

River Heights City

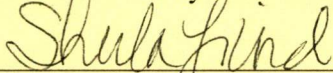
COUNCIL MEETING AGENDA

Tuesday, October 10, 2017

Notice is hereby given that the River Heights City Council will hold its regular council meeting beginning at 6:30 p.m. in the River Heights City Office Building at 520 S 500 E.

- 6:30 p.m. Opening Remarks (Scott) and Pledge of Allegiance (Clausen)
- 6:35 p.m. Adoption of Previous Minutes and Agenda
 - Pay Bills
 - Finance Director Report
 - Purchase Requisitions
 - Public Works Report
 - Administrative Report
 - Public Comment
- 6:45 p.m. Resolution to Increase Impound Fee
- 6:50 p.m. Discuss Replacement of Water Connection on 1000 East Lamplighter Drive
- 7:00 p.m. Ordinance to Adopt Changes to the City Code of River Heights
- 7:20 p.m. Discussion of Future 700 East Improvements
- 7:30 p.m. Sign Up for Rocky Mountain Power Blue Sky Program
- 7:45 p.m. Mayor and Council Reports
- 8:00 p.m. Adjourn

Posted this 5th day of October 2017



Sheila Lind, Recorder

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

October 10, 2017

3
4
5
6
7
8 Present: Mayor James Brackner
9 Council members: Doug Clausen
10 Robert “K” Scott
11 Geoff Smith
12 Dixie Wilson
13 Blake Wright
14
15 Recorder Sheila Lind
16 Public Works Director Clayton Nelson
17 Treasurer Wendy Wilker
18
19 Excused Finance Director Clifford Grover
20
21 Others Present: Gayle Brackner, Brian Roberts, Richard Humpherys,
22 Todd Rasmussen, Shellie Giddings, Heather Lehnig

24
25 The following motions were made during the meeting:
26

27 Motion #1

28 Councilmember Wilson moved to “adopt the minutes of the September 26, 2017 Council
29 Meeting and the evening’s agenda.” Councilmember Clausen seconded the motion, which passed with
30 Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.
31

32 Motion #2

33 Councilmember Clausen moved to “pay the bills as listed.” Councilmember Scott seconded the
34 motion, which passed with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.
35

36 Motion #3

37 Councilmember Clausen moved to “adopt Resolution 6-2017, A Resolution to Update Fees,
38 which will raise the impound fee from \$10 to \$35.” Councilmember Scott seconded the motion, which
39 carried with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.
40

41 Motion #4

42 Councilmember Wright moved to “approve Ordinance 7-2017, An Ordinance to Adopt
43 Changes to the City Code of River Heights City, Utah.” Councilmember Scott seconded the motion,
44 which carried with Clausen, Scott, Smith, and Wright in favor. Wilson voted against. None were
45 absent.

47 Motion #5

48 Councilmember Clausen moved to “sign up for 10 blocks per month of the Blue Sky Program
49 at a cost of \$19.95/month. He will get the forms filled out and sent in.” Councilmember Scott
50 seconded the motion, which carried with Clausen, Scott, Smith and Wright in favor. Wilson voted
51 against. No one was absent.

52

53

Proceedings of the Meeting:

54

55 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in
56 the River Heights City Building on Tuesday, October 10, 2017. Councilmember Scott opened the
57 meeting with a thought. Councilmember Clausen led the group in the Pledge of Allegiance.

58 Adoption of Previous Minutes and Agenda: Minutes of the September 26, 2017 Council
59 Meeting, were reviewed.

60 **Councilmember Wilson moved to “adopt the minutes of the September 26, 2017 Council
61 Meeting and the evening’s agenda.” Councilmember Clausen seconded the motion, which
62 passed with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.**

63 Pay Bills: The bills were presented and discussed.

64 **Councilmember Clausen moved to “pay the bills as listed.” Councilmember Scott
65 seconded the motion, which passed with Clausen, Scott, Smith, Wilson and Wright in favor. No
66 one opposed.**

