

River Heights City

COUNCIL MEETING AGENDA

Tuesday, May 28, 2019

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.

Opening Remarks (Scott) and Pledge of Allegiance (Thatcher)

Adoption of Previous Minutes and Agenda

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

Public Comment

Information on Sale of Properties in the Riverdale Area: Rod Ellis, Diane Rhoton

Proposal and Discussion to Change Plat Fencing Restriction: Tyson Glover

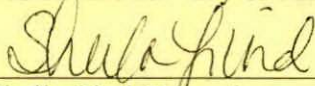
Public Hearing to Amend the 2018-19 Budget

Public Hearing to Adopt the Tentative 2019-20 Budget

Discuss and Approve an Ordinance to Adopt Changes to the City Code of River Heights, Utah

Adjourn

Posted this 23rd day of May 2019



Sheila Lind, Recorder

Attachments for this meeting and drafts of previous meeting minutes can be found on the State's Public Notice Website (pnn.utah.gov)

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

River Heights City

Council Meeting

May 28, 2019

3
4
5
6
7
8 Present: Mayor Todd Rasmussen
9 Council members: Doug Clausen
10 Robert "K" Scott
11 Elaine Thatcher
12 Dixie Wilson
13 Blake Wright
14
15 Recorder Sheila Lind
16 Public Works Director Clayton Nelson
17 Finance Director Clifford Grover
18
19 Excused: Treasurer Wendy Wilker
20
21 Others Present: Diane, Dennis and Dog Rhoton, Tyson Glover, Mike
22 Jablonski, Cindy Johnson, Cindy Schaub, Janet Matthews,
23 William Moore

24
25
26 The following motions were made during the meeting:
27

28 Motion #1

29 Councilmember Scott moved to "adopt the minutes of the council meetings of May 7 and 14,
30 2019, with clarification, and the evening's agenda." Councilmember Clausen seconded the motion,
31 which passed with Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.
32

33 Motion #2

34 Councilmember Wilson moved to "pay the bills as listed, except for the bill to Tennis and
35 Track, and with the addition of Dominion in the amount of \$66.69 and Comcast for \$83.09."
36 Councilmember Thatcher seconded the motion, which passed with Clausen, Scott, Thatcher, Wilson
37 and Wright in favor. No one opposed.
38

39 Motion #3

40 Councilmember Wright moved to "approve Ordinance 2-2019, An Ordinance to Adopt
41 Changes to the City Code of River Heights City, Utah, as discussed." Councilmember Scott seconded
42 the motion, which carried with Clausen, Scott, Thatcher and Wright in favor. Wilson was absent.
43
44

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 Monday, May 28, 2019 for their regular council meeting.

Opening Remarks and Pledge of Allegiance: Councilmember Scott opened the meeting with a thought and Councilmember Thatcher led the group in the Pledge of Allegiance.

Adoption of Previous Minutes and Agenda: Minutes for the May 7 and 14, 2019 meetings were reviewed with one clarification.

Councilmember Scott moved to “adopt the minutes of the council meetings of May 7 and 14, 2019, with clarification, and the evening’s agenda.” Councilmember Clausen seconded the motion, which passed with Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.

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

Public Works Director Nelson

- 1000 East sidewalk project is underway.

Finance Director Grover

- Handed out the Budget Worksheet for the current year and Financial Summary.
- Presented the list of bills to be paid.
- Asked for approval to add bills for Dominion in the amount of \$66.69 and Comcast for \$83.09.
- Councilmember Wilson wanted to hold off paying Tennis & Track for the tennis courts. She wasn’t sure they had done the work they promised yet. She thinks they need to have the concrete poured. FD Grover pointed out the tennis courts were not budgeted in the current year’s budget. He asked how much of the project would come out of this year’s budget and how much out of next. It seemed possible they could finish the project and want full payment before July 1.

Councilmember Wilson moved to “pay the bills as listed, except for the bill to Tennis and Track, and with the addition of Dominion in the amount of \$66.69 and Comcast for \$83.09.” Councilmember Thatcher seconded the motion, which passed with Clausen, Scott, Thatcher, Wilson and Wright in favor. No one opposed.

Treasurer Wilker was absent.

Councilmember Thatcher didn’t have anything to report.

Councilmember Scott

- He has discussed the 400 South road project with PWD Nelson. They would like to consider an option for a 28’ road (to match more closely with the current intersections), as well as a 24’ road. If it costs too much, they will re-evaluate. Councilmember Clausen pointed out if they get it bid twice it will take longer to get the project done. Mr. Nelson said it’s currently being bid in two separate sections (the west block and the east block). If the first section comes in too high, they will hold off on the whole project.

94 Councilmember Clausen didn't have anything to report.

95 Councilmember Wilson

- 96 • T-ball starts a week from tonight. There are 6 teams. Some have six players and some have
97 seven. All six teams will play at one time.

98
99 Councilmember Wright didn't have anything to report.

100
101 Recorder Lind thanked PWD Nelson for getting the ipads all set up.

102
103 Mayor Rasmussen didn't have anything to report.

104
105 Public Comment: There was none.

106 Information on Sale of Properties in the Riverdale Area: Rod Ellis, Diane Rhoton: Dennis
107 Rhoton stated he has talked to Vern Fielding, the real estate agent for the Demars property in the
108 Riverdale area, who informed they are selling the property, including the 1 rod right-of-way on
109 Riverdale Avenue. PWD Nelson clarified, 16' of the road was owned by Mr. Demars and 25 feet to
110 the north is owned by the city.

111 Diane Rhoton said Bear River Health Department has a moratorium on septic tanks because
112 they are concerned about the river. They have said they would consider homes one at a time. The
113 Rhotons were concerned about the possibility of the Demars property going to Logan, which would
114 create an island in River Heights.

115 Mayor Rasmussen informed that no one has come to the City asking questions about the
116 possibilities on the property. He said the city will do some investigating.

117 Mike Jablonski explained that years ago a landowner no longer wanted to be in River Heights.
118 He applied to disconnect from River Heights, which would put him in the county. Then he applied for
119 annexation into Logan. The disconnect process was very long since the city fought it. Boundary
120 adjustments between cities are much easier, if both parties agreed. He pointed out that if the Demars
121 property ends up in Logan, it would cause his property to become an island, which could possibly be
122 pulled into Logan, which he would certainly fight. Cindy Johnson pointed out that the Demars
123 property isn't adjacent to county property.

124 Mayor Rasmussen expressed appreciation for the heads up.

125 Proposal and Discussion to Change Plat Fencing Restriction: Tyson Glover: Tyson Glover
126 said it's the objective of the 1000 East property owners to get the final plat changed to allow them to
127 build 6 foot fences per the current code, which states they would need to be transparent along the road.
128 Currently, the subdivision plat only allows them a four foot solid fence. Mayor Rasmussen stated that
129 the Council had agreed earlier that they would entertain an amendment.

130 Mr. Glover stated he owns Lot 62. He pointed out that 6 foot fences are all around. Providence
131 allows 6 foot fences along a road, as well. Mayor Rasmussen asked for the current code on a corner
132 lot. PWD Nelson said a 6 foot transparent is allowed or four foot solid, not a combination of the two.
133 Mr. Glover felt the code doesn't consider safety for keeping kids in; they can climb a 4 foot fence. He
134 also stated that the 1000 East property owners are not willing to meet and work with the city on
135 landscaping until the fence issue is worked out, in an effort to prevent overcrowding with trees.

136 William Moore, of 989 E 400 S, installed a fence, which meets the plat by not being taller than
137 4' above the sidewalk along 1000 East. He has planted bushes in his yard, which will grow to about
six feet.

139 Mayor Rasmussen asked the council members if they would consider a 6 foot transparent fence
140 along 1000 East. Councilmember Wilson discussed some taller solid fences along a road that she had
141 seen, which she would like if she were the homeowner.

142 PWD Nelson said he has received multiple calls from a property owner on 700 South who has
143 nearly hit kids on the sidewalk a number of times because she can't see over her neighbors' fence that
144 is solid and over four feet tall.

145 Councilmember Thatcher expressed sympathy for the homeowners who wants privacy. She
146 likes the look of coordinated landscaping along the street. She would be open to discussing
147 possibilities.

