

River Heights City

River Heights City Council Agenda Tuesday, February 18, 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

Discuss a PO for 105 Water Meters in the Amount of \$20,300

Mayor, Councilmembers, and Staff Reports

Approval of Payment for Old School Code Analysis from Design West

Public Comment

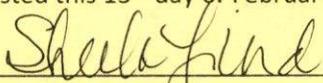
Presentation on Amendment to the 911 Dispatch Services Agreement

Discuss and Decide on a Rezone Request from Kelly and Kay Taylor on Property 02-028-0046 (440 E 800 S) from Agricultural to R-1-8

Discuss and Decide on a Rezone Request from Heritage Land Development on Property 02-029-0028 (approx. 755 S 700 E) from Agricultural to R-1-8

Further Review of the Basement Rental Policy

Posted this 13th day of February 2025



Sheila Lind, Recorder

Zoom Link: <https://us06web.zoom.us/j/89454713492>

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

Council Meeting

February 18, 2025

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7 Present: Mayor Blake Wright
8 Council members: Lana Hanover
9 Mark Malmstrom
10 Janet Mathews
11 Chris Milbank, electronic
12 Lance Pitcher

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14 Public Works Director Clayton Nelson
15 Recorder Sheila Lind
16 Treasurer Michelle Jensen

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18 Others Present: See attached roll
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21 The following motions were made during the meeting:
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Motion #1

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24 Councilmember Pitcher moved to “adopt the minutes of the council meeting of February 4, 2025,
25 and the evening’s agenda.” Councilmember Malmstrom seconded the motion, which passed with
26 Hanover, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.
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Motion #2

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29 Councilmember Mathews moved to “approve the PO for 105 water meters in the amount of
30 \$20,300.” Councilmember Hanover seconded the motion, which carried with Hanover, Malmstrom,
31 Mathews, Milbank, and Pitcher in favor. No one opposed.
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Motion #3

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34 Councilmember Milbank moved to “approve \$862.50 to be paid to Design West for an old school
35 code analysis.” Councilmember Malmstrom seconded the motion which passed with Malmstrom, Milbank
36 and Pitcher in favor. Hanover and Mathews opposed.
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Motion #4

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39 Councilmember Hanover moved to “adopt Amendment No. 1 to the Interlocal Agreement for
40 Dispatch Services Between Logan City and River Heights City, contingent upon approval from the city
41 attorney.” Councilmember Pitcher seconded the motion, which passed with Hanover, Malmstrom,
42 Mathews, Milbank, and Pitcher in favor. No one opposed.
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46 Motion #5

47 Councilmember Milbank moved to “adopt Ordinance 2-2025, An Ordinance to Rezone Parcel 02-
48 029-0028, Owned by Heritage Land Development at Approximately 755 S 700 E from Agricultural to R-1-
49 8.” Councilmember Pitcher seconded the motion, which passed with Hanover, Malmstrom, Milbank, and
50 Pitcher in favor. Mathews opposed.

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Proceedings of the Meeting:

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The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the
River Heights City Building on Tuesday, February 18, 2025, for their regular council meeting.

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Pledge of Allegiance

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Adoption of Previous Minutes and Agenda: Minutes for the February 4, 2025 meeting were
59 reviewed.

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**Councilmember Pitcher moved to “adopt the minutes of the council meeting of February 4,
2025, and the evening’s agenda.” Councilmember Malmstrom seconded the motion, which passed with
Hanover, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.**

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Discuss a PO for 105 Water Meters in the Amount of \$20,300: PWD Nelson explained there are
several water meters that are no longer able to be read electronically. The meters were installed 15 years
ago and it was time to replace them. The requested meters were budgeted for.

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**Councilmember Mathews moved to “approve the PO for 105 water meters in the amount of
\$20,300.” Councilmember Hanover seconded the motion, which carried with Hanover, Malmstrom,
Mathews, Milbank, and Pitcher in favor. No one opposed.**

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Reports from Mayor, Councilmembers, and Staff:

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Councilmember Hanover

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- She asked if there was anyone in the chambers who would like to be involved in the emergency
management committee, to let her know.

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Mayor Wright

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- He updated on the city’s litigation with the Boys and Girls Club. The Club requested one last
mediation which was scheduled for next week. He and the city attorney planned to attend and
operate on the council’s previous recommendation. The final decision would be brought to the
Council for their approval.

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Treasurer Jensen

- The online invoice approval process was going along well. They had encountered a few technical
problems which she would have Caselle fix.