67 Finance Director Report: In the absence of FD Grover, Treasurer Wilker presented the Cash
68 Balance by Fund Report.

69 Purchase Requisition: There were none.

70 Public Works Report and Discussion: PWD Nelson reported on the following:

- 71
- 72 • Saddlerock Phase 3 now has asphalt so they will be signing Zoning Clearance Permits.
 - 73 • The city’s section of the 1000 East sidewalk will be done in the spring so they can wait for the
74 fill to settle. The contractor who gave Dan Hogan a good deal didn’t end up doing his portion
75 of the sidewalk. Therefore, the city will need to get a bid. They may end up using the same
76 contractor who gets the bid for the 700 South sidewalk project, if they offer a good deal.
 - 77 • He’s been working on a number of stormwater and water reports which are due to the state.
 - 78 • He’s been busy with the 1000 East water line, which will be reported on later in the meeting.

79 Administrative Report: Recorder Lind didn’t have anything to report.

80 Public Comment: Lisa Ellis discussed the upcoming Ridgeview Park public hearing, which is
81 scheduled for October 19. She pointed out it is scheduled during UEA. She appealed to the council to
82 postpone the meeting. Councilmember Wright is happy to go back to Commissioner Malmstrom to
83 discuss changing the meeting. Councilmember Wilson agreed it is a very hot topic that should be
84 discussed when there isn’t such a conflict with the date.

85 Resolution to Increase Impound Fee: Recorder Lind reminded that the city’s animal control
86 officer has noted River Heights has a very low impound fee of \$10. At the last council meeting, the
87 Council suggested raising it to \$35, which she has shown in the resolution on the table.

88 **Councilmember Clausen moved to “adopt Resolution 6-2017, A Resolution to Update
89 Fees, which will raise the impound fee from \$10 to \$35.” Councilmember Scott seconded the
90 motion, which carried with Clausen, Scott, Smith, Wilson and Wright in favor. No one opposed.**

91 Discuss Replacement of Water Connection on 1000 East Lamplighter Drive: Mayor Brackner
92 informed that PWD Nelson has received a bid from the contractor who is working on the project, to
replace the water line from 1000 East to the entrance of Lamplighter Drive, in the amount of \$23,100,

or less. This includes the cost of the pipe, which the city will pay for. Mr. Nelson said they are working on it now and it should be done by the end of the week. Because it was unexpected and needed to be done within a two-day window, there wasn't time for a second bid. If we waited until spring to get another bid the new road would need to be dug up, which would end up costing much more. Councilmember Clausen stated the city will also need to pay for unseen connections to the drain. Mr. Nelson said the project change orders may go to Logan or to the developer.

Ordinance to Adopt Changes to the City Code of River Heights: Councilmember Wright explained the revisions, passed on by the Planning Commission. The majority of the business license changes are state mandated. The bill has dictated that cities can't charge a business for a license that has no impact on the neighborhood. The League has spent a considerable amount of time trying to interpret the intent of the bill, in an effort to help cities know how to deal with the changes. There is a chance it may be amended again next year. Rather than address the types of businesses that need licensed, the code has been changed to address the impacts it may have on the neighbors. If its determined that a home occupation has an impact, more than the normal day to day living of a home, the business owner will need to get a Conditional Use Permit from the Planning Commission.

Councilmember Wilson asked if a dog business would be required to get a license. Councilmember Wright said there would be a possibility of odor and noise which would impact neighbors. Recorder Lind will likely make the determination when they apply for their license. It's up to cities if they want to license all businesses, but they can only charge a fee to those which have a possibility of impacting the neighborhood. The Council likes the idea of each business getting licensed, although not all will need to pay. It will be a good way to keep track.

Councilmember Wright discussed the exemptions, which were added to the section dealing with noisy machinery after 10:00 pm and before 7:00 am. There are emergency cases when the city or others (such as contractors) need to make noise during the quiet time. The verbiage states, these cases will need to have permission of the mayor or public works director. Richard Humpherys asked if the city requires sidewalks to be cleared by a certain time. PWD Nelson said the code states "in a timely manner." For some it may be April, if the snow plows have thrown a number of feet of snow on the sidewalk.

