

River Heights City

City Council Agenda

Tuesday, May 19, 2026

Notice is hereby given that the River Heights City Council will hold their regular meeting at **7:30 p.m.**, at the River Heights City Office Building at 520 S 500 E.

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

Mayor, Councilmembers, and Staff Reports

Public Comment

Discuss and Approve Two Purchase Orders for Playground Equipment

Public Hearing to Discuss and Approve an Ordinance Adopting an Impact Fee Analysis, Including Updated Fees

Review and Accept the 2025 Fraud Risk Assessment Report

Discuss and Approve an Ordinance to Adopt a Senior Citizen Planned Unit Development Zone (SCPUD)

Consider Amendments to the City Code Regarding Dogs, On-Street Parking, and Gravity Sewer Operations

Discuss the Tentative Budget for Fiscal Year 2026-2027 with and without a Property Tax Increase

-----SEPERATE ITEM ON THE AGENDA-----

Executive Officer or Budget Officer Statement of Tax Increase Intention: The River Heights City executive officer or budget officer will state on the record that River Heights City fiscal year 2026-2027 tentative budget includes a proposed tax rate increase.

River Heights City Executive Officer or Budget Officer will intend to state the following:

- River Heights City is considering levying a tax rate that exceeds River Heights City's certified tax rate;
- The approximate dollar amount of additional ad valorem tax revenue that would be generated by the proposed tax rate increase is \$86,250;
- The purposes for additional ad valorem tax revenue that would be generated by the proposed tax rate increase are:
 - \$40,000 for the Parks Department to maintain current level of service with added park space. The amount also covers increased wages and benefits;
 - \$15,500 for the Roads Department to make ongoing sidewalk repairs; and
 - \$30,750 for the Administration Department to fund rising wages and benefits costs;

- The approximate percentage increase in ad valorem tax revenue for River Heights City is 75%; and
- If River Heights City proceeds with the proposed tax rate increase, the city will provide notice of and conduct a public hearing, at which members of the public will have an opportunity to provide comments on the proposed tax rate increase. The Truth in Taxation public hearing is currently set for Monday, August 17th at 6:30 p.m. in the River Heights City Council Chambers.

River Heights City Executive Officer or Budget Officer Presents the Property Tax Impact Schedule Separate from all other Budget Documents: The tax increase will support and help fund the parks department, the roads department, and the city administration.

Set Date for Tentative Budget Public Hearing: The River Heights City Council will take comments and questions from the public regarding the city's fiscal year 2026-2027 tentative budget on Tuesday, June 16th at 7:00 p.m. in the River Heights City Council Chambers. The tentative budget includes a proposed tax increase. The city council will consider adopting a resolution approving the city's fiscal year 2026-2027 tentative budget on June 16th following the public hearing. The interim budget will also be approved on June 16th.

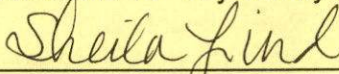
Adoption of Resolution 2-2026, A Resolution of the City of River Heights Acknowledging that the Executive Office or Budget Officer Stated the Proposed Tentative Fiscal Year 2026-2027 Budget Includes a Proposed Property Tax Increase and the Executive Officer or Budget Officer Will Present a Property Tax Impact Schedule

Adoption of Resolution 3-2026, A Resolution Adopting the Tentative Budget, the Property tax Impact Schedule, and Setting the Date for a Public Hearing on the Tentative Budget

Adoption of Resolution 4-2026, A Resolution of the City of River Heights Intending to Increase Property Tax Revenue and Set a Truth in Taxation Hearing for August 2026

Adjourn

Posted this 18th day of May 2026



Sheila Lind, Recorder

Zoom Link: <https://us06web.zoom.us/j/83909810655>

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.utah.gov) and at riverheights.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 19, 2026

Present: Mayor Blake Wright
Council members: Kandi Evans
Mark Malmstrom
Janet Mathews, electronic
Chris Milbank
Lance Pitcher, electronic

Public Works Director Clayton Nelson
Recorder Sheila Lind
Treasurer Michelle Jensen

Others Present: Keenan Ryan, Cindy Schaub, Shellie Giddings, Craig and JoDean Bailey, Heather Lehnig

The following motions were made during the meeting:

Motion #1

Councilmember Milbank moved to "approve the minutes from April 21, 2026 Council Meeting, and the evening's agenda." Councilmember Evans seconded the motion which passed with Evans, Mathews, Milbank, and Pitcher in favor. No one opposed. Malmstrom was absent.

Motion #2

Councilmember Malmstrom moved to "approve the two purchase orders for playground equipment as discussed." Councilmember Evans seconded the motion which passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.

Motion #3

Councilmember Evans moved to "approve Ordinance 2-2026, An Ordinance Adopting an Impact Fee Analysis with the changing of the public hearing date and the addition of the effective date." Councilmember Malmstrom seconded the motion which passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.

Motion #4

Councilmember Milbank moved to "approve Ordinance 4-2026, An Ordinance to Adopt a Senior Citizen Planned Unit Development Zone including the repeal of the current 10-10, RPUD Zone with the edits as discussed." Councilmember Evans seconded the motion which passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.

Motion #5

Councilmember Malmstrom moved to "approve Ordinance 3-2026, An Ordinance to Adopt Changes to the City Code of River Heights, Utah." Councilmember Milbank seconded the motion which passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.

51 **Motion #6**

52 Councilmember Milbank moved to “approve River Heights, Utah Resolution 2-2026, A
53 Resolution of the City of River Heights Acknowledging that the Executive Office or Budget Officer
54 Stated the Proposed Tentative Fiscal Year 2026-2027 Budget Includes a Proposed Property Tax
55 Increase and the Executive Officer or Budget Officer Will Present a Property Tax Impact
56 Schedule.” Councilmember Evans seconded the motion which passed with Evans, Malmstrom,
57 Mathews, Milbank, and Pitcher in favor. No one opposed.

58
59 **Motion #7**

60 Councilmember Malmstrom moved to “approve River Heights, Utah Resolution 3-2026, A
61 Resolution Adopting the Tentative Budget, the Property Tax Impact Schedule, and Setting the
62 Date for a Public Hearing on the Tentative Budget.” Councilmember Evans seconded the motion
63 which passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.

64
65 **Motion #8**

66 Councilmember Evans moved to “approve River Heights, Utah Resolution 4-2026, A
67 Resolution of the City of River Heights Intending to Increase Property Tax Revenue and Set a
68 Truth in Taxation Hearing for August 2026, with the renumbering of Sections 6, 7, & 8.”
69 Councilmember Milbank seconded the motion which passed with Evans, Malmstrom, Mathews,
70 Milbank, and Pitcher in favor. No one opposed.

71
72

73 **Proceedings of the Meeting:**

74
75

76 The River Heights City Council met at 7:30 p.m. in the Ervin R. Crosbie Council Chambers
77 in the River Heights City Building on Tuesday, May 19, 2026, for their regular council meeting.

78 Pledge of Allegiance

79 Adoption of Previous Minutes and the Evening’s Agenda: Minutes for the April 21, 2026
80 meeting were reviewed.

81 **Councilmember Milbank moved to “approve the minutes from April 21, 2026 Council
82 Meeting, and the evening’s agenda.” Councilmember Evans seconded the motion which
83 passed with Evans, Mathews, Milbank, and Pitcher in favor. No one opposed. Malmstrom
84 was absent.**

85 Mayor and Staff Reports:

86 Councilmember Evans

- 87 • The Youth Ambassadors planned to hold their Summer Reading kick-off on June 1. They
88 would shop for prizes on Friday. Hogle Zoo had donated 4 tickets, which they were excited
89 about giving away.
- 90 • She explained that one of the current crossing guards would not be returning for the next
91 school year, however one of the school’s aids was interested in the position. She would
92 get the new hire paperwork for her.

93 Councilmember Pitcher

- 94 • He had talked with Jeremy Hudson of the Cache County Road Department, who said
95 River Heights is on their chip and seal list for a few roads this summer and fall. They
96 discussed running a road grader in the Riverdale area. He put River Heights on their list
97 for that, as well.
- 98 • He and PWD Nelson had talked about bids for city truck replacements. Because of the
99 prices, they decided to hold off until next year.

100 Mayor Wright asked PWD Nelson if the Orchard Drive stormwater project was finished.
Mr. Nelson said they were to finish up today. He had put in a lot of inspection time during the

101 project due to two water lines needing to be replaced since they were in the way and another that
102 was leaking. He said Trueline had been a good company to work with. After Engineer
103 Rasmussen walked the project and signed off on it, they could submit their bill. Treasurer Jensen
104 said the city needed a bill by June 30. PWD Nelson noted that they didn't need to use as much
105 asphalt as they had bid, but they lost some due to sluffing. Due to this, their invoice might be
106 slightly higher than the bid.

107 Mayor Wright

- 108 • He informed that he, Recorder Lind and PWD Nelson had met with Providence City's code
109 compliance officer. They were impressed with her and felt she'd do a good job in River
110 Heights. He would figure out an hourly rate and then have the city attorney draft a contract
111 for hiring her. He guessed she might work 2-3 hours/week for River Heights. He had a
112 meeting set up with her tomorrow to discuss the details.
- 113 • He reminded of the recent fire district presentation given to the Council. Since then, the
114 whole system had changed and was on hold until further notice.
- 115 • Cache County wanted River Heights to take over SR 238 (from Providence along 600 E to
116 600 S and then along 400 E to Logan). The county and the city were in negotiations about
117 the details. Heritage was granted approval from the county to access 600 East for their,
118 Creekside Development. Since then, they had submitted their subdivision application.

119 Councilmember Milbank

- 120 • He had applied for two grants for a pavilion at Stewart Hill Park which could have yielded
121 \$140,000. RAPZ granted the city \$35,000, half of the requested amount. The Community
122 Parks and Recs didn't fund anything. When he asked them why, they said they didn't have
123 enough money, and the pavilion was considered a picnic amenity. He had to specify in the
124 application that the city could only guarantee \$50,000 of the \$70,000 to match the CPR
125 grant. The remaining \$20,000 would have to be approved during the spring budget
126 process. The city currently had \$85,000 from a previous grant for a pavilion. \$50,000 of
127 that amount needed to be spent this year since it was going to expire and drop off. He was
128 sensitive to the current budget situation and suggested waiting on the pavilion. He had
129 investigated another grant for the Old School, but he wasn't sure the city would qualify.
- 130 • He had been contacted by an individual who wanted to rent the tennis courts. The current
131 policy stated the courts were on a first-come first-serve basis. PWD Nelson said a few
132 years ago the city had a document written up for tennis teachers. Mayor Wright felt
133 comfortable letting Councilmember Milbank and Recorder Lind figure out a decision. The
134 Council agreed.
- 135 • Mayor Wright reported talking with an employee of Tennis and Track about possibly
136 resurfacing the tennis courts this year. He was told that the next time they came to town
137 they would stop by and look at them and give a bid.
- 138 • Mr. Milbank asked for an update on the HVAC system at the old school. Mayor Wright said
139 he had an email from the person who looked at the system and was asked to give a
140 proposal on what he thought might be the best situation. He hadn't read through it yet but
141 would share the information with the Council before the next meeting.

142 Public Comment: Cindy Schaub suggested the Council expand their discussions on the
143 agenda items. She asked for clarification on the slide and climber purchase orders which were on
144 the agenda. PWD Nelson informed that they were replacements for Ryan's Place Park. She
145 asked if they might allow two stories in the senior citizen planned unit development. Mayor Wright
146 said, "no, only one." She asked if they would consider installing park benches in Stewart Hill Park.
147 PWD Nelson said they were part of the memorial garden's plan. Donations had already been
148 received. She thanked whoever sprayed the thistle in the park. She asked that they would be
149 specific in discussing the property tax increase and include what the additional funds would be
150 used for.

151 JoDean Bailey thanked them for considering adding to the code that dogs should be on a
152 leash connected to a person. She asked for clarification on “no dogs allowed in city parks unless
153 otherwise posted.” She had been confused whether that meant dogs could pass through a park
154 on the sidewalks or not. She also asked if when the lawns were sprayed for weeds if they could
155 post signs so pedestrians could be aware.

156 Craig Bailey was shocked at the proposed tax increase amount and wondered why they
157 would dump more money into the controversial park. He informed that many companies had
158 frozen wages, and he felt tax increases should be closely looked at. He had heard a lot of angst
159 about how money was being spent in River Heights and hoped there would be more clarity
160 coming up.

161 Councilmember Malmstrom arrived at the meeting.

162 Discuss and Approve Two Purchase Orders for Playground Equipment: PWD Nelson
163 explained one of the purchase orders was for a climbing net to replace a broken one at Ryan’s
164 Place Park. Typically, they replaced it every 4 or 5 years. The total cost was \$2,469. The slide
165 replacement was also for Ryans Place Park. Sections of it had been replaced in the past,
166 however it had become so misshapen that they couldn’t get parts to fit it. The whole thing could
167 be replaced at the cost of \$3,826.58. Councilmember Milbank asked if there was a danger in
168 leaving the slide how it was. Mr. Nelson said yes, because it didn’t meet safety standards due to
169 the drop-off being too far. He said they could remove it and block off the space. Councilmember
170 Evans supported the replacement rather than blocking it off. Others agreed.

171 **Councilmember Malmstrom moved to “approve the two purchase orders for
172 playground equipment as discussed.” Councilmember Evans seconded the motion which
173 passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.**

174 Public Hearing to Discuss and Approve an Ordinance Adopting an Impact Fee
175 Analysis, Including Updated Fees: Mayor Wright reminded that Forsgren had done an impact fee
176 study and presented their findings and fee suggestions to the Council. He drew their attention to
177 the fees in the ordinance and reminded that impact fees were only for new construction. He read
178 from the analysis which recommended the fees be revisited every 5-6 years.

179 Mayor Wright discussed other suggestions from the city attorney. The public hearing date,
180 noted in the ordinance, was changed to May 19. Also added was “Effective 90 days after
181 ordinance adoption.”

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

183 **Councilmember Evans moved to “approve Ordinance 2-2026, An Ordinance
184 Adopting an Impact Fee Analysis with the changing of the public hearing date and the
185 addition of the effective date.” Councilmember Malmstrom seconded the motion which
186 passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.**

187 Review and Accept the 2025 Fraud Risk Assessment Report: Mayor Wright noted this was
188 done every year. He pointed out that the city was considered “low risk.” He informed that an
189 ethical behavior policy, credit card policy, and a statement of ethical behavior would be
190 forthcoming, which would put the city in an even lower risk bracket. Treasurer Jensen said the
191 risk level score was included in the city’s audit.

