

## Ordinance 1-2025

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

The River Heights City Planning Commission held a duly noticed public hearing on Tuesday, March 11, 2025, after which, the River Heights City Council adopted the following changes to the River Heights City Code.

#### 10-3-4 DEVELOPMENT REVIEW COMMITTEE

- B. The DRC is comprised of the following members: city attorney, public works director, city engineer, planning commission chair, and citizen planner with demonstrated experience, education, certification and knowledge in city and land use planning. These individuals are to provide their respective expertise in the technical and policy requirements and standards regarding development applications subject to the development review provisions of this title and other city ordinances. The mayor shall nominate and appoint a citizen planner and a chairperson of the DRC with the advice and consent of the City Council.

#### 10-11-6:G. Allowed Uses Specific to 420 S 500 E

7. Daycare/preschool

#### 11-2-1 DEFINITIONS

Development Review Committee (DRC)

The administrative land use authority responsible for receiving, reviewing and considering final plat and minor subdivision applications. If all requirements and standards are met, the DRC shall issue final plat approval. The committee is comprised of the city attorney, public works director, city engineer, planning commission chair, and a citizen planner with demonstrated experience, education, certification and knowledge in city planning and land use planning. These individuals are to provide their respective expertise in the technical and policy requirements and standards regarding development applications subject to the development review provisions of this title and other city ordinances.

#### 11-4-1.A.5 Review Cycle, Exceptions

- b. Additional Time for Review. If the applicant does not submit a revised plan within twenty (~~20~~) 40 business days after notification by the ALUA that a modification or correction is required, the ALUA shall have an additional twenty (~~20~~) 40 business days to respond.

**11-4-2: PRELIMINARY PLAT**

- B. Preliminary Subdivision Application Approval: The planning commission shall act as the ALUA that receives, reviews, considers and issues its approval of preliminary plat subdivisions applications.
- C. The planning commission shall review the preliminary plat and may visit the site of the proposed subdivision if deemed appropriate. The applicant must submit the application within 16 business days prior to a scheduled planning commission meeting. The planning commission must review the subdivision application within ~~45~~30 business days from the date a complete application has been received.

**11-4-3-C. The Review Cycle is Capped**

- 2. The DRC shall complete a review of the plat within twenty ~~20~~ 40 business days per review cycle after it is submitted for review. If the final plat complies, the city engineer shall sign the plat in the appropriate signature block. If the final plat or the construction plans do not comply, they shall be returned to the developer with comment.

**11-5-2: PROCEDURE FOR APPROVAL**

- B. The Review Cycle is Capped. A maximum of three review cycles is permitted for determination of final approval. The DRC must complete each review cycle within ~~20~~30 business days following submittal and acceptance of the original application, and ~~20~~30 days for each subsequent review cycle as applicable.

**11-5-4: REQUIRED IMPROVEMENTS (minor subdivisions)**

- D. Street Improvements. Streets which are interior and/or act as ingress/egress to minor subdivisions shall have a minimum width of twenty-two feet (22') paved with six and one-half foot (6 1/2') graveled shoulders on each side, and a thirty five foot (35') right of way. For private lanes refer to 11-6-4:A.2.

Adopted and effective this 18<sup>th</sup> day of March 2025.

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Blake Wright, Mayor

Attest:

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Sheila Lind, Recorder