Councilmember Wright discussed the reduction of setbacks. There are some homeowners who want smaller lots and a larger home, which would also cut down on water usage. He understands if the setbacks are lowered people will gravitate to them, although they don't have to. He reviewed each of the suggested changes. He is highly in favor of the recommendations. Councilmember Wilson stated some people's vehicles stick out into the road when the front yard is smaller. Mr. Wright explained from the face of the garage to the sidewalk would be 21 feet. A parking stall is 20 feet long. It was noted that cars should not be hanging into the sidewalk. Discussion was held on the other setbacks. Mr. Wright feels the general results of lowering the setbacks is not of great impact. Ms. Wilson felt fine about the side setbacks putting neighbors closer than before, if they want to live that close to each other, but she is uncomfortable with smaller front yards for safety reasons. Councilmember Clausen showed pictures of larger homes on smaller lots, which seem to be the trend. Mr. Wright informed that some areas are allowing 15 foot front yards.

Councilmember Wright moved to "approve Ordinance 7-2017, An Ordinance to Adopt Changes to the City Code of River Heights City, Utah." Councilmember Scott seconded the motion, which carried with Clausen, Scott, Smith, and Wright in favor. Wilson voted against. None were absent.

Discussion of Future 700 East Improvements: Councilmember Wright explained Brian Roberts is interested dividing his property and selling the east section to an abutting property owner, Richard

139 Humpherys. They are still unsure whether they can do it by boundary adjustment or if they need to do
140 a minor subdivision. He hadn't heard back from the city attorney. Regardless, there is a question on
141 what the city should require in the way of improvements, since 700 East is shown in the General Plan.
142 In researching today, he has found what the city required the O'Neills (a property two lots from
143 Roberts') to do when they did a minor subdivision, which is all recorded on their plat: The owner of
144 the new lot will be required to deed the east 25 feet to River Heights when 700 East is developed. The
145 owner of the lot will also be responsible for paying for their share of the improvements. It also states if
146 the lot gets developed, all improvements for a subdivision will be required. He will let the Planning
147 Commission know of his findings and encourage them to go in this same direction.

148 Richard Humpherys stated he has talked to others and found a simple boundary adjustment is
149 usually used if there are no plans for development. At a later date, if the property were going to be
150 developed the boundary adjustment would be deemed illegal and they would need to do a minor
151 subdivision at this point. He has also heard that whoever develops their property will be required to
152 put the full road in. Councilmember Wright said that isn't always true. He said it can all be negotiated
153 when development happens. Although it doesn't seem reasonable to develop the road now, the city
154 needs to have a vehicle in place for it to happen.

155 Sign Up for Rocky Mountain Power Blue Sky Program: Councilmember Clausen said he and
156 Mayor Brackner met with a representative from Rocky Mountain Power and found there is a way for
157 RMP to help cities fund projects. The representative said, to be considered, the city would first need to
158 be enrolled in the Blue Sky Program, which would require the city to pay for 'blocks' each month. Mr.
159 Clausen recommended buying 10 blocks, which would cost \$20/month. Then, in the future, the city
160 can ask for financial help on certain projects like solar power, battery backups, etc. The blocks would
161 be billed on the regular monthly bill. The city could un-enroll at any time. Paying for blocks won't
162 guarantee the city will receive financial aid, however he suggested enrolling now and applying for
163 some funding in about a year.

164 **Councilmember Clausen moved to "sign up for 10 blocks per month of the Blue Sky**
165 **Program at a cost of \$19.95/month. He will get the forms filled out and sent in."**

166 **Councilmember Scott seconded the motion, which carried with Clausen, Scott, Smith and**
167 **Wright in favor. Wilson voted against. No one was absent.**

168 Mayor and Council Reports: Councilmember Scott has checked into insurance possibilities for
169 those who live in a high water table area. It isn't cheap but they are seeing more developments being
170 built in wet areas. Some homeowner insurances are requiring flood insurance if there is a known high
171 water problem.

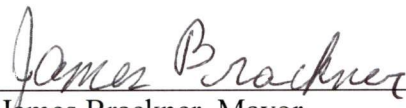
172 Mayor Brackner reported he has asked City Engineer Rasmussen to look into groundwater
173 drainage systems similar to the one Ironwood wants to install. Councilmember Wright doesn't mind
174 using part of the Planning and Zoning Budget to pay the city engineer for an initial investigation.
175 Others felt it was worth the city's money to find out if they are offering a good system.