192 Discuss and Approve an Ordinance to Adopt a Senior Citizen Planned Unit Development
193 Zone (SCPUD): Mayor Wright informed that the Planning Commission worked tirelessly on the
194 ordinance and had a public hearing in October, after which it went to the Council who wanted the
195 city engineer to review it before they adopted it. The engineer had recently turned in his review.
196 Mr. Wright explained that this zone would replace the RPUD zone.

197 Engineer Rasmussen’s comments and edits were reviewed. They discussed the height
198 limit of 35’ but they only wanted one story. Commissioner Ryan informed that the Commission
199 wanted to allow attic space for a bonus room, with the appearance of one story. He explained that
200 River Heights citizens had voiced their aversions to any zone higher than single-family and some
201 citizens had expressed a desire for senior housing.

200 Councilmember Evans asked if an ADU would be allowed in the SCPUD zone.
201 Commissioner Ryan stated that the zone would not allow external ADUs based on not having the necessary lot size or setbacks required. An internal ADU would not be allowed.

203 Mayor Wright thanked the Planning Commission for their efforts on the ordinance.

204 Councilmember Milbank moved to “approve Ordinance 4-2026, An Ordinance to
205 Adopt a Senior Citizen Planned Unit Development Zone including the repeal of the current
206 10-10, RPUD Zone and the edits as discussed.” Councilmember Evans seconded the
207 motion which passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. No
208 one opposed.

209 Consider Amendments to the City Code Regarding Dogs, On-Street Parking, and Gravity
210 Sewer Operations: Commissioner Ryan presented the changes which were passed on by the
211 Planning Commission. He explained that the animal amendments in Chapter 5 were
212 recommended by the animal control officer, which would allow clarification when they give
213 citations or warnings. He discussed the comments received from a few citizens, who didn't
214 support banning dogs on all city property. The Commission decided to clarify that dogs would not
215 be allowed in city parks, unless otherwise posted.

216 He discussed reasons for the other changes. The city engineer felt it important for the city
217 not to allow sewer lift stations because of the expense in perpetuity. Mayor Wright asked who
218 would be affected by this decision. Discussion was held on the upcoming Creekside
219 Development. PWD Nelson pointed out that River Heights didn't have any land left that could
220 accommodate a development large enough to cover the costs of a lift station. A lift station in a 20-
221 30 home development would eventually be funded by the citizenry of River Heights. They could
222 be allowed within a privately owned development.

223 Councilmember Mathews stated that she wanted to not allow lift stations at all if they end
224 up being problems in the future. PWD Nelson said the city would be able to deny or accept one
that was privately owned.

226 Councilmember Evans asked if dogs were allowed on the sidewalks in Heber Olson Park.
227 She was told “no” because it was inside the park.

228 Councilmember Milbank suggested a future council discussion on where dogs would be
229 allowed in the city.

230 Councilmember Malmstrom moved to “approve Ordinance 3-2026, An Ordinance to
231 Adopt Changes to the City Code of River Heights, Utah.” Councilmember Milbank
232 seconded the motion which passed with Evans, Malmstrom, Mathews, Milbank, and
233 Pitcher in favor. No one opposed.

234 Discuss the Tentative Budget for Fiscal Year 2026-2027 with and without a Property Tax
235 Increase: Mayor Wright discussed the differences between the tentative budget with and without
236 a tax increase. He asked Treasurer Jensen to go over the highlights of the budget.

237 Treasurer Jensen said that after the last council meeting, she and the mayor made a few
238 minor adjustments, which she explained, and they filled in the capital projects. She had also
239 updated the salary and benefit numbers.

240 They reviewed each of the capital projects listed on page 6.

241 Councilmember Evans asked for clarity on the plan for electricity to the pavilion. PWD
242 Nelson said it would include lights and outlets, which would be set up on timers with a switch that
243 would allow a certain number of minutes. This would prevent the lights from being left on after a
244 certain time of day or when no one was there.

245 Treasurer Jensen pointed out that the generator was budgeted in the water department.
246 They are hard to come by, so they may not get one in the upcoming year.

247 Mayor Wright explained that the legislature wanted to see much more transparency for tax
increases. He explained the Property Tax Impact Schedule, which showed how they want to keep
the current level of service for the parks they already have. The tax increase would not cover
250 anything that was a one-time cost, and nothing in Stewart Hill Park besides maintenance. They

251 had tried to identify recurring costs that happen every year. One was sidewalk repair. They had
252 been budgeting \$10,000 yearly, but now this amount wouldn't cover as much since concrete
253 prices had gone up. Administrative costs had also gone up; wages and benefits. The amount of
254 tax increase allocated to administration, wouldn't even cover the increase.

255 Councilmember Mathews asked if they could change what the funds were used for, such
256 as moving some to the water fund. Mayor Wright said water and sewer funds were enterprise
257 funds, which means they generate their own revenue. Treasurer Jensen said it wouldn't make
258 sense to transfer these funds since the general fund was the most in need.

259 Councilmember Mathews asked if they could fund the boiler at the old school. Mayor
260 Wright said they hoped the school could hold its own with the rents they were collecting.
261 Treasurer Jensen said they looked at sustainability.

262 Mayor Wright thought the Council would have some latitude during truth in taxation if they
263 wanted to adjust some of the figures. He agreed that keeping taxes low over the past number of
264 years was great, but it probably didn't do them any favors looking back. He didn't feel the Council
265 was spending frivolously. They needed to keep up with rising costs. He also felt citizens received
266 a lot of benefits from the city for the small amount of taxes they had been and would be paying.

267
268

269 -----SEPERATE ITEMS ON THE AGENDA-----
270

271

272 Executive Officer or Budget Officer Statement of Tax Increase Intention: The River Heights
273 City executive officer or budget officer will state on the record that River Heights City fiscal year
274 2026-2027 tentative budget includes a proposed tax rate increase.

275 River Heights City Mayor Blake Wright stated the following:

- 276 • River Heights City is considering levying a tax rate that exceeds River Heights City's
277 certified tax rate;
- 278 • The approximate dollar amount of additional ad valorem tax revenue that would be
279 generated by the proposed tax rate increase is \$86,250;
- 280 • The purposes for additional ad valorem tax revenue that would be generated by the
281 proposed tax rate increase are:
 - 282 ○ \$40,000 for the Parks Department to maintain current level of service with added
283 park space. The amount also covers increased wages and benefits;
 - 284 ○ \$15,500 for the Roads Department to make ongoing sidewalk repairs; and
 - 285 ○ \$30,750 for the Administration Department to fund rising wages and benefits costs;
- 286 • The approximate percentage increase in ad valorem tax revenue for River Heights City is
287 75%; and
- 288 • If River Heights City proceeds with the proposed tax rate increase, the city will provide
289 notice of and conduct a public hearing, at which members of the public will have an
290 opportunity to provide comments on the proposed tax rate increase. The Truth in Taxation
291 public hearing is currently set for Monday, August 17th at 6:30 p.m. in the River Heights
292 City Council Chambers.

293 River Heights City Executive Officer or Budget Officer Presents the Property Tax Impact
294 Schedule Separate from all other Budget Documents: The tax increase will support and help fund
295 the parks department, the roads department, and the city administration. Mayor Wright presented
296 and read the Property Tax Impact Schedule (in its entirety), which showed an increase in the
297 property tax rate from .000476 to .0008285, which would increase revenue from \$115,000 to
298 \$201,250 for fiscal year 2026-2027 (a difference of \$86,250). The affected departments would be
299 parks (proposed: \$130,650, without tax increase: \$90,650), roads (proposed: 121,700, without tax
300 increase: 106,200), and administration (proposed: 221,500, without tax increase: 190,750).

303 Set Date for Tentative Budget Public Hearing: Mayor Wright informed that the River
304 Heights City Council would take comments and questions from the public regarding the city's
305 fiscal year 2026-2027 tentative budget on Tuesday, June 16th at 7:00 p.m. in the River Heights
306 City Council Chambers. The tentative budget included a proposed tax increase. The City Council
307 would consider adopting a resolution approving the city's fiscal year 2026-2027 tentative/interim
308 budget on June 16th following the public hearing. He explained that the legislature had made it
309 clear that if cities start the truth in taxation process, they couldn't spend the increase until after it
310 had been approved in September, which was the reason for an interim budget

311 Adoption of Resolution 2-2026, A Resolution of the City of River Heights Acknowledging
312 that the Executive Office or Budget Officer Stated the Proposed Tentative Fiscal Year 2026-2027
313 Budget Includes a Proposed Property Tax Increase and the Executive Officer or Budget Officer
314 Will Present a Property Tax Impact Schedule: Mayor Wright read the resolution in its entirety. He
315 clarified that Budget Officer Sanderson prepared the Property Tax Impact Schedule.

316 **Councilmember Milbank moved to “approve River Heights, Utah Resolution 2-2026,**
317 **A Resolution of the City of River Heights Acknowledging that the Executive Office or**
318 **Budget Officer Stated the Proposed Tentative Fiscal Year 2026-2027 Budget Includes a**
319 **Proposed Property Tax Increase and the Executive Officer or Budget Officer Will Present a**
320 **Property Tax Impact Schedule.” Councilmember Evans seconded the motion which**
321 **passed with Evans, Malmstrom, Mathews, Milbank, and Pitcher in favor. No one opposed.**

322 Adoption of Resolution 3-2026, A Resolution Adopting the Tentative Budget, the Property
323 Tax Impact Schedule, and Setting the Date for a Public Hearing on the Tentative Budget: Mayor
324 Wright read the resolution in its entirety, minus Appendix A.

325 **Councilmember Malmstrom moved to “approve River Heights, Utah Resolution 3-**
326 **2026, A Resolution Adopting the Tentative Budget, the Property Tax Impact Schedule, and**
327 **Setting the Date for a Public Hearing on the Tentative Budget.” Councilmember Evans**
328 **seconded the motion which passed with Evans, Malmstrom, Mathews, Milbank, and**
329 **Pitcher in favor. No one opposed.**

330 Adoption of Resolution 4-2026, A Resolution of the City of River Heights Intending to
331 Increase Property Tax Revenue and Set a Truth in Taxation Hearing for August 2026: Mayor
332 Wright read the resolution in its entirety, minus Appendix A.

333 **Councilmember Evans moved to “approve River Heights, Utah Resolution 4-2026, A**
334 **Resolution of the City of River Heights Intending to Increase Property Tax Revenue and**
335 **Set a Truth in Taxation Hearing for August 2026, with the renumbering of Sections 6, 7 &**
336 **8.” Councilmember Milbank seconded the motion which passed with Evans, Malmstrom,**
337 **Mathews, Milbank, and Pitcher in favor. No one opposed.**

338 The meeting adjourned at 9:40 p.m.

339
340
341
342
343
344
345



Sheila Lind, Recorder

346
347
348
349


Blake Wright, Mayor

QUOTE

118387-01-01 • 05/06/2026



A PLAYCORE Company

Ryan's Place Single Zip Slide

Customer:

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

Ship to Zip: 84321

Prepared for:

Clayten Nelson
Phone: 435-213-6948

Prepared by:

GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055
Fax: 435-245-5057
www.gwpark.com

Quantity	Part #	Description	Unit Price	Amount
1	90505	GameTime - 5' Single Zip Slide	\$3,077.00	\$3,077.00
			Sub Total:	\$3,077.00
			Freight	\$749.58
			Grand Total	\$3,826.58

Comments

Your Sales Rep is Lewis Painter. Please reach out to Lewis at 435-760-2416 if you should have any questions regarding this quote.

Due to the volatility of freight costs, the freight pricing is subject to change at the time of order.

Pricing is subject to change. Request updated pricing when purchasing from quotes more than 30 days old.

Shipping to:
Clayten Nelson
River Heights City
520 South 500 East
River Heights, Utah 84321

Site Address:
Ryan's Place - Heber Olsen Park
400 S 600 E
River Heights, UT 84321

*Freight charges are based on listed zip code and are subject to change if shipping information changes.

*Deposit may be required.

Permitting not included, unless otherwise noted.

Customer is responsible for offloading.

Installation not included.



QUOTE

118387-01-01 • 05/06/2026



A PLAYCORE Company

Remit Payment to:

GameTime
P.O. Box 680121
Fort Payne, AL 35968

Taxes:

All applicable taxes will be added at time of invoicing unless otherwise included or a tax-exempt certificate is provided. If sales tax exempt, you must provide a copy of certificate to be considered exempt.

Prices:

FOB Factory.

Orders:

All orders shall be in writing by purchase order, contract, or similar document made out to PlayCore Wisconsin Inc., dba GameTime.

Standard GameTime equipment orders over \$100,000 may require a deposit of 25% at the time of order and an additional 25% at or before order ships

Standard orders with equipment, installation and surfacing are requested to be split billed.

Equipment, Taxes & Freight as noted above

Installation and Surfacing billed as completed and Due Upon Receipt.

Terms:

Cash With Order Discount (CWO): Orders for GameTime equipment paid in full at time of order via check, Electronic Funds Transfer (ACH or wire) are eligible for a three percent (3%) cash with order discount.

Payment via credit card: If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.

Credit terms are Net 30 days, subject to approval by the GameTime Credit Manager. A completed credit application must be submitted and approved prior to the order being received. Please allow at minimum 2 days for the credit review process.

GameTime may also require:

Completed Project Information Sheet (if applicable)

Copies of Payment and Performance Bonds (if applicable)

A 1.5% per month finance charge will be imposed on all past due invoices.

Retainage not accepted.

Orders under \$5,000 require payment with order.



QUOTE

118387-01-01 • 05/06/2026



A PLAYCORE Company

ACCEPTANCE OF QUOTATION:

Billing and Shipping Information will be as stated on quote unless indicated below.

Change billing information to:

Address: _____

Contact: _____

Change shipping information to:

Address: _____

Contact: _____

Colors: Per Renderings Yes or No

Palette: _____

Per Submittals _____

Other Colors, please specify _____

Purchase Amount: **\$3,826.58**

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

SUPPLY ONLY:

- All items are quoted supply only.
- Installation services are not included.
- Customer is responsible for coordinating delivery, receipt, unloading, and inventory equipment.
- Missing or damaged equipment must be reported within 60 days of delivery.



QUOTE

118379-01-03 • 05/07/2026



Ryan's Place - Net Climber

Customer:

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

Ship to Zip: 84321

Prepared for:

Clayten Nelson
Phone: 435-213-6948

Prepared by:

Great Western Recreation
975 S. State Hwy 89
Logan, UT 84321
Office: 435-245-5055
Fax: 435-245-5057

Sales Rep: Lewis Painter
Cell: 435-760-2416
lewis@gwpark.com
www.gwpark.com

Qty	Part #	Description	List \$	Selling \$	Ext. Selling \$
1	NF16MM	Other Product 1 - Custom Netform Assembly 16mm Polyester Rope with steel and fiber core Color: Green/Tan Mesh Size: Variable Width: 9FT Length: 9FT End Teriminations: 15/32IN SS D-Shackles See Drawing	\$2,285.00	\$2,285.00	\$2,285.00

Sub Total	\$2,285.00
Freight	\$184.00
Grand Total	\$2,469.00

QUOTE

118379-01-03 • 05/07/2026



Comments

Your Sales Rep is Lewis Painter. Please reach out to Lewis at 435-760-2416 if you should have any questions regarding this quote.