148 William Moore pointed out that anyone going along 1000 East would be able to see into his
149 yard.

150 Tyson Glover said he plans to observe the 40-foot line of sight triangle. He just wants to be
151 able build a fence like anyone else on a corner lot in River Heights, which the subdivision plat
152 precludes him from doing. He is concerned with the security of his family. He proposed removing,
153 "Lots 58-62 and 72 have a fence height limit on 1000 East Street of 4' above the sidewalk grade" on
154 Note #5 on the Saddlerock Phase 3 Final Plat.

155 Councilmember Wright informed that there was quite a bit of time spent on this plat language.
156 The developer and the city engineer were in attendance during the discussions. The feeling at the time
157 was that they didn't want the white solid corridor of a 6-foot fence. He clarified that across the street
158 (on 1000 East) there is a large buffer between the 6 foot fence and road. There had been requests from
159 residents in the area that a buffer be preserved. They tried to come up with a good solution, in which
160 they could work with residents (whom they didn't know at the time). They hoped to come up with a
161 landscape design, with the residents, that would include trees and shrubs that would potentially be
162 taller than six feet in places. The City hasn't been able to get to this point yet. He would be supportive
163 of amending Note #5, to match the current code. He would still like to get the residents together to
164 come up with a landscaping plan that would work for everyone. He's not sure what is entailed in
165 amending the plat.

166 Mayor Rasmussen said the request would go to the Planning Commission first. They would
167 make a recommendation to the council, who would vote on it. A public hearing would be held in there
168 somewhere. Mayor Rasmussen will clarify this with the city attorney.

169 Tyson Glover recommended, if this situation ever happened again in the future, it would be
170 best for the developer to install the fence so the property owners would know exactly what they are
171 buying.

172 Public Hearing to Amend the 2018-19 Budget: (This item was combined with the Public
173 Hearing to Adopt the Tentative 2019-20 Budget.) FD Grover stated it has come to his attention that the
174 tennis courts are going to cost about \$158,000, which isn't included in the current or future budget. He
175 explained the parks budget for the current year. Councilmember Wilson said each year she has been
176 putting money away for the tennis courts. Mr. Grover re-explained that each year the council decides
177 which projects they will spend money on. Money doesn't get held over; it starts over each year.

178 Mayor Rasmussen asked FD Grover what would make the most sense in paying for the tennis
179 court project. Mr. Grover suggested amending this years' budget to include the first partial payment
180 and then have the final payment in the next budget. Tennis and Track (the company doing the tennis
181 court work) is not following their contract, based on his conversations with PWD Nelson. There are
182 two separate issues: 1) Which budget years to allocate the money and 2) When to pay them, based on
183 their contract. Mr. Grover suggested budgeting \$110,000 this year and the remainder of \$40,000 in
184 next years' budget. PWD Nelson pointed out, if the city doesn't get RAPZ money this year, another

185 \$35,000 needs to be added for landscaping. He guessed they will want to be paid again before July 1.
186 Mr. Grover suggested budgeting \$30,000 in the next budget for landscaping. Mr. Nelson would like to
187 review the original RAPZ application to see what the city agreed to as far as landscaping. It was
188 decided that \$159,000 will be put in this years' budget and \$40,000 in next year for landscaping.

189 Councilmember Wilson will check with the County to see if the RAPZ money has been
190 awarded yet this year.

191 Discussion was held on whether or not to include \$60,000 for Stewart Hill Park. FD Grover
192 said it hasn't been included in next year's budget. Councilmember Wright questioned why. Mayor
193 Rasmussen reminded that \$100,000 was budgeted this year and \$40,000 was spent on the fence, so
194 there should be \$60,000 left over. He asked Councilmember Wilson how she wanted to spend it. She
195 and Councilmember Wright would like the money for infrastructure (water, sewer, roads). Engineer
196 Rasmussen was going to get her a sketch which showed these things.

197 PWD Nelson informed, he will need money in the current budget to start on the tennis court
198 landscaping. If it's held off until July the lawn around the courts and city building will be dead
199 because the sprinklers need to be rerouted. FD Grover suggested this expense could be taken from this
200 year's tennis courts repairs and maintenance budgets.

201 PWD Nelson asked for copies of the tennis contracts from Councilmember Wilson.

202 FD Grover informed that Treasurer Wilker's computer needs to be replaced, at a cost of \$1,100.
203 He also wants the city to upgrade to a true two-user system from Caselle, which may cost \$50-
204 100/month. They are currently spending way too much time trying fix problems caused by Caselle
205 when updates are made from the main office computer.

206 FD Grover will get the budget changes made and deposited into the Drive for the
207 councilmembers to review.

208 Mayor Rasmussen stated the amendments for this year's budget will include the addition of
209 \$150,000 for tennis courts and computer repair costs.

210 Discuss and Approve an Ordinance to Adopt Changes to the City Code of River Heights, Utah:
211 Councilmember Wright reviewed the code changes passed on from the planning commission.

212 Councilmember Wilson commented on airbnbs. She wants to see a minimum rental time of
213 one month. She thinks it is a mistake to allow different people to come and go every day. Based on
214 her experience, day rentals are a nightmare for the neighbors. If something goes wrong in the home
215 when the owner isn't there, someone needs to be available to fix it within 15 minutes. Bear Lake has a
216 good system in place which addresses these things. Neighbors also need a contact number of who to
217 call if there is a problem at their neighbor's airbnb. Commissioner Schaub pointed out that Logan City
218 still doesn't have an airbnb ordinance. The River Heights Commission wanted to address airbnbs in a
219 simple way. Councilmember Wright didn't foresee River Heights becoming like the Bear Lake area.
220 Ms. Wilson agreed, but the problems can be the same.

221 Ms. Wilson took leave of the meeting at 8:15 p.m.

222 Councilmember Thatcher asked about parking regulations with airbnbs. Councilmember
223 Wright said this is considered in the CUP process.

224 FD Grover said the state has its own rules for domiciles.

225 Councilmember Wright continued his review of changes. They discussed, but weren't sure of
226 the definition of "hazardous pollens."

227 Councilmember Wright suggested getting the airbnb information into the code now and then
228 we can change it later if needed. He will look up the state's domicile code. He informed that his
229 neighbor has an airbnb in her home and it isn't a problem in their neighborhood.

230 Discussion was held on 10-15-7, in regards to the amount of space needed between trees and
231 the street for large vehicles. Councilmember Wright felt 10' was sufficient. PWD Nelson said 14'
232 was needed to clear snow plows and other large vehicles. The council agreed with Mr. Wright.

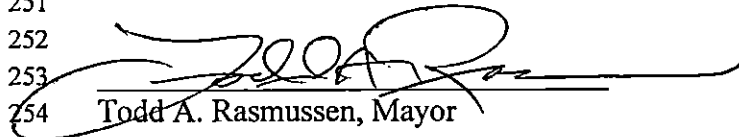
233 Councilmember Wright moved to "approve Ordinance 2-2019, An Ordinance to Adopt
234 Changes to the City Code of River Heights City, Utah, as discussed." Councilmember Scott
235 seconded the motion, which carried with Clausen, Scott, Thatcher and Wright in favor. Wilson
236 was absent.

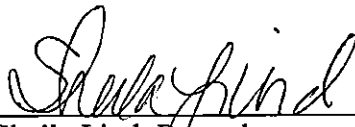
237 Mayor Rasmussen has met with Providence Mayor Drew and their cemetery sextan to find out
238 if there is an interest for them to have the River Heights property north of the cemetery. They were not
239 interested in having the property in trade for giving River Heights residents a lower rate on plots.
240 They were interested in River Heights donating the property in trade for utility improvements, which
241 would benefit the River Heights park area on the north side. Providence wouldn't own the road, but
242 they would pay for its development to benefit their cemetery. They were interested in accessing the
243 cemetery from the River Heights road (if there was no curb).

244 Councilmember Wright asked Mayor Rasmussen if he has talked to Bob Davis about the
245 protection strip he has across the east side of the property where Stewart Hill Drive would connect.
246 Mr. Rasmussen said Mr. Davis still wants \$10,000 for it. Mr. Wright pointed out the subdivision
247 utilities Mr. Davis installed years ago have decreased in value.