176 Councilmember Clausen reported he and Mayor Brackner have checked into a drainage system
177 used in Plain City and talked to a few residents, who informed they have had water problems. Almost
178 everyone they talked to said their area had a lot of clay in the soil. They have also had problems with
179 the driveways sinking because of the clay. They will go visit again with Engineer Rasmussen and talk
180 to more people and hopefully someone from the city. Mr. Clausen has checked with the Utah Local
181 Governments Trust (city's insurance carrier) to see if the city could get sued due to water in basements.
182 He found out the Trust will cover negligence. They suggested a lot of due diligence and
183 documentation so the city could prove they did their best to protect their citizens. It would also depend
184 on how the case came forward.

185 Councilmember Wilson has been troubled by the amount the Apple Days tennis players were
186 charged to sign up for the tournament online. She would like a discussion on the next agenda.

187 Mayor Brackner reported if the 700 South sidewalk project goes out for bid in February two
188 things need to be done: One is, acquire the Anderson property. He is not sure how this will be done
189 but asked for council consent to begin the process. The second issue is the section from Summerwild
190 to 100 East, south of The Falls apartments, in Logan. He has talked to Mark Neilson, Logan City's
191 Public Works Director, who said if the sidewalk property had been in Logan, the developer would have
192 been required to install the sidewalk. He has sent a message to Logan Mayor Peterson, who responded
193 that Mr. Nielson will do some research on how this situation happened. Mr. Brackner has asked
194 Wasatch Properties to contribute but they have declined. He asked if he could proceed with trying to
195 get them to participate fully. If they won't do that, the city could offer to pay a percentage. The
196 Council agreed for him to proceed in both situations.

197 The meeting adjourned at 7:55 p.m.

198
199
200
201 
202 _____
203 James Brackner, Mayor



Sheila Lind, Recorder

River Heights City Bills To Be Paid

October 10, 2017

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Al's Trophies & Frames, Inc.	Apple Days Plaques and Citizen of Year					\$50.04				\$50.04
2	AT&T Mobility	City Cell Phones	\$88.60						\$88.60	\$88.61	\$265.81
3	Bear River Health Department	Water Coliform Testing							\$40.00		\$40.00
4	Blue Stakes of Utah	E-Mail Notifications						\$24.41	\$24.41	\$25.15	\$73.97
5	Bridgerland-Cache Animal Hospital	Boarding reimbursed by Shepherd				\$35.10					\$35.10
6	Cache Valley Publishing	P & Z Public Hearing		\$45.89							\$45.89
7	Caselle	Monthly Contract Support	\$91.69						\$91.66	\$91.65	\$275.00
8	Chemtech-Ford, Inc.	Water Analysis							\$250.00		\$250.00
9	Chevron & Texaco	Fuel For City Vehicles			\$42.28			\$42.29	\$42.29	\$42.29	\$169.15
10	Daines & Jenkins, LLP	Legal-Riverdale Concerns	\$360.00			\$100.00					\$460.00
11	Ferguson Enterprises	Blue Stakes Paint							\$55.48		\$55.48
12	Foresight Surveying	700 South Survey						\$1,200.00			\$1,200.00
13	Forsgren Associates, Inc.	600 East, 400 So, 600 So, 700 So						\$287.50			\$287.50
14	Freedom Mailing	Bill Processing	\$135.37						\$45.13	\$45.13	\$225.63
15	McKelty Astle	Newsletter Delivery	\$65.00				\$65.00				\$130.00
16	Peterson Plumbing Supply	Water Supplies for 719 East RH Blvd.							\$252.41		\$252.41
17	Robertson Mfg.	Water Supplies for 400 East							\$170.00		\$170.00
18	Rocky Mountain Power	Electricity	\$115.33		\$78.33	\$22.26		\$1,150.57	\$3,443.87	\$39.61	\$4,849.97
19	Secure Instant Payments	Monthly Service Fee	\$12.82						\$12.82	\$12.81	\$38.45
20	Susan Rasmussen	Apple Days Supplies					\$211.71				\$211.71
21	Thomas Petroleum	Fuel For City Vehicles			\$26.52			\$26.51	\$26.51	\$26.51	\$106.05
22	USA Bluebook	Water Supplies							\$327.58		\$327.58
23	West Motor Company	Vehicle Scheduled Inspection Etc. & Maint.						\$15.60	\$15.60	\$15.60	\$46.80
24	Xerox	Copy Machine Monthly Usage	\$48.44								\$48.44
25											
26											
27											
28											
29											
30											
31											
32											
33											
34											
35											
36											
37											
38											
39											
40											
41											
42											
43											
44											
45											
46											
Page 1 SubTotals			\$917.25	\$45.89	\$147.13	\$157.36	\$326.75	\$2,746.88	\$4,886.36	\$387.36	\$9,614.98