Due to the volatility of freight costs, the freight pricing is subject to change at the time of order.

Pricing is subject to change. Request updated pricing when purchasing from quotes more than 30 days old.

Shipping to:

Clayten Nelson
River Heights City
Public Works Director
435-752-2646 x2
cnelson@riverheights.gov
520 South 500 East
River Heights, Utah 84321

Site Address:

Ryan's Place - Heber Olson Park
400 S 600 E
River Heights, UT 84321

***Freight charges are based on listed zip code and are subject to change if shipping information changes.**

***Deposit may be required.**

Permitting not included, unless otherwise noted.

Customer is responsible for offloading.

Installation not included.

QUOTE

118379-01-03 • 05/07/2026



ACCEPTANCE OF QUOTATION:

Billing and Shipping information will be as stated on quote unless indicated below.

Change billing information to:

Address: _____

Contact: _____

Change shipping information to:

Address: _____

Contact: _____

Colors: Per Renderings Yes or No

Palette _____

Per Submittals _____

Other Colors, please specify _____

Purchase Amount: **\$2,469.00**

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

QUOTE

118379-01-03 • 05/07/2026



TERMS & CONDITIONS:

Remittance Address:

975 S. Hwy 89
Logan, UT 84321

- **PRICING:** Pricing is subject to change. Request updated pricing when purchasing from quotes more than 30 days old.
- **PAYMENT TERMS:** Net 30 days subject to approval by Credit Manager. A signed P.O. made out to Great Western Recreation or this signed quotation is required for all orders unless otherwise noted. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Checks should be made payable to Great Western unless otherwise directed.
- **FINANCE CHARGE:** A 1.5% monthly finance charge (or as permitted by law) will be added to invoices over 30 days past due.
- **TAXES:** Taxes will be shown as a separate line item when included. Any applicable taxes not shown will be added to final invoice. A copy of your tax exemption certificate must be submitted at time of order or taxes will be added to your invoice.
- **MINIMUM ORDER:** Our minimum order is \$50 (USD) Any order less than \$5000 requires cash with order or payment by major credit card.
- **SHIPMENT:** Multiple shipments may be required based on point of origin. Above costs assume one shipment for each vendor quoted.
- **DELIVERY:** It is the responsibility of the owner to offload and inventory equipment, unless other arrangements have been made. Missing or damaged equipment must be reported within 60 days of acceptance of delivery.

SUPPLY ONLY:

- All items are quoted supply only.
- Installation services are not included.
- Customer is responsible for coordinating delivery, receipt, unloading, and inventory equipment.
- Missing or damaged equipment must be reported within 60 days of delivery.

ORDINANCE 2-2026
AN ORDINANCE ADOPTING AN IMPACT FEE ANALYSIS

WHEREAS, the City of River Heights (the “City”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and

WHEREAS, the City has previously enacted impact fees; and

WHEREAS, the City has legal authority, pursuant to Title 11, Chapter 36a Utah Code, Annotated, as amended (“Impact Fees Act”), to impose development impact fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to growth activity; and

WHEREAS, the City desires to assess parks, sewer, water, and road impact fees as a condition of development approval in order to appropriately assign capital infrastructure costs to development in an equitable and proportionate manner; and

WHEREAS, the City and Forsgren, an Apex Company (“Forsgren”), has completed an Impact Fee Analysis and together the City and Forsgren have determined that it is in the City’s best interest to modify the City’s current Impact Fees; and

WHEREAS, the City has directed Forsgren to prepare an updated Impact Fee Analysis which is consistent and in compliance with the Impact Fees Act. Copies of said Impact Fee Analysis is attached hereto in *Exhibit A; Impact Fee Analysis Update (IFAU)*; and

WHEREAS, River Heights Ordinance 9-2-11 provides that “The city may adjust the impact fees or service areas periodically, for an impact fee, after a study and proper notice as provided in Utah Code Annotated Title 11, Chapter 36a, as amended.”; and

WHEREAS, on March 19, 2026, pursuant to Section 11-36a-502 of the Impact Fees Act, a full copy of the IFAU, which included an Executive Summary designed to be understood by a lay person, were made available to the public through Notices in accordance with Utah Code 63G-30-102(1); and,

WHEREAS, the City Council held a public hearing to discuss the new fees on ~~March 31,~~ ^{May 19} 2026, beginning at 7:30 PM MST; and

NOW THEREFORE, BE IT ORDAINED by the Municipal Council of the City of River Heights, State of Utah, as follows:

SECTION I: ADOPTION OF IMPACT FEE ANALYSIS

The Municipal Council of the City of River Heights hereby approves and adopts the written analysis attached hereto entitled “IMPACT FEE ANALYSIS UPDATE” (hereafter “IFAU”) dated March 2026. The Impact Fees as set forth in the IFAU are hereby approved and adopted, and at the time the Impact Fees become effective pursuant to this Ordinance, all other previously adopted Impact Fees shall be replaced.

SECTION II: ORDINANCE AMENDED

The Municipal Council of the City of River Heights hereby makes the following amendments to THE RIVER HEIGHTS CITY CODE TITLE 9, CHAPTER 2, titled “IMPACT FEES” in accordance with section 1-1-3 of THE RIVER HEIGHTS CITY CODE.

TITLE 9
CHAPTER 2
IMPACT FEES

SECTION:

- 9-2-1: Findings and Authority
- 9-2-2: Definitions
- 9-2-3: Applicability
- 9-2-4: Service Areas
- 9-2-5: Impact Fees Schedule
- 9-2-6: Exemptions
- 9-2-7: Collection of Impact Fees
- 9-2-8: Fund Accounting for Impact Fees
- 9-2-9: Use of Funds
- 9-2-10: Impact Fee as Supplemental Regulation to other Financial Methods
- 9-2-11: Review

9-2-1: FINDINGS AND AUTHORITY

The city council finds and determines that growth and development activity in the city will create additional demand and need for sanitary sewer, publicly owned parks, open space and recreational facilities, roadways, and culinary water facilities in the city, and the city council finds that growth and development activity should pay a proportionate share of the cost of such planned facilities needed to serve the growth and development activity. The city council further finds that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received. Therefore, pursuant to Utah Code Annotated title 11, chapter 36, the city council adopts this chapter to assess impact fees for planned facilities. The provisions of this chapter shall be liberally construed in order to carry out the purposes of the city council in establishing the impact fee program. (Ord. 99-08, 8-10-1999)

9-2-2: DEFINITIONS

The following definitions shall apply for purposes of this chapter unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined by their usual and customary meaning.

ACT: The impact fee act, Utah Code Annotated section 11-36-101 et seq., as in existence on the effective date hereof, or as hereafter amended.

BUILDING PERMIT: An official document or certification which is issued by the county building inspector and which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving or repair of a building or structure. For

purposes of this chapter, "building permit" also includes a mobile home/manufactured home permit.

CAPITAL FACILITIES:

The facilities or improvements included in a capital budget.

CAPITAL FACILITIES PLAN OR THE PLAN:

The capital facilities plan for River Heights City as set forth in the city general plan and supporting documents and as required by Utah Code Annotated section 11-36-201, as amended.

CITY:

River Heights City.

CITY ENGINEER:

The officially appointed and acting city engineer for the city.

COUNCIL:

The city council of River Heights City.

DEVELOPER:

An individual, group of individuals, partnership, corporation, association, municipal corporation, state agency, or other person undertaking development activity, and their successors and assigns.

DEVELOPMENT ACTIVITY:

Any construction or expansion of a building or structure; or any change in use of a building or structure or mobile home; or the subdivision of land; or the seeking of plat approval, PUD approval, site plan approval; boundary line adjustment or conditional use permit approval; or any other change in use of land that creates additional demand and need for sanitary sewer, publicly owned parks, open space and recreational facilities, culinary water facilities and roadways.

DEVELOPMENT APPROVAL:

Any written authorization from the city, other than a building permit, which authorizes the commencement of a development activity, including, but not limited to, plat approval, PUD approval, site plan approval, boundary line adjustment and a conditional use permit.

ENCUMBERED:

To reserve, set aside, or otherwise earmark the impact fees in order to pay for commitments, contractual obligations, or other liabilities incurred for planned facilities.

FEE PAYER:

A person, corporation, partnership, an incorporated association or any other similar entity, or department or bureau of any governmental entity or municipal corporation commencing a development activity which creates the demand for planned facilities and which requires development approval and/or the issuance of a building permit. "Fee payer" includes an applicant for an impact fee credit.

IMPACT FEE:	A payment of money imposed by the city on development activity pursuant to this chapter as a condition of granting development approval and/or a building permit in order to pay for the planned facilities needed to serve new growth and development activity. "Impact fee" does not include a tax, special assessment, hookup fee, fee for project improvements, reasonable permit or application fee, the administrative fee for collecting and handling impact fees, the cost of reviewing independent fee calculations or the administrative fee required for an appeal.
IMPACT FEE ACCOUNT OR ACCOUNT:	The account or accounts established for the planned facilities for which impact fees are collected.
IMPACT FEE ANALYSIS:	The analysis performed by "public sector economics" and which is attached to ordinance 99-08, incorporated herein as appendix C, and on file in the city office.
INDEPENDENT FEE CALCULATION:	The impact calculation and/or economic documentation prepared by a fee payer, to support the assessment of an impact fee other than by the use of the schedules attached in the appendices to this chapter, or the calculations prepared by the mayor, city council or city engineer where none of the impact fees, categories or impact fee amounts in the appendices accurately describe or capture the impacts of the development activity on public streets and roads, publicly owned parks, open space and recreational facilities, roadways and culinary water facilities.
MAYOR:	The mayor of River Heights City.
OWNER:	The owner of record of real property, or a person with an unrestricted written option to purchase property; provided, that if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.
PARK IMPACT FEES:	The impact fee designated to pay for publicly owned parks, open space and recreational facilities.
PLANNED FACILITIES:	Sanitary sewer facilities, parks, open space, recreational facilities and trails, roadways and associated storm water control facilities, and culinary water rights, supply, treatment and distribution facilities included in the capital improvements plan of River Heights City.
PLANNED UNIT DEVELOPMENT:	Shall have the same meaning as set forth in the River Heights City municipal zoning ordinance.

QUALIFYING IMPROVEMENTS: An improvement, which is part of the planned facility for which an impact fee is required.

RESIDENTIAL UNIT: Any building or portion thereof which contains living facilities including provisions for sleeping, cooking, eating and sanitation, as required by city, for not more than one family and including site built buildings, manufactured homes and modular homes.

ROADWAYS IMPACT FEE: The impact fee designated to pay for public roads and streets, public rights of way acquisition and associated improvements.
SEWER IMPACT FEE: The impact fee designated to pay for sanitary sewer collection, treatment, storage, collection lines and other associated improvements.

9-2-3:

STANDARD OF SERVICE: The quantity and quality of service, which the city council has determined to be appropriate and desirable for the city. A measure of the standard of service may include, but is in no way limited to, maximum levels of the sanitary sewer system, maximum commute times, maximum wait at stops, minimum water pressure and volume, minimum fire suppression capabilities, minimum park space per capita for a variety of types of parks, minimum distance from residences to parks, and any other factor the city council may deem appropriate.

STATE: The state of Utah.

WATER IMPACT FEE: The impact fee designated to pay for water rights, supply, treatment, storage and distribution facilities, distribution lines and other associated improvements.

ZONING ADMINISTRATOR: The official or officials designated by the mayor and city council to administer this chapter. (Ord. 99-08, 8-10-1999; amd. 2005 Code)

APPLICABILITY

A. Specified: The collection of impact fees shall apply to all new development in the city unless otherwise provided herein. Until any impact fee required by this chapter has been paid in full, no building permit, electrical permit, certificate of compliance, certificate of occupancy, or other permit subsequent to development plan approval for any development shall be issued. A stop work order shall be issued on any development for which the applicable impact fee has not been paid in full.

1. Park: Park impact fees shall apply only to new residential development.
2. Roadways: Roadway impact fees shall apply to new residential, commercial or any other land use which creates additional runoff through the placement of any hard surface.

3. Sewer: Sewer impact fees shall apply to any connection to the sanitary sewer system, placing additional demand for collection lines, storage and treatment facilities and all associated improvements.
 4. Water: Water impact fees shall apply to any connection to the culinary water system, placing additional demand for storage facilities and distribution lines.
 5. Movement of Structures: The movement of a structure onto a lot shall be considered development and shall be subject to the impact fee provisions, unless otherwise provided herein.
- B. Exceptions: The impact fee provisions shall not apply to the following activities:
1. Placing on a lot in the city a temporary construction trailer or office, but only for the life of the building permit issued for the construction served by the trailer or office; and
 2. Any development, including, but not limited to, the mere subdivision of land, installation of utilities, or the use of land for limited recreational, agricultural, filling or degrading purpose, which will not result in a net increase in demand of the city parks, roadways, sewer facilities and water facilities. (Ord. 99-08, 8-10-1999; amd. 2005 Code)

9-2-4: SERVICE AREAS

- A. Impact fees shall be assessed only on new development located within the respective service area.
- B. Impact fees collected within the service area shall be spent within the respective service area.
- C. The appropriateness of the designation and boundaries of the respective service areas shall be reviewed periodically by the city as part of the impact fee revision process. Following such review and a public hearing, the service areas may be amended. (Ord. 99-08, 8-10-1999; amd. 2005 Code)

9-2-5: IMPACT FEES SCHEDULE

~~Impact fees shall be calculated as per single family unit/connection as indicated on the impact fees schedule as incorporated herein. (Ord. 99-08, 8-10-1999; amd. 2005 Code)~~

The impact fees set forth below are hereby adopted and shall be assessed per equivalent residential unit, per connection, or as otherwise specified in the *Impact Fee Analysis Update*.

2026 - 2031 Impact Fees				
River Heights City Impact Fees	Areas within the City Already Developed	Area Serviced by 600 South	800 South Area	Riverdale Area
Parks	\$1,984	\$1,984	\$1,984	\$903
Sewer	\$2,329	\$2,799	\$1,956	\$0*
Water				
1" Connection	\$3,927	\$4,749	\$4,686	\$3,927
2" Connection	\$15,708	\$18,996	\$18,744	\$15,708
Roads				
Residential	\$2,672	\$2,672	\$2,672	\$6,064
Commercial (per ERU)	TBD	TBD	TBD	\$18,955

* Riverdale Area currently serviced by septic (no sewer service currently)

The above fees are pre single family unit or equivalent connection, unless otherwise specified.