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Public Works Director Nelson

- Mayor Wright thanked Mr. Nelson and Jake Weston for plowing the city’s streets.

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Councilmember Milbank

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- He had received two estimates for the pavilion at the new park and was waiting on a third. Once
he had three, he would seek guidance from the council.
- He was working on a RAPZ grant application and another one recommended by the mayor. Both
grants request matching funds from the city. He asked the council if they could foresee any funds
available for a restroom at the new park in the next year. Councilmember Mathews asked how
much was left to do at the Heber Olson Park Pavilion and wondered if the RAPZ money could be
applied to projects other than a new restroom. PWD Nelson said there would be significant

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91 landscaping to be done at the current pavilion. Mayor Wright noted there were upcoming
92 expenditures that couldn't be avoided. He suggested that he, Treasurer Jensen, and
93 Councilmember Milbank could meet to discuss the upcoming budgets. Mr. Milbank said he would
94 continue to write the grants and plan on meeting with them to get figures.

- 95 • Councilmember Mathews asked if it were possible to apply for RAPZ funding to finish the
96 landscaping and cement work at the current pavilion before adding more to the new park.
97 Councilmember Milbank informed that the city had RAPZ population grants for two years (roughly
98 \$10,000) to finish the cement work.

99 Approval of Payment for Old School Code Analysis from Design West: Mayor Wright recapped his
100 explanation from the last meeting where he declared a conflict of interest with an upcoming invoice from
101 Design West since he was a major shareholder and president of the company. He explained that he had
102 someone from Design West agree to donate an hour to come look at the old school restrooms to see if
103 they met a daycare use. The anticipated hour turned into seven since the issue led him to spend
104 additional time in state code and document his findings for the city. He asked the council to approve a bill
105 for \$862.50. He noted that the code analysis could be helpful to the city in the future. He also informed
106 that he, himself, had donated a lot of his own expertise for the city, which he hadn't billed for.

107 **Councilmember Milbank moved to "approve \$862.50 to be paid to Design West for an old
108 school code analysis." Councilmember Malmstrom seconded the motion which passed with
109 Malmstrom, Milbank and Pitcher in favor. Hanover and Mathews opposed.**

110 Public Comment: Jamie Saltern discussed the Heritage rezone request. She felt like it was all about
111 affordable housing. She said she had done a lot of research on the subject and informed there wasn't
112 anything to be found for less than \$300,000. She looked at Heritage's developments in Nibley and
explained their lowest price for living space was over \$400,000. Other Heritage developments homes cost
113 more. She said people in River Heights wanted to live where there wasn't low-income housing. She didn't
114 want more traffic going past her house. She hoped they would consider R-12, rather than R-8 for the
115 property east of the church.

116 Presentation on Amendment to the 911 Dispatch Services Agreement: Chief Jeff Simmons
117 introduced Kristi Walker and Bryan Low, from the dispatch office: Chief Simmons explained that Logan
118 City Police oversaw the dispatch center, which dispatched for Logan City Fire, Police, and the County
119 Sheriff Departments. The dispatchers were underpaid, and understaffed. Costs had also gone up. At their
120 current fee of \$3/household/month they were barely breaking even, and they wanted to be able to
121 expand. They proposed a 10% increase in 2025, which would be an additional 30 cents/household/month.
122 They also proposed a 3% increase each year for the next four years (2026-2030).

123 Bryan Low explained that in 1997 they started charging \$1/resident/month and raised it to two
124 dollars and then to three over the years. He said 3% was a standard raise on operating expenses. He
125 discussed the P97 upgrade which would allow them to interact with other centers.

126 Mayor Wright felt their request was reasonable and recommended that the council give their
127 approval upon condition of getting a recommendation from the city attorney.

128 **Councilmember Hanover moved to "adopt Amendment No. 1 to the Interlocal Agreement for
129 Dispatch Services Between Logan City and River Heights City, contingent upon approval from the city
130 attorney." Councilmember Pitcher seconded the motion, which passed with Hanover, Malmstrom,
131 Mathews, Milbank, and Pitcher in favor. No one opposed.**

132 Discuss and Decide on a Rezone Request from Kelly and Kay Taylor on Property 02-028-0046 (440
133 E 800 S) from Agricultural to R-1-8: Dru Taylor explained that his parents purchased the property and
134 desired to rezone it from agricultural to R-1-8. They initially wanted to rezone to R-1-12, but the Planning
Commission suggested R-1-8. They planned on three lots at ½ acre and larger, so the zone didn't matter

137 to them. They had engaged Civil Solutions Engineers to determine the groundwater situation. During their
138 initial plan presentation to the Commission, they recommended a rezone to match the surrounding zones.

