halfway
142 there.

143 Brittany Cascio discussed the possibility of a home school co-op using the old school. She was
144 bummed because of all the work they had put in to get ready to have their business located in the
145 building. She pointed out that the home school people would come from all over the valley. To have local
146 businesses in the building would be more beneficial to the community. She asked Mayor Thompson if he
147 had any idea on rent rates so they could start throwing numbers around.

148 Bessie Wakefield thanked the council for the demolition of the old church. She was supportive of
149 the pavilion facing the park.

150 Further Discussion on Chaiya Wimber's Request to Use Heber Olson Park for a Fall Event:

151 Councilmember Milbank said he met with Recorder Lind and PWD Nelson to discuss the size of the event
152 and determined that it was up to the council to make the decision, based on City Code 10-18-2. They
153 were concerned about the number of vehicles and people the event would bring in. He asked Ms.
154 Wimber how much she would be charging the vendors. She said it hadn't been decided yet and gave him
155 a copy of the application she gives the vendors. She said the elementary school had given permission for
156 them to use their parking lot. Mr. Milbank felt the number of vendors and people the event would bring
157 in could disrupt the neighborhood.

158 PWD Nelson was also concerned with 400 vehicles in the city. Recorder Lind guessed Apple Days
159 brought in 300-400 people with very few vendors and about three food trucks.

160 Councilmember Milbank asked Ms. Wimber her motivation. To put on a fun fall festival, was her
161 reply. She came from a small city that had different events for families on the weekends.

162 PWD Nelson suggested the elementary school fields could be a better place for something like
163 this.

164 Mayor Thompson was concerned with the number of people and vehicles.

165 Councilmember Milbank didn't want to set a precedence by allowing such a large event. He
166 suggested limiting the number of vendors and food trucks.

167 Councilmember Pitcher asked how many parking spots would be available. They counted 100ish.
168 PWD Nelson guessed there would be 75 cars, just in vendors.

169 Councilmember Wright asked if the event would be considered a 'farmers' market.' If so, it would
170 go to the Planning Commission for a Conditional Use Permit. Councilmember Milbank reminded that
171 elsewhere in the code it stated that events such as this would be approved by the council.

172 The council agreed to have the Planning Commission consider the application, hold a public
173 hearing and hoped they would consider the comments and concerns of the Council.

174 Discussion of the September 11 National Day of Service Projects with the River Heights Stake:

175 Mayor Thompson asked for project ideas from each person at the table.

176 Councilmember Milbank suggested Hillside Park could use clean up, trimming of trees, sprinkler
177 work, and the gravel path. He guessed it would take 20-25 people. He also mentioned contacting the
178 irrigation company who may need help clearing their ditches.

179 Councilmember Mathews suggested the memorial garden but wasn't sure what stage it would be
180 in on the September date.

181 PWD Nelson said there would be a fair amount of landscaping with the new pavilion, but timing
182 was unsure.

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Mayor Thompson suggested city park strips.

Councilmember Pitcher suggested park strips behind the vinyl fences on 1000 East which are uncared for by the homeowners.

Councilmember Hanover thought of the old church lot and maybe the side hill on 400 East.

Councilmember Wright liked the idea of helping the irrigation company since that would also benefit the city. He also suggested cleaning up the ball diamond.

Mayor Thompson suggested three projects with a point of contact for each: ProLog Irrigation (Isaac Halling), Hillside Park and the ball diamond (PWD Nelson). Councilmember Wright suggested Daryl Lundberg might be helpful on the ball diamond.

Kathryn Hadfield reiterated that September 7 was the scheduled day of work and she guessed they would have 150-200 volunteers.

Citizen Group Discussion About Placement of the New Pavilion in Heber Olson Park: Lisa Ellis presented her idea for the placement of the new pavilion. Her group liked the idea of angling the pavilion to where it was open to the grassy area of the park. She showed some drawings of her idea versus the squared up version. She explained how it would be a better feel and wouldn't add additional expense. She presented a letter signed by 54 citizens in support of the angled placement. She asked that the council consider their request and stated there was only one chance to get this right and their idea would be a win for everyone.

Councilmembers Pitcher and Wright agreed.

PWD Nelson informed that the old pavilion would always flood when they irrigated, so they had planned to set the new one higher to prevent this. He explained the complications of elevation if the pavilion were angled. It would create a slope between the pavilion and the parking lot, enough that they couldn't do an ADA sidewalk. It was suggested that they move it further to the north, but Mr. Nelson pointed out complications with that.

Councilmember Milbank liked the angled placement if it worked out with PWD Nelson's concerns and the irrigation situation. Mr. Nelson said they could make it work in either direction but thought the landscaping with the angled building would look weird.

Councilmember Wright said he knew someone who could look at it with key spot elevations. He agreed to meet with PWD Nelson in the morning to go over it.

Discussion on the Future of the Old School: Mayor Thompson felt they knew the direction they wanted to go and suggested a committee to see how to make it work. He had talked with the school district about getting a lease for the audiologist. He liked the idea of talking to the district about having their boiler people check the system. He had initiated those conversations and said it looked like both were going to happen.

Councilmember Hanover was concerned with the money it would take to maintain and prepare the building for renters at a time when the city didn't have the money in the budget. She didn't think it was feasible to turn it over to retail until some things were fixed and working.

Mayor Thompson suggested they could require business owners to provide their own window mount A/C units. The city would do what they could, but the prospective tenants would have to understand it's an old building.

Councilmember Mathews asked Brittany Cascio if she would be willing to move in if they weren't able to get some of the improvements they wanted. Ms. Cascio said they would be willing to renovate it themselves if they had a long enough lease to make it worth it. She also suggested a deduction on their rent for what they put into it. She hoped there could be A/C improvements or she wouldn't be able to sub lease it in the summer. She discussed mini-split units on the roof top, which were reasonable priced. She anticipated a lot of renovations for their business.

229 Mayor Thompson suggested having a mechanical engineer look at a long-term HVAC system done
230 right, rather than a hodge podge of things for a short-term solution.

231 Councilmember Mathews asked if the amount for rent had been decided. The mayor said he was
232 working on commercial rental rates and would bring them back to the council later.

233 Councilmember Hanover felt they were putting the cart before the horse by renting the building
234 when there was NO money to put into it. Mayor Thompson agreed that they needed to come up with a
235 long-term vision.