9-2-6: EXEMPTIONS

- A. All Fees: The following shall be exempted from the payment of all impact fees:
 - 1. Replacement of a structure with a new structure of the same size and use at the same site or lot when such replacement occurs within twelve (12) months of the demolition or destruction of the prior structure.
 - 2. Alteration, expansion, enlargement, remodeling, rehabilitation or conversion of an existing unit where no additional units are created and the use is not changed.
 - 3. The construction of accessory structures that will not create significant impacts on the planned facilities.
 - 4. Miscellaneous accessory improvements to use, including, but not limited to, fences, walls, swimming pools and signs.
 - 5. Demolition or moving of a structure.
- B. Park Fees: The following shall be exempted from the payment of the park impact fees:
 - 1. The construction of public school facilities.
 - 2. The construction of private school facilities; provided, that comparable open space or recreational facilities are made available to the public at such facility. (Ord. 99-08, 8-10-1999; amd. 2005 Code)

9-2-7: COLLECTION OF IMPACT FEES

The collection of impact fees shall be as follows:

- A. Except as set forth in subsection B of this section, the impact fees for all new development shall be calculated and collected in conjunction with the application for the Zoning Clearance Permit, or other permit subsequent to development plan approval for such development, whichever occurs first in time. (1-2015, 6-23-15)
- B. For other uses not requiring a Zoning Clearance Permit, the fee shall be calculated and collected at the time of approval of the development plan. (Ord. 99-08, 8-10-1999) (1-2015, 6-23-15)

9-2-8: FUND ACCOUNTING FOR IMPACT FEES

- A. Fund Established: The city shall establish a separate interest bearing accounting fund in which the impact fees collected for a particular type of public facility within all service areas shall be credited. Such fees shall be invested by the city and the yield on such fees, at the actual rate of return to the city, shall be credited to such accounting fund periodically in accordance with the accounting policies of the city. Such funds need not be segregated from other city monies for banking purposes.
- B. Yields: Any yield on such accounting fund into which the fees are deposited shall accrue to that fund and shall be used for the purposes specified for such fund.
- C. Records: The city shall maintain and keep financial records for such accounting fund showing the source and amount of all monies collected, earned and received by the fund and the disbursements from such fund, in accordance with normal city accounting practices. The records of such funds shall be open to public inspection in the same manner as other financial records of the city.
- D. Expenditures Or Encumbrances; Time Limit: Impact fees shall be expended or encumbered within six (6) years of receipt, unless the city council identifies in written findings extraordinary and compelling reason or reasons to hold the impact fees beyond the six (6) year period. Under such circumstances, the city council shall establish an absolute date by which the impact fees shall be expended or encumbered. (Ord. 99-08, 8-10-1999)

9-2-9: USE OF FUNDS

- A. Pursuant to this chapter:
 - 1. Impact fees collected for sewer and water facilities, impact fees for publicly owned parks, open space, recreational facilities and trails, and impact fees for roadways, shall be used solely for those respective purposes and only those that will reasonably benefit the development activity.
 - 2. Impact fees shall not be imposed to make up for deficiencies in existing facilities serving existing developments.
 - 3. Impact fees shall not be used for maintenance or operation.
- B. Impact fees may be spent for planned facilities, including, but not limited to, planning, land acquisition, construction, engineering, architectural, permitting, financing, and administrative expense, applicable impact fees or mitigation costs, capital equipment pertaining to planned facilities, and any other similar expenses which can be capitalized.
- C. Impact fees may also be used to recoup city improvement costs previously incurred by the city to the extent that new growth and development activity will be served by the previously constructed improvements or incurred costs.
- D. Impact fees may be used to recoup the cost of studying, analyzing and preparing the impact fees.
- E. In the event that bonds or similar debt instruments have been issued for the advanced provision of city improvements for which impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities or improvements provided are consistent with the requirements of this section and are used to serve the development activity. (Ord. 99-08, 8-10-1999)

9-2-10: IMPACT FEE AS SUPPLEMENTAL REGULATION TO OTHER FINANCIAL METHODS

Except as herein otherwise provided, impact fees are in addition to any other requirements, taxes, fees or assessments imposed by the city on development or the issuance of building permits or certificates of occupancy which are imposed on and due against property within the jurisdiction of the city. Impact fees are intended to be consistent with the city general plan, capital improvements plan, zoning ordinances and other city policies, ordinances and resolutions by which the city seeks to ensure the provision of capital facilities in conjunction with development. In addition to the use of impact fees, the city may finance qualifying capital improvements through the issuance of bonds, the formation of assessment districts or any other authorized mechanism, in such manner and subject to such limitations as may be provided by law. (Ord. 99-08, 8-10-1999)

9-2-11: REVIEW

- A. Authorized: The city may adjust the impact fees or service areas periodically, for an impact fee, after a study and proper notice as provided in Utah Code Annotated title 11, chapter 36, as amended.
- B. Reasons: The city may adjust the standard impact fee in the schedule of impact fees to:
 - 1. Respond to unusual circumstances in specific areas.
 - 2. Ensure the impact fees are imposed fairly. (Ord. 99-08, 8-10-1999)

9-2-12: ADJUSTMENT OF IMPACT FEES

- A. The city retains the authority to modify impact fees assessed under this chapter when such modification is reasonably necessary to:

1. Address atypical or unique conditions arising in individual cases;
 2. Promote equitable application of impact fees;
 3. Allow for revisions to imposed impact fees based on technical studies or supporting data submitted by a developer or applicant, subject to approval by the city council; and
 4. Grant credits, upon approval by the city council, for the dedication of land or the construction or improvement of system improvements by an applicant or developer provided that:
 1. The improvements are required as a condition of development approval; and
 2. The credit does not exceed the proportionate share of the impact fee attributable to the development; and
 3. The credit may only be granted in accordance with the Utah Impact Fees Act.
- B. The city council shall have the final decision-making authority for all impact fee adjustments and credits under this section. The city council may consider an adjustment or credit of any impact fees upon a request from an applicant, and the city council may consider recommendations from, but is not limited to, the planning commission, city engineer, or city manager. Nothing in this section shall be construed as requiring the city council to make any adjustment upon the city council's receipt of an information and recommendation.
- C. The city may adopt policies consistent with this ordinance and any resolution passed by the city council to assist in the implementation, administration, and interpretation of this ordinance related to Municipal Impact Fees.
- D. Any adjustment or credits approved under this section shall be supported by written findings demonstrating compliance with this chapter and the Utah Impact Fees Act.

9-2-13: ACCOUNTING, EXPENDITURE, AND REFUND OF IMPACT FEES

The city shall account for, expend, and refund impact fees collected pursuant to this chapter in accordance with the provisions of the Utah Impact Fees Act.

9-2-14: ADMINISTRATIVE CHALLENGES AND APPEALS PROCEDURE

- A. Any person or entity required to pay an impact fee imposed by the city who believes the fee does not meet the requirements of law may file a written request for information with the city as provided by law.
- B. Within two weeks of the receipt of the request for information, the city shall provide the person or entity with the written analysis required by the Act and with any other relevant information relating to the impact fee.
- C. Within thirty (30) days after paying an impact fee, any person or entity who has paid the fee and wishes to challenge the fee shall:
 1. File a written appeal with the River Heights City Recorder setting forth in detail all factual and legal grounds in support of the appeal and challenge to the impact fee and relied upon by the appealing party with respect to the fees challenged.
 2. Upon receipt of the written appeal, the City Recorder shall forward the appeal, together with a recommendation, to the city council and shall schedule a public hearing before the city council on the appeal for the purpose of receiving input from all interested persons.
 3. The city council shall thereafter render its decision on the appeal no later than 30 days after the date the appeal was filed with the City Recorder.

4. A person or entity that fails to timely pursue and exhaust the administrative remedies provided in this section is barred from commencing or participating in any judicial action challenging any impact fee.
- D. Any person or entity who was a party to an appeal under this section who is adversely affected by the decision of the city council may petition the district court for a review of the decision within ninety (90) days of a decision upholding an impact fee by the city council or within one hundred and twenty (120) days after the date the challenge to the impact fee was filed, whichever is earlier. The petition for review of the decision shall be filed in the First District Court for Cache County.
- E. In the event a petition is filed with the district court, the city shall transmit to the reviewing court the record of its proceedings including its minutes, findings, orders and, if available, a true and correct transcript of its proceedings.
- F. If the proceeding was tape recorded, a transcript of that tape recording is a true and correct transcript for the purposes of subsection E. above.
- G. If there is a record:
 1. The district court's review is limited to the record provided by the city; and
 2. The district court may not accept or consider any evidence outside the city's record unless that evidence was offered to the city and the Court determines that it was improperly excluded by the city.
- H. If there is an inadequate record, the court may call witnesses and take evidence.
- I. The district court shall affirm the decision of the city if the decision is supported by substantial evidence in the record.
- J. The judge may award reasonable attorney's fees and costs to the prevailing party in an action brought under this section.

ADOPTED AND PASSED by the River Heights City Council this 19 day of May 2026.

Effective 90 days after passage of this Ordinance.

Blake Wright, Mayor

ATTEST:

Sheila Lind, Recorder

Fraud Risk Assessment

Continued

*Total Points Earned: 335 /395 *Risk Level: Very Low Low Moderate High Very High
 > 355 316-355 276-315 200-275 < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	X	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?		5
b. Procurement?	X	5
c. Ethical behavior?		5
d. Reporting fraud and abuse?		5
e. Travel?	X	5
f. Credit/Purchasing cards (where applicable)?		5
g. Personal use of entity assets?	X	5
h. IT and computer security?	X	5
i. Cash receipting and deposits?	X	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	X	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	X	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?		20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	X	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	X	20
7. Does the entity have or promote a fraud hotline?	X	20
8. Does the entity have a formal internal audit function?		20
9. Does the entity have a formal audit committee?	X	20

*Entity Name: River Heights City

*Completed for Fiscal Year Ending: FY 2026 *Completion Date: 05/05/2026

*CAO Name: Blake Wright, Mayor *CFO Name: David Sanderson

*CAO Signature: _____ *CFO Signature: _____

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

Ordinance 4-2026

AN ORDINANCE TO ADOPT A SENIOR CITIZEN PLANNED UNIT DEVELOPMENT ZONE

The River Heights City Planning Commission held a duly noticed public hearing on Tuesday, October 14, 2025, after which, the River Heights City Council repeals the existing Title 10 Chapter 10 (PUD) in its entirety and adopted the following River Heights City Code as Title 10 Chapter 10.

Commented [CR1]: If the Council has not already repealed the existing Chapter 10, then this statement may need to be inserted to repeal the current PUD Chapter.

CHAPTER 10

SENIOR CITIZEN PLANNED UNIT DEVELOPMENT ZONE

SECTION:

- 10-10-1: Intent
- 10-10-2: Definition
- 10-10-3: Regulations
- 10-10-4: Procedure
- 10-10-5: Requirements
- 10-10-6: Open Space
- 10-10-7: In Lieu Substitutions for Open Space Requirements
- 10-10-8: Development Agreement
- 10-10-9: Water, Sewer and Road Requirements
- 10-10-10: Failure to Comply with Regulations

10-10-1: INTENT

The Senior Citizen Housing Planned Unit Development (SCPUD) intent is to encourage efficient utilization of land that is suitable in size, location, and character, to develop a sense of community, and to ensure compatibility within the surrounding neighborhoods and environment. The intent of this SCPUD is to provide adequate accommodation for senior citizens, where the lifestyles is less burdensome and more convenient for residents to perform daily activities. These provisions are intended to create more attractive and desirable environments within River Heights City while ensuring compliance with the intent, objectives and purposes of this title and the city's general plan.

10-10-2: DEFINITION

Independent senior housing" refers to a multi-unit housing development that is restricted to older adults, usually age fifty-five (55 and over, and shall be defined as housing for the elderly as per federal housing guideline. Included are permitted types of development: Single-family retirement community resident ownership of attached, detached or duplex single-family homes, having amenities but few or no services.

10-10-3: REGULATIONS

A. The following uses are permitted in the SCPUD zone:

1. Single-family detached (SFD) housing
2. Single-family duplex housing
3. Single-family attached housing
4. This PUD zone is not intended for assisted living, nursing homes, hospitals, clinics, healthcare centers, or similar uses.
5. Parks and Recreation

B. Senior citizen Housing Occupancy.

1. At least eighty percent (80%) of the units shall have one (1) resident who is at least fifty-five (55) years of age or older. (Ref 42 USC 3607 (b)(2)(c).
2. No more than two (2) persons may occupy each dwelling unit unless all such persons are a family and are related by blood, marriage, or adoption, and then no more than four (4) such persons may occupy each dwelling unit. ~~Of those so related, no more than two (2) of those persons may be children of one (1) or both of the other said persons.~~ This restriction is to be understood to limit the occupancy of each home to four (4) persons
3. A person shall be deemed a resident for purposes of this section upon residing within the development for a period of fourteen (14) days in any thirty (30) day period. Renters are considered to be residents and are subject to these same restrictions
4. Signage. A sign specifying that the PUD is for senior citizens (i.e., age restricted) shall be posted in a visible area. The sign shall be the responsibility of the homeowner's association (HOA).

C. All buildings shall be limited in height to the appearance of one (1) story above grade

Commented [CR2]: This is not consistent with the height limitation of 35 ft in D. Lot Regulations. 35 ft Max. Structure Ht. is typically a 2-story building.

D. Lot Regulations

Minimum/Maximum Project Size	3.5 – 6 acres
Maximum Density	4.6 dwelling units per gross acre
Maximum Structure Height	35 feet
Off-Street Parking	
Single-Family Detached	4 per dwelling unit
Single-Family Attached	2 per dwelling unit + 0.5 guest/unit
Duplex	2 per dwelling unit + 0.5 guest/unit

The following regulations apply when a building is to be sold with property immediately adjacent to the building footprint, i.e., front, side, and rear yards.

Minimum Lot Area	
Single-Family Detached	6,000 sq ft
Single-Family Attached (street garage access)	10,000 sq ft
Duplex	10,000 sq ft
Minimum Lot Width	
Single-Family Detached	60 feet
Single-Family Attached (street garage access)	53 feet
Duplex	105 feet
Setbacks	
Front Yard (street garage access)	20 feet minimum
Rear Yard (street garage access)	15 feet minimum
Side Yard (single family detached, attached, duplex)	7.5 feet minimum
Side Yard on a Street	15 feet minimum adjacent to street

10-10-4: PROCEDURE

- A. Prior to the rezone request the applicant shall provide a site plan. Site plans for senior housing development PUD shall be reviewed for approval by the planning commission and the city council. Upon prior recommendation of the planning commission, the city council may set other reasonable conditions for any development which ~~it feel will~~ may further the intent of this article. |
- B. Once the zoning change has been approved, the applicant may then apply for a subdivision plat as described in Title 11, Chapter 4 (Review and Plat Requirements) of this code. (6-2024, 11-19-24)
- C. If the final plat of a SCPUD is not recorded within nine (9) months following approval of the development, the approval is void and the applicant must begin the application, review, and approval procedures over.