139 Councilmember Hanover didn't understand why the Taylors wouldn't still ask for R-1-12 since
140 their lot sizes would fit in that zone.

141 Councilmember Malmstrom said if the Council allowed R-1-8, the property owners could change
142 their minds to smaller lots.

143 In discussion about the water table on their property, Dru Taylor assured they had plans to
144 mitigate the high water and were in the process of figuring out what they were working with.

145 At the request of Mayor Wright, Commissioner Cooley gave a summary of the public hearing held
146 one week ago. Mr. Cooley explained there were four concerns which came up: Water issues, if the size of
147 the new homes would affect property values, how animals (horses) on the surrounding properties would
148 be affected by mitigation of the ground water, and the possible need of a fire hydrant. He noted that all
149 the adjoining properties were zoned R-1-8. If they went with an R-1-12 zone it would be considered spot
150 zoning, which the state didn't recommend. He also reported that the city's sensitive zone map showed
151 about 1/3 of the property with a water situation, which would all be dealt with when the Taylor's applied
152 for their minor subdivision. Only three homes would be allowed on the property regardless of what the
153 zone was. If they tried to go with more homes on smaller lots they would be into a different set of rules
154 that wouldn't work on their particular property. The irrigation system on the property was also discussed.
155 It was the Commission's recommendation to the council that the property be rezoned to R-1-8.

156 Councilmember Hanover asked for an explanation of spot zoning. Commissioner Cooley said the
157 state didn't like parcels to be zoned differently than surrounding areas.

158 Malmstrom noted the properties to the east are agricultural. If this one is at R-1-8 it sets a
159 precedent on the other properties to be consistent with R-1-8.

160 Commissioner Cooley noted that if the Taylor's decided to do 8,000 sq ft lots, they would need to
161 install all the infrastructure to the subdivision requirements. The stipulations would not work on this size
162 and shape of property.

163 Engineer Rasmussen elaborated on spot zoning. The state saw it as being arbitrary and capricious.
164 However, the applicant could ask for whatever zone they wanted. The city shouldn't tell them what to ask
165 for or change it on their application. Property owners have a right to ask for what the surrounding area is
166 allowed. To approve R-1-12 would be spot zoning. The property wasn't in a transition zone, which could
167 be a reason to approve a different zone.

168 Councilmember Mathews asked if the same rule would apply to the agricultural properties to the
169 east. Engineer Rasmussen said agricultural zones are used as the undeveloped default. She expressed
170 concern about the high-water table and the animals.

171 Engineer Rasmussen discussed minor subdivisions versus regular subdivisions and pointed out
172 that the Taylor property wouldn't have what it took for a regular subdivision, and noted that the animals
173 didn't seem to suffer from previous development.

174 Councilmember Mathews' preference was R-1-12.

175 Councilmember Malmstrom asked questions concerning the possibility of a PUD. Mr. Rasmussen
176 said a PUD required a much larger piece of property.

177 Councilmember Hanover didn't agree with R-1-8, but would be willing to entertain R-1-10.
178 Commissioner Cooley said they had applied for R-1-8. He also said minor subdivision lots are to be
179 consistent with the surrounding areas.

180 Discussion was had on other purported spot zone areas in the city. Engineer Rasmussen explained
181 that some of them came about because the General Plan was different at that time. He recommended R-
182 1-8 for Taylor's rezone.

182 Commissioner Malmstrom was concerned about the undeveloped properties next to it. He felt R-1-12 was going to set a precedent for the others. Mathews agreed.

185 Councilmember Pitcher moved to “adopt Ordinance 3-2025, An Ordinance to Rezone parcel 02-186 028-0046, Owned by Kelly and Kay Taylor at Approximately 440 E 800 S from Agricultural to R-1-8.”
187 Councilmember Milbank seconded the motion, which died with Milbank and Pitcher in favor. Hanover,
188 Malmstrom, and Mathews opposed.

189 Tyson Glover asked if there would be a process for getting input from the city attorney. He
190 petitioned the council to approve the R-1-8 zone contingent on the city attorney’s opinion. He didn’t hear
191 any arguments from the council that the attorney would agree to.

192 Councilmember Milbank felt the council was being subjective and respected Mr. Glover’s
193 comments. He was surprised they were forcing landowners into a larger lot zone.

