

River Heights City

River Heights City Council Agenda Tuesday, July 1, 2025

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

Adoption of Previous Minutes and Agenda

Mayor, Councilmembers, and Staff Reports

Public Comment

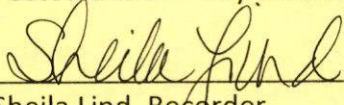
Repeal Ordinance 2-2025, an Ordinance Providing for the Compensation of Elected and Statutory Officers of River Heights City

Public Hearing to Adopt an Amended Ordinance Providing for the Compensation of Elected and Statutory Officers of River Heights City

Adoption of Changes to the General Plan

Adjourn

Posted this 27th day of June 2025



Sheila Lind, Recorder

Zoom Link: <https://us06web.zoom.us/j/82193152875>

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 1, 2025

Present: Mayor Blake Wright
Council members: Lana Hanover
Mark Malmstrom
Janet Mathews
Chris Milbank

Public Works Director Clayton Nelson
Recorder Sheila Lind

Excused Councilmember Lance Pitcher
Treasurer Michelle Jensen

Others Present: Planning Commissioners Noel Cooley and Heather Lehnig

The following motions were made during the meeting:

Motion #1

Councilmember Hanover moved to "approve the minutes from June 17, 2025, and the evening's agenda." Councilmember Milbank seconded the motion which passed with Hanover, Malmstrom, Mathews, and Milbank in favor. Pitcher was absent. No one opposed.

Motion #2

Councilmember Mathews moved to "repeal Ordinance 2-2025, an Ordinance Providing for the Compensation of Elected and Statutory Officers of River Heights City." Councilmember Hanover seconded the motion which passed with Hanover, Malmstrom, Mathews, and Milbank in favor. Pitcher was absent. No one opposed.

Motion #3

Councilmember Hanover moved to "adopt Ordinance 4-2025, an Ordinance Providing for the Compensation of Elected and Statutory Officers of River Heights City." Councilmember Milbank seconded the motion which passed with Hanover, Malmstrom, and Milbank in favor. Mathews opposed. Pitcher was absent.

Motion #4

Councilmember Milbank moved to "adopt the proposed changes to the General Plan, including additional discussed changes, typos, and maps, pending Engineer Rasmussen's decision on the historical overlay zone." Councilmember Malmstrom seconded the motion with Malmstrom and Milbank in favor. Hanover and Mathews opposed. Pitcher was absent. Mayor Wright broke the tie with a vote in favor, which passed the motion.

Proceedings of the Meeting:

The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the River Heights City Building on Tuesday, July 1, 2025, for their regular council meeting.

Pledge of Allegiance

Adoption of Previous Minutes and the Evening's Agenda: Minutes for the June 17, 2025 meeting were reviewed.

Councilmember Hanover moved to "approve the minutes from June 17, 2025, and the evening's agenda." Councilmember Milbank seconded the motion which passed with Hanover, Malmstrom, Mathews, and Milbank in favor. Pitcher was absent. No one opposed.

Mayor and Staff Reports:

Councilmember Hanover

- She sent an email to the mayor and council which included a preliminary comprehensive emergency plan for River Heights. She asked for input to help determine what they want to incorporate into the city's plan. She informed that the county had a lot of resources and that she planned to set up a meeting with them.
- She informed there would be a change in the Apple Days parade route. PWD Nelson clarified the reason for the change was that last year they had nearly all the entrances to River Heights blocked off. The new route was to keep more of the main roads open.

Councilmember Milbank

- He asked Councilmember Mathews what she had found out about the possibility of a water rate study. Ms. Mathews said she was working with Engineer Rasmussen who was waiting for approval before starting. The cost for the study would be \$4,000. Mayor Wright felt they should go ahead with it. She would give Engineer Rasmussen permission to get started.

Mayor Wright

- He informed that Engineer Rasmussen had submitted a bid for work on the water rate study, an impact fee analysis and the 600 South design, needed for the COG application. He had discussed the amounts at the council meeting when the tentative budget was approved. He asked if the council members were okay to have the engineer move ahead with the three studies. They all agreed. Rural Water would do the water rate study for free, but it would take them a long time.

Councilmember Milbank, cont.