River Heights City
 Financial Summary
 October 10, 2017

		<u>Cash Balance By Fund</u>		Net Change	% of Total				
		09/30/17	10/10/17			YTD Actual	Annual Budget	Unexpended Budget	% Of Budget Incurred
General Fund		469,911.26	470,379.41	468.15					
Capital Projects Fund		(261,900.30)	(261,900.30)	-					
Water Fund		273,990.28	275,496.93	1,506.65					
Sewer Fund		782,623.70	783,064.38	440.68					
Total Cash Balance		<u>1,264,624.94</u>	<u>1,267,040.42</u>	<u>2,415.48</u>					
General Fund									
Revenue		202,397.75	767,990.00	565,592.25			26.35%	27.95%	
Expenditures									
	Administrative	20,745.60	160,120.00	139,374.40			12.96%	27.95%	
	Office	4,028.91	14,975.00	10,946.09			26.90%	27.95%	
	Community Affairs	7,705.20	22,600.00	14,894.80			34.09%	27.95%	
	Planning & Zoning	(153.61)	7,100.00	7,253.61			-2.16%	27.95%	
	Public Safety	7,139.16	99,460.00	92,320.84			7.18%	27.95%	
	Roads	20,519.14	104,150.00	83,630.86			19.70%	27.95%	
	Parks & Recreation	21,106.91	80,846.00	59,739.09			26.11%	27.95%	
	Sanitation	35,684.66	144,000.00	108,315.34			24.78%	27.95%	
	Transfer To CP Fund	-	100,000.00	100,000.00					
Total Expenditures		<u>116,775.97</u>	<u>733,251.00</u>	<u>616,475.03</u>			15.93%	27.95%	
Net Revenue Over Expenditures		<u>85,621.78</u>	<u>34,739.00</u>	<u>(50,882.78)</u>					
Capital Projects Fund									
Revenue		220.82	50.00	(170.82)				27.95%	
Transfer From General Fund		-	375,000.00	375,000.00					
Expenditures									
	Administrative	4,900.00	35,000.00	30,100.00				27.95%	
	Parks & Recreation	-	-	-				27.95%	
	Roads	4,537.25	420,000.00	415,462.75				27.95%	
	Electricity	-	4,162.74	4,162.74				27.95%	
Total Expenditures		<u>9,437.25</u>	<u>459,162.74</u>	<u>449,725.49</u>				27.95%	
Net Revenue Over Expenditures		<u>(9,216.43)</u>	<u>(84,112.74)</u>	<u>(74,896.31)</u>					
Water Fund									
Revenue		144,392.43	332,480.00	188,087.57			43.43%	27.95%	
Expenditures		<u>46,570.88</u>	<u>241,305.00</u>	<u>194,734.12</u>			19.30%	27.95%	
Net Revenue Over Expenditures		<u>97,821.55</u>	<u>91,175.00</u>	<u>(6,646.55)</u>					
Sewer Fund									
Revenue		75,465.54	231,300.00	155,834.46			32.63%	27.95%	
Expenditures		<u>69,535.28</u>	<u>259,411.00</u>	<u>189,875.72</u>			26.81%	27.95%	
Net Revenue Over Expenditures		<u>5,930.26</u>	<u>(28,111.00)</u>	<u>(34,041.26)</u>					

Resolution No. 6-2017
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 October 10, 2017.