236 Councilmember Hanover said if they planned to sink hundreds of thousands of dollars into the
237 building, she felt the city would not get that back. Councilmember Wright felt assured they would get it
238 back in revenue. Councilmember Milbank agreed with Ms. Hanover. He had spent 20 years in the
239 building (when he worked for the school district). There was always something going wrong. The
240 windows were terrible, the roof leaked depending on snow and rain, the boiler was always an issue. To
241 rent it out would be a management headache. There would need to be staff to arrange and address
242 issues, as well as being on call to field problems. There would also be the issue of renters coming and
243 going, as well as collecting rent. Ms. Hanover foresaw the city continually spending money.

244 Councilmember Mathews liked the idea of having a community center but wanted to see a vision
245 of the outcome. She suggested asking for community support or applying for grants.

246 Mayor Thompson said Steve Mansfield, an architect at USU had the actual plans of the building.
247 He suggested meeting with him on a design of a restored building community center that would function
248 within their vision. Councilmember Milbank said there was an immediate problem about what they are
249 going to do this winter with no heat. The mayor reminded of his current conversations with the school
250 district and said his consideration included the boiler being fixed. He noted that to apply for grants, they
251 would need a plan.

252 Councilmember Wright suggested he and the mayor put together a proforma to consider the
253 amount they could bring in from rents to see if they could pencil out some details to make it work. In the
254 meantime, he suggested getting a couple fee proposals to find out what it would cost to have a
255 mechanical engineer analyze the system by figuring out the cost of getting the boiler up and going as well
256 as a long term plan for an HVAC system and then they could start to chip away at the other things. He felt
257 the community center would be nice, but it would be down the road a bit until they have tenants and a
258 positive cash flow. He was optimistic it could work but felt a proforma should be done. If they couldn't
259 make it pencil out, then they would need to reconsider.

260 Councilmember Mathews suggested discussing it further at the next meeting during the budget
261 workshop. Mayor Thompson said there simply were no funds.

262 Councilmember Wright asked Councilmember Mathews why she wanted to open the budget. Ms.
263 Mathews felt decisions needed to be made on the old church property before they put money into a
264 sprinkler system and grass. She felt it could be a waste of water budget. PWD Nelson said it would be
265 next spring before they would spend any money on the property. Ms. Mathews said she would like to
266 pause. She pointed out the four projects they were currently working on (new park, old school, pavilion,
267 and old church property) with no money at all. Mayor Thompson said all the projects were approved last
268 year and had already been funded. Ms. Mathews felt the sprinkler and sod money (\$35,000) could be
269 better spent.

270 The old school building discussion would be continued on the next agenda.

271 Review and Adopt a Resolution Requesting Admission to the Public Employees' Retirement
272 System: Mayor Thompson presented the resolution to join the URS. Councilmember Wright asked about
273 the death benefit coverage. It was determined that a spouse could be eligible for the employee's
274 retirement benefit in the case of death. There would be no extra cost.

275 Councilmember Hanover wanted to make sure the employees' wages were not going to be
276 adjusted to offset the cost of retirement and that they would also be getting their 3% COLA adjustment.
277 The mayor said he would make that determination with the employees. He will meet with them to go
278 over their wages and benefits and how much the city pays for each. Ms. Hanover asked if the employees'
279 wages or health care benefits would be lowered. He didn't anticipate an adjustment in salaries but said
280 that likely the city's contribution for their health care coverage would go from 100% to around 85%. Cost
281 of living raises likely wouldn't change, possibly a one-year skip. Ms. Hanover clarified that wages would
282 not go down and that the city's contribution to health care would be 85%. The mayor said conversations
283 about health care would be more appropriate to have with the employees than in this meeting.

284 Councilmember Mathews asked if employees would be penalized by taking the URS benefit. The
285 mayor said the entire compensation package would be evaluated. Ms. Mathews asked if the council
286 could weigh in on wanting employee's health care benefits and wages to stay. Mayor Thompson asked
287 each council member to send him an email with what they would like to see done.

288 **Councilmember Hanover moved to "adopt Resolution 3-2024, A Resolution Requesting**
289 **Admission to the Public Employees' Retirement System."** Councilmember Milbank seconded the
290 **motion, which passed with Hanover, Mathews, Milbank, and Pitcher in favor. Wright opposed.**

291 Councilmember Wright didn't believe the Utah Retirement System would benefit the city's current
292 employees.

293 Treasurer Jensen and Recorder Lind would work together to get everything in place.

294 Adoption of an Ordinance to Revise City Code 10-11, Sensitive Area and Other Overlay Zones:

295 Councilmember Wright brought up 10-11-6:F. The last sentence states a Conditional Use Permit will not
296 be granted until site improvements and exterior building improvements are completed. Recorder Lind
297 had pointed out that it didn't seem fair to make an applicant do a lot of work before knowing if they
298 would be granted a permit or not. Mr. Wright said the language was put in the code because at the time,
299 they weren't sure if the Sinclair Station owner would follow through. He felt all three sites addressed in
300 the code had the sites improved.

301 Commission Chair Cooley was asked his opinion on removing the verbiage. He agreed.

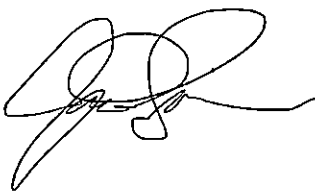
302 **Councilmember Wright moved to "adopt Ordinance 4-2024, An Ordinance to Adopt Changes to**
303 **the River Heights City Code 10-11, Sensitive Area and Other Overlay Zones with the deletion of the last**
304 **sentence in paragraph in F."** Councilmember Pitcher seconded the motion, which passed with Hanover,
305 **Mathews, Milbank, Pitcher, and Wright in favor. No one opposed.**

306 Adoption of a Resolution to Update Fees (Stormwater): Mayor Thompson pointed out that these
307 fees were in the county stormwater contract he had already signed. PWD Nelson clarified the fees are a
308 pass through and would be charged to new home Zoning Clearance Permits.

309 **Councilmember Hanover moved to "adopt Resolution 4-2024, A Resolution to Update Fees."**
310 **Councilmember Milbank seconded the motion, which passed with Hanover, Mathews, Milbank, Pitcher,**
311 **and Wright in favor. No one opposed.**

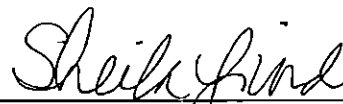
312 Meeting adjourned at 9:25 p.m.