- He was planning to set up a meeting with Shane Hansen (Providence sexton) and Ryan Snow (Providence city manager) to discuss the installation of a gate between River Heights' new park and the Providence Cemetery. An agreement should probably be made between the two cities. Providence had mentioned they would want compensation for the use of their restrooms.
- He showed photos of some columbarium ideas and suggested the south corners of the new park as possible locations. He wanted council approval before he brought the idea up with Providence. Councilmember Mathews asked who would maintain them. Councilmember Hanover asked what the motivation would be for River Heights to have these in the city park. Mayor Wright said cremation was becoming more popular and Providence City was running out of room in their cemetery. He and Councilmember Milbank had discussed that adding a

columbarium would be a way to help Providence out. Mr. Milbank pointed out that years ago during a public hearing about what to do with the park property, there were some who wanted the property to become a cemetery. Councilmember Malmstrom felt this could spark some interest in Providence to do the same. Mr. Milbank would present the idea when he met with them.

Councilmember Mathews asked if Chelsea Grant was still going ahead with her memorial plans in the new park. Councilmember Milbank said her enthusiasm was waning. Councilmember Hanover asked if she could come give a report to the Council.

PWD Nelson

- He announced that Zoom had been hacked tonight. He suggested a more secure program for electronic meetings. There were inappropriate comments being posted so he shut it down.
- He asked permission to put up “No Fireworks” signs in the parks. Last year there were big messes to clean up on the ground and roofs. The Council agreed.

Public Comment: There was none.

Repeal Ordinance 2-2025, An Ordinance Providing for the Compensation of Elected and Statutory Officers of River Heights City: Mayor Wright explained that when this was discussed at the last meeting it wasn’t advertised as a public hearing. Also, the treasurer and recorder wages were incorrect.

Councilmember Mathews moved to “repeal Ordinance 2-2025, an Ordinance Providing for the Compensation of Elected and Statutory Officers of River Heights City.” Councilmember Hanover seconded the motion which passed with Hanover, Malmstrom, Mathews, and Milbank in favor. Pitcher was absent. No one opposed.

Public Hearing to Adopt an Amended Ordinance Providing for the Compensation of Elected and Statutory Officers of River Heights City: Mayor Wright explained that the mayor and councilmembers increases they discussed at the last meeting were included. The treasurer’s salary was adjusted lower, and the recorders was adjusted higher than the last ordinance.

Mayor Wright opened the public hearing. There were no comments.

Councilmember Hanover moved to “adopt Ordinance 4-2025, an Ordinance Providing for the Compensation of Elected and Statutory Officers of River Heights City.” Councilmember Milbank seconded the motion which passed with Hanover, Malmstrom, and Milbank in favor. Mathews opposed. Pitcher was absent.

Adoption of Changes to the General Plan: Mayor Wright gave some background. In 2019 the changes were ready to go but COVID hit. The city attorney advised waiting until the public could attend the hearing in person. In late 2021 most of the changes were adopted, except the transportation section. When the Planning Commission recently got back to it, they decided to go through it all again. Horrocks Engineers had been working on a traffic study for over a year, and it still wasn’t ready. The city didn’t want to wait any longer, so they moved ahead with the transportation section. They could make amendments later, if needed.

Commissioner Heather Lehnig was in attendance to explain the changes the Commission had forwarded after holding a public hearing. She went through the General Plan and discussed the following changes:

- Population updates
- Reduction of the amount of property that can be built on in the city
- Removal of planned unit development references throughout the document

- Inclusion of a potential senior citizen PUD
- Removal of a strategy to preserve park property adjacent to the cemetery (accomplished)
- Addition of the historic overlay zone
- Removal of support for 200 East
- Adjustments to the right-of-way footage
- Clarification that roads that don't meet the standards of a collector road could function as collector roads.
 - Mayor Wright suggested changing "functioning" to "function" in 3.1.3:1.
- Designation of long-term rights of way

Planning Commissioner Cooley arrived at the meeting and took over reviewing the proposed changes.

- Updated water connections and estimated future connections (computed by using the State's formula).

PWD Nelson stated that just because the numbers worked on paper didn't mean they would work in reality.

Mr. Cooley said the city had applied for 3 CFS but it had never been approved. If it were, then the number of future connections could be increased. The only way the city could get approved was by proving that extra water was needed.

PWD Nelson said that the city had 1.5 million gallons of storage, however in the summer months this amount could be used within 24 hours. He said currently, the big difference on the amount of water used was the new park.

- Adjustment to fire suppression requirements

Commissioner Cooley suggested the city might consider mitigating some of the city's irrigation shares to convert into culinary water.

- Adjustment to the rent amounts in the Moderate-Income Housing section

Councilmember Mathews asked if the General Plan limited rentals or Airbnbs.

Commissioner Cooley said, "No." She asked if there was a limit on the percentage of rentals the city would allow. She was told it wasn't addressed in the city's code. Mr. Cooley stated that because of the size of River Heights, the city wasn't required to file a moderate-income housing report with the state.