248 The meeting adjourned at 8:50 p.m.

249
250
251
252
253
254


Todd A. Rasmussen, Mayor



Sheila Lind, Recorder

River Heights City Bills To Be Paid

5/28/2019

	Payee	Description	Admin.	P&Z	Parks/Rec	Pub. Safety	Com. Aff.	Roads	Water	Sewer	Total
1	Al's Trophies & Frames	T-Ball Trophies			\$216.00						\$216.00
2	Badger Screen Printing	T-Ball Shirts			\$464.50						\$464.50
3	Cache Valley Publishing	Planning Mtg. Ad		\$45.89							\$45.89
4	City Of Logan	Garbage, 911, Water, Sewer	\$14,423.96			\$2,019.00				\$17,099.85	\$33,542.81
5	CMPO	Local Match FY2019 Work Program	\$249.00								\$249.00
6	Daines & Jenkins	Legal Fees 1000 E. Fence, Anderson, Providence Boundar	\$482.00								\$482.00
7	Dominion Energy	Gas	\$32.58		\$30.55			\$23.46	\$117.09	\$23.46	\$227.14
8	Joe Ames	City Minutes 2 meetings-4 hours	\$80.00								\$80.00
9	Logan City	Water Consumption							\$380.09		\$380.09
10	South Fork Hardware	Water Leak Repairs 575 S. 500 E							\$28.12		\$28.12
11	Tennis & Track Company	Work Through 5/31/19			\$110,808.95	<i>Don't pay yet.</i>					\$110,808.95
12	Utah League of Cities & Towns	Annual Membership Fee	\$1,035.77								\$1,035.77
13	Utah Local Government Trust	Workers Comp Policy Invoice	\$20.53		\$31.52			\$96.24	\$121.91	\$128.32	\$398.52
14	<i>Dominion Energy</i>		<i>\$66.09</i>								
15	<i>Comcast</i>		<i>\$83.09</i>								
16											
17											
18											
19											
20											
21											
22											
23											
24											
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			\$16,323.84	\$45.89	\$111,551.52	\$2,019.00		\$119.70	\$647.21	\$17,251.63	\$147,958.79

River Heights City
 Financial Summary
 May 28, 2019

		Cash Balance By Fund			
		04/30/19	05/28/19	Net Change	% of Total
General Fund		208,903.55	209,353.56	450.01	11.48%
Capital Projects Fund		119,382.08	118,508.33	(873.75)	6.50%
Water Fund		596,244.65	602,865.19	6,620.54	33.06%
Sewer Fund		881,417.92	892,857.34	11,439.42	48.96%
Total Cash Balance		<u>1,805,948.20</u>	<u>1,823,584.42</u>	<u>17,636.22</u>	100.00%

		YTD Actual	Annual Budget	Unexpended Budget	% Of Budget Incurred	% Of Time Incurred
General Fund						
Revenue		684,653.35	757,030.00	72,376.65	90.44%	90.96%
Expenditures	Administrative	113,213.33	162,050.00	48,836.67	69.86%	90.96%
	Office	12,688.52	17,120.00	4,431.48	74.12%	90.96%
	Community Affairs	8,969.16	18,400.00	9,430.84	48.75%	90.96%
	Planning & Zoning	3,474.46	8,470.00	4,995.54	41.02%	90.96%
	Public Safety	79,329.71	86,400.00	7,070.29	91.82%	90.96%
	Roads	79,428.87	104,000.00	24,571.13	76.37%	90.96%
	Parks & Recreation	50,944.56	90,800.00	39,855.44	56.11%	90.96%
	Sanitation	141,759.06	150,000.00	8,240.94	94.51%	90.96%
	Transfer To CP Fund	120,000.00	120,000.00	-	100.00%	
Total Expenditures		<u>609,807.67</u>	<u>757,240.00</u>	<u>147,432.33</u>	80.53%	90.96%
Net Revenue Over Expenditures		<u>74,845.68</u>	<u>(210.00)</u>	<u>(75,055.68)</u>		
Capital Projects Fund						
Revenue		1,703.67	400.00	(1,303.67)		90.96%
Reimbursement Income		30,000.00	-	(30,000.00)		
Transfer From General Fund		120,000.00	120,000.00	-		
Expenditures	Administrative		130,000.00	130,000.00		90.96%
	Parks & Recreation		152,750.00	152,750.00		90.96%
	Roads	296,045.46	757,750.00	461,704.54		90.96%
		-	-	-		90.96%
Total Expenditures		<u>296,045.46</u>	<u>1,040,500.00</u>	<u>744,454.54</u>		90.96%
Net Revenue Over Expenditures		<u>(144,341.79)</u>	<u>(920,100.00)</u>	<u>(775,758.21)</u>		
Water Fund						
Revenue		304,105.21	346,130.00	42,024.79	87.86%	90.96%
Expenditures		174,752.52	272,250.00	97,497.48	64.19%	90.96%
Net Revenue Over Expenditures		<u>129,352.69</u>	<u>73,880.00</u>	<u>(55,472.69)</u>		
Sewer Fund						
Revenue		246,715.54	249,500.00	2,784.46	98.88%	90.96%
Expenditures		228,985.19	310,250.00	81,264.81	73.81%	90.96%
Net Revenue Over Expenditures		<u>17,730.35</u>	<u>(60,750.00)</u>	<u>(78,480.35)</u>		
Combined - All Funds						
Net Revenue Over Expenditures - Combined		<u>77,586.93</u>	<u>(907,180.00)</u>	<u>(984,766.93)</u>		



Notes and Restrictions:

1. All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, natural gas or other piped natural gas, electrical service, telephone service, cable or satellite television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting, and other improvements shall be paid for by the subdivider(s).
2. No vehicle access to 1000 East Street from lots adjoining 1000 East is allowed. Access is provided from 400 South or 970 East (as applicable).
3. Building setbacks are as follows:
 R-1-12 Zone
 30.00 feet front and rear
 12.00 feet side yard
4. Owners of Lots 58-62 and 72 are required to maintain the park strip, sidewalk, and buffer zone of 1000 East in the same way as the frontage of the lot, in accordance with River Heights City code. These lot owners will be part of a design committee, in cooperation with River Heights City staff and City Council, to design a uniform corridor appearance for fencing, vegetation and ground cover along 1000 East Street, recognizing the limitations presented by the buried storm drain.
5. Lots 58-62 and 72 have a fence height limit on 1000 East Street of 4' above the sidewalk grade. Fencing for all lots at street intersections shall conform to River Heights City Ordinance to provide clear sight distance.

Owner/Developer: Dan Hogan
 2 North Main #5
 Providence, Utah
 Phone: (435) 512-3939

CERTIFICATE
 PLAT AND FIND IT TO
 BE CORRECT ON FILE ON FILE
 OFFICE.

Resmussen
 ENGINEER

APPROVAL
 DAY OF

OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: SADDLEROCK SUBDIVISION PHASE 3 AND DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO RIVER HEIGHTS CITY, CACHE COUNTY, UTAH.

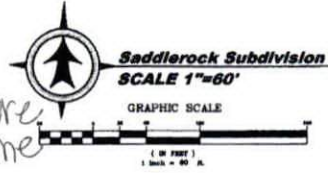
HAVE EXECUTED THIS PLAT AND
 DEDICATION THE 27 DAY OF June, 2017.
Dan Hogan *Forridge Dev Co*

sta
 Co
 on
 per
 cou
 dec
 and
 sta
 Co
 on
 per

SURVEYOR'S CERTIFICATE

I, JEFF C. NELSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5152881 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREIN TO BE KNOWN AS: SADDLEROCK SUBDIVISION PHASE 3 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

FINAL PLAN SaddleRock Subdivision Phase 3 A PART OF THE NORTHWEST QUARTER OF SECTION 2, T11N, R1E, S.L.B.&M. RIVER HEIGHTS, CACHE COUNTY, UTAH Containing 8.64 Acres and 17 Lots



LEGEND:

- PROPERTY LINE
CENTERLINE
EXISTING RIGHT-OF-WAY
PUBLIC UTILITY EASEMENT
BUILDING SETBACK LINE
FENCE LINE
SECTION CORNER
SET 3/8" REBAR W/ CAP
ADDRESS

Notes and Restrictions:

- All easements involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, natural gas or other piped natural gas, electrical service, telephone service, cable or satellite television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting, and other improvements shall be paid for by the subdivision(s).
No vehicle access to 1000 East Street from lots adjoining 1000 East is allowed. Access is provided from 400 South or 970 East (as applicable).
Building setbacks are as follows:
R-1-12 Zone
30.00 feet front and rear
12.00 feet side yard
Owners of Lots 58-62 and 73 are required to maintain the park strip, sidewalk, and buffer zone of 1000 East in the same way as the frontage of the lot, in accordance with River Heights City Code. These lot owners will be part of a design committee, in cooperation with River Heights City staff and City Council, to design a uniform corridor appearance for fencing, vegetation and ground cover along 1000 East Street, recognizing the divisions presented by the airted storm drain.
Lots 63-62 and 73 have a fence height limit on 1000 East Street of 4' above the sidewalk grade. Fencing for all lots at street intersections shall conform to River Heights City Ordinance to provide clear sight distance.