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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 = 07/02/2024

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Sewer Department						
5240						
52-40-06	1070	DS Accounting Services	2024-0751	Monthly Acct Services	06/28/2024	249.97
52-40-25	623	Wonderware, Inc. dba Core Busin	INV-26209	CC Proccasing 2022	06/30/2024	12.13
52-40-65	794	Twin "D" Inc.	27099	2023-24 SS Maint	06/30/2024	20,070.36
52-40-77	380	Rocky Mountain Power	202407	Item 16	07/01/2024	2.78
52-40-77	380	Rocky Mountain Power	202407	Item 24	07/01/2024	10.76
52-40-77	380	Rocky Mountain Power	202407	Item 9	07/01/2024	14.27
52-40-78	863	Verizon Wireless	202406	Split	06/23/2024	200.96
52-40-78	995	Ask AllTech LLC	10098	Sewer Phones	06/24/2024	1,497.30
52-40-78	995	Ask AllTech LLC	10099	Sewer Phones	06/24/2024	385.41
52-40-78	995	Ask AllTech LLC	A7279	Sewer Phones	06/27/2024	385.41
52-40-79	80	Comcast	202407	Internet - Sewer	06/11/2024	29.84
52-40-80	76	City Of Logan	202407	Sewer Pretreat	06/19/2024	13,883.45
Total 5240:						36,742.64
Water Department						
5140						
51-40-06	1070	DS Accounting Services	2024-0751	Monthly Acct Services	06/28/2024	249.98
51-40-25	623	Wonderware, Inc. dba Core Busin	INV-26209	CC Proccasing 2022	06/30/2024	12.13
51-40-41	27	Bear River Health Department	202407	Coliform test	07/01/2024	200.00
51-40-51	188	Logan City	202407	003992	06/19/2024	40.79
51-40-51	188	Logan City	202407	003993	06/19/2024	30.23
51-40-51	188	Logan City	202407	003994	06/19/2024	37.27
51-40-51	188	Logan City	202407	003995	06/19/2024	40.79
51-40-51	188	Logan City	202407	003996	06/19/2024	48.91
51-40-51	188	Logan City	202407	003997	06/19/2024	42.55
51-40-51	188	Logan City	202407	020975	06/19/2024	17.01
51-40-51	188	Logan City	202407	021927	06/19/2024	162.54
51-40-65	28	Beazer Lock & Key	137290	Keys	06/06/2024	5.25
51-40-65	28	Beazer Lock & Key	137290	Keys	06/06/2024	5.25
51-40-65	1018	Kilgore Companies	1345956	Asphalt for Water Leak	06/19/2024	981.72
51-40-77	380	Rocky Mountain Power	202407	Item 16	07/01/2024	2.78
51-40-77	380	Rocky Mountain Power	202407	Item 21	07/01/2024	465.27
51-40-77	380	Rocky Mountain Power	202407	Item 23	07/01/2024	63.12
51-40-77	380	Rocky Mountain Power	202407	Item 7	07/01/2024	10.76
51-40-77	380	Rocky Mountain Power	202407	Item 8	07/01/2024	4,332.60
51-40-77	380	Rocky Mountain Power	202407	Item 9	07/01/2024	14.27
51-40-78	863	Verizon Wireless	202406	Split	06/23/2024	200.89
51-40-78	995	Ask AllTech LLC	10098	Water Phones	06/24/2024	1,496.85
51-40-78	995	Ask AllTech LLC	10099	Water Phones	06/24/2024	385.30
51-40-78	995	Ask AllTech LLC	A7279	Water Phones	06/27/2024	385.30
51-40-79	80	Comcast	202407	Internet - Water	06/11/2024	29.83
Total 5140:						9,261.39
Administration						
1041						
10-41-06	1070	DS Accounting Services	2024-0751	Monthly Acct Services	06/28/2024	250.05
10-41-43	1130	James Dodge Russell & Stephens	052224DJ	Boys and Girls Club Mediation	05/23/2024	1,920.00
10-41-70	329	Utah Association Of Public Tre	202410	UAPT Academy Registration	06/26/2024	400.00
10-41-80	623	Wonderware, Inc. dba Core Busin	INV-26209	CC Proccasing 2022	06/30/2024	12.14

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total 1041:						2,582.19
Office Expenses:						
1044						
10-44-77	380	Rocky Mountain Power	202407	Item 20	07/01/2024	10.59
10-44-77	380	Rocky Mountain Power	202407	Item 12	07/01/2024	179.61
10-44-78	863	Verizon Wireless	202406	Split	06/23/2024	200.89
10-44-78	995	Ask AllTech LLC	10098	Admin Phones	06/24/2024	1,496.85
10-44-78	995	Ask AllTech LLC	10099	Admin Phones	06/24/2024	385.29
10-44-78	995	Ask AllTech LLC	A7279	Admin Phones	06/27/2024	385.29
10-44-79	80	Comcast	202407	Internet - Office	06/11/2024	29.84
Total 1044:						2,688.36
Planning & Zoning						
1051						
10-51-07	222	Cooley, Noel H.	202406	Planning Commission 10-51-07	06/25/2024	36.00
10-51-07	371	Milbank, Chris	202406	Planning Commission Meeting	06/26/2024	99.00
10-51-07	560	Lehnig, Heather	202406	Planning Commission 10-51-07	06/25/2024	36.00
10-51-07	651	Wakefield, Troy	202406	Planning Commission	06/25/2024	36.00
10-51-07	768	Schaub, Cindy	202406	Planning Commission 10-51-07	06/25/2024	36.00
10-51-07	1126	Ryan, Keenan	202406	Planning Commission	06/25/2024	36.00
Total 1051:						279.00
Public Safety						
1054						
10-54-40	76	City Of Logan	202407	911 Comm	06/19/2024	2,001.00
10-54-75	380	Rocky Mountain Power	202407	Item 16	07/01/2024	2.78
Total 1054:						2,003.78
Roads						
1060						
10-60-60	380	Rocky Mountain Power	202407	Item 15	07/01/2024	16.60
10-60-60	380	Rocky Mountain Power	202407	Item 16	07/01/2024	2.78
10-60-60	380	Rocky Mountain Power	202407	Item 17	07/01/2024	115.85
10-60-60	380	Rocky Mountain Power	202407	Item 18	07/01/2024	10.59
10-60-60	380	Rocky Mountain Power	202407	Item 2	07/01/2024	13.10
10-60-60	380	Rocky Mountain Power	202407	Item 5	07/01/2024	1,194.51
10-60-60	380	Rocky Mountain Power	202407	Item 9	07/01/2024	14.27
Total 1060:						1,367.70
Parks & Recreation						
1070						
10-70-65	259	Roto Rooter	5061424	Porta potties - 10-70-45	06/10/2024	108.00
10-70-77	380	Rocky Mountain Power	202407	Item 16	07/01/2024	2.79
10-70-77	380	Rocky Mountain Power	202407	Item 10	07/01/2024	15.87
10-70-77	380	Rocky Mountain Power	202407	Item 11	07/01/2024	11.32
10-70-77	380	Rocky Mountain Power	202407	Item 13	07/01/2024	10.76
10-70-77	380	Rocky Mountain Power	202407	Item 9	07/01/2024	14.27
10-70-86	310	The Clean Spot	POS5194	Tissue, Cleaner	06/26/2024	171.00
Total 1070:						334.01

Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
School Building Expenses						
1075						
10-75-77	380	Rocky Mountain Power	202407	Item 16	07/01/2024	2.79
10-75-77	380	Rocky Mountain Power	202407	Item 16	07/01/2024	2.79
Total 1075:						5.58
Sanitation						
5490						
54-90-10	1115	Waste Management Corp Svc	0017454-4647-	Shop Garbage	06/27/2024	225.16
54-90-10	1115	Waste Management Corp Svc	0059713-2514-	Garbage Service	07/01/2024	17,323.30
Total 5490:						17,548.46
Grand Totals:						72,813.11

Mayor: _____

Second Signayure : _____

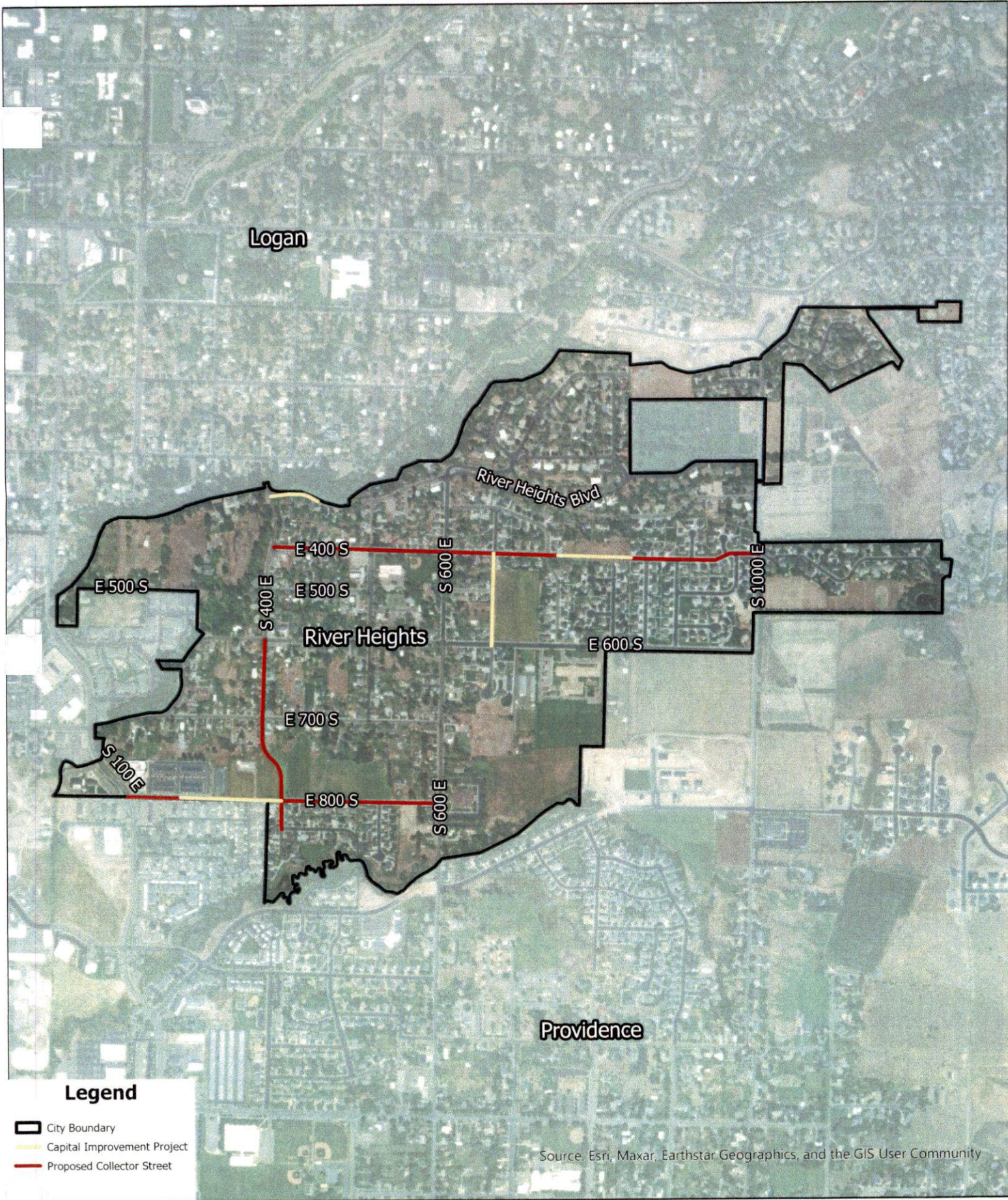
Dated: _____

Report Criteria:




Invoices with totals above \$0 included.

Only paid Invoices included.