ZONING CLEARANCE PERMIT

FENCE	\$35.00
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

FLAG LOT

150.00

MINOR SUBDIVISION

Sketch Plan	200.00
Final Plat	400.00

SUBDIVISION/PUD

Sketch Plan (all Developments)	200.00
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 DEVELOPMENT

Preliminary Layout and Design Review	200.00
Final Layout Submittal	400.00

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
UTILITY FEES	
Deposit	100.00
Late fee	1.5%/mo (18% annual)
Shut Off Notice Delivery	20.00
Reconnect Water (M-F, 7am-4pm)	25.00
Reconnect Water (after 1 st time, due to unpaid utility payment)	50.00
Reconnect After Hours	50.00
BUSINESS LICENSE FEES	
Commercial (less than 10,000 sqft)	150.00
Commercial (10,000 sqft or more)	250.00
Home Occupation	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	
License	
Spayed/Neutered	10.00
Otherwise	20.00
Late	10.00
Kennel License	25.00
Impound	10.00 35.00
RENTALS	
City Building (residents only) – first 5 hours	100.00
Additional hours	25.00/hr
Pavilion – resident	<u>25.00</u>
Pavilion – non-resident	<u>50.00</u>
Deposit	<u>50.00</u>

UPDATED AND PASSED BY THE RIVER HEIGHTS MUNICIPAL COUNCIL, STATE OF UTAH, THIS 10th day of October 2017.

James Brackner, Mayor

ATTEST:

Sheila Lind, Recorder

Ordinance 7-2017

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

3-1-4: HOME OCCUPATION LICENSES (Replace with the following)

A) Permitted Uses Requiring a Conditional Use Permit and License

1. Home occupations which have an external impact greater than the impact of a normal residential use are required to obtain a CUP and (if granted) a city business license. Impacts to the neighborhood will be evaluated in the following areas:
 - a. Employees: One or more who do not reside in the home.
 - b. Use of an accessory building.
 - c. Traffic: More than six (6) vehicles and/or two (2) deliveries per day. More than two (2) vehicles parked at a time.
 - d. Offensive Odor.
 - e. Visual: Outside display associated with the home occupation or storage of supplies, equipment, materials and heavy equipment such as backhoes, cranes, etc. Posting of signage.
 - f. Excessive daytime noise.
 - g. Complaints: Neighbors or others being impacted in these or other unforeseen ways.
 - h. Safety: Activities that may create a safety concern or any use dealing with explosive, hazardous or toxic materials.
 - i. Remodel: Alteration of the dwelling site or the structure's exterior.
 - j. Use of public facilities: Any use that causes an additional demand of public facilities or services.
2. Conditional Use Permits are reviewed by and must be approved by the Planning Commission. Applicants must adhere to the Conditional Use Permit procedure.

- B) No license required when operated only occasionally by an individual under 18 years old.
- C) Occupations not permitted; see 10-12-1:A

3-1-5: FEE FOR LICENSE; EXEMPTION

- A) Fee Schedule: There shall be a business license fee schedule in such amounts as established by resolution of the city council. The license shall be effective for the calendar year in which it is issued.
- B) ~~Renewal; Penalty: Renewals are~~ Due by January 1.
- C) Penalty: If renewal applications for a license are not received in the city office on or before ~~this date~~ January 1, a penalty in such amount as established by the city council will be assessed.
- D) ~~Exemption: No license fee shall be imposed on any person engaged in business for solely religious, charitable, or other types of strictly nonprofit purpose which is tax exempt in such activities under the laws of the United States and the state. (Ord. 04-06-09, 6-8-2004)~~
(moved to 3-1-6:B. below)

3-1-6: FEE EXEMPTION

- A. A home occupation owner can apply for fee exemption if the business has no negative impacts to the neighborhood (see 3-1-4).
- B. No license fee shall be imposed on any person engaged in business for solely religious, charitable, or other types of strictly nonprofit purpose which is tax exempt in such activities under the laws of the United States and the state. (Ord. 04-06-09, 6-8-2004)

Rename 3-1-6 as 3-1-7.

Delete sections 3-1-7, 8 and 9.

Rename 3-1-10, 11, 12 and 13 to 3-1-8, 9, 10 and 11

5-4-5:A.