Owner/Developer: Don Hogan
2 North Main #2
Providence, Utah
Phone: (435) 312-3838

Subdivision Boundary

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN BEGINNING AT THE NORTHWEST CORNER OF SADDLEROCK SUBDIVISION PHASE 2 AND AT A POINT ON THE SOUTH LINE OF OCHOWAD HEIGHTS SUBDIVISION LOCATED SOUTH 00°18'40" EAST A DISTANCE OF 1832.22 FEET, AND SOUTH 86°48'07" EAST A DISTANCE OF 1784.5 FEET, AND NORTH 82°57'07" EAST A DISTANCE OF 187.33 FEET, AND SOUTH 85°13'53" EAST A DISTANCE OF 119.32 FEET AND NORTH 89°21'07" EAST A DISTANCE OF 211.87 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 2 AND RUNNING THENCE ALONG THE SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89° 21' 07" EAST, A DISTANCE OF 38.73 FEET (2) SOUTH 72° 54' 52" EAST, A DISTANCE OF 18.55 FEET (3) THENCE SOUTH 18° 00" EAST, A DISTANCE OF 389.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1000 EAST STREET THENCE ALONG SAID WEST LINE SOUTH 03° 00' WEST, A DISTANCE OF 804.88 FEET THENCE NORTH 30° 35' 49" WEST, A DISTANCE OF 232.28 FEET THENCE SOUTH 00° 53' 17" WEST, A DISTANCE OF 86.94 FEET TO THE NORTHWEST CORNER OF LOT 32 OF SAID PHASE 2 OF SADDLEROCK SUBDIVISION THENCE ALONG SAID PHASE 2 THE FOLLOWING SIX (6) COURSES: (1) NORTH 84° 00' 58" WEST, A DISTANCE OF 211.88 FEET (2) NORTH 00° 54' 01" EAST, A DISTANCE OF 173.23 FEET (3) NORTH 89° 05' 58" WEST, A DISTANCE OF 24.86 FEET (4) NORTH 00° 54' 01" EAST, A DISTANCE OF 294.16 FEET (5) NORTH 89° 05' 58" WEST, A DISTANCE OF 35.88 FEET (6) NORTH 00° 45' 45" EAST, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING, CONTAINING 8.64 ACRES AND 17 LOTS.

Signature of Jeff C. Nelson, Surveyor
Date: 4/27/17

FORESIGHT SURVEYING
2005 North 600 West Suite D
Logan, Utah 84321
(435) 753-1910 Office
(435-755-3213 Fax
15-1 SaddleRock Phase 3

ACKNOWLEDGMENT

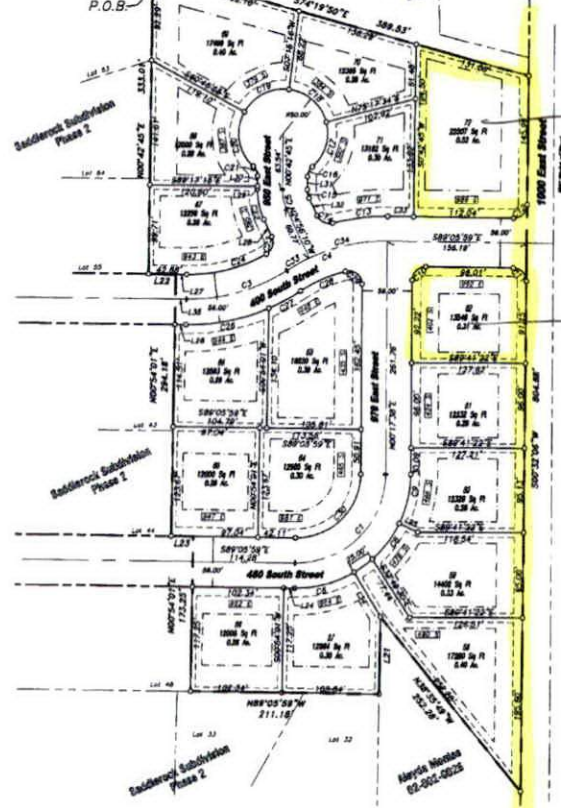
STATE OF UTAH
County of CACHE
on this 27 day of June, 2017 Don Hogan, Developer
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached public dedication, in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein manifested.

ACKNOWLEDGMENT

STATE OF UTAH
County of CACHE
on this 27 day of June, 2017
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached public dedication, in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein manifested.

PARCEL LINE DATA table with columns: PARCELINE, DIRECTION, LENGTH

PARCEL CURVE DATA table with columns: PARCELINE, LENGTH, RADII, DELTA, CHORD LENGTH, CHORD BEARING



ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF CACHE
THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 27th DAY OF June, 2017, BY DON HOGAN, OWNER AND DEVELOPER OF SAID SUBDIVISION AND HE HAS SIGNED SAID INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIMSELF IN FULL KNOWLEDGE AND UNDERSTANDING OF THE CONTENTS AND EFFECTS THEREOF.

COUNTY SURVEYOR'S CERTIFICATE
I CERTIFY THAT I HAVE HAD THIS PLAN EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE, AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS RECORDED BY COUNTY ORDINANCE AND STATE LAW.

MAYOR APPROVAL
PRESENTED TO THE RIVER HEIGHTS CITY MAYOR THIS 27 DAY OF June, 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED.

CITY ENGINEERS CERTIFICATE
I CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE IN ACCORDANCE WITH THE INFORMATION ON FILE ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

OWNERS DEDICATION
THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DENOTED PARCELS OF LAND TO BE SUBDIVIDED AND KNOWN AS SADDLEROCK SUBDIVISION PHASE 3 AND DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN ON THIS PLAN FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SAID DEDICATED PARCELS IN AND TO RIVER HEIGHTS CITY, CACHE COUNTY, UTAH.

COUNTY RECORDERS NO. 178575
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF CITY OF RIVER HEIGHTS, UTAH.

PLANNING COMMISSION APPROVAL
PRESENTED TO THE RIVER HEIGHTS PLANNING COMMISSION CHAIRMAN THIS 30th DAY OF June, 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED.

CITY ATTORNEY APPROVAL
APPROVED AS TO FORM THIS 21st DAY OF August, 2017.