194 Mayor Wright said he would talk with the city attorney to get his opinion.

195 Discuss and Decide on a Rezone Request from Heritage Land Development on Property 02-029-
196 0028 (approx. 755 S 700 E) from Agricultural to R-1-8: Loyal Cook explained that Heritage owned three
197 parcels. Two of them were already zoned R-1-8. The Master Plan showed this property as RPUD. If the
198 Council had granted their request for the RPUD zone they would have received funding for affordable
199 housing which would have allowed them to sell their dwellings for \$450,000. He gave a history of
200 Heritage’s efforts in developing their property. They purchased the property in 2020. It took quite a while
201 to get the break gate easement from the Church. Then they applied for a rezone to RPUD while they were
202 working on their concept plan. When it came time for a vote by the council it all got put on hold because
203 the city attorney felt they should get a development agreement in place prior to going any further, which
204 took a year. They moved forward again with their RPUD rezone request again and was turned down by
the Council after the citizens said they didn’t want it but would be okay with R-1-8, which is what they had
applied for now. They provided a traffic study, which showed their development would not be a big
impact on River Heights roads - only a 10% increase.

207 Councilmember Malmstrom asked about the range of lot sizes noted in the traffic study. Mr. Cook
208 said there were 41 proposed lots. Sixteen lots were in the 8,000 sq ft range. Everything else was larger
209 with the average lot size being 13,211 sq ft.

211 Commissioner Cooley gave a review of the public hearing with the Planning Commission the week
212 prior. Citizens were concerned about increased traffic, no open space, lot size, and they wanted to see
213 two accesses. The Commission had discussed that the surrounding parcels were R-1-8 and that RPUD was
214 turned down. There was an emergency exit through the church property. The traffic issue would be dealt
215 with at development time. The Commission approved the R-1-8 rezone request, in a 4-1 vote. He noted
216 that the number of lots and sizes could all change.

217 Councilmember Hanover asked what were the most amount of lots they could get with an R-1-8
218 zone. Mr. Cook said the most was 41.

219 Councilmember Hanover had an issue with only one way in and one way out. Commissioner
220 Cooley noted that Windsor Drive and Logan City’s Cliffside area only had one access.

221 Councilmember Mathews noted that there were larger lots in the Heritage area. Commissioner
222 Cooley said Heritage’s property was surrounded by R-1-8.

223 Mr. Cook reiterated they asked for R-1-8 because of input from the citizens at the last rezone
224 request.

225 Councilmember Hanover reviewed some of the traffic study. She didn’t agree that 70% of the
226 traffic would go through Providence.

Engineer Rasmussen commented that there were points he agreed with on the study and some he
did not. He knew it was done by a very good engineer, but it was done quickly. He also didn’t agree that

229 70% of traffic would go south. The amount of increase from River Heights was very limited, based on the
230 amount of open space left in the city. The study used statewide data that showed 4,500 vehicles/day on
231 600 East. The number generated from this Heritage's development was 3% of this, which he felt was a
232 high estimate. He noted that the city commissioned traffic counts in 2022, which showed there were
233 2,000 daily trips. He pointed out that 600 East was a regional trip collector. Heritage's subdivision would
234 add a negligible amount on this road. He felt the subdivision was a good set up with only one access onto
235 600 East rather than 40 homes backing onto it. He said he had discussed the subdivision with the fire
236 marshal and once he understood the situation with the emergency access he was fine with it. Mayor
237 Wright pointed out that the emergency access wasn't only for emergency vehicles.

238 Councilmember Malmstrom asked if the break gate access would go through a yard. Mr. Cook said
239 it would be a paved access. Councilmember Pitcher asked if it could be moved north or south. Engineer
240 Rasmussen said it had to be at the specific spot it was granted.

241 Councilmember Mathews asked if there was anyone local who could do a more precise traffic
242 study. Mr. Cook said they would get this done with their subdivision process. Ms. Mathews wished it had
243 been done by now. Engineer Rasmussen reminded it wasn't required at the rezone process, per the city
244 and the state. It would all be discussed and figured out at the subdivision process. He noted that the
245 county would have a say with how to mitigate the traffic the subdivision would produce. Ms. Mathews
246 asked if they might need to widen 600 East. Engineer Rasmussen said if the county deemed it in the
247 future, it would be a development cost.

248 Councilmember Hanover felt the traffic study could weigh on the rezone decision. She appreciated
249 having the information before making her decision.

250 Mr. Cook didn't agree their subdivision would adversely affect traffic in the area.

251 Councilmember Hanover asked Treasurer Jensen if she would discuss the cost benefits in the
252 traffic study with the Council. Ms. Jensen said she wasn't comfortable discussing it in conjunction with the
253 rezone process.