- Reword 5.1.2: "As noted in Chapter 1, the current population of River Heights, as of 2023 was 2,180. Based on an average household . . ."
- Remove: "Growth for the five-year period 2000 -2005 was less than 1%" in 1.2.2.
- Remove: "Within some areas of River Heights, there is an allowance for Planned Unit Developments which allow for an increase in residential housing density and some diversity of housing types, in exchange for the provision of open space and supportive amenities" in 5.1.3.
- Changes to median incomes and housing costs.
 - Councilmember Malmstrom noted that 5.1.4 was double spaced (unlike the rest of the document) and was hard to read. They asked Recorder Lind to put the information in a table.

Councilmember Hanover questioned if duplexes and PUDs should be stricken from the last paragraph of 5.1.4. It was explained that the General Plan addressed the future so it would be left in.

175 Commissioner Cooley reviewed the maps.

176 Official Zoning Map

- 177 • The property at 660 E 400 S needed to be shown as a historical overlay zone.

178 Mayor Wright said Engineer Rasmussen had informed that the old school had not been
179 rezoned to be a historic overlay zone. Commissioner Cooley remembered that during the
180 discussions of the old school being designated as a historical overlay zone it was brought up
181 that it didn't need to go through a rezone since it was an overlay. Mayor Wright suggested
182 they get clarification from Engineer Rasmussen.

183 Trails and Parks Map

- 184 • The Commission wanted to continue showing a trail going through the Heritage property even
185 though it was no longer going to be zoned PUD.

186 Transportation Map

- 187 • New designation for roads that didn't meet the standards of a collector road to functioning
188 collector roads
- 189 • Removed proposed connection between 700 S and 800 S on 500 East
- 190 • Added proposed road from 700 S to 800 S on 400 E

191 Councilmember Mathews asked if eminent domain would be used when the road
192 went through. Commissioner Cooley said it would depend on the situation at the time the city
193 felt the road would be necessary. Should they be needed in the future, potential corridors are
194 outlined on a transportation map whether or not they make sense in the present.

195 Annexation Declaration Map - stayed the same.

Sensitive Area Map – stayed the same.

General Plan Land Use Map

- 198 • Removed RPUD zone in Riverdale
- 199 • Removed RPUD zone east of the church
- 200 • Properties along 800 South were changed to R-1-8

201 Councilmember Malmstrom thought, to be consistent with the surrounding lot sizes, it
202 should be shown as R-1-12.

203 Councilmember Mathews said they had discussed diversity and change in lot sizes.

204 Commissioner Cooley explained the thinking of the Planning Commission: If the whole
205 area became one piece and one development, it would be nearly impossible to configure R-1-12
206 sized lots.

207 PWD Nelson said if the General Plan showed R-1-8 then a developer would assume they
208 could bring in an R-1-8 development. Commissioner Cooley responded that a developer could still
209 request lots larger than 8,000 square feet.

210 Councilmembers Hanover and Mathews wanted to show it as future R-1-12.

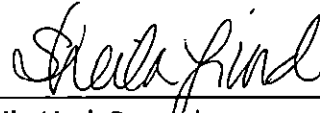
211 Commissioner Cooley pointed out that most of the properties were already built on (the north
212 side) and were zoned R-1-8. The Commission suggested continuing that zone.

213 Mayor Wright noted that R-1-12 would be limiting, while R-1-8 would give the greatest
214 amount of flexibility. If a developer designed a good development where 10,000 square foot lots
215 made the most sense, they would not be allowed if it was R-1-12.

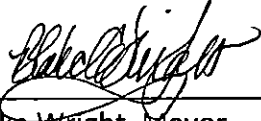
216 Councilmembers Milbank and Hanover wanted to leave it as agricultural. Mayor Wright
said leaving it would open the door to anything, even commercial.

218 Councilmember Milbank moved to “adopt the proposed changes to the General Plan,
219 including additional discussed changes, typos, and maps, pending Engineer Rasmussen’s decision
220 on the historical overlay zone.” Councilmember Malmstrom seconded the motion with Malmstrom
221 and Milbank in favor. Hanover and Mathews opposed. Pitcher was absent. Mayor Wright broke the
222 tie with a vote in favor, which passed the motion.