Report Criteria:

Print Fund Titles
 Page and Total by Fund
 Print Source Titles
 Total by Source
 Print Department Titles
 Total by Department
 All Segments Tested for Total Breaks

Account Number	Account Title	2018-19 Current year Budget	2019-20 Future year Budget
General Fund			
Taxes			
10-31-10	Property Tax	107,000.00	107,000.00
10-31-20	Sales Tax	236,000.00	236,000.00
10-31-30	Franchise Tax	75,000.00	75,000.00
10-31-50	Redemption Taxes	2,000.00	2,000.00
10-31-60	UPP Taxes (personal property)	26,000.00	26,000.00
10-31-70	UPP Fees & Lieu (Vehicle Tax)	10,000.00	10,000.00
Total Taxes:		456,000.00	456,000.00
Licenses and Permits			
10-32-10	Zoning Clearance Permits	2,500.00	1,500.00
10-32-20	Home Occupation License	1,800.00	1,800.00
10-32-30	Conditional Use Permits	300.00	200.00
10-32-40	Subdivision Fees	1,000.00	5,000.00
10-32-50	Cache County 20% Bldg. Fee	2,000.00	1,500.00
10-32-60	Dog Fees	4,400.00	4,400.00
10-32-65	Sanitation	149,000.00	149,000.00
10-32-70	Impact Fees - Parks	2,700.00	2,700.00
10-32-75	Impact Fees - Roads	1,400.00	1,400.00
10-32-80	Storm Drainage	26,000.00	26,000.00
10-32-85	911	23,500.00	23,500.00
Total Licenses and Permits:		214,600.00	217,000.00
Intergovernmental Revenue			
10-33-10	State Liquor	.00	.00
10-33-20	Class 'C' Road	90,000.00	90,000.00
10-33-25	Park Grant (RAPZ)	35,000.00	35,000.00
10-33-30	Sidewalk Improvement - Propert	.00	.00
10-33-40	Grant - Basement Museum (RAPZ)	.00	.00
10-33-50	Grant - Sidewalk	.00	.00
10-33-55	Grant - Cache County Stimulus	.00	.00
Total Intergovernmental Revenue:		125,000.00	125,000.00
Charges for Services			
10-34-10	Parks and Rec. & Rent Park	1,500.00	1,500.00
10-34-15	Ball Diamond Rental	.00	.00
10-34-16	Soccer Field Rental	.00	.00
10-34-20	T-Ball	1,700.00	1,700.00
10-34-30	Late Fees	300.00	300.00
Total Charges for Services:		3,500.00	3,500.00

Account Number	Account Title	2018-19 Current year Budget	2019-20 Future year Budget
Fines and Forfeitures			
10-35-10	Fines and Forfeitures	1,000.00	1,000.00
Total Fines and Forfeitures:		1,000.00	1,000.00
Other Revenue			
10-36-10	Other	300.00	300.00
10-36-15	Bad Debt Recovery	.00	.00
10-36-16	Apple Days-Derby Box Car	.00	.00
10-36-17	Apple Days-Fun Run	350.00	.00
10-36-18	Apple Days-Tennis	350.00	.00
10-36-19	Apple Days-Pickleball	30.00	.00
10-36-20	Apple Days-Promotion/Entertain	200.00	.00
10-36-21	Vendor Booth-Apple Days	370.00	370.00
10-36-25	Community Affairs - Other	.00	.00
10-36-30	Rent - City Building	1,000.00	1,000.00
10-36-35	Right of Way Fees	1,300.00	1,300.00
10-36-40	Youth Council	100.00	100.00
10-36-50	Contribution	700.00	700.00
10-36-60	Interest Income	3,000.00	3,000.00
10-36-70	Recovery Fees - (Weed Control)	.00	.00
10-36-75	Tennis Court - Light Meter	.00	.00
10-36-80	Sidewalk Cost Recovery	.00	.00
10-36-85	Sale of Capital Assets	.00	.00
10-36-90	Gain <Loss> on Assets	.00	.00
Total Other Revenue:		7,700.00	6,770.00
Administration			
10-41-01	Mayor and Council	19,100.00	19,100.00
10-41-02	Judicial	.00	.00
10-41-03	Treasurer	6,900.00	6,900.00
10-41-04	Budget Officer	.00	.00
10-41-05	Recorder	20,700.00	20,700.00
10-41-06	Finance Director	2,500.00	2,500.00
10-41-08	Webmaster	.00	.00
10-41-10	Supervisor of Public Works	12,800.00	12,800.00
10-41-15	Payroll Taxes	5,000.00	5,000.00
10-41-16	Health Insurance	2,000.00	2,000.00
10-41-40	Audit	3,700.00	3,700.00
10-41-41	Professional Fees	5,000.00	5,000.00
10-41-42	Bad Debt	10.00	10.00
10-41-43	Legal	6,000.00	6,000.00
10-41-46	Dues and Subscriptions	1,400.00	1,400.00
10-41-50	Gas, Oil, Vehicle Repairs	.00	.00
10-41-55	Insurance Liability and Other	2,200.00	2,200.00
10-41-65	Repairs and Maintenance	250.00	250.00
10-41-70	Training and Meetings	900.00	900.00
10-41-75	Gas	.00	.00
10-41-80	Bank Service Charges	600.00	600.00
10-41-83	Capital Expenditures	.00	.00
10-41-85	Security System	.00	.00
10-41-87	Capital Expenditures	.00	.00
10-41-90	Depreciation Expense	74,900.00	74,900.00
10-41-95	Miscellaneous	100.00	100.00

Account Number	Account Title	2018-19 Current year Budget	2019-20 Future year Budget
Total Administration:		164,060.00	164,060.00
Office Expenses			
10-44-10	Office and General Supplies	3,800.00	3,800.00
10-44-12	Office Cleaning	300.00	.00
10-44-15	Dinner & Party	700.00	700.00
10-44-17	Computer Maintenance	1,400.00	1,400.00
10-44-20	Computer Updates	700.00	700.00
10-44-25	Computer - Recorder	550.00	550.00
10-44-30	Copy Machine Maintenance	450.00	450.00
10-44-35	1/3 Caselle	1,100.00	1,100.00
10-44-40	Elections	.00	1,600.00
10-44-45	Fax, Copier, Printer	100.00	100.00
10-44-47	Fire Extinguisher Service	100.00	100.00
10-44-49	Nameplates	10.00	10.00
10-44-50	Newsletter/Fliers	550.00	550.00
10-44-52	Newspaper Ads	750.00	750.00
10-44-55	Postage	1,200.00	1,200.00
10-44-60	Cash Over/Cash Under Petty CSH	.00	.00
10-44-62	Recorder's Bond	.00	.00
10-44-65	Software	200.00	200.00
10-44-70	Training - Recorder	1,000.00	1,000.00
10-44-75	Gas	600.00	600.00
10-44-77	Electricity	1,400.00	1,400.00
10-44-78	Telephone	2,200.00	2,200.00
10-44-79	Internet	800.00	800.00
10-44-80	Web Page Domain	360.00	360.00
10-44-85	Web Master	.00	.00
Total Office Expenses:		18,270.00	19,570.00
Community Affairs			
10-48-04	Recorder	1,000.00	1,000.00
10-48-10	Apple Days Dinner - INACTIVE	.00	.00
10-48-16	Apple Days-Derby Box Car	.00	.00
10-48-17	Apple Days-Fun Run	250.00	250.00
10-48-18	Apple Days-Tennis	.00	.00
10-48-19	Apple Days-Pickleball	.00	.00
10-48-20	Apple Days-Promotion/Entertain	8,000.00	8,000.00
10-48-21	Events (X-mas Tree Lighting)	1,400.00	1,400.00
10-48-25	Apple Days - Quilt	.00	.00
10-48-30	Civic Projects	1,400.00	1,400.00
10-48-50	Float	200.00	200.00
10-48-55	Float Decorations	400.00	400.00
10-48-60	Library	4,600.00	4,600.00
10-48-65	Museum	.00	.00
10-48-70	Royalty	1,800.00	1,800.00
10-48-80	Youth Council	700.00	1,700.00
10-48-90	Sound System	.00	.00
Total Community Affairs:		19,750.00	20,750.00
Planning & Zoning			
10-51-07	Planning Commission	1,200.00	1,200.00
10-51-10	Zoning Administrator/Planner	3,000.00	2,300.00