254 Engineer Rasmussen explained that he didn't have a vested interest in the rezone. His opinion was
255 based on city ordinances. His comments were not intended to sway, but to enlighten them on what the
256 city codes stated.

257 Commissioner Cooley reminded that the General Plan was adopted in 2021, which went through
258 two public hearings. At that time Heritage's property was designated as RPUD, which would allow up to
259 70 dwellings. The public was invited to participate in the hearings. Heritage was now requesting a less
260 dense zone. He felt R-1-8 was an appropriate alternative.

261 Councilmember Malmstrom asked if it were possible to stipulate with the rezone, that the
262 development wouldn't go higher than 41 lots. He was informed it couldn't be done that way.

263 Councilmember Pitcher asked how many times the Council could deny a request. He was
264 answered that it could be denied until it ended up in court.

265 Councilmember Mathews said in 2020 when they were discussing the RPUD, there were a lot of
266 citizens against it. Mayor Wright stated that the majority of people who showed up to the meeting were
267 against it.

268 Councilmember Milbank said the R-1-8 zone conforms to the city's ordinance and General Plan
269 and felt citizens and the Council should be objective in their decisions.

270 **Councilmember Milbank moved to "adopt Ordinance 2-2025, An Ordinance to Rezone Parcel 02-**
271 **029-0028, Owned by Heritage Land Development at Approximately 755 S 700 E from Agricultural to R-1-**
272 **8." Councilmember Pitcher seconded the motion, which passed with Hanover, Malmstrom, Milbank,**
273 **and Pitcher in favor. Mathews opposed.**

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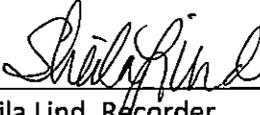
Further Review of the Basement Rental Policy: Councilmember Milbank said the new draft was essentially the same as the last meeting except the fees. He included language about non-profit groups and felt the increase in fees seemed reasonable. Non-profit group fees would be decided by the council case by case. Councilmember Hanover brought up the previous discussion about most of the attendees needing to be River Heights residents. PWD Nelson suggested changing "must" to "should."

PWD Nelson reported on the bid he received for the electronic locks, which would cover the basement door and allow for future additions to the city building doors. The bid came to \$2,900 and he planned to bring it to the next meeting as a PO for the Council to consider.

Engineer Rasmussen stated that Hyrum City had much higher deposits. They were also in the process of switching to a key card lock system.

The council members were generally fine with the wording and pointed out that they could change it later if something wasn't working out. Councilmember Milbank would work with Recorder Lind to get the verbiage to reflect their discussion.

The meeting adjourned at 8:45 p.m.



Sheila Lind, Recorder

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Blake Wright, Mayor

Please print your name on the roll.

Loyal Cook

Blaine Hamblin

Cindy Schaub

MIKE NELSON

Ruth Ann NELSON

Kenneth Sorensen

JAMES SAWYER

Cameron Reed

DAU TAYLOR

LIZ TAYLOR

Trent Weston

Debra Banov

Aha Banov

Ivan Banov

Debbie Hancey

Kristi Walker

Bryan Low

Jeff Simmons

Electronic

Britt's phone

Tyson Glover

Kelly Taylor

Keenan Ryan

Shellie Giddings

PURCHASE ORDER

River Heights City Corporation
 520 South 500 East
 River Heights, Utah 84321
 (435) 752-2646

Office Use - Purchase Order No: _____
 Office Use - Purchase Order Date: _____

Ship To:

Clayten Nelson
520 South 500 East
River Heights, Utah 84321
435-213-6948

Vendor: Mueller Systems

(800) 423-1323

Vendor Contact, Phone, Email:
800 423 1323

statecontracts.ut.gov

Above state website has been checked: Yes No
 Is an official P.O. Required by Vendor: Yes No

Please attach any supporting quotes or data to this requisition.