10-10-5: REQUIREMENTS

SCPUD applications shall generally follow the preliminary plat submittal requirements contained in Title 11-4, with additional requirements as follows:

- A. In addition to items required for the site analysis (11-4-1:C.3), the applicant shall provide a written statement that describes the impact the development will have on natural features of the area. Include any measures taken to mitigate negative conditions that occur as a result of the project. (1-2024, 2-20-24)
- B. In addition to items required for the preliminary plat submission (11-4-2 B.), the applicant shall include dimensions and locations of areas to be reserved for vehicular and pedestrian circulation, proposed parking, ingress, and egress.

Proposed circulation patterns including private driveways, public streets, and pedestrian and bicycle paths shall also be included. Description and placement of fences, walls and solid waste enclosures shall be shown.

- C. The final plat submittal shall include fully designed and engineered drawings for the site plan, architectural plans, landscape plan and parking plan, with these plans meeting all the requirements outlined herein and which may be added as a condition of the sketch plan (conceptual) or preliminary plat approval. This is in addition to any plat and construction drawings which are required as part of the subdivision of property described in Title 11, Chapter 4.
- D. The applicant's engineer shall prepare, as part of the construction documents, an estimate of the cost of construction for all the public improvements. The city engineer shall review the estimate of the cost of construction for the purpose of determining the amount required as security of performance. The security of performance required is to assure the city that all improvements are constructed in conformance with all relevant city ordinances, regulations, and standards, and to assure the city that all expenses incurred for labor and materials used in the construction of the same are paid for by the applicant. ~~The amount of the security of performance shall be equal to at least one and one-half (1-1/2) times the reasonable value of the improvements required, as determined by the applicant's engineer, and approved by the city engineer. The security of performance will be placed in an escrow account. The city may hold five percent (5%) of the security of performance provided by the subdivider until one year following the final inspection by the city engineer, or for such other period of time less than one year as the city deems necessary to ensure compliance as set forth in this Chapter and Title 11. The construction documents and security of performance shall comply with requirements of Title 11 Chapter 6.~~
- E. The city shall require the applicant to submit for recording covenants, conditions and restrictions which will provide adequate guarantees for the permanent retention and maintenance of open space area, landscaping, natural features, private streets, other privately owned infrastructure, and architectural design standards. The covenants, conditions and restrictions shall include, at a minimum, provisions for:
1. The establishment of a perpetual, irrevocable homeowners' association;
 2. A notice to subsequent owners of the need to obtain city approval of changes to the SCPUD, which may require either an amendment to the final development plan or a conditional use permit;
 3. A provision granting the city the consent of the homeowners' association and each of its members, after providing notice to each property owner and holding a public hearing, to create a special assessment area comprised of all homes and lots within the SCPUD, to finance the cost of reasonably necessary maintenance, repair, or replacement of commonly owned essential public infrastructure such as streets, sidewalks, street

lighting, water systems, etc., in the event of dissolution or default by the homeowners' association;

4. A provision defining "default" by the homeowners' association which shall include, at minimum, the failure of the homeowners' association, after receiving six (6) months' notice of default from the city, to take reasonable steps to remedy its failure to levy, collect and budget assessments sufficient to provide for reasonably necessary maintenance, repair or replacement of commonly owned essential public infrastructure which has become unsafe, unsound or functionally obsolete as determined by the city engineer.
- F. Modifications and Conditions May be Imposed. The planning commission and city council may impose modifications and conditions including, but not limited to, street capacities of the area, ingress and egress to adjoining streets, internal traffic, signs, lighting, building bulk, architectural style and location, and open space characteristics, as stated in the River Heights Subdivision Ordinance.
- G. The development must be planned as one coordinated land use rather than as an aggregation of individual and unrelated buildings and uses.
- H. Architectural Design Standards (for all housing except single-family detached)
1. All new buildings must incorporate a defined architectural style recognized by design professionals as having basis in classical, historical, or academic architectural design styles. The following elements shall be incorporated into the design of each building.

Exterior Materials. Buildings within a development shall have a mix of complementary exterior materials to avoid all buildings looking the same. Either the city council will appoint a design review committee, or the planning commission and city council will approve all exterior building materials and building elevations.

 - a. Roofs. Pitched roofs are encouraged.
 - b. Garages
 - (1) Each single-family detached unit, single-family duplex unit and single-family attached unit is required to have a minimum two-car garage which shall be attached to the main structure and shall be of the same or complimentary architectural materials as the primary residence.
 2. Porches, Decks and Overhangs. To provide architectural variety to the development, the use of covered porches, decks and overhangs is encouraged. Such porches, decks and overhangs shall be integrated into the design of the structure to avoid the appearance of "add-on" elements.

I. Landscape Plan

1. Landscaping requirements shall comply with Title 10, Chapter 15 (Landscaping). Variations may be approved by the Planning Commission.
2. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:
 - (1) Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including the point of connection components, backflow preventer, meter, etc.;
 - (2) Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
 - (3) Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and
 - (4) Installation details for irrigation components.
- b. Landscape Grading Plan. In addition to grading plans required by the subdivision ordinance, a landscape grading plan shall be drawn at the same scale as the planting plan and shall contain the following information:
 - (1) Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas, and other site improvements;
 - (2) Existing and finished contour lines and spot elevations as necessary to illustrate proposed landscape forms and related site improvements;
 - (3) Grades shall slope away from the structures as required by the International Building Code.

J. Landscaping Standards

1. Landscaping requirements Landscaping requirements shall comply with Title 10, Chapter 15 (Landscaping). Variation may be approved by the Planning Commission All required landscaping shall be installed prior to the city issuing any certificate(s) of occupancy for structures in the development, unless seasonal conditions make installation unfeasible, in which case the applicant shall provide cash security or its approved alternative for all landscaping, which landscaping shall be installed by the following May 31st. The cash security or approved alternative is in addition to the security of performance for the overall development.

K. Miscellaneous Site Development Standards

Walkways and Paths. Each development shall include common area

pedestrian-friendly walkways and paths. Where possible, such walkways and paths shall connect to a larger trail system. The general location and design of such walkways and paths shall be presented as part of the preliminary site plan. The construction type, size and exact location shall be part of the final development of each phase. All walkways and paths shall be provided with adequate safety lighting.

1. Fixtures and Appurtenances. The type and location of any fixtures or appurtenances (lighting, benches, bike racks, etc.) shall be submitted as part of the final development plan of each phase and shall be approved by the city.
2. Public Infrastructure. All public infrastructure improvements shall be constructed according to the River Heights City design standards and specifications.
3. Lighting. To maintain the residential character and to shield the lighting from shining on to another residence or lot, all lighting within a development governed by these Standards shall be Dark Sky compliant and comply with the Outdoor Lighting Ordinance, Title 9, Chapter 3.
4. Signage. All signage shall comply with the River Heights City sign ordinance.
5. Fences. The SCPUD development shall be enclosed with a six (6) ft. fence. Style and color shall be submitted and approved by the planning commission.

10-10-6: OPEN SPACE

- A. SCPUDs shall provide a minimum open area ("required open space"). Required open space shall be land areas that are not occupied by buildings, structures, parking areas (including private driveways), streets or alleys. Said required open space shall be devoted to landscaping, preservation of natural features, open pavilions, and recreational areas. Required open space areas shall be contiguous, not a collection of remnants, nor the area immediately surrounding housing units ("common area").
- B. The required open space requirement for a SCPUD is twenty percent (20%) of the gross acreage of the development.
- C. The required open space should be large enough for the use of all residents of the development or the general public, if deeded to the city. Such spaces should include improvements such as ~~playgrounds~~, pathways, pavilions, play courts, and areas of significant native vegetation. Specific improvements shall be approved by the city.
- D. Areas with natural features worthy of preservation, which are on the development property and not buildable, shall be preserved and may be considered part of the required open space calculation if contiguous to the

rest of the development's required open space.

E. Trails are required in SCPUDs. Location of trails shall conform to the city's Trail and Park Master Plan and the Cache County Trail Master Plan.

F. Type of Ownership Allowed for Required Open Space

1. General. Required Open Space in the SCPUD zone shall remain undivided and may be owned and managed by a homeowners' association at the election of the city. The city reserves the option to own and maintain the required open space but is not required to do so. If the city allows a homeowners' association to own and manage the required open space, a narrative describing ownership, use and maintenance responsibilities shall be submitted for all common and public improvements, and utilities of the required open space. If, at any time, the ownership of required open space is changed to another form of ownership allowed herein, the ownership change must be approved by the city and the city must be provided the first right to accept or acquire the required open space.
2. Ownership Standards. Required open space within a development shall be owned, administered, and maintained by any of the following methods, either individually or in combination, and subject to approval by the city.
 - a. Offer of Dedication: The city shall have the first and last offer of dedication of required open space. Dedication shall take the form of a fee simple ownership. The city may, but shall not be required to, accept required open space.
 - b. Homeowners' Association (HOA). The required open space and associated facilities as well as lands immediately surrounding housing units or buildings (known as "common area") shall be held in common ownership by a homeowners' association.
 - (1) The applicant of the subdivision shall provide documentation showing a proforma, articles of organization and by-laws of the intended HOA, prior to the formation of the HOA.
 - (2) The applicant of the subdivision shall endow the newly formed HOA with funds equivalent to ten percent (10%) of the development cost for all common improvements and area of the SCPUD that will be maintained by the HOA. Said funds which shall be used by the HOA to operate, maintain, and ensure the HOA ~~for the first year that the association as it~~ begins to operate independently of the applicant. Funds shall be deposited in the checking account in the name of the HOA within ten (10) days after the day which the HOA begins to operate independently of the applicant.
 - (3) The HOA shall be responsible for maintenance of insurance and taxes, enforceable by liens placed by the city.
 - (4) In the event of a proposed transfer of required open space by the

HOA to the city, notice of such action shall be given to all property owners within the development.

(5) All improvements to the required open space held in common or intended to be held in common by the HOA shall be approved by the city, installed, completed, and accepted prior to the beginning of the second phase of construction, or if the project is not phased, prior to sale of all lots. If phasing of the improvements to the required open space is required by the applicant, all incomplete improvements for the required open space shall be secured through a security of performance posted by the applicant. A development plan shall be submitted by the applicant that identifies the timeline and completion of amenities. The city engineer is hereby authorized to set the security of performance in an amount that ensures the completion of said amenities.

c. The HOA shall have or hire adequate staff to administer common facilities and properly and continually maintain the required open space.

3. Maintenance Standards

a. The owner of the required open space shall be responsible for maintenance and the raising of all monies required for operations, maintenance, and physical improvements to the required open space through annual dues, special assessments, etc. The maintenance organization shall be authorized, under its bylaws, to place liens on

the property of residents who fall delinquent in payment of such dues, assessments, etc.

b. In the event the maintenance organization, or any successor organization, shall, at any time after establishment of a development containing required open space, fail to maintain the required open space in reasonable order and condition in accordance with the development plan, the city may serve written notice upon the owner of record, setting forth the manner in which the owner of record has failed to maintain the required open space in reasonable condition.

c. Failure to adequately maintain the required open space in reasonable order and condition constitutes a violation of this title. The city is hereby authorized to give notice, by personal delivery or by United States postal service, to the owner or occupant, as the case may be, of any violation, directing the owner to remedy the same. Further, the city shall be authorized to correct the maintenance violation of the required open space and bill the owner or occupant.

d. Should any city bill for maintenance of the required open space be unpaid by January 1 of each year, a lien shall be filed against the premises in the same manner as other municipal claims. A late fee of fifteen percent (15%) annually shall be added to such bills, and the

city shall be entitled to recover any costs and attorney fees incurred collecting or recovering any such amounts due to the city.

- e. The following shall be fulfilled and shall be recorded on the face of the final plat:

"If, at any time, the ownership of required open space is changed to another form of ownership allowed by River Heights City in its Residential Planned Unit Development ordinance, the ownership change must be approved by the city and the city must be provided the first right to accept or acquire the required open space."

10-10-7: IN LIEU SUBSTITUTIONS FOR OPEN SPACE REQUIREMENTS

- A. Cash in Lieu. The city may, at its sole discretion, accept cash in lieu of open space or amenity requirements where such funds can be more effectively used to acquire land at a more appropriate or significant location consistent with the general plan and the parks and recreation master plan. Cash in lieu payments shall not be accepted until a qualified appraisal is provided by the city, at the cost of the applicant. The appraisal shall identify the value of the original land for which the in-lieu substitution is proposed and shall appraise the land; based on the use that will be permitted if the open space requirement is removed, and for which cash in lieu shall be offered.
- B. Approval Required Prior to Recordation. Recordation of a final plat for a SCPUD utilizing a cash in-lieu substitution may not occur until the in-lieu substitution is approved and finalized.

10-10-8: DEVELOPMENT AGREEMENT

The applicant and the city shall enter into a development agreement, approved by the city attorney, that includes the following:

- A. The applicant shall construct and complete the project in accordance with the approved plans and in accordance with city ordinances. The terms of the contract shall be binding upon all successors of the SCPUD.
- B. A clause stating that if the final plat is not recorded with nine (9) months following approval of the development, said development approval is void and the applicant must begin the application, review and approval procedures over again.
- C. Acknowledgment that the landscape documentation package shall be provided to the city, approved, and installed as part of the project before occupancy permits are issued. Also include a description of the landscaping cash security or approved alternative, if required.
- D. Acknowledgement of provisions required in 10-10-4 G. of this chapter including:

1. Establishment of a perpetual, irrevocable homeowner's association (HOA) prior to any occupancy permits are issued. The owner/applicant shall constitute a pseudo-HOA until sufficient occupants are available to establish an association according to covenants, conditions, and restrictions.
 2. The applicant will provide to the city, covenants, conditions, and restrictions (CC&Rs) of the HOA, including its bylaws, articles of incorporation and methods for permanent retention and maintenance of required open space and common areas, landscaping, natural features, private streets, other privately-owned infrastructure and that architectural design standards will be followed. The CC&Rs shall be reviewed and approved in content and form by the city. Acceptance of the CC&Rs by the city will be contingent upon meeting the intent and conditions required by this code. The CC&Rs will be approved by the city prior to recording the final plat. The CC&Rs will be recorded by the city attorney at the county recorder's office at the time of the filing of the final plat.
 3. A notice to subsequent owners of the need to obtain city approval of changes to the SCPUD, which may require either an amendment to the final development plan or a conditional use permit.
 4. Acknowledgement that a special assessment area will be created to finance the cost of reasonably necessary maintenance, repair or replacement of commonly owned essential public infrastructure in the event of dissolution or default by the HOA.
 5. A provision defining "default" by the HOA.
- E. Acknowledgement that the HOA shall be organized by the applicant and be operated with financial subsidization by the applicant, before the sale of any lots within the development.
- F. Acknowledgement that membership in the HOA is automatic (mandatory) for all purchasers of residences or lots therein and their successors. The conditions and timing of transferring control of the association from applicant to homeowners shall be identified in the CC&Rs.
- G. Acknowledgement that the HOA shall be responsible for the following:
1. Maintenance of all ~~secondary-irrigation or outside~~ water systems in the SCPUD.
 2. Maintenance of grounds, plants, trees, shrubs, sod, etc. in accordance with the landscaping plan.
 3. Maintenance of private streets, parking lots, sidewalks, ~~playgrounds and~~ other items described in the CC&Rs.
- H. Acknowledgement that city utility billings, and any other city-issued billings,

will be paid by residents of individual units or the HOA for the required open space and common areas, as designated by the CC&R declaration of management policies, covenants and restrictions setting forth the responsibilities and duties of the owners, renters, or occupants within the SCPUD.