2. Use of noisy machinery after 10:00 p.m. or before 7:00 a.m., except for the following:
- a. Necessary services and/or emergencies as approved by the mayor or public works director.
 - b. Commercial construction requiring special installation times, such as the pouring of large quantities of concrete or laying large quantities of asphalt paving, and as approved by the Mayor or the Public Works Director.

10-12-2: AREA REGULATIONS

A. Residential Space Requirement Chart: The minimum lot sizes and setback distances for residential uses are listed in the following table 2:

Table 2, Residential Space Requirement Chart

<u>Residential Uses</u>	<u>A</u>	<u>R-1-8</u>	<u>R-1-10</u>	<u>R-1-12</u>	<u>PUD</u>
Lot Setbacks					
Principal Uses (in feet):					
Front Yard	50	25 <u>20</u>	25 <u>20</u>	30 <u>25</u>	*
Side Yard (interior lot)	20	10	10	12 <u>10</u>	*
Side Yard (on street)	30	25 <u>20</u>	25 <u>20</u>	30 <u>25</u>	*
Rear Yard	30	20 <u>15</u>	25 <u>15</u>	30 <u>20</u>	*

Passed by the River Heights Municipal Council this 10th day of October 2017.

James Brackner, Mayor

ATTEST

Sheila Lind, Recorder

SEE 02-024

SEE 02-025

0001 IVA N. HANSEN ETAL 12-R 0.70 AC.	0002 Eryan L. Tidwell 0.16 AC 78'	0008 Kenneth Bullen EPLX 90' 0.17 AC
---	--	---

0003 LINDON A PETERSON & WF DIANE H. 0.58 AC 14-R 299.30' W, 4.04' N 14-R	0022 RIVER HEIGHTS CIT. 2001 0.45 AC 14-R
--	---

THE TOWNE SUBD.

SEE 02-025

500 SOUTH ST.

SEE 03-106

0005 FRANCIS G. THORNTON TR 24-R 0.66 AC	10 24-R
---	------------

0019 LOT 1 O'NEILL SUBD. 0.29 AC Share 169.24	0021 LOT 2 O'NEILL SUBD. 4P Properties LLC 226.36
---	---

0020 Brian Roberts 15-R 0.71 AC
--

0021 LOT 1 Louviere 13	0024 LOT 2 Austin W. Hill 12	0025 LOT 3 Nelson A. Henriquez 11
---------------------------------	---------------------------------------	--

C. ARTHUR OLSON MINOR SUBD.

600 SOUTH

600 EAST STREET

FUTURE 700 EAST



Humphreys

12' 8"

32

1-R

6-R

1

T

O'Neill "Minor" Sub

A PART OF THE SOUTHEAST QUARTER OF SECTION
ALSO A PART OF
LOT 13, BLOCK 10, PLAT "C" PROVIDENCE
RIVER HEIGHTS, CACHE COUNTY,

Notes:

1. THE OWNER OF LOT 2 WILL BE REQUIRED TO DEED THE EAST 25.00 FEET OF SAID LOT OVER TO RIVER HEIGHTS CITY WHEN 700 EAST STREET IS DEVELOPED.
2. THE OWNER OF LOT 2 WILL BE RESPONSIBLE FOR PAYING FOR THEIR PORTION OF THE IMPROVEMENTS ALONG 700 EAST STREET WHEN 700 EAST STREET IS DEVELOPED. THAT WILL INCLUDE SIDEWALK, CURB AND GUTTER AND $\frac{1}{2}$ OF THE STREET ALONG THE TOTAL WIDTH OF THE LOT.
3. THE OWNERS OF THESE LOTS MUST BE AWARE THAT THERE MAY BE A HIGH WATER TABLE IN THIS AREA. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THE WATER TABLE. NEITHER RIVER HEIGHTS CITY NOR THE DEVELOPER WILL BE HELD RESPONSIBLE FOR ANY OCCURANCE DUE TO A HIGH WATER TABLE.
4. NO BUILDING PERMIT WILL BE ISSUED TO LOT 2 UNTIL 700 EAST IS DEVELOPED WITH ALL IMPROVEMENTS REQUIRED FOR A SUBDIVISION.