Requesting Council Member: _____

Item	Quantity	GL #	Description	Unit Price	Total
S0320EN	60		SSM3/4"SG,.1V,8E,XPRO 18"N	\$ 145.00	\$ 8,700.00
E0520EN	40		SSM,1"SG,18"NIC	\$ 200.00	\$ 8,000.00
S0720EN	5		SSM2",SG,.1V,8E,XPRO 18"NIC	\$ 720.00	\$ 3,600.00
Vendor Please include P.O. # on all invoices				Subtotal	\$ 20,300.00
				Shipping/Other	
River Heights City Corporation Tax I.D. No. 87-028929-7				TOTAL	\$ 20,300.00

Mayor Signature/Council Mtg. Approval

Date

Treasurer Processed Signature

Date



SALES QUOTATION

Phone: (800) 423-1323
Website: www.MuellerSystems.com
Attention: Clayten Nelson
Phone: (435) 752-2646
Email: cnelson@riverheights.org

Created Date: 07/08/2024
Quote #: Q-156344
Quote Expires: 04/01/2025
Terms are located at:
www.muellerwaterproducts.com/terms-conditions

Company Address:
520 SOUTH MAIN 500 E
RIVER HEIGHTS,UT,84321

Currency Type: USD
Prepared by:
Arek Ryzak

Prepared For:
River Heights (UT), City of
Account #: 95089900

End User:
River Heights (UT), City of

Comments & Consideration

\$50 minimum order, \$75 non-box quantity
Purchase of any LoRaWAN Network-as-a-Service part number, such as "MSW-LW-PH-ALL", is subject to SaaS and NaaS Agreement.
Should you have any questions, please do not hesitate to contact Arek-Ryzak

Quote Line Items

PART #	DESCRIPTION	UNITS	SALE PRICE	EXTENDED NET
S0320EN	SSM3/4"S,SG,.1V,8E,XPRO 18"N	60	145.00	8,700.00
E0520EN	SSM,1",SG,18"NIC	40	200.00	8,000.00
S0720EN	SSM 2",SG,.1V,8E,XPRO 18"NIC	5	720.00	3,600.00
			SUBTOTAL:	USD 20,300.00000

TOTAL: USD 20,300.00

design west | architects

795 North 400 West 255 South 300 West
Salt Lake City, UT 84103 Logan, UT 84321
Tel 801.539.8221 Fax 801.539.8224 Tel 435.752.7031 Fax 435.752.5325

River Heights City
520 South 500 East
River Heights, UT 84321

Invoice number 2025-9669
Date 02/18/2025

Project 824306 River Heights City Pavilion

For Professional Services Through : 02/07/2025

Time & Expense Fees

Basic Services

Task 1.0 Pavilion Concrete Pad Design: T&M NTE \$1,500

	Hours	Rate	Billed Amount
Landscape Architect I	3.50	100.00	350.00
Landscape Architect II	8.00	130.00	1,040.00
Phase subtotal			1,390.00
Basic Services subtotal			1,390.00

Invoice total **1,390.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2025-9669	02/18/2025	1,390.00	1,390.00				
Total		1,390.00	1,390.00	0.00	0.00	0.00	0.00

Invoice due 30 days from date of invoice. Please remit payment to our Salt Lake office:
795 North 400 West
Salt Lake City, UT 84103

**AMENDMENT NO. 1
TO THE INTERLOCAL AGREEMENT FOR DISPATCH SERVICES
BETWEEN LOGAN CITY AND RIVER HEIGHTS CITY**

This AMENDMENT NO. 1 (“Amendment”) is made this ___ day of _____ 2025, to the INTERLOCAL AGREEMENT FOR DISPATCH SERVICES (“Agreement”) between Logan City (“LOGAN”) and River Heights City (“USER”) executed on July 21, 2017.

BACKGROUND

The Parties entered into the Agreement to govern the dispatch services LOGAN provides USER. Pursuant to the Agreement, LOGAN has assessed USER a Three Dollar (\$3.00) per month per household or commercial site rate (“Assessment”) for those households/sites located within USER’s boundaries. LOGAN has not increased the Assessment amount since 2002. Due to the increased demand for dispatch services caused by population growth and the increased cost of the dispatch services, the Parties recognize that it is necessary to make a slight increase to the Assessment. The purpose of this Amendment is to express the Parties’ consent (expressly conditioned upon approval by the Parties’ relative legislative bodies) to increase the Assessment charged to USER for the dispatch services provided by LOGAN.

AMENDMENT

Accordingly, the Parties agree to amend the Agreement as follows:

1. Section 3(A) in the Agreement entitled “ASSESSMENTS FOR OPERATING COSTS” is hereby revoked and replaced with the following:
 - A. The USER shall be assessed for services received and the assessment shall be currently equivalent to Three Dollars and Thirty Cents (\$3.30) per month, per household or commercial site located within the USER’s boundaries. This assessment may be amended by LOGAN upon due notice to and with USER’s approval. USER shall have an opportunity to appear before LOGAN at a regularly scheduled LOGAN municipal council meeting with respect to the amount of the assessment.