[Report]. Date Paid = 07/02/2024

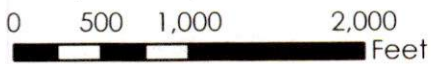


Legend

-  City Boundary
-  Capital Improvement Project
-  Proposed Collector Street

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

River Heights Transportation
Capital Improvement Plan

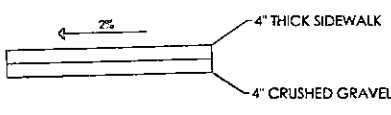
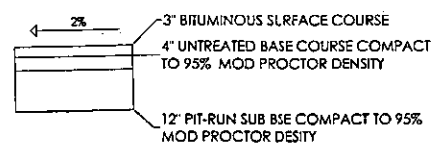
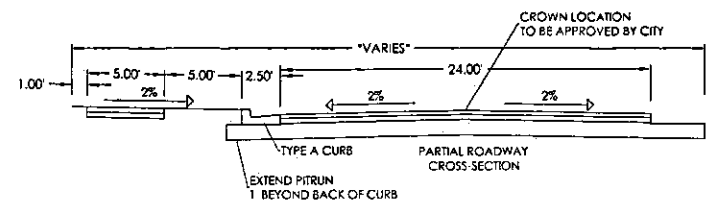
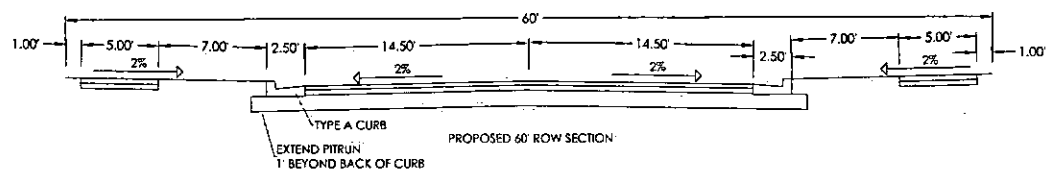
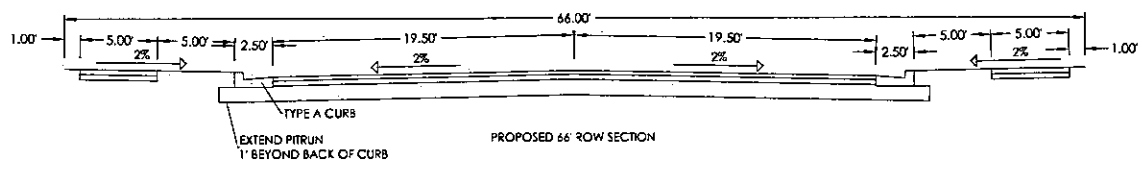
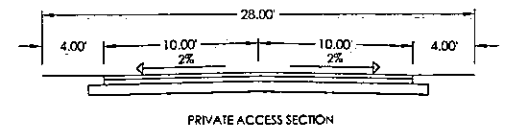
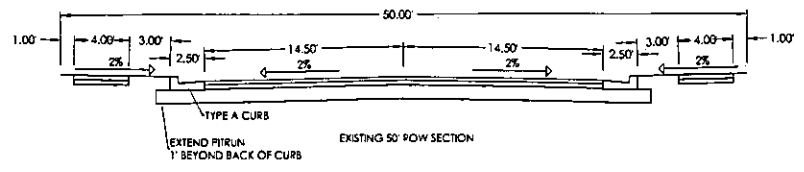
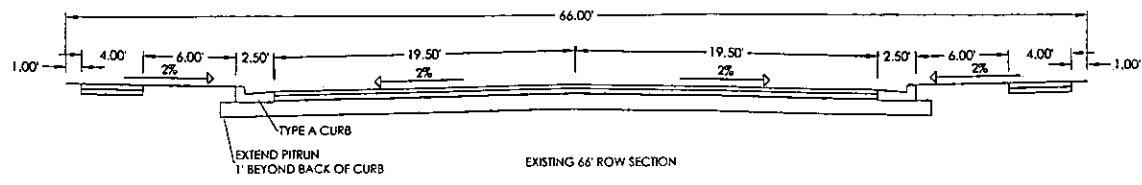


Answers to Infrastructure*
ENGINEERING & SURVEYING



Date Exported: 2024-07-02

... | 09:44 AM TUESDAY 02 JULY 2024 | P: \\2022-0076 RIVER HEIGHTS TRANS MASTERPLAN DRAWINGS\REVISED CROSS SECTIONS\DWG



CONTACT INFORMATION

C R S Answers to Infrastructure
 4246 S RIVERBOAT RD., STE 200
 SALT LAKE CITY, UT 84123
 P: 801.359.5565

REVISIONS

LEGAL NOTICE

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PRINCIPAL: M. HIRST
 MANAGER: M. PIERCE
 REVIEWER: J. AMES
 DRAFTER: A. HIRST

PROJECT: 2022-0076
 02 JULY 2024

**RIVER HEIGHTS
 TRANSPORTATION
 MASTERPLAN**

RIVER HEIGHTS

CROSS-SECTIONS
 1 OF 1
 EXHIBIT

River Heights City Conditional Use Application

For office use	
Date Received:	<u>June 20, 2024</u>
Hearing Date:	<u>July 9, 2024</u>
Amount Paid:	<u>\$ 100.00</u>
Approved _____	Denied _____

APPLICANT

Name: Charya Wimber

Mailing Address: _____

Phone: _____ Mail: _____

Please check one of the following: owner buyer renter agent other

PROJECT INFORMATION

Name: Halloween Market

Address/Location: Heber Olsen Park, Church & Old School Parking lots

Property Tax ID: 02-022-0006 Existing Zone: _____

What is the current use of the property? Public use

How many employees will be working at this location including applicant, immediate family, and non-family members? 60 booth vendors, 15 event employees, 5 food trucks + their staff

How many vehicles will be coming and going daily, weekly, or monthly? 400?

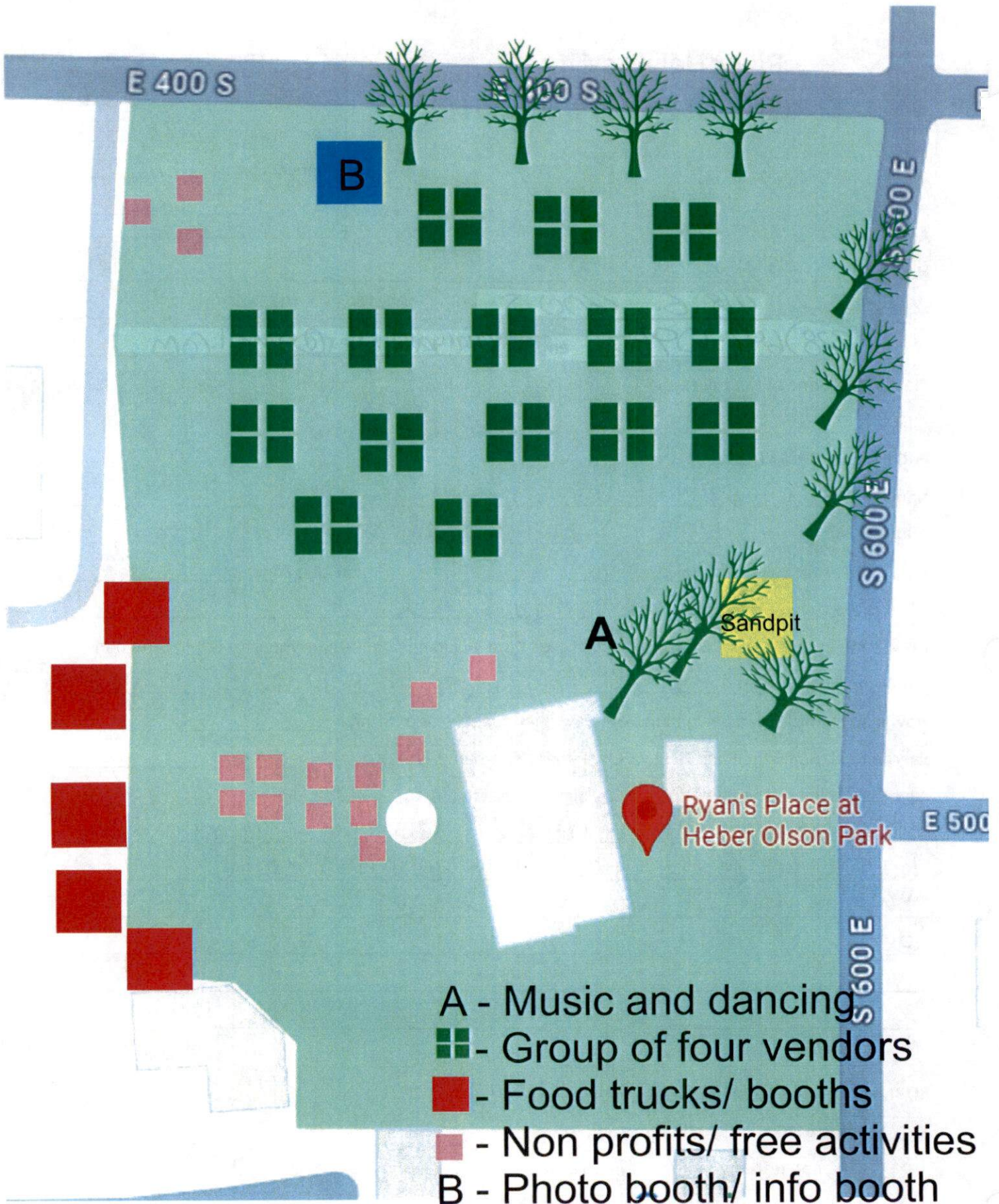
I agree to abide by the River Heights City Parking Ordinance (10-14). Initial CW