- I. Acknowledgement that all applicable fees will be charged by the city in accordance with a fee schedule set by the city council.
- J. A description of the required security of performance.
- K. Details of the development plan identifying the timeline and completion of required open space amenities. Information regarding the security of performance set by the city engineer ensuring the completion of said amenities shall also be included.
- L. Other documents that the city deems necessary to carry out the intent of this title.

10-10-9: WATER, SEWER AND ROAD REQUIREMENTS

The design and construction of improvements in a SCPUD shall comply with the design standards in Title 11, Chapter 6 as well as the following.

A. Water Systems

1. Culinary Water System

- a. All water lines shall be located, maintained, repaired, and governed by approved CC&Rs from the service side of the meter to the shutoff valve in the dwelling unit.

2. Sprinkler System for Outside Irrigation or open space

- a. The outdoor sprinkler system shall be approved by the city, said approval does not relieve the developer, contractor, or the HOA from the responsibility to properly design, install, and operate the sprinker system.
- b. Each system shall be serviced by a separate meter. All irrigation water systems connected to potable water shall be metered.
- c. Each system connection shall be serviced by an approved backflow prevention assembly designed for sprinkler systems.
- d. Each backflow protection unit shall be registered with the city and have a certified test submitted to the city annually prior to the start of the irrigation season.
- e. Each sprinkler system shall be sized in accordance with the adopted plumbing code.

- f. Sprinkler systems that have the option of being connected to a non-potable water supply must be approved by the city.

3. Storm Water System

- a. Storm water systems shall meet the requirements of the subdivision ordinance, and city and state standards.
- b. The HOA shall be responsible for repairs and maintenance of all privately-owned storm water infrastructure.

B. Sewer Systems

- 1. A sewer system will be installed to service a SCPUD in accordance with city standards.
- 2. No SCPUD shall be approved without connecting to the River Heights City public sewer system. All units must be connected to the system.
- 3. The SCPUD shall comply with the city sewer ordinance.

C. Monthly Billing for Services

- 1. Monthly Billing for Utilities and Other Services.
 - a. Each dwelling unit will be billed by the city at the established rates.
 - b. Any structure other than a dwelling unit, as well as common areas and required open space, will be billed to the HOA at established rates.
 - c. Fees for the outdoor sprinkler systems of common area and required open space areas will be billed to and paid by the HOA.
 - d. Each dwelling unit will have a solid waste container and will be billed at established rates. Dumpsters or large solid waste containers shall be provided for required open space areas and will be billed at established rates.
- 2. Monthly Billing for Storm Water. Storm water fees will be based on the current rate schedule and will be included on the monthly utility billing to each dwelling unit or the HOA where applicable.

D. Right-of-Way (ROW): Public and Private

- 1. All ROWs will be designed and constructed in accordance with city specifications.
- 2. A SCPUD must provide for pedestrian traffic, either in connection with the ROW or in another suitable location within the SCPUD.

3. In addition to other stormwater requirements. A SCPUD must plan for storm water generated by ROWs.
4. Public ROW. Main roads (minor and local streets) will be installed by the applicant at the applicant's expense and deeded to the city.

10-10-10: FAILURE TO COMPLY WITH REGULATIONS

In case of failure or neglect to comply with any and all conditions as established by law and the supporting documents of the SCPUD, the city, in addition to other available remedies, may refuse to issue additional building permits and stop construction until violations or noncompliant conditions have been eliminated.

Adopted and effective this 19th day of May 2026.

Blake Wright, Mayor

Attest:

Sheila Lind, Recorder

Ordinance 3-2026

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

Wherefore, the River Heights City Planning Commission held a duly noticed public hearing on Tuesday, May 12, 2026, and

Wherefore, the River Heights City Planning Commission recommended the following code changes to the River Heights City Council:

5-2-1: DEFINITIONS

LEASH OR LEAD: Any chain, rope or device used to restrain an animal, which physically connects the animal to a person.

5-2-5: PROHIBITED ACTS AND ACTIVITIES

E.5 No animals are allowed in City parks unless the area is otherwise posted designated for animals. This shall not apply if a city sponsored event includes animals to be allowed for the event.

H.6. Barks, whines or howls in an excessive, continuous or untimely fashion at any time of day or night. For purposes of this subsection, continued means animal noise lasting 30 minutes or longer at any time of day. Short breaks in the noise of three (3) minutes or less do not interrupt the disturbance and are still considered continued. Excessive behavior is considered as such as would warrant the complaint by an otherwise prudent person who understands what another prudent person would do to properly restrain, correct and/or train a pet to refrain from excessive and/or offensive behavior;

5-4-5: NOISE AS A NUSIANCE

A.1. Excess noise by animals which is intrusive and disruptive to peaceful existence, lasting 30 minutes or longer at any time of day. Short breaks in the noise of three (3) minutes or less do not interrupt the disturbance and are still considered continued.

(Above changes suggested by animal control.)

10-14-8: ON-STREET PARKING

E. It shall be unlawful to park any vehicle on any public street from November 15th through March 15th during the hours of four o'clock (4:00) a.m. to twelve o'clock (12:00) p.m. noon, during snow accumulation. Violators may be towed.

11-7-5: SEWER SYSTEM

C. Gravity Operation Preferred: ~~Unless unfeasible,~~ The system shall be designed so that

the system operates by gravity means only. ~~Sewage lift stations and force mains should be used only as a last resort.~~

Therefore, the River Heights City Council adopted the preceding changes to the River Heights City Code to become effective this 19th day of May 2026.

Blake Wright, Mayor

Attest:

Sheila Lind, Recorder

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
Sewer Impact Fees						
Other						
57-36-30	Impact Fees - Sewer	1,225	10,000	8,775	10,000	
57-36-60	Interest Income	2,526	0	-2,526	0	
Total Other:		3,751	10,000	6,249	10,000	
Capital Projects						
57-50-70	Impact Fee Projects	11,228	10,000	-1,228	10,000	
Total Capital Projects:		11,228	10,000	-1,228	10,000	
Sewer Impact Fees Revenue Total:		3,751	10,000	6,249	10,000	
Sewer Impact Fees Expenditure Total:		11,228	10,000	-1,228	10,000	
Total Sewer Impact Fees:		-7,477	0	7,477	0	
Grand Revenue Total:		1,802,834	2,283,988	481,154	2,595,950	
Grand Expenditure Total:		1,424,607	2,283,988	859,381	2,595,950	
Grand Totals:		378,227	0	-378,227	0	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
Water Impact Fees						
Other						
56-36-30	Impact Fees - Water	3,251	5,000	1,749	5,000	
	Total Other:	3,251	5,000	1,749	5,000	
Capital Projects						
56-50-70	Impact Fee Projects	11,016	5,000	-6,016	5,000	
	Total Capital Projects:	11,016	5,000	-6,016	5,000	
	Water Impact Fees Revenue Total:	3,251	5,000	1,749	5,000	
	Water Impact Fees Expenditure Total:	11,016	5,000	-6,016	5,000	
	Total Water Impact Fees:	-7,765	0	7,765	0	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur.YTD Variance	2026-27 Future year Budget	Budget Changes
Sanitation Fund						
Charges for Services						
54-34-80	Sanitation	202,155	190,000	-12,155	200,000	
Total Charges for Services:		202,155	190,000	-12,155	200,000	
Other Revenue						
54-36-60	Interest Income	1,277	0	-1,277	0	
Total Other Revenue:		1,277	0	-1,277	0	
Sanitation						
54-90-10	Sanitation Contract	186,354	170,000	-16,354	190,000	
54-90-95	Reserves	0	20,000	20,000	10,000	
Total Sanitation:		186,354	190,000	3,646	200,000	
Sanitation Fund Revenue Total:		203,432	190,000	-13,432	200,000	
Sanitation Fund Expenditure Total:		186,354	190,000	3,646	200,000	
Total Sanitation Fund:		17,078	0	-17,078	0	