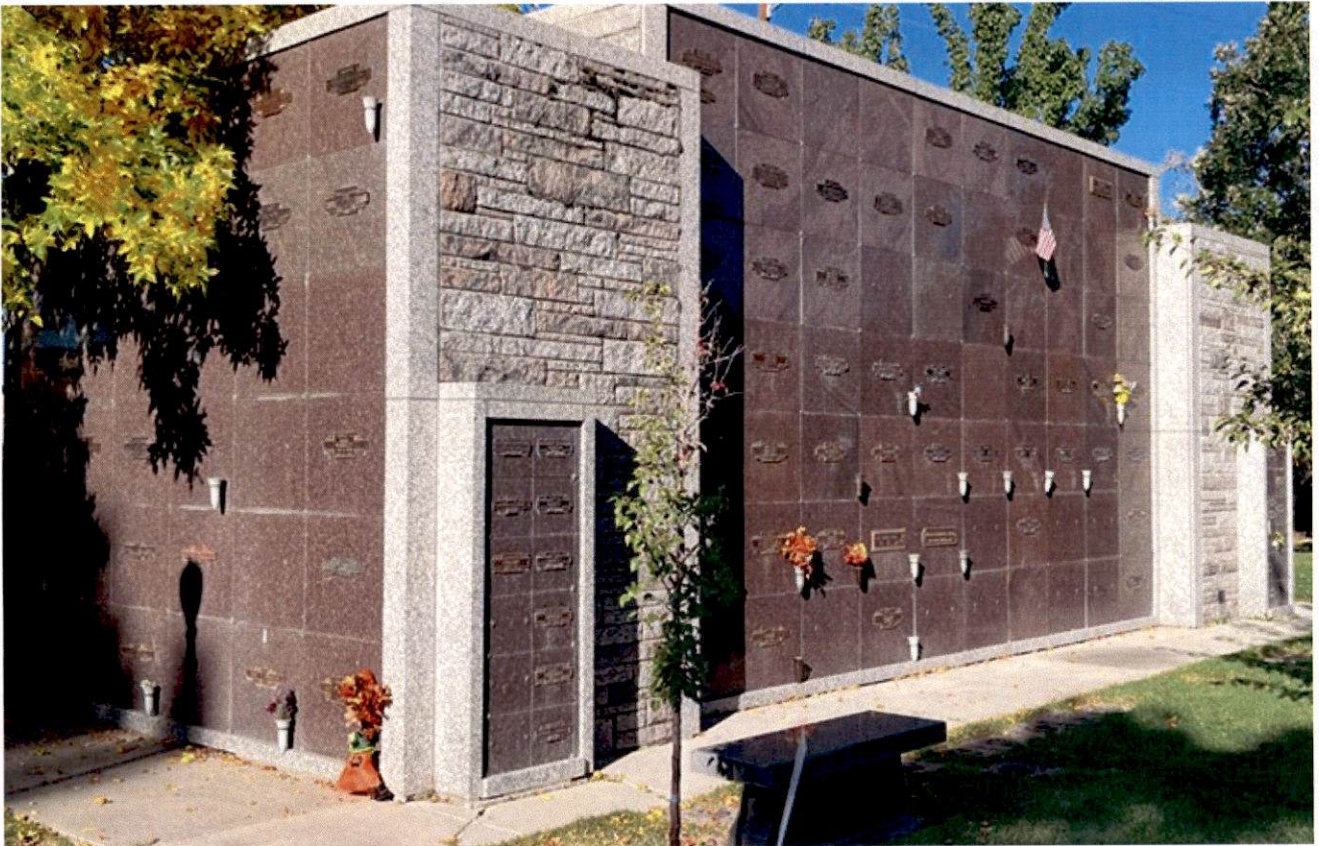
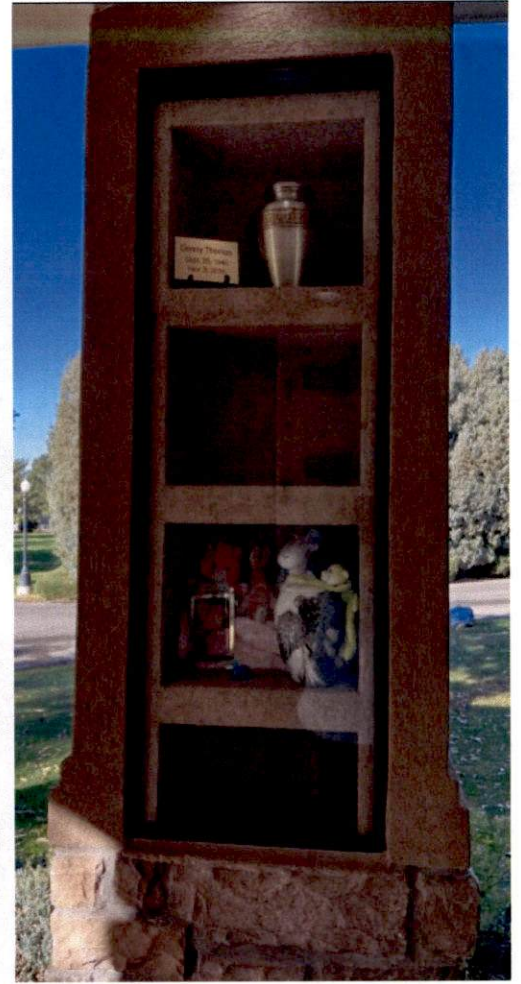
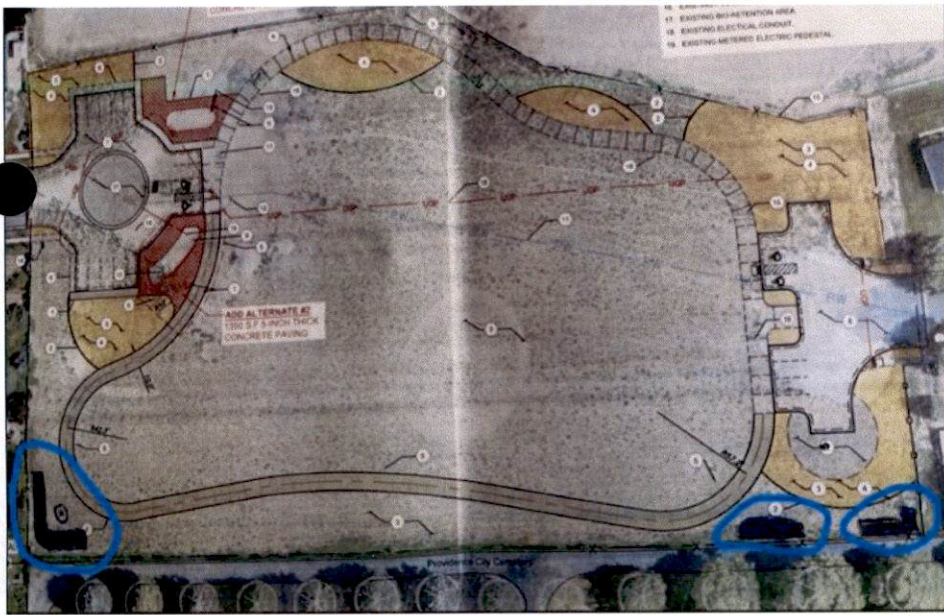
223 The meeting adjourned at 8:40.