I agree to abide by the River Heights City Sign Ordinance (10-16). Initial CW

Description of Request: Use of Park & surrounding areas for halloween craft fair. 60 vendors (art, crafts, foods, etc.) w/ food trucks, live music, dancing, and free activities for kids/families.

SUBMITTAL REQUIREMENTS

- Completed and signed application form
- \$100 application fee
- 8 1/2 x 11 copy of plans
- Provide a Fire Protection evaluation from the fire department.



September 11 National Day of Service - Partnership Proposal
Randy and Kathryn Hadfield - JustServe Specialists - River Heights Utah Stake
The Church of Jesus Christ of Latter-day Saints
June 18, 2024

- I. The September 11 National Day of Service and Remembrance or 9//11 Day or Patriot's Day is a Federally recognized National Day of Service that happens in the United States on the anniversary of September 11, 2001 terrorist attacks. Surveys conducted by *MyGood Deed* claim that approximately 35 million Americans observe 9/11 Day by engaging in some form of charitable service, making 9/11 Day the largest annual day of charitable service in the United States.
- II. Since 2021, the Utah Area leadership of the Church of Jesus Christ of Latter-day Saints has directed Stakes in the Utah Area to participate in this day of service. The following has been accomplished:
 - 860 projects
 - 70,000 volunteers
 - 130,000 hours of community service
- III. For 2024, the River Heights Stake would like to interface with the River Heights City Council to provide service in community projects. This opportunity for service would be open to all members of the community, individuals and families, groups of other faiths. **It is recommended this service take place September 7, 2024 in a 2 hour block.**
- IV. Responsibility of City
 - Identify possible projects by July, 2024
 - Manage the project(s)
 - Provide funding for the projects if needed
- V. Responsibility of RH Stake JustServe Specialists
 - Coordinate with RH City to identify possible project(s), July 2024
 - Assist with advertising and promotion of the event
 - Assist with setting up this project within the JustServe website, JustServe.org
 - Recruit volunteers
- V. Possible projects could include:
 - City clean up
 - Landscaping
 - Tree planting
 - Weed removal

- VI. JustServe.org is a website where the volunteer needs of organizations are posted, and volunteers search for opportunities to enhance the quality of life in the community. JustServe is a free service sponsored by the Church of Jesus Christ of Latter-day Saints that links community volunteer needs with volunteers and does not discriminate based on race, religion, gender, ethnicity, or sexual orientation in posting projects or in encouraging volunteers to serve according to the website's guidelines.

Thank you for all you do for our community. We look forward to working with you to commemorate the September 11 National Day of Service.

Warm regards.

Randy and Kathryn Hadfield

Randy Hadfield
435-560-0960
randy.hadfield70@gmail.com

Kathryn Hadfield
435-764-8611
rkhadfield@yahoo.com

*"Our greatest priorities are to love God and love our neighbor." - President Russell M. Nelson,
The Church of Jesus Christ of Latter-day Saints.*

July 1, 2024

Dear River Heights Mayor and City Council -

We have been made aware that the city is in the process of replacing the old park pavilion due age and safety issues.

The previous pavilion had three sides, with a longer side angled toward the city gazebo. That long side gave a wider view to the festivities...whether it be Apple Days, a wedding reception, family reunion, birthday party, church events, etc.

The contractor has said the city has ordered an open beam structure similar to the photo below.



We have heard that our honorable councilman over parks and recreation, Chris Milbank, and our dedicated Public Works Director, Clayton Nelson, have consulted and decided the new pavilion would look best built perpendicular to the tennis courts. However, a few concerned citizens are asking the city to allow input as to where the new pavilion should be situated.

A group of us feel that placing the pavilion at an angle (on practically the existing footprint of the former pavilion) would serve the community best.

We checked with the contractor to erect the project and they assured us that placing the pavilion at an angle would not cost the city any additional expense. We also consulted with them, as well as a couple of landscape architects, who agreed that setting the pavilion on an angle made it much more interesting than what most cities usually install.

I asked a friend to make some 3D images showing us what the two options would look like and have attached the images below of two proposed versions. Version A would place it perpendicular to the tennis courts. That places a long side directly north, an area that is penned in on the west by the tennis courts, and several large (but wonderful) trees on the north, making the gathering area much smaller than if you angled the pavilion. However, when you angle it with the longer side of the structure facing the city gazebo, you are opening it up to the largest area of grass, perhaps to a 300 degree view, and subsequently to more participants—whether at Apple Days, community and church events, weddings and birthdays and reunions. The long side also has some wood beams where we can hang banners, buntings, lights, and other decorations.

As a long supporters and decorators for Apple Days, **we are certain that an angled pavilion will work much better** for decorating purposes, and allow a larger amount of patrons to see a decorated pavilion.

We only have one chance to get this right.

We are asking the city to take pause and gather all options and proceed with the choice a majority of citizens prefer.

Thank you for your consideration.