Account Number	Account Title	2018-19	2019-20
		Current year Budget	Future year Budget
10-51-15	Payroll Taxes	200.00	200.00
10-51-19	Advertising, Notices	500.00	500.00
10-51-20	Cache County Planner	.00	.00
10-51-25	Copies of Ordinances, Maps, Ot	70.00	70.00
10-51-30	Pass Through Fees-PZ	1,100.00	1,100.00
10-51-41	Professional Fees	1,500.00	1,000.00
10-51-45	Training	900.00	900.00
Total Planning & Zoning:		8,470.00	7,270.00
Public Safety			
10-54-10	Crossing Guards	9,900.00	9,900.00
10-54-15	Payroll Taxes	800.00	800.00
10-54-19	Crossing Guard Supplies	500.00	500.00
10-54-20	Crossing Guard Training	200.00	200.00
10-54-25	Emergency Preparedness	600.00	600.00
10-54-26	Neighborhood Watch	.00	.00
10-54-30	Fire	33,600.00	33,600.00
10-54-40	911	23,200.00	23,200.00
10-54-50	Liquor Law	.00	.00
10-54-60	Police	10,600.00	10,600.00
10-54-70	Animal Control	6,700.00	6,700.00
10-54-75	Electricity - School Flashers	300.00	300.00
Total Public Safety:		86,400.00	86,400.00
Roads			
10-60-10	Supervisor - Roads	13,900.00	14,300.00
10-60-11	Part-Time Wages	2,800.00	2,800.00
10-60-12	Maintenance Assistant	10,700.00	11,000.00
10-60-15	Payroll Taxes	2,100.00	2,200.00
10-60-16	Health Insurance	7,400.00	7,400.00
10-60-22	Engineering & Professional	.00	500.00
10-60-24	Trails	900.00	900.00
10-60-26	Paint Supplies	400.00	500.00
10-60-30	Walkway Repairs	500.00	500.00
10-60-35	DO NOT USE	.00	.00
10-60-40	Signs	3,100.00	3,000.00
10-60-41	Professional Fees	2,000.00	2,000.00
10-60-46	Dues and Subscriptions	.00	.00
10-60-50	Gas, Oil & Vehicle Repair	1,900.00	2,100.00
10-60-55	Snow Removal	13,500.00	20,000.00
10-60-56	Insurance, Liability and Other	5,400.00	7,400.00
10-60-60	Street Lighting	13,900.00	14,500.00
10-60-65	Street Repairs	5,000.00	5,000.00
10-60-70	Street Sweeping	.00	.00
10-60-75	Gas - Heating Garage	600.00	600.00
10-60-76	Storm Water	10,400.00	10,500.00
10-60-77	Electricity	.00	.00
10-60-79	Internet	.00	.00
10-60-80	Repairs and Maintenance	9,000.00	9,000.00
10-60-83	Capital Expenditures	.00	.00
Total Roads:		103,500.00	114,200.00

Account Number	Account Title	2018-19	2019-20
		Current year Budget	Future year Budget
Parks & Recreation			
10-70-10	Supervisor - Parks	12,800.00	12,800.00
10-70-11	Part-Time Wages	2,900.00	2,900.00
10-70-12	Maintenance Assistant	11,900.00	11,900.00
10-70-15	Payroll Taxes	2,300.00	2,300.00
10-70-16	Health Insurance	8,700.00	8,700.00
10-70-25	Advertising	.00	.00
10-70-30	Cleaning Supplies	400.00	400.00
10-70-35	Coin Operated Light Controller	.00	.00
10-70-40	Maintenance Ryan's Park	3,000.00	3,000.00
10-70-41	Professional Fees	1,700.00	1,700.00
10-70-45	Maintenance - Grounds	4,200.00	4,200.00
10-70-50	Maint. Tennis-Pickleball Court	20,000.00	20,000.00
10-70-55	Plant Restoration	500.00	500.00
10-70-56	Insurance Liability and Other	1,800.00	1,800.00
10-70-60	T-Ball	1,100.00	1,100.00
10-70-65	Soccer League Expenses	1,000.00	1,000.00
10-70-67	Eccles Ice Center-Closed DNUse	1,500.00	.00
10-70-70	Tennis Court Utilities	.00	.00
10-70-72	Park Deposit Refund	750.00	750.00
10-70-74	Building Deposit Refund	600.00	600.00
10-70-75	Gas	800.00	800.00
10-70-77	Electricity	900.00	900.00
10-70-79	Internet	.00	.00
10-70-80	Repairs & Maintenance	11,000.00	11,000.00
10-70-82	Dugout Benches - Ball Diamond	500.00	500.00
10-70-83	Capital Expenditures	.00	.00
10-70-86	Park Restroom	1,600.00	1,600.00
10-70-90	Miscellaneous	2,100.00	2,100.00
Total Parks & Recreation:		92,050.00	90,550.00
Capital Improvements			
10-80-10	City Shed - Fencing	.00	.00
10-80-20	Dugout Benches - Ball Diamond	.00	.00
10-80-30	Equipment Purchase - Mower	.00	.00
10-80-40	Museum	.00	.00
10-80-50	Ryan's Place Park	.00	.00
10-80-60	French Drain - Shop	.00	.00
10-80-70	Water Line - Shop	.00	.00
10-80-80	Sidewalks and Trails	.00	.00
10-80-84	Museum	.00	.00
10-80-85	Park Sprinkler	.00	.00
Total Capital Improvements:		.00	.00
Other Expenses			
10-90-10	Sanitation	150,000.00	150,000.00
10-90-20	Overhead Reimbursement	.00	.00
10-90-92	Transfer to CP Fund	220,000.00	220,000.00
10-90-93	Transfer to Water Fund	.00	.00
10-90-94	Transfer to Sewer Fund	.00	.00
10-90-99	Suspense	.00	.00
Total Other Expenses:		370,000.00	370,000.00
General Fund Revenue Total:		807,800.00	809,270.00

Account Number	Account Title	2018-19 Current year Budget	2019-20 Future year Budget
General Fund Expenditure Total:		862,500.00	872,800.00
Net Total General Fund:		54,700.00-	63,530.00-

Account Number	Account Title	2018-19 Current year Budget	2019-20 Future year Budget
Capital Projects Fund			
Other			
40-36-10	Interest - Capital Improvement	2,000.00	3,000.00
40-36-80	Reimbursement Income	30,000.00	234,000.00
40-36-90	Transfers from General Fund	220,000.00	240,000.00
40-36-91	Transfers from Water Fund	.00	.00
40-36-92	Transfers from Sewer Fund	.00	.00
Total Other:		252,000.00	477,000.00
Department: 40			
40-40-85	Capital Improvements	.00	.00
40-40-90	Transfers to Water Fund	.00	.00
Total Department: 40:		.00	.00
Department: 41			
40-41-83	Administrative	.00	.00
Total Department: 41:		.00	.00
Department: 51			
40-51-83	Water-NEVER USE THIS ACCOUNT	.00	.00
Total Department: 51:		.00	.00
Department: 60			
40-60-83	Roads	340,000.00	370,000.00
Total Department: 60:		340,000.00	370,000.00
Department: 70			
40-70-83	Parks & Recreation	40,000.00	134,000.00
Total Department: 70:		40,000.00	134,000.00
Department: 80			
40-80-83	Electricity	.00	.00
Total Department: 80:		.00	.00
Capital Projects Fund Revenue Total:		252,000.00	477,000.00
Capital Projects Fund Expenditure Total:		380,000.00	504,000.00
Net Total Capital Projects Fund:		128,000.00-	27,000.00-