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229 _____
230 Sheila Lind, Recorder
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Blake Wright, Mayor



Repeated
7/1/2025AN ORDINANCE PROVIDING FOR THE COMPENSATION OF ELECTED AND
STATUTORY OFFICERS OF RIVER HEIGHTS CITY


NOW, THEREFORE, BE IT ORDAINED BY THE RIVER HEIGHTS CITY COUNCIL
THAT:

1. **Repealer.** All previous salary of compensation ordinances regarding elected and statutory officers hereby are repealed.
2. **Compensation.** The monthly compensation of the elected and statutory officers shall be as follows:

Mayor:	\$1,800.00
Council Members:	\$700.00
Council Member Over Zoning:	\$800.00
Treasurer:	\$1606.80/Salary
Recorder:	\$30.77/hr

3. **Payment.** The treasurer shall pay each elected official and the Finance Director monthly. All other statutory officers will be paid bi-weekly. Payments will be by automatic deposit or by delivery of a check drawn on the municipal checking account.
4. **Per Diem.** Each member of the governing body shall receive mileage and per diem for all trips approved by the governing body according to the schedules adopted by the Utah Department of Finance.
5. **Effective Date:** July 1, 2025

Adopted this 17th day of June 2025.



Blake Wright, Mayor

Attest:


Sheila Lind, Recorder



ORDINANCE ~~3~~⁴-2025

AN ORDINANCE PROVIDING FOR THE COMPENSATION OF ELECTED AND
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Council Member Over Zoning:	\$800.00
Treasurer:	\$1,111.99/mo
Recorder:	\$31.69/hr

3. **Payment.** The treasurer shall pay each elected official and the Finance Director monthly. All other statutory officers will be paid bi-weekly. Payments will be by automatic deposit or by delivery of a check drawn on the municipal checking account.
4. **Per Diem.** Each member of the governing body shall receive mileage and per diem for all trips approved by the governing body according to the schedules adopted by the Utah Department of Finance.
5. **Effective Date:** July 1, 2025

Adopted this 1st day of July 2025.

Blake Wright, Mayor

Attest:

Sheila Lind, Recorder