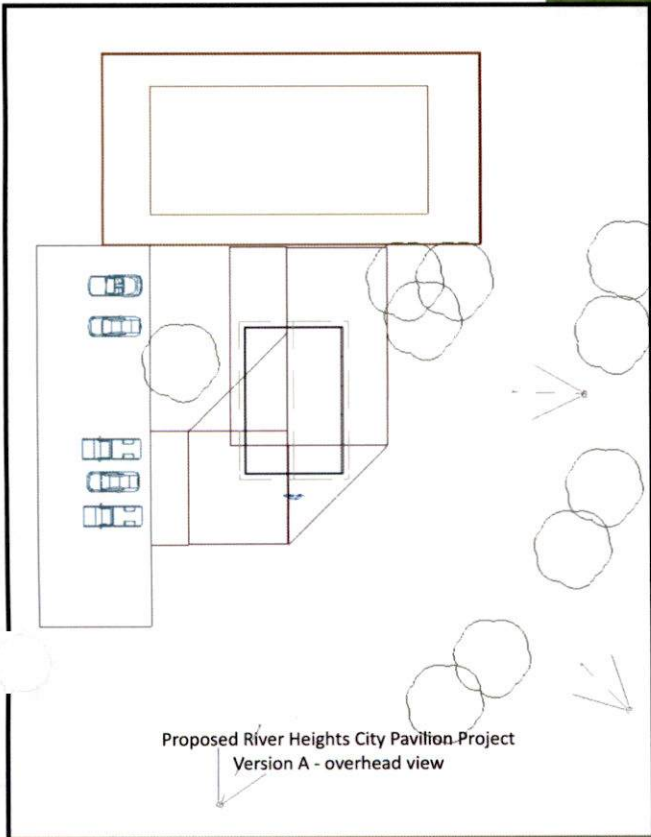
Pavilion Citizen Group (54 in favor of Version B, the angled pavilion):

Rod Ellis	Travis Hansen	Scott Watterson	David Bush
Lisa Ellis	Brooke Hansen	Michele Watterson	Cathy Bush
Greg Ellis	Carolyn Bentley	Troy Wakefield	Chelsea Grant
Alison Ellis	Marion Bentley	Bessie Wakefield	Dixon Grant
Jolene Bingham	Whitney Neeley	Steve Bilbao	Rita Minkler
Geoff Smith	Nick Neeley	Roxanne Bilbao	Lisa Allen
Peggy Smith	Tonja Henderson	Kay Peterson	Jason Allen
Shellie Giddings	Jason Henderson	Chazel Jenkins	Brad Pond
Gary Wilkinson	Danny Sandgren	Melinda Lundberg	Julie Pond
Jess Wilkinson	Des Sandgren	Daryl Lundberg	Troy Miller
Jake Mortenson	Mike Nelson	Jim Anderson	Stacey Miller
Meagan Mortenson	Ruth Ann Nelson	Terel Anderson	Mark Weese
George Van Yperen	Paul Lacey	Morgan McKeown	Diane Weese
Heidi Van Yperen	Amy Lacey	Sarah McKeown	Randy Thunell
Tyler Tolson	Nicole Tolson		Cathie Thunell

Attached: 3D renderings of both proposed alignments.

****Version A is the parallel placement**

****Version B is the angled placement**



RIVER HEIGHTS CITY CORPORATION

RESOLUTION 3-2024

A RESOLUTION REQUESTING ADMISSION TO THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM

WHEREAS, River Heights City Corporation is authorized to employ personnel on a full-time basis; and

WHEREAS, it is in the public interest to provide benefits authorized by Utah state law for the personnel by the City; and

WHEREAS, it is the intent of the City Council to approve and authorize coverage under Public Employees' Retirement Systems for River Heights City personnel.

NOW THEREFORE, be it resolved by the City Council of River Heights City, Utah that the City Administrator and Mayor are authorized to undertake all the necessary actions to enroll the City in the benefit programs of the Public Employees' Retirement Systems offered by Utah Retirement Systems, including the retirement coverage and death benefit coverage for qualified employees under the laws and regulations of the Utah Retirement Systems.

ADOPTED by the City Council of River Heights City, Utah, this 2nd day of July 2024.

RIVER HEIGHTS CITY CORPORATION VOTING:

Council Member Hanover	Yea	___	No	___
Council Member Mathews	Yea	___	No	___
Council Member Milbank	Yea	___	No	___
Council Member Pitcher	Yea	___	No	___
Council Member Wright	Yea	___	No	___

Jason Thompson, Mayor

ATTEST:

Sheila Lind, Recorder

Ordinance 4-2024

**AN ORDINANCE TO ADOPT CHANGES TO THE RIVER HEIGHTS CITY CODE 10-11,
SENSITIVE AREA AND OTHER OVERLAY ZONES**

The River Heights City Planning Commission held a duly noticed public hearing on Tuesday, April 23, 2024, after which, the River Heights City Council adopted the following changes to the River Heights City Code.

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, (HL)

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

- 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, and 660 East 400 South, 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.

This declaration is not to replace the current Residential zoning for the buildings properties located at 594 South 400 East, and 660 East 400 South, nor the current Parks, 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.

Residential zoning regulations and Parks, Recreation and Open Space zoning regulations, respectively as applicable, 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. The city recognizes the importance of these significant landmarks and desires 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 rights-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.~~ the HL overlay zone designation for that property shall become invalid and considered removed.

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 use. ~~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, and 660 East 400 South:
1. Antique store and sales
 2. Art gallery and sales
 3. Barber, beauty, or manicure/pedicure shop
 4. Bicycle repair
 5. Book, stationary, office supply store, copy store
 6. Candy making shop
 7. Clothing and apparel store
 8. Computer goods, services, and repair
 9. Electrical appliance repair (light)
 10. Florist/garden shop
 11. Gift/handicraft store
 12. Jewelry design, fabrication, and sales
 13. Locksmith shop
 14. Massage, spa
 15. Museum
 16. Music instructional/sales
 17. Personal custom services, such as seamstress, shoe repair, tailor, milliner, etc.
 18. Personal storage
 19. Photography studio/~~film processing/camera shop~~
 20. 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.~~)
 21. 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 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.
 22. ~~Shoe repair shop~~
 23. Wedding or event planning consulting
 24. Yoga, aerobic and dance studio

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.