Account Number	Account Title	2025-26 Current year Actual	2025-25 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
Storm Sewer Fund						
Charges for Services						
53-34-80	Storm Drainage	23,065	20,000	-3,065	22,000	
Total Charges for Services:		23,065	20,000	-3,065	22,000	
Other Revenue						
53-36-80	Interest Income	1,396	0	-1,396	1,000	
Total Other Revenue:		1,396	0	-1,396	1,000	
Other Revenue						
53-38-90	Contribution General Fund	0	52,000	52,000	0	
Total Other Revenue:		0	52,000	52,000	0	
Other Revenue						
53-39-90	Appropriated Fund Balance	0	15,000	15,000	0	
Total Other Revenue:		0	15,000	15,000	0	
Storm Drain						
53-60-76	Storm Water - Prof Fees	5,168	5,000	-168	5,000	
53-60-80	Repairs and Maintenance	1,973	5,000	3,028	2,500	
53-60-90	Storm Water/Irrigation Co Matc	0	2,000	2,000	2,000	
53-60-95	Reserves	0	0	0	13,500	
Total Storm Drain:		7,140	12,000	4,860	23,000	
Storm Drain						
53-70-71	Storm Water Project	0	75,000	75,000	0	
Total Storm Drain:		0	75,000	75,000	0	
Storm Sewer Fund Revenue Total:		24,460	87,000	62,540	23,000	
Storm Sewer Fund Expenditure Total:		7,140	87,000	79,860	23,000	
Total Storm Sewer Fund:		17,320	0	-17,320	0	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
Total Sewer Fund:		62,365	0	-62,365	0	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-08/25 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
Sewer Fund						
Other						
52-36-10	Charges for Services - Sewer	316,237	360,000	43,763	360,000	
52-36-20	Interest Earned - Sewer	31,148	50,000	18,852	50,000	
52-36-25	Sewer Assessment & Other	4,445	0	-4,445	0	
52-36-99	Appropriated Fund Balance	0	0	0	15,600	
Total Other:		351,830	410,000	58,170	425,600	
Sewer Department						
52-40-01	Mayor and Council	7,680	5,580	-2,100	10,100	
52-40-03	Treasurer	8,073	14,000	5,927	14,000	
52-40-05	Recorder	6,544	10,850	4,306	9,900	
52-40-06	Finance Director	3,500	5,940	2,440	4,800	
52-40-10	Supervisor - Public Works	10,762	9,200	-1,562	11,000	
52-40-11	Part Time Wages	876	1,000	124	1,000	
52-40-12	Maintenance Assistant	7,552	8,300	748	8,700	
52-40-15	Payroll Taxes	3,052	4,300	1,248	5,000	
52-40-16	Health Insurance	8,690	8,700	10	10,000	
52-40-18	Retirement	4,637	18,000	13,363	7,000	
52-40-20	1/3 Caselle Fee	452	1,100	648	2,200	
52-40-22	UB Write Offs	0	100	100	100	
52-40-25	Billing Expense	192	250	58	250	
52-40-26	Postage	909	1,100	191	1,000	
52-40-37	Depreciation	0	23,000	23,000	23,000	
52-40-40	Audit	2,833	2,300	-533	3,000	
52-40-41	Professional Fees	63	100	37	100	
52-40-43	Legal	0	1,200	1,200	1,200	
52-40-46	Dues and Subscriptions	75	50	-25	100	
52-40-50	Gas, Oil & Vehicle Repair	2,592	3,000	408	3,000	
52-40-55	Insurance Liability and Other	7,834	6,900	-934	9,000	
52-40-65	Sewer O&M	1,129	25,000	23,871	25,000	
52-40-70	Training and meetings	0	650	650	650	
52-40-75	Gas	457	500	43	500	
52-40-77	Electricity	789	400	-389	1,000	
52-40-78	Telephone	6,197	2,000	-4,197	1,000	
52-40-79	Internet	1,092	300	-792	1,000	
52-40-80	Sewer Treatment	203,484	175,000	-28,484	240,000	
52-40-85	Supplies	0	2,000	2,000	2,000	
52-40-95	Reserves	0	79,180	79,180	0	
Total Sewer Department:		289,465	410,000	120,535	395,600	
Capital Projects						
52-50-07	Maint Vehicle Truck	0	0	0	30,000	
Total Capital Projects:		0	0	0	30,000	
Sewer Fund Revenue Total:		351,830	410,000	58,170	425,600	
Sewer Fund Expenditure Total:		289,465	410,000	120,535	425,600	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
51-50-99	Reserve for future projects	0	203,833	203,833	0	
Total Capital Projects:		0	203,833	203,833	203,000	
Water Fund Revenue Total:		299,237	526,400	227,163	646,400	
Water Fund Expenditure Total:		276,048	526,400	250,352	646,400	
Total Water Fund:		23,189	0	-23,189	0	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
Water Fund						
Other						
51-36-10	Charges for Services - Water	284,396	500,000	215,604	500,000	
51-36-16	Interest Earned - Water	12,763	25,000	12,237	25,000	
51-36-20	Hookups & Other - Water	1,500	0	-1,500	1,500	
51-36-96	Scrap Recovery	578	0	-578	750	
51-36-98	Container Refunds	0	1,400	1,400	1,400	
51-36-99	Appropriated Fund Balance	0	0	0	117,750	
Total Other:		299,237	526,400	227,163	646,400	
Water Department						
51-40-01	Mayor and Council	7,680	5,580	-2,100	10,100	
51-40-03	Treasurer	8,073	13,900	5,827	13,900	
51-40-05	Recorder	6,544	11,000	4,456	9,900	
51-40-06	Finance Director	3,500	5,940	2,440	4,800	
51-40-10	Supervisor - Public Works	28,017	39,500	11,483	30,000	
51-40-11	Part Time Wages	2,629	3,100	471	3,100	
51-40-12	Maintenance Assistant	15,103	16,400	1,297	17,500	
51-40-15	Payroll Taxes	4,960	6,800	1,840	8,000	
51-40-16	Health Insurance	17,734	17,500	-234	20,000	
51-40-18	Retirement	8,325	21,800	13,475	12,000	
51-40-20	1/3 Caselle Fee	452	1,100	648	2,200	
51-40-22	UB Write Offs	0	1,500	1,500	1,500	
51-40-25	Billing Expense	192	300	108	300	
51-40-26	Postage	909	1,100	191	1,000	
51-40-40	Audit	2,833	2,300	-533	3,000	
51-40-41	Professional Fees	5,846	4,000	-1,846	4,000	
51-40-43	Legal	0	500	500	500	
51-40-46	Dues and Subscriptions	1,131	1,100	-31	1,200	
51-40-50	Gas, Oil, & Vehicle Repair	2,759	3,100	341	3,100	
51-40-51	Logan City Water Fees	7,457	8,000	543	8,000	
51-40-55	Insurance Liability and Other	7,442	6,600	-842	9,000	
51-40-60	ProLog Water Share Assessment	7,095	6,500	-595	8,500	
51-40-65	Water O&M	60,400	50,000	-10,400	166,000	
51-40-66	Materials and Supplies	3,696	4,500	804	0	
51-40-70	Training and meetings	0	3,500	3,500	3,500	
51-40-75	Gas	1,666	2,400	734	2,400	
51-40-77	Electricity	50,951	41,000	-9,951	52,000	
51-40-78	Telephone	5,825	4,000	-1,825	4,000	
51-40-79	Internet	1,482	400	-1,082	4,000	
51-40-80	Chlorine	3,440	4,000	560	4,900	
51-40-86	Flow Meters	9,928	35,000	25,072	35,000	
51-40-95	Miscellaneous	0	147	147	0	
Total Water Department:		276,048	322,567	46,519	443,400	
Capital Projects						
51-50-74	Maint Vehicle Truck	0	0	0	18,000	
51-50-75	Generator Water Well	0	0	0	185,000	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
Road Impact Fees						
Licenses and Permits						
42-32-75	Impact Fees - Roads	0	9,000	9,000	9,000	
Total Licenses and Permits:		0	9,000	9,000	9,000	
Capital Projects						
42-60-81	Road Impact Fee Projects	0	9,000	9,000	9,000	
Total Capital Projects:		0	9,000	9,000	9,000	
Road Impact Fees Revenue Total:		0	9,000	9,000	9,000	
Road Impact Fees Expenditure Total:		0	9,000	9,000	9,000	
Total Road Impact Fees:		0	0	0	0	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-08/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
Park Impact Fees						
Licenses and Permits						
41-32-70	Impact Fees - Parks	903	1,000	97	1,000	
Total Licenses and Permits:		903	1,000	97	1,000	
Capital Projects						
41-60-81	Park Impact Fee Projects	0	1,000	1,000	1,000	
Total Capital Projects:		0	1,000	1,000	1,000	
Park Impact Fees Revenue Total:		903	1,000	97	1,000	
Park Impact Fees Expenditure Total:		0	1,000	1,000	1,000	
Total Park Impact Fees:		903	0	-903	0	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
Capital Projects Fund						
Intergovernmental Revenue						
40-33-25	Park Grant (RAPZ)	120,000	50,000	-70,000	85,000	
40-33-28	RPAZ POPULAITON FUNDS	6,285	0	-6,285	0	
Total Intergovernmental Revenue:		126,285	50,000	-76,285	85,000	
Other						
40-36-10	Interest - Capital Improvement	7,386	10,000	2,614	1,000	
40-36-90	Contribution from General Fund	0	42,963	42,963	0	
40-36-99	Appropriated Fund Balance	0	0	0	171,000	
Total Other:		7,386	52,963	45,577	172,000	
Capital Projects						
40-60-04	Stewart Hill - Phase II (RAPZ)	0	50,000	50,000	120,000	
40-60-08	Pavillion (City Hall)	1,658	0	-1,658	0	
40-60-10	Maint Vehicle - Truck	0	0	0	12,000	
40-60-11	Mower	0	0	0	15,000	
40-60-12	Old School Windows	0	0	0	65,000	
40-60-13	Old School ADA Ramp	0	0	0	30,000	
40-60-14	Council Room Improvements	0	0	0	15,000	
40-60-80	Transportation Masterplan	15,590	0	-15,590	0	
40-60-99	Reserves for future projects	0	52,963	52,963	0	
Total Capital Projects:		17,248	102,963	85,715	257,000	
Capital Projects Fund Revenue Total:		133,671	102,963	-30,708	257,000	
Capital Projects Fund Expenditure Total:		17,248	102,963	85,715	257,000	
Total Capital Projects Fund:		116,423	0	-116,423	0	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
CLASS C ROAD MASS TRANSIT						
Intergovernmental Revenue						
11-33-15	Mass Transit Taxes	26,688	25,000	-1,688	25,000	
11-33-20	Class 'C' Road	120,763	175,000	54,237	175,000	
Total Intergovernmental Revenue:		147,451	200,000	52,549	200,000	
Other Revenue						
11-36-60	Interest Income	6,853	5,000	-1,853	5,000	
Total Other Revenue:		6,853	5,000	-1,853	5,000	
Roads						
11-60-26	Street Painting	9,800	6,500	-3,300	10,000	
11-60-30	Walkway Repairs	12,024	12,500	476	9,000	
11-60-40	Signs	0	3,000	3,000	3,000	
11-60-41	Engineering/Professional Fees	1,557	7,000	5,443	7,000	
11-60-55	Snow Removal	1,518	20,000	18,482	20,000	
11-60-65	Street Repairs	56,277	156,000	99,723	156,000	
Total Roads:		81,177	205,000	123,823	205,000	
CLASS C ROAD MASS TRANSIT Revenue Total:		154,304	205,000	50,696	205,000	
CLASS C ROAD MASS TRANSIT Expenditure Total:		81,177	205,000	123,823	205,000	
Total CLASS C ROAD MASS TRANSIT:		73,127	0	-73,127	0	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-08/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
10-70-18	Retirement	4,895	5,000	105	9,000	
10-70-30	Cleaning Supplies	0	600	600	0	
10-70-40	Maintenance Park	993	4,000	3,007	0	
10-70-41	Professional Fees	0	3,000	3,000	2,000	
10-70-55	Plant Restoration (Tree City)	0	2,000	2,000	2,000	
10-70-56	Insurance Liability and Other	1,924	1,800	-124	1,500	
10-70-65	Soccer League Expenses	324	1,000	676	1,400	
10-70-72	Park Deposit Refund	300	750	450	750	
10-70-74	Building Deposit Refund	0	600	600	600	
10-70-75	Gas	1,509	800	-709	2,000	
10-70-77	Electricity	560	900	340	900	
10-70-80	Parks O&M	8,739	11,500	2,761	30,000	
10-70-86	Park Restroom	1,207	1,600	393	0	
Total Parks & Recreation:		69,006	86,415	17,409	130,650	
School Building Expenses						
10-75-75	School Building Gas	0	3,750	3,750	3,750	
10-75-77	School Building Electricity	56	800	744	800	
10-75-80	School Repairs & Maintenance	5,648	7,500	1,852	7,500	
Total School Building Expenses:		5,704	12,050	6,346	12,050	
Other Expenses						
10-90-92	Contribution to CP Fund	0	42,963	42,963	0	
10-90-94	Contributi to Storm Sewer Fund	0	52,000	52,000	0	
10-90-95	Reserves	0	0	0	47,200	
Total Other Expenses:		0	94,963	94,963	47,200	
General Fund Revenue Total:		627,995	737,625	109,630	813,950	
General Fund Expenditure Total:		544,930	737,625	192,695	813,950	
Total General Fund:		83,065	0	-83,065	0	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
Total Community Affairs:		10,131	17,050	6,919	18,350	
Planning & Zoning						
10-51-07	Planning Commission	794	1,200	406	1,200	
10-51-19	Advertising, Notices	514	500	-14	600	
10-51-20	Cache County Planner	3,150	3,500	350	3,500	
10-51-30	Pass Through Fees-PZ	-2,701	0	2,701	0	
10-51-41	Professional Fees	-1,538	500	2,038	500	
10-51-45	Training	0	500	500	1,500	
Total Planning & Zoning:		220	6,200	5,980	7,300	
Public Safety						
10-54-10	Crossing Guards	6,623	13,000	6,377	13,000	
10-54-15	Payroll Taxes	517	1,300	783	1,300	
10-54-19	Crossing Guard Supplies	0	150	150	1,500	
10-54-20	Crossing Guard Training	0	200	200	200	
10-54-25	Emergency Preparedness	0	2,000	2,000	2,000	
10-54-30	Fire/EMS	148,730	150,000	1,270	150,000	
10-54-40	911	22,611	33,000	10,389	33,000	
10-54-60	Police	11,256	17,000	5,744	17,000	
10-54-70	Animal Control	3,776	6,700	2,924	6,700	
10-54-75	Electricity - School Flashers	28	0	-28	0	
Total Public Safety:		193,541	223,350	29,809	224,700	
Roads						
10-60-10	Supervisor - Roads	16,758	17,356	1,598	20,000	
10-60-11	Part-Time Wages	2,191	2,884	693	5,000	
10-60-12	Maintenance Assistant	12,586	13,700	1,114	15,000	
10-60-15	Payroll Taxes	2,328	3,680	1,352	8,000	
10-60-16	Health Insurance	10,728	10,600	-128	14,000	
10-60-18	Retirement	4,492	4,600	108	9,000	
10-60-41	Engineering/Professional Fees	17	0	-17	100	
10-60-50	Gas, Oil & Vehicle Repair	1,839	5,500	3,661	5,500	
10-60-56	Insurance, Liability and Other	5,875	7,400	1,525	7,500	
10-60-60	Street Lighting	17,683	14,500	-3,183	18,000	
10-60-75	Gas - Heating Garage	457	600	143	600	
10-60-80	Roads O&M	2,677	0	-2,677	3,500	
10-60-88	Sidewalk Repairs	0	0	0	15,500	
Total Roads:		76,631	80,820	4,189	121,700	
Parks & Recreation						
10-70-10	Supervisor - Parks	16,197	17,356	1,159	20,000	
10-70-11	Part-Time Wages	3,067	3,914	847	15,000	
10-70-12	Maintenance Assistant	15,103	16,400	1,297	17,500	
10-70-15	Payroll Taxes	2,617	3,795	1,178	4,500	
10-70-16	Health Insurance	11,570	11,400	-170	23,500	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
10-41-06	Finance Director	3,501	5,100	1,599	5,100	
10-41-10	Supervisor of Public Works	20,262	17,330	-2,932	20,000	
10-41-15	Payroll Taxes	6,980	10,057	3,077	14,000	
10-41-16	Health Insurance	23,171	17,500	-5,671	36,000	
10-41-18	Retirement	7,837	11,000	3,163	15,000	
10-41-40	Audit	2,833	3,800	967	3,000	
10-41-41	Professional Fees	6,113	6,000	-113	8,000	
10-41-43	Legal	11,419	14,000	2,581	4,000	
10-41-46	Dues and Subscriptions	3,156	2,250	-906	4,000	
10-41-55	Insurance Liability and Other	1,453	4,000	2,547	3,000	
10-41-65	Repairs and Maintenance	3,421	1,000	-2,421	1,000	
10-41-70	Training and Meetings	2,319	2,000	-319	2,000	
10-41-80	Bank Service Charges	1,572	1,600	28	1,600	
10-41-95	Miscellaneous	5,403	500	-4,903	500	
Total Administration:		169,766	179,477	9,711	221,500	
Office Expenses						
10-44-10	Office and General Supplies	1,943	5,500	3,557	6,500	
10-44-15	Dinner & Party	1,750	2,000	250	2,000	
10-44-17	Computer Maintenance	0	1,600	1,600	2,500	
10-44-20	Computer Updates	0	500	500	0	
10-44-25	Computer - Recorder	0	550	550	0	
10-44-30	Copy Machine Maintenance	0	1,000	1,000	0	
10-44-35	1/3 Caselle	452	1,500	1,048	2,200	
10-44-40	Elections	0	6,000	6,000	0	
10-44-45	Fax, Copier, Printer	1,076	2,500	1,424	2,500	
10-44-47	Fire Extinguisher Service	593	250	-343	250	
10-44-50	Newsletter/Fliers	929	1,700	771	1,700	
10-44-52	Newspaper Ads	177	0	-177	250	
10-44-55	Postage	1,020	1,600	580	1,200	
10-44-65	Software	794	2,500	1,706	1,500	
10-44-70	Education, Travel, & Training	0	3,500	3,500	3,500	
10-44-75	Gas	457	1,500	1,043	1,500	
10-44-77	Electricity	1,535	1,300	-235	1,600	
10-44-78	Telephone	1,493	2,500	1,007	1,300	
10-44-79	Computer/IT	6,094	800	-5,294	1,000	
10-44-85	Website	1,620	500	-1,120	2,000	
Total Office Expenses:		19,932	37,300	17,368	30,500	
Community Affairs						
10-48-20	Apple Days	7,865	8,000	135	8,000	
10-48-21	Events (X-mas Tree Lighting)	350	500	150	500	
10-48-30	Civic Projects	299	500	201	500	
10-48-50	Summer Reading Program	266	350	84	350	
10-48-60	Library	0	4,700	4,700	6,000	
10-48-70	Royalty/Ambassadors	1,350	3,000	1,650	3,000	