- i. The above assessment is equal to a ten percent (10%) increase on the current three-dollar (\$3.00) rate. The ten percent (10%) increase is for fiscal year 2026 (July 1, 2025 – June 30, 2026) only. The Parties agree that there will be a three percent (3%) increase each year thereafter, beginning in fiscal year 2027 (July 1, 2026 – June 30, 2027) and continuing through, and including, fiscal year 2030 (July 1, 2029 – June 30, 2030).
- 2. Add Section 3 (E) titled “NON-APPROPRIATION.” Section 3 (E) shall read:
 - A. This Agreement recognizes that the parties are governmental entities which rely upon the appropriation of funds by their respective governing bodies to satisfy obligations. As such, if the City of River Heights determines that it does not have funds to meet its obligations under this Agreement, it shall have the right to terminate the Contract without penalty on the last day of the fiscal period for which funds were legally available.
- 3. Integrated Agreement: Apart from the Amendments described above, the Agreement remains unchanged and in full effect and shall be interpreted as a part thereof as a single integrated agreement.

IN WITNESS WHEREOF, this Amendment is signed by the Parties on the date indicated below.

LOGAN CITY

RIVER HEIGHTS CITY

 Mayor Holly Daines
 Date:

 Mayor Blake Wright
 Date:

ATTEST:

ATTEST:

 Teresa Harris
 Logan City Recorder

 Sheila Lind
 River Heights City Recorder

Cache Valley Dispatch Center – 20 positions (currently only have 17 dispatchers and 4 of those are trainees). High level of training/certifications/expertise required. Dispatch all 1st Responder (police/fire) calls in Cache Valley, USU, and UHP.

Summary 911 Fees and Expenses		Adopted Budget 2025
Description		
E911 Fees (Phone Revenue)		815,000.00
Other Intergovernmental Revenue	(Spillman Reimbursement)	35,000.00
Communication Center Fees:	(Paid by Logan City)	748,000.00
Communication Center Fees	(Contract Cities)	990,000.00
PTIF 0334 Interest	(Reserve account interest)	15,000.00
Miscellaneous Revenue	(UHP/USU Contracts)	301,409.00
Total Revenue		2,904,409.00
Salaries and Wages		2,032,405.00
Operations (software, training, phone lines, Admin, IT, Risk)		440,882.00
Radios		305,122.00
Equipment		126,000.00
Total Expenditures		2,904,409.00

*No rate increase in 23 years (except for the \$1 fee adopted in 2013 for radio upgrade).

*Average Inflationary Rate of 14% for past two years.

*People/Technology/Equipment increasingly expensive.

*Increased wages/benefits (29%)

-Box Elder starts at \$27.50/hr

-Rich Co. starting wage \$26/hr

-Our starting wage: \$22.85/hr

*More customers, more calls but no increase in personnel:

2011 – 39,000+ calls dispatched

2024 – 58,000+ calls dispatched

To mitigate increasing expenses, we have:

- Reduced staff from 21 to 20 for immediate & needed wage increases.
- Increased contract fees with USUPD and UHP.
- Always seeking for and apply for yearly grants.

We are proposing the following increase to 911 residential fees:

- 2025 10% increase on the current \$3 dollar rate for 2025 (\$.30 increase per month/per residence \$3.60 year - \$118k budgetary increase)
- 2026 3% increase for 2026 (\$.09.9 cent increase/\$3.39 per month - \$37k budgetary increase)
- 2027 3% increase for 2027 (\$10.1 cent increase/\$3.50 per month)
- 2028 3% increase for 2028 (\$10.5 cent increase/\$3.60 per month)
- 2029 3% increase for 2029 (\$10.8 cent increase/\$3.71 per month)

RIVER HEIGHTS CITY

520 South 500 East * 435-752-2646

Application for Project Review

Type of Application

Subdivision Minor Subdivision Flag Lot Rezone Boundary Adjustment
 Commercial Development Commercial Parking

Applicant

Phone Number

email address

Kelly & Kay Taylor

Mailing Address, City, State, Zip

Property Owner of Record

Phone Number

K & K Taylor Revocable Trust (settlement date Feb 11)

Mailing Address, City, State, Zip

same

Project Name

Rezone Parcel 02-28-0046

Property Address

440 East 800 South

County Parcel ID Number

02-28-0046

Size of Lot

2.32 Acres

Size of Building

NA

Number of Dwellings/Units/Lots

NA

Describe the proposed project

- Rezone parcel from AG to R-1-8 in preparation for a future minor subdivision application.
- The parcel is under contract with a Feb 11 settlement date between the Bird Family Trust and the K & K Taylor Revocable Trust.