1. Art gallery and sales
2. Book, stationary, office supply store, copy store
3. Clothing and apparel store
4. Community/cultural center
5. Computer goods, services, and repair
6. Conference rooms/event space
7. Daycare/preschool
8. Drama theater/studio
9. Jewelry design, fabrication, and sales
10. Library
11. Massage, spa
12. Museum
13. Music instructional/sales
14. Photography studio
15. Professional/business offices. (A building for administrative, executive, professional, or similar organizations having only limited contact with the public.)
16. Religious meeting facility
17. School
18. Wedding or event planning consulting
19. Yoga, aerobic, and dance studio

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. Commercial storage and warehousing
9. Correctional facility
10. Daycare for children, preschool (Not applicable to 420 South 500 East.)
11. ~~Department store~~ or discount store
12. ~~Drama theater/studio~~ (Not applicable to 420 South 500 East.)
13. Drug store/pharmaceuticals
14. Dry cleaner or laundromat
15. Entertainment, dancehall, or night club
16. Furniture or appliance store
17. Garage
18. Gas station, functional
19. General manufacturing (assembly, production, sales)
20. General vehicle/OHV/trailer/watercraft repair or services
21. ~~Grocery store,~~ convenience store
22. Gun or archery sales, service, or repair
23. ~~Massage, reducing service~~

24. Hotel/motel, lodging, shelter
25. Human care services (foster home, elderly care, ~~daycare for children, preschool~~)
26. Machine Shop or welding shop
27. Medical services/facilities/hospital
28. Mortuary
29. ~~Parking facilities~~
30. Pawn shop
31. Plumbing sales or service
32. ~~Produce stand~~
33. Radio or TV transmission station ~~or amateur radio facility~~
34. Recreational facility/sports and leisure time activities (Not applicable to 420 South 500 East.)
35. Religious meetings Facility (Not applicable to 420 South 500 East.)
36. Restaurant, cafeteria, fast food, mobile food truck (Not applicable at 420 South 500 East.)
37. School (Not applicable to 420 S 500 E.)
38. Self-service storage facility
39. Sexually orientated business
40. Tobacco sales
41. Transportation services
42. Vehicle sales, ~~vehicle parts sales, vehicle repairs service,~~ and 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- City Code 10-12-1:C.):~~ 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.
- 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
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~~ The Outdoor Lighting ~~regulations~~ Ordinance, (City Code 9-3)
 - c. ~~Existing~~ The Signs Ordinance, (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 is in a residential zone, meets the definition of a single-family residential dwelling unit and is located on a lot at least 8,000 square feet in size.

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'-0") 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 fenced area.

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 the 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 signage 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. It is the intent that structures 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 historical buildings 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: The building shall have an architectural style and exterior finish similar to that of the original Sinclair Gas Station built in the 1950's.

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. For property located at 420 South 500 East: Maintain red brick historical appearance.
- U. Restrictions of Zoning: Because of the retention and integrity of the building and being a substantial benefit to the community, the approval of this HL 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~~ HL overlay zone designation for the property shall become invalid and considered removed.
 - V. Reversionary Clause: Should the property become vacant, or 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.~~ HL overlay zone designation for the property shall become invalid and considered removed.
 - W. Supplementary Regulations: Uses within this zone shall also comply with the applicable requirements set forth in the provisions of the land use ordinance.

Adopted and effective this 2nd day of July 2024.

Jason Thompson, Mayor

Attest:

Sheila Lind, Recorder

Resolution No. 4-2024
A RESOLUTION TO UPDATE FEES

BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF RIVER HEIGHTS, UTAH THAT: The revised fee schedule is hereby adopted and shall be in effect as of July 2nd 2024.

ZONING CLEARANCE PERMIT

DECK	50.00
COVERING (deck/patio/porch)	35.00
SHED: Fee per building	
Under 50 square feet no ZCP required	N/C
Up to 110 square feet	35.00
Up to 150 square feet	75.00
Over 150 square feet	100.00
GARAGE (Building used to store vehicles)	130.00
CARPORTS (temporary and permanent)	50.00
ADDITION TO HOUSE	150.00
HOUSE	200.00
COMMERCIAL BUILDING	200.00
SIGNS (FLAT, SUBDIVISION, WALL, ETC)	35.00
SOLAR PANELS	35.00
CONDITIONAL USE PERMIT	100.00
FLAG LOT	150.00
MINOR SUBDIVISION	
Sketch Plan	200.00
Final Plat	400.00
SUBDIVISION/PUD	
Pre-Application Meeting	400.00
Concept Plan (all Developments)	500.00
Preliminary Plat (Ten lots and under)	1,500.00
Final Plat	500.00
Preliminary Plat (Eleven lots and over)	3,000.00
Final Plat	800.00
COMMERCIAL/COMMERCIAL PARKING LOT DEVELOPMENT	
Preliminary Layout and Design Review	200.00
Final Layout Submittal	400.00
SEAL COAT (subdivision/commercial) 2018	\$0.54/sq ft
Includes joint seal and preparation	
PETITION FOR ANNEXATION	850.00 plus costs
PETITION FOR ZONE CHANGE	300.00 plus costs
PETITION FOR BOUNDARY CHANGE	150.00 plus costs
APPLICATION TO APPEALS AUTHORITY	150.00 plus costs
RIGHT-OF-WAY EXCAVATION PERMIT	650.00 (600 is refundable)
WATER HOOK-UP	1,500.00
SEWER HOOK-UP	
Improved	1,200.00
Unimproved	1,700.00

STORMWATER	100.00
Single Family Home	600 + \$100 SWPPP Review Fee
Multi-Family Complex	800/Complex + \$200 SWPPP
1 – 10 Lot Subdivision	1,000/Year + \$200 SWPPP
11 – 20 Lot Subdivision	1,200/Year + \$200 SWPPP
21+ Lot Subdivision	1,400/Year + \$200 SWPPP

UTILITY FEES

Deposit	100.00
Late fee	1.5%/mo (18% annual)
Shut Off Notice Delivery	20.00
Reconnect Water (M-F, 9am-4pm)	25.00
Additional Reconnect After Hours	25.00

BUSINESS LICENSE FEES

Commercial (less than 10,000 sqft)	150.00
Commercial (10,000 sqft or more)	250.00
Home Occupation (if impact on neighborhood)	50.00
Renew	40.00
Home Occupation (fire inspection required)	80.00
Renew	60.00
Late fee (after January 31)	30.00
Solicitor (original applicant)	50.00
Additional applicants	25.00
TEMPORARY USE FEE	25.00

DOG FEES (No card fees charged)

License	
Spayed/Neutered	15.00
Otherwise	25.00
Late (per month after Feb 28)	10.00
Kennel License	25.00
Impound	35.00

RENTALS (No card fees charged)

City Building (residents only) – first 5 hours	100.00
Additional hours	25.00/hr
Pavilion – resident	25.00
Pavilion – non-resident	50.00
Deposit	50.00
Inflatable Use in Parks	50.00

BOUNCED CHECK up to \$30.00

UTILITY ADMINISTRATIVE FEE 2.00

UPDATED, PASSED and EFFECTIVE THIS 2nd DAY OF JULY, BY THE RIVER HEIGHTS MUNICIPAL COUNCIL, STATE OF UTAH.

Jason Thompson, Mayor

ATTEST:

Sheila Lind, Recorder