Account Number	Account Title	2025-26 Current year Actual	2025-26 Current year Budget	07/25-06/26 Cur YTD Variance	2026-27 Future year Budget	Budget Changes
General Fund						
Taxes						
10-31-10	Property Tax	112,892	149,500	36,608	201,250	
10-31-20	Sales Tax	267,393	400,000	132,607	400,000	
10-31-30	Franchise Tax	75,190	80,000	4,810	80,000	
10-31-50	Redemption Taxes	460	700	240	700	
10-31-60	UPP Taxes (personal property)	1,210	7,500	6,290	7,500	
10-31-70	UPP Fees & Lieu (Vehicle Tax)	5,092	7,000	1,908	7,000	
Total Taxes:		462,237	644,700	182,463	696,450	
Licenses and Permits						
10-32-10	Zoning Clearance Permits	2,438	1,000	-1,438	4,000	
10-32-20	Home Occupation License	1,900	2,000	100	2,000	
10-32-30	Conditional Use Permits	350	400	50	400	
10-32-40	Subdivision Fees	3,150	1,000	-2,150	1,000	
10-32-50	Cache County 20% Bldg. Fee	1,181	2,000	819	2,000	
10-32-60	Dog Fees	6,718	6,000	-718	6,000	
10-32-85	911	29,878	33,000	3,122	33,000	
Total Licenses and Permits:		45,615	45,400	-215	48,400	
Charges for Services						
10-34-10	Parks and Rec. & Rent Park	1,175	1,000	-175	1,000	
10-34-30	Late Fees	258	300	42	300	
10-34-40	School Building Rental Income	88,810	25,000	-63,810	50,000	
Total Charges for Services:		90,243	26,300	-63,943	51,300	
Fines and Forfeitures						
10-35-10	Fines and Forfeitures	736	600	-136	600	
Total Fines and Forfeitures:		736	600	-136	600	
Other Revenue						
10-36-17	Apple Days-Fun Run	0	110	110	0	
10-36-18	Apple Days-Tennis	0	60	60	0	
10-36-20	Apple Days	931	0	-931	1,000	
10-36-21	Vendor Booth-Apple Days	0	255	255	0	
10-36-30	Rent - City Building	300	200	-100	200	
10-36-35	Right of Way Fees	700	0	-700	0	
10-36-50	Contribution	0	2,000	2,000	1,000	
10-36-60	Interest Income	27,234	18,000	-9,234	15,000	
Total Other Revenue:		29,165	20,625	-8,540	17,200	
Administration						
10-41-01	Mayor and Council	35,840	26,040	-9,800	47,000	
10-41-03	Treasurer	8,318	14,500	6,182	14,500	
10-41-05	Recorder	26,168	42,800	16,632	42,800	

Property Tax Impact Schedule for River Heights City

Proposed Property Tax Impact Schedule

River Heights City will consider an increase to its property tax rate from 0.000476 to .0008285 (estimated) to generate an additional \$86,250. The following is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

River Heights City Current Property Tax Rate	0.0004760
River Heights City Current Property Tax Revenue	\$115,000.00
Proposed Revenue with Tax Change	\$201,250.00
New Property Tax Revenue to River Heights City	\$86,250.00

Estimated Increase to River Heights City Property Tax Revenue 75%

Estimated Increase to a primary residence of \$292,085.00	\$102.96
Estimated increase to a business valued at \$3,361,297.00	\$1,184.86

Affected Departments	Proposed Budget	Budget Without Tax Change	Budget Change
Parks (10-70)	\$130,650	\$90,650	\$40,000

Impact of Tax Increase - The Parks Department will maintain current level of service with added park space. Increase also covers increased wages and benefits.

Affected Departments	Proposed Budget	Budget Without Tax Change	Budget Change
Roads (10-60)	\$121,700	\$106,200	\$15,500

Impact of Tax Increase - The Roads Department will use the increase for sidewalk repairs.

Affected Departments	Proposed Budget	Budget Without Tax Change	Budget Change
Administration (10-41)	\$221,500	\$190,750	\$30,750

Impact of Tax Increase - The Administration Department will use the increase to fund wages and benefits with rising costs.

Total General Fund Change: \$86,250.00

Proposed Budget Report for March 2025 *2026*

River Heights City - General Fund

Revenues	<i>w/tax increase</i>		<i>without tax increase</i>	
	Budget FY 2027	Actual To Date FY 2027	Budget FY 2027	Actual To Date FY 2027
				\$\$\$ Difference
Taxes	\$ 696,450	\$ 610,200	\$ 696,450	\$ (86,250)
License and Permits	48,400	48,400	48,400	0
Charges For Service	51,300	51,300	51,300	0
Fines and Forfeitures	600	600	600	0
Miscellaneous Revenue	17,200	17,200	17,200	0
Total General Fund Revenues	\$ 813,950	\$ 727,700	\$ 813,950	\$ (86,250)

Expenditures	Budget		Actual	
	Budget FY 2027	Actual To Date FY 2027	Budget FY 2027	Actual To Date FY 2027
				\$\$\$ Difference
Administration	\$ 221,500	\$ 190,750	\$ 221,500	\$ (30,750)
Office expenses	30,500	30,500	30,500	0
Community affairs	18,350	18,350	18,350	0
Planning and Zoning	7,300	7,300	7,300	0
Public Safety	224,700	224,700	224,700	0
Roads	121,700	106,200	121,700	(15,500)
Parks & Recreation	130,650	90,650	130,650	(40,000)
School Building	12,050	12,050	12,050	0
Other Expenses	47,200	47,200	47,200	0
Total General Fund Expenditures	\$ 813,950	\$ 727,700	\$ 813,950	\$ (86,250)
Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -

RIVER HEIGHTS, UTAH
RESOLUTION NO. 2-2026

A RESOLUTION OF THE CITY OF RIVER HEIGHTS ACKNOWLEDGING THAT THE EXECUTIVE OFFICER OR BUDGET OFFICER STATED THE PROPOSED TENTATIVE FISCAL YEAR 2026–2027 BUDGET INCLUDES A PROPOSED PROPERTY TAX INCREASE AND THAT THE EXECUTIVE OFFICER OR BUDGET OFFICER WILL PRESENT A PROPERTY TAX IMPACT SCHEDULE

WHEREAS, the River Heights City Council (“Council”) is the governing body of the City of River Heights and is responsible for the adoption of the City’s annual budget in accordance with applicable law; and

WHEREAS, the City’s Budget Officer is in the process of preparing and presenting a tentative budget; and

WHEREAS, Utah Code Annotated § 59-2-919(4)(a)(i) provides that when a taxing entity proposes to levy a property tax rate that exceeds the certified tax rate, the entity is subject to the notice and hearing requirements of the Truth in Taxation Act; and

WHEREAS, the tentative budget under preparation contemplates property tax revenues that exceed the amount that would be generated by the certified tax rate, thereby constituting a proposed property tax increase within the meaning of Utah Code Annotated § 59-2-919; and

WHEREAS, Utah Code Annotated § 59-2-924 requires that, in connection with a proposed property tax increase, the taxing entity prepare a Property Tax Impact Schedule that discloses the estimated impact of the proposed increase on taxpayers within the jurisdiction; and

WHEREAS, the Council desires to formally acknowledge, at the earliest stage of the budget process, that the tentative budget includes a proposed property tax increase and that the City will comply with the statutory requirements governing such increase.

NOW, THEREFORE, BE IT RESOLVED by the River Heights City Council as follows:

Section 1. The Council hereby acknowledges that, pursuant to Utah Code Annotated § 59-2-919(4)(a)(i), the proposed tentative budget for the fiscal year 2026-2027 includes a proposed property tax increase above the certified tax rate.

Section 2. The Council further acknowledges that the City’s Budget Officer shall prepare and present a Property Tax Impact Schedule in accordance with Utah Code Annotated § 59-2-924 as part of the Truth in Taxation process.

Section 3. This Resolution is intended to memorialize the Council’s recognition of the applicability of the Truth in Taxation Act and does not constitute final approval of any tax rate or budget.

Section 4. All parts of this Resolution are severable, and if any section, clause or provision of this Resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability

of any such section, clause or provision shall not affect the remaining sections, clauses or provisions of this Resolution.

Section 5. This Resolution shall take effect immediately upon passage.

ADOPTED by the River Heights City Council this _____ day of _____, 2026.

PASSED AND APPROVED by the City Council of River Heights, Utah, this _____ day of _____, 2026.

RIVER HEIGHTS CITY COUNCIL

Lance Pitcher, Mayor Pro Tem

SEAL

VOTING:

Chris Milbank	_____ Yea _____ Nay
Janet Mathews	_____ Yea _____ Nay
Kandi Evans	_____ Yea _____ Nay
Lance Pitcher	_____ Yea _____ Nay
Mark Malmstrom	_____ Yea _____ Nay

PRESENTED to the Mayor of the City of River Heights for approval this _____ day _____, 2026.

APPROVED this _____ day of _____, 2026.

ATTEST:

Mayor Blake Wright

Sheila Lind, City Recorder

DEPOSITED in the office of the City Recorder this _____ day of _____, 2026.

RECORDED this _____ day of _____, 2026.

RIVER HEIGHTS, UTAH
RESOLUTION NO. 3-2026

A RESOLUTION ADOPTING THE TENTATIVE BUDGET, THE PROPERTY TAX IMPACT SCHEDULE, AND SETTING THE DATE FOR A PUBLIC HEARING ON THE TENTATIVE BUDGET.

WHEREAS, the River Heights City Budget Officer has filed a proposed budget and a separately available Property Tax Impact Schedule with the River Heights City Council (hereafter “City Council”) for the fiscal year 2026-2027; and

WHEREAS, Utah laws governing budget adoption and setting of tax rates and federal laws governing receipt and disbursement of federal funds have been or will be complied with; and

WHEREAS, the City Council, hereby determines that it is in the best interests of the citizens of River Heights City to adopt a tentative budget for River Heights City for the 2026-2027 fiscal year.

WHEREAS, the City is required to call and hold a public hearing for truth and taxation and desires to do so; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of River Heights City, Utah, as follows:

Section 1. The budget attached hereto (herein the “Tentative Budget”), in the amounts shown in Exhibit A is hereby tentatively adopted.

Section 2. Citizens in attendance at the public hearing shall be permitted to provide written or oral comments for or against the Tentative Budget or any of its individual funds.

Section 3. A copy of the Tentative Budget and a summary of the Tentative Budget and the City’s proposed use of the various federal funds in the context of the Tentative Budget shall be placed on record at the City Recorder’s Office at the same address indicated above, at least ten days prior to the adoption of the final Budget, for inspection by the general public during normal office hours.

Section 4. The Property Tax Impact Schedule, presented as part of the Tentative Budget and also as a separate item available apart from any other budget documents, is hereby adopted. The Property Tax Impact Schedule shall remain available for public inspection during normal office hours until all required hearings have occurred and a final budget is adopted for the 2026-2027 fiscal year.

Section 5. A public hearing to consider the Tentative Budget for final adoption shall be held on June 16, 2026, at 7:00 p.m. in the River Heights City Offices located at 520 South 500 East River Heights, Utah 84321. This hearing shall also be conducted electronically. The City Recorder is hereby directed to give notice of said hearing as required by state law.

Section 6. The adopted Tentative Budget shall be considered to be the “Interim Budget” as defined in Utah Code Section 59-2-924(1)(s).

Section 7. All parts of this Resolution are severable, and if any section, clause or provision of this Resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, clause or provision shall not affect the remaining sections, clauses or provisions of this Resolution.

Section 8. This Resolution shall become effective upon passage.

ADOPTED by the River Heights City Council this _____ day of _____, 2026.

PASSED AND APPROVED by the City Council of River Heights, Utah, this _____ day of _____, 2026.

RIVER HEIGHTS CITY COUNCIL

Lance Pitcher, Mayor pro tem

SEAL

VOTING:

Chris Milbank	_____ Yea _____ Nay
Janet Mathews	_____ Yea _____ Nay
Kandi Evans	_____ Yea _____ Nay
Lance Pitcher	_____ Yea _____ Nay
Mark Malmstrom	_____ Yea _____ Nay

PRESENTED to the Mayor of the City of River Heights for approval this _____ day _____, 2026.

APPROVED this _____ day of _____, 2026.

ATTEST:

Mayor Blake Wright

Sheila Lind, City Recorder

DEPOSITED in the office of the City Recorder this _____ day of _____, 2026.

RECORDED this _____ day of _____, 2026.

RIVER HEIGHTS, UTAH
RESOLUTION NO. 4-2026

A RESOLUTION OF THE CITY OF RIVER HEIGHTS INTENDING TO INCREASE PROPERTY TAX REVENUE AND SET A TRUTH IN TAXATION HEARING FOR AUGUST 2026.

WHEREAS, the River Heights City Budget Officer has presented a Tentative Budget and a separately available Property Tax Impact Schedule with the River Heights City Council (hereafter “City Council”) for the fiscal year 2026-2027; and

WHEREAS, the Tentative Budget presented by the Budget Officer includes, as a separate item, a proposed property tax rate increase, along with a proposed property tax impact schedule; and

WHEREAS, Utah laws governing budget adoption and setting of tax rates and federal laws governing receipt and disbursement of federal funds have been or will be complied with; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of River Heights City, Utah, as follows:

Section 1. The Executive Officer or Budget Officer presented a tentative budget for the fiscal year from July 1, 2026, through June 30, 2027 as attached hereto as Exhibit A.

Section 2. The City Council acknowledges that a separate item is included on the Agenda for the City Council Meeting on May 19, 2026, notifying the public that the City intends to make a statement as required by section 59-2-919(4)(b) of the Utah Code.

Section 3. The City Council acknowledges that the Executive Officer or Budget Officer made the statement as required by Utah State Code §59-2-919(4).

Section 4. In the public meeting, as part of the presentation, the Executive Officer or Budget Officer stated as a separate item from the budget that the tentative budget includes a proposed property tax increase and the Executive Officer or Budget Officer further presented a property tax impact schedule as defined in Section 59-2-924 of the Utah Code, which impact schedule is attached within Exhibit A.

Section 5. The City Council hereby states its intent to increase property tax revenues consistent with the proposed property tax increase and the proposed property tax impact schedule consistent with what was presented to the Council.

Section ^b5. A public hearing on the proposed property tax increase, as required by section 59-2-519 shall be held at 6:30 p.m. on Monday, August 17, 2026, which public hearing shall be properly noticed by the City Recorder.

Section ⁷6. The City Recorder is directed to send a notice before June 1, 2026 to the Utah State Tax Commission and the Cache County Auditor stating the City is considering a property tax increase and the date, time and place of the public hearing required by section 59-2-919.

Section 7⁸. All parts of this Resolution are severable, and if any section, clause or provision of this Resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, clause or provision shall not affect the remaining sections, clauses or provisions of this Resolution.

Section 8⁹. This Resolution shall become effective upon passage.

ADOPTED by the River Heights City Council this _____ day of _____, 2026.

PASSED AND APPROVED by the City Council of River Heights, Utah, this _____ day of _____, 2026.

RIVER HEIGHTS CITY COUNCIL

Lance Pitcher, Mayor pro tem

SEAL

VOTING:

Chris Milbank _____ Yea _____ Nay

Janet Mathews _____ Yea _____ Nay

Kandi Evans _____ Yea _____ Nay

Lance Pitcher _____ Yea _____ Nay

Mark Malmstrom _____ Yea _____ Nay

PRESENTED to the Mayor of the City of River Heights for approval this _____ day _____, 2026.

APPROVED this _____ day of _____, 2026.

ATTEST:

Mayor Blake Wright

Sheila Lind, City Recorder

DEPOSITED in the office of the City Recorder this _____ day of _____, 2026.

RECORDED this _____ day of _____, 2026.