We certify we are the developer and record owner of this property and we consent to the submittal of application.

Kelly & Kay Taylor Jan 28, 2025

Developer

Date

Property Owner

Date

Cache County Parcel Viewer (1 of 2)

Applicant property is outlined in red.

Downloaded: 10:21 pm, January 27, 2025

<https://gis.cachecounty.gov/Websites/Parcel%20and%20Zoning%20Viewer/>



Denied

ORDINANCE 3-2025

AN ORDINANCE TO REZONE PARCEL 02-028-0046, OWNED BY KELLY AND KAY TAYLOR AT APPROXIMATELY 440 E 800 S FROM AGRICULTURAL TO R-1-8

WHEREAS, Kelly and Kay Taylor own parcel 02-028-0046, which totals 2.32 acres, and

WHEREAS, this property is currently zoned Agricultural, and

WHEREAS, Kelly and Kay Taylor has requested the property be rezoned to R-1-8, and

WHEREAS, a public hearing was held by the Planning Commission on February 11, 2025, to address the request, and

WHEREAS, the Planning Commission has recommended to the City Council that the above stated parcel be considered for the R-1-8 Zone.

NOW THEREFORE IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF RIVER HEIGHTS, that the above property be zoned R-1-8.

ADOPTED BY THE RIVER HEIGHTS MUNICIPAL COUNCIL THIS 18th DAY OF FEBRUARY 2025.

Blake Wright, Mayor

Attest:

Sheila Lind, Recorder



ORDINANCE 2-2025

AN ORDINANCE TO REZONE PARCEL 02-029-0028, OWNED BY HERITAGE LAND DEVELOPMENT AT APPROXIMATELY 755 S 700 E FROM AGRICULTURAL TO R-1-8

WHEREAS, Heritage Land Development owns parcel 02-029-0028, which totals 11.31 acres, and

WHEREAS, this property is currently zoned Agricultural, and

WHEREAS, Heritage Land Development has requested the property be rezoned to R-1-8, and

WHEREAS, a public hearing was held by the Planning Commission on February 11, 2025, to address the request, and

WHEREAS, the Planning Commission has recommended to the City Council that the above stated parcel be considered for the R-1-8 Zone.

NOW THEREFORE IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF RIVER HEIGHTS, that the above property be zoned R-1-8.

ADOPTED BY THE RIVER HEIGHTS MUNICIPAL COUNCIL THIS 18th DAY OF FEBRUARY 2025.

Blake Wright, Mayor

Attest:

Sheila Lind, Recorder

River Heights City
520 South 500 East
435-752-2646

Building Use Policy

Group Representative*: _____ Phone # _____

Address: _____

Email: _____

Reservation Date:** _____ Hours:*** _____ # of People: _____ (40 max)

*Must be at least 21 years old, a resident of River Heights and be present during the entire rental time.

** The building is NOT available for rent on Thanksgiving, December 24, 25, 31 or January 1.

*** The building is available to rent between 8:00am and 9:30pm. ~~Be specific on the hours you'd like since someone will open and close the building for you.~~

River Heights City is dedicated to serving its citizens therefore will allow them conditional use of the City Building. To maintain a secure and well-maintained facility the following Building Use Policy has been established and must be followed.

Deposits, Fees, and Cancellations

- Building use is for River Heights' residents wishing to use the building for personal events, such as family gatherings, socials, or private club meetings. Majority of attendees *should* be River Heights residents.
*Non-profit groups must have some affiliation to River Heights.
- Deposit and fees not paid prior to 5 days before the reservation may result in forfeiture of the reservation.
- A credit card deposit and rental fee will be required.
- A cancellation less than 3 days before reservation may result in a forfeit of the rental fee. The deposit is still refundable.
- The deposit may be returned within 10 days after the inspection verifies that no building or property damage has occurred, that no City property is missing, there has been no violation of the rental agreement rules, and the facility is left clean and in orderly condition. River Heights City reserves the right to withhold all or part of the cleaning deposit for any violation of this rental agreement or for any costs incurred to the city.
- Any damage over the deposit amount or cleaning costs will be charged to your credit card.
- Deposit refunds will be applied back to your credit card. You will receive a receipt by email.
- Failure to be out of the building or facility on time may incur an additional fee, which will be withheld from your deposit or charged to your credit card.