Account Number	Account Title	2018-19 Current year Budget	2019-20 Future year Budget
Water Fund			
Other			
51-36-10	Charges for Services - Water	346,600.00	346,600.00
51-36-15	Interest Earned - Water	10,000.00	12,000.00
51-36-20	Hookups & Other - Water	2,100.00	1,000.00
51-36-30	Impact Fees - Water	4,600.00	1,500.00
51-36-40	Water Connection Fees	.00	.00
51-36-90	Transfers from General Fund	.00	.00
51-36-91	Transfers from Cap Proj Fund	.00	.00
51-36-95	Misc. Income	.00	.00
51-36-96	Scrap Recovery	.00	.00
51-36-98	Container Refunds	250.00	250.00
Total Other:		363,550.00	361,350.00
Water Department			
51-40-01	Mayor and Council	6,500.00	6,500.00
51-40-03	Treasurer	5,500.00	5,500.00
51-40-05	Recorder	5,500.00	5,500.00
51-40-06	Finance Director	2,200.00	2,200.00
51-40-10	Supervisor - Public Works	20,700.00	22,400.00
51-40-11	Part Time Wages	3,400.00	3,400.00
51-40-12	Maintenance Assistant	12,800.00	13,200.00
51-40-15	Payroll Taxes	4,400.00	4,500.00
51-40-16	Health Insurance	9,300.00	9,300.00
51-40-20	1/3 Caselle Fee	1,100.00	1,100.00
51-40-22	Bad Debt	300.00	300.00
51-40-25	Billing Expense	200.00	200.00
51-40-26	Postage	1,200.00	1,400.00
51-40-30	Bond Payment - Interest	.00	.00
51-40-35	Capital Expenditures	.00	295,580.00
51-40-37	Depreciation	73,000.00	72,000.00
51-40-40	Audit	2,200.00	2,200.00
51-40-41	Professional Fees	5,300.00	5,300.00
51-40-43	Legal	.00	500.00
51-40-46	Dues and Subscriptions	900.00	900.00
51-40-50	Gas, Oil, & Vehicle Repair	1,900.00	1,900.00
51-40-51	Logan City Water Fees	8,600.00	8,600.00
51-40-55	Insurance Liability and Other	7,100.00	7,100.00
51-40-60	ProLog Water Share Assessment	4,200.00	6,500.00
51-40-65	Repairs and Maintenance	12,800.00	18,000.00
51-40-66	Materials and Supplies	3,000.00	3,200.00
51-40-70	Training and meetings	800.00	1,000.00
51-40-71	Rural Water Fees	.00	.00
51-40-75	Gas	2,800.00	3,300.00
51-40-77	Electricity	34,900.00	35,000.00
51-40-78	Telephone	900.00	900.00
51-40-79	Internet	300.00	300.00
51-40-80	Chlorine	1,700.00	4,000.00
51-40-83	Capital Expenditures-Water	.00	.00
51-40-85	Replace Water Meters	.00	.00
51-40-86	Flow Meters	.00	2,000.00
51-40-90	Replace Reservoir	.00	.00
51-40-91	Transfers to Other Funds	.00	.00
51-40-95	Miscellaneous	150.00	150.00

<u>Account Number</u>	<u>Account Title</u>	<u>2018-19 Current year Budget</u>	<u>2019-20 Future year Budget</u>
	Total Water Department:	233,650.00	543,930.00
	Water Fund Revenue Total:	363,550.00	361,350.00
	Water Fund Expenditure Total:	233,650.00	543,930.00
	Net Total Water Fund:	129,900.00	182,580.00-

Account Number	Account Title	2018-19 Current year Budget	2019-20 Future year Budget
Sewer Fund			
Other			
52-36-10	Charges for Services - Sewer	250,000.00	296,500.00
52-36-20	Interest Earned - Sewer	13,000.00	13,000.00
52-36-25	Sewer Assessment & Other	2,300.00	2,300.00
52-36-30	Impact Fees - Sewer	3,700.00	1,000.00
52-36-40	Connection Fees	.00	.00
52-36-90	Transfer from General Fund	.00	.00
Total Other:		269,000.00	312,800.00
Sewer Department			
52-40-01	Mayor and Council	6,500.00	6,500.00
52-40-03	Treasurer	5,500.00	5,500.00
52-40-05	Recorder	5,500.00	5,500.00
52-40-06	Finance Director	2,200.00	2,200.00
52-40-10	Supervisor - Public Works	6,900.00	7,100.00
52-40-11	Part Time Wages	1,100.00	1,100.00
52-40-12	Maintenance Assistant	6,400.00	6,600.00
52-40-15	Payroll Taxes	2,700.00	2,700.00
52-40-16	Health Insurance	4,400.00	4,400.00
52-40-20	1/3 Caselle Fee	1,100.00	1,100.00
52-40-22	Bad Debt	100.00	100.00
52-40-25	Billing Expense	200.00	200.00
52-40-26	Postage	1,200.00	1,400.00
52-40-35	Capital Expenditures	.00	80,580.00
52-40-37	Depreciation	28,000.00	23,000.00
52-40-40	Audit	2,200.00	2,200.00
52-40-43	Legal	100.00	1,200.00
52-40-45	Professional Fees	100.00	150.00
52-40-46	Dues and Subscriptions	.00	.00
52-40-50	Gas, Oil & Vehicle Repair	1,900.00	2,300.00
52-40-55	Insurance Liability and Other	7,100.00	7,100.00
52-40-65	Repairs and Maintenance	32,000.00	5,000.00
52-40-70	Training and meetings	650.00	650.00
52-40-71	Rural Water Fees	.00	.00
52-40-75	Gas	600.00	600.00
52-40-77	Electricity	400.00	400.00
52-40-78	Telephone	900.00	900.00
52-40-79	Internet	300.00	300.00
52-40-80	Sewer Treatment	158,900.00	163,800.00
52-40-85	Supplies	200.00	500.00
52-40-90	Transfers	.00	.00
52-40-95	Miscellaneous	150.00	150.00
Total Sewer Department:		277,300.00	333,230.00
Sewer Fund Revenue Total:		269,000.00	312,800.00
Sewer Fund Expenditure Total:		277,300.00	333,230.00
Net Total Sewer Fund:		8,300.00-	20,430.00-
Net Grand Totals:		61,100.00-	293,540.00-

Account Number	Account Title	2018-19 Current year Budget	2019-20 Future year Budget
----------------	---------------	-----------------------------------	----------------------------------

Report Criteria:

- Print Fund Titles
 - Page and Total by Fund
 - Print Source Titles
 - Total by Source
 - Print Department Titles
 - Total by Department
 - All Segments Tested for Total Breaks
-

Ordinance 2-2019

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

The River Heights City Planning Commission held a duly noticed public hearing on May 21, 2019, after which, the River Heights City Council adopted the following changes to the River Heights City Code.

3-1-4: HOME OCCUPATION LICENSES

A. Permitted Uses Requiring a Conditional Use Permit

1. . . Impacts to the neighborhood will be evaluated in the following areas:
 - a. Employees: One or more who do not reside in the home but, report to the home for work purposes.

5-2-3: LICENSING

A. Dog License Required:

1. All dogs must be licensed each year, except as otherwise provided herein, to a person eighteen (18) years of age or older. Any person owning, possessing or harboring any dog within the city shall obtain a license for such animal within thirty (30) days after the dog reaches the age of four (4) months, or within thirty (30) days of the acquisition of such dog or presence of such dog within the city. Initial and annual licensing requires completing the completion of a standard form, which requests name, address and phone number of the applicant, ~~and the breed~~ and gender of the animal, and whether it has been proof of animal being spayed or neutered, and proof of rabies vaccination. ~~The form also asks for pertinent information regarding rabies vaccinations. Annual renewals require the presentation of a valid rabies certificate of vaccination at the time of application for a license.~~ For a dog under the age of six (6) months, the city may accept certification from a licensed veterinarian that the owner has deposited funds for spaying or neutering. A spayed or neutered dog may be licensed at the reduced fee (refer to current fee schedule held at the City Office). Licenses are good for one year or until March 1 of the following year, whichever comes first ~~Said initial license shall be effective for one year until March 1 of the following year and must be renewed annually thereafter. All annual applications are due March 1st. If dogs are not licensed, their owners will be in violation of the law and may be issued a citation. (1-2015, 6-23-15)~~
2. ~~License renewals must be submitted annually to the city. Proof of rabies vaccination and fees will be due March 1st and be considered delinquent March 2nd of each year. Late~~ All fees are due at the time of application. Applications submitted after March 1 (annual applications only) will be charged a late fee, per month for every month of delinquency. If dogs are not licensed, their owners will be in violation of the law and may be issued a citation plus a monthly late fee charged at the beginning of each month.

C. Licensing Exemptions:

2. The fee provisions of ~~subsection A2 of this section~~ 5-2-3:A.2. shall not apply to service dogs per 28 CFR Subpart B, Section 35.136. The City will verify whether the animal qualifies as a service animal by asking the following:
 - ~~a. Seeing eye dogs properly trained to assist blind persons if such dogs are actually being used by blind persons to assist them in moving from place to place.~~
 - ~~b. Hearing dogs properly trained to assist deaf persons if such dogs are actually used by deaf persons to aid them in responding to sounds.~~
 - ~~c. Dogs especially trained to assist officials of government agencies in the performance of their duties and are owned by such agencies.~~
 - a. Is the animal required because of a disability?
 - b. What work or task has the animal been trained to perform?

5-2-4: KENNELS, PET SHOPS AND SIMILAR ESTABLISHMENTS

(See current 28 CFR Subpart B, Section 35.136 for exclusions.)

5-4-2: DEFINITIONS

WEEDS: ~~Any vegetation commonly referred to as a weed, or vegetation designated as noxious by a Utah agent of the Department of Agriculture.~~

- A. All invasive grasses, annual plants, and vegetation, other than trees or shrubs as defined in Cache County Code, Title 8.28 and the Utah Noxious Weed Act. This term shall not include cultivated flowers and gardens or cultivated decorative grasses that are intended to exceed eight (8) inches and are properly maintained within a defined planting area.
- B. Plants which injure or endanger the comfort, repose, health or safety of persons.
- C. Plants which unlawfully interfere with, obstruct or tend to obstruct a canal, public park, square, street or highway, sidewalk or park strip.

5-4-3: MAINTENANCE OF PROPERTY

B. Abatement of Weeds, Vegetation, and Deleterious Objects:

- ~~1. Real Property to be Kept Clean. It shall be an infraction for any person owning or occupying real property to allow weeds to grow on such property or not to remove from property any cuttings of weeds or refuse, unsightly or deleterious objects after having been given notice from the Zoning Administrator.~~
- ~~2. Standards of Weed Control:
 - a. The above stated weeds constitute a nuisance when they create a fire hazard, a source of contamination, or pollution of the water, air or property, a danger to health, a breeding place or habitation for insects or rodents or other forms of life, or are designated as noxious by the Utah Department of agriculture.
 - b. Weeds shall be cut by the property owner within a period of 7-10 days after notification of violation.~~
1. The purpose of this weed ordinance and the enforcement thereof is to ensure that properties within the city are kept clean and maintained. Doing so helps to prevent fire hazards, insect and rodent harborages, prevents the induction of hazardous pollens in

the air, prevents vegetation from obstructing pathways, sidewalks, traffic view, and structures, and the buildup of plant waste that may affect public health, safety, and welfare.

2. Standards of Weed Control: Real property and park strips to be kept clean and weed free.

C. Determination of Weed Nuisance

The mayor or a designated city employee or designated agent may observe any yard, lot, park strip or other place to determine the existence of weeds as a nuisance as defined in this chapter.

D. Enforcement of Weed Control

The observation as described in 5-4-3:C. above shall constitute the facts upon which the city may base its corrective action. The city may:

1. Document the inspection with pictures and written description.

2. Send a copy of the pictures and written description along with the city code to inform the property owner of the violation of this section. The property owner will have fifteen (15) business days to have the nuisance corrected or have contacted the city with an explanation acceptable to the city indicating how and when the nuisance will be corrected.

3. Follow up with a letter from the city attorney addressing the code violation, if the property owner has not corrected the nuisance or contacted the city. The city also has the option of utilizing the county weed abatement department (Cache County Code, Chapter 8).

4. Prepare an itemized statement of all expenses incurred, should the city abate the nuisance. A copy thereof will be sent by registered mail to the owner, purchaser or occupier of the property with a payment due date of twenty (20) business days from the date of mailing.

10-2-1: DEFINITIONS

SHORT TERM VACATION RENTAL (STVR): A single-family dwelling, or any portion thereof, utilized as a business for lodging, or sleeping purposes, whereby, the owner hosts visitors in the owner's home, for compensation, for periods of twenty-eight (28) consecutive days or less. The owner must live on-site, in the home. A River Heights City Home Occupation License is required. STVRs shall comply with all ordinances within the zone.

10-4-1: ZONES ESTABLISHED

CP Commercial parking zone

10-5-3: SPECIAL PROVISIONS

F. The landscaping and maintenance of areas adjacent to the street surface shall be the responsibility of the adjacent property owner.

10-6-2: SPECIAL PROVISIONS (verbiage moved from 10-5-3)

Special provisions shall apply in this zone in order to protect its essential characteristics.

A. The space required around buildings and structures shall be kept free from junk, refuse and debris. (Ord. 04-12-14, 1-11-2005, eff. retroactive to 12-14-2004)

- B. All buildings used for human occupancy shall be furnished with a public or private water supply and shall be constructed in accordance with the adopted building, plumbing, electrical, fire prevention and similar codes.
- C. All buildings and uses within this zone shall comply with all applicable supplementary development standards as set forth in this title.
- D. Front yards and side yards of all dwellings which front on public streets must be landscaped, except that up to twenty five percent (25%) of the front yard or side yard which faces on a public street may be devoted to driveways and off-street parking. (Ord., 1-22-2002)
- E. All park strips (the area between the property line and street that is not hardscape) adjacent to the front, side or rear yard of a lot shall be landscaped and maintained by the owner of the property immediately adjacent to the park strip. The landscaping and maintenance of the park strip shall be at the expense of the adjacent property owner. (Ord. 0-01-13, 1-11-2005, eff. retroactive to 11-26-2002)
- F. The landscaping and maintenance of areas adjacent to the street surface shall be the responsibility of the adjacent property owner.

10-8-4: SITE DEVELOPMENT STANDARDS

All parcels in the commercial zone shall comply with all applicable ordinances, the City Public Works Construction Specifications and with the following standards: . . .

10-8-4: SITE DEVELOPMENT STANDARDS (commercial zone)

- H. Snow Storage: A snow storage plan is required and shall be noted on the final plat.

10-11-6: HISTORIC LANDMARK OVERLAY ZONE AT 594 South 400 East

G. Allowed Uses

20. Yoga, Aerobic and Dance Studio

H. Uses Not Permitted

1. Aerobic Studio, Dance Studio

22. Health, Exercise, Massage, Reducing Service

10-12-1: USE REGULATIONS

- A. Land Use Chart, Table 1

Commercial and Retail Uses

82. Short Term Vacation Rental (STVR), Owner Occupied – “H” in A, R1, PUD, MU, C1

- B. Zone Regulation Requirements (bump sections B and C down to become C and D)
 - 1. A Zoning Clearance Permit is required when constructing or adding a structure to the property. Structures include, but are not limited to: house, house addition, garage, carport, shed, deck, ground mounted solar panels, swimming pool, commercial building, covering for a deck, patio or porch (see 10-3-4).
 - 2. One application is required per structure and per person.
 - 3. Public works director and zoning administrator will sign permit or respond to applicant within 10 working days.
 - 4. Failure to comply with restrictive covenants (including any limiting conditions contained on a recorded plat map) and/or situational safety concerns shall be grounds for denial of a Zoning Clearance Permit.

5. Applicant should consult Cache County Building Department to determine if a building permit is required.

10-12-34: FENCE REGULATIONS

10-14-4: PARKING LOT REQUIREMENTS

- F. Snow Storage: A snow storage plan is required and shall be noted on the final plat.

10-15-6: LANDSCAPING RIGHTS-OF-WAY

- E. All park strips (the area between the property line and street that is not hardscape) adjacent to the front, side or rear yard of a lot shall be landscaped and maintained by the owner of the property immediately adjacent to the park strip. The landscaping and maintenance of the park strip shall be at the expense of the adjacent property owner. (Ord. 0-01-13, 1-11-2005, eff. retroactive to 11-26-2002)
- F. The landscaping and maintenance of areas adjacent to the street surface shall be the responsibility of the adjacent property owner.

10-15-7: STREET TREES (move current section E down to F)

- E. Maintenance of Trees Near Sidewalks and Streets: Pruning trees is required so that any overhang is at least seven (7) feet above the elevation of the adjoining sidewalk ~~or~~ and 10' above street to keep a clear view and not interfere with service vehicles.

10-22-8: DESIGN STANDARDS (commercial parking zone)

- E. Snow Storage: A snow storage plan is required and shall be noted on the final plat.

11-6-2: LOCAL MINIMUM STANDARDS AND SPECIFICATIONS

Standards for design, construction specifications, and inspection of street improvements, curbs, gutters, sidewalks, storm drainage and flood control facilities shall be provided by the city engineer; standards for water distribution and sewage disposal facilities by the board of health; and similar standards for fire protection by the fire department. All subdividers shall comply with the standards established by such departments and agencies of the city, county and state; provided, that such standards shall be approved by the city council. These standards, ~~in addition to~~ the City Public Works Construction Specifications, and the general standards listed below shall be used by all subdividers.

Adopted and effective this 28th day of May 2019.

Todd A. Rasmussen, Mayor

Attest:

Sheila Lind, Recorder