

# River Heights City

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## River Heights City PLANNING COMMISSION AGENDA

**Tuesday, May 26, 2026**

Notice is hereby given that the River Heights Planning Commission will hold its regular meeting beginning at **6:30 p.m.**, anchored from the River Heights City Office Building at 520 S 500 E.

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

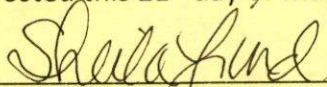
Public Comment on Land Use

Discuss Adding the Senior Citizen Planning Unit Development Zone (SCPUD) to the General Plan

Review of a Preliminary Plat Application from Heritage Land Holdings LLC for Creekside Estates Subdivision

Adjourn

Posted this 21<sup>st</sup> day of May 2026



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website ([pmn.utah.gov](http://pmn.utah.gov)) and at [riverheights.gov](http://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

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River Heights City Planning Commission  
Minutes of the Meeting  
May 26, 2026

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6 Present: Commission members: Keenan Ryan, Chairman  
7 Noel Cooley  
8 Anna Lisa Davidson  
9 Steve Roberts  
10 Troy Wakefield  
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12 Councilmember Mark Malmstrom  
13 Recorder Sheila Lind  
14  
15 Others Present: Mayor Blake Wright, Russell Tillett, Heather Lehnig,  
16 Blaine Hamblin  
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19 Motions Made During the Meeting  
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21 Motion #1

22 Commissioner Cooley moved to “approve the minutes of the May 12, 2026, Commission  
23 Meeting with changes as noted, as well as the evening’s agenda.” Commissioner Davidson seconded  
24 the motion, which carried with Cooley, Davidson, Roberts, and Ryan in favor. No one opposed.  
25 Wakefield was absent.  
26

27 Motion #2

28 Commissioner Wakefield moved to “accept the Creekside Estates Subdivision Preliminary Plat  
29 as submitted with additional verifications provided for the following:

- 30 • Frontage width notations – each lot width meets the 80-foot frontage at setback
- 31 • Radiuses on roads
- 32 • Emergency easement - show on the preliminary: breakaway gate, turn around, who  
33 maintains, should be all on one lot
- 34 • Profile grade of roads
- 35 • Provide a pathway to the school
- 36 • Necessary utility companies provide a letter stating that they can supply services
- 37 • Perk test of storm water on the north side
- 38 • Signatures in the title blocks on the preliminary plat
- 39 • City easement for access to the detention pond
- 40 • Unit of measure on Note #1
- 41 • Show how stormwater will get from lot 41 to the existing drain line.
- 42 • Revisit design of Lots 17, 18, and 19 to address the stormwater and emergency easement.
- All existing utility easements need to be disclosed on the preliminary plat.”

44 Commissioner Davidson seconded the motion, which passed with Cooley, Davidson, Ryan, Roberts,  
45 and Wakefield in favor. No one opposed.

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48 Proceedings of the Meeting

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50 The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council  
51 Chambers on May 26, 2026.

52 Pledge of Allegiance

53 Adoption of Prior Minutes and Agenda: Minutes for the May 12, 2026, Planning Commission  
54 Meeting were reviewed with the following changes: On line 135, "They also discussed the possibility  
55 of having the HOA be responsible for the lift station." was added. On line 136, "Cottage Creek" was  
56 changed to "Creekside Estates."

57 **Commissioner Cooley moved to "approve the minutes of the May 12, 2026, Commission  
58 Meeting with changes as noted, as well as the evening's agenda." Commissioner Davidson  
59 seconded the motion, which carried with Cooley, Davidson, Roberts, and Ryan in favor. No one  
60 opposed. Wakefield was absent.**

61 Public Comment on Land Use: There was none.

62 Commissioner Wakefield arrived at the meeting.

63 Discuss Adding the Senior Citizen Planning Unit Development Zone (SCPUD) to the General  
64 Plan: Commissioner Ryan informed that the Council adopted the SCPUD Zone ordinance at their last  
65 meeting. The General Plan needed to be updated to address the new zone. Mr. Ryan reviewed that  
66 the Planning Commission had come up with a Planned Unit Development (PUD) zone, which the  
67 Council had adopted. However, the citizens were opposed to densities higher than single-family.  
68 Because there had been some interest in senior citizen housing, they drafted and adopted an  
69 ordinance to allow these types of developments, which would replace the PUD ordinance.

70 Commissioner Ryan explained that one of the proposed areas in the city for a SCPUD zone was  
71 a parcel owned by his family. He felt it best to recuse himself when it came to voting on anything in  
72 this area. He asked Commissioner Cooley to lead the rest of the discussion.

73 Commissioner Cooley had two proposals. The first was to add a SCPUD zone description in the  
74 section which explained the other zones in the city by inserting the following: "...and a fourth zone  
75 dedicated to senior citizens. This zone allows for smaller lots of 6,000 sq ft."

76 The second change he suggested was the insertion of a goal at 1.6.3, along with strategies as  
77 follows:

78 **1.6.3. Goal:** *Develop a zone to establish an area that is dedicated to an attractive area that is limited  
79 to senior citizens.*

80 **Strategies:**

81 **1.** *Identify an area for a Senior Citizen Housing Planned Unit Development*

82 **2.** *The intent is to encourage efficient utilization of land that is suitable in size, location, and  
83 character, to develop a sense of community, and to ensure compatibility within the  
84 surrounding neighborhoods and environment.*

85 **3.** *The intent of this PUD is to provide adequate accommodation for senior citizens, where the  
86 lifestyle is less burdensome and more convenient for residents to perform daily activities.*

87 4. *These provisions are intended to create more attractive and desirable environments within*  
88 *River Heights City while ensuring compliance with the intent, objectives and purposes of this*  
89 *title and the city's general plan.*

90 *Renumber 1.6.3 through 1.6.10*

91 The Commission could also show which areas in the city they wanted to allow this type of  
92 zone. If they labeled certain areas, developers could still request a different zone, just not one that  
93 was denser.

94 The other commissioners agreed with Mr. Cooley's proposal and wanted to go ahead with a  
95 public hearing to make the changes discussed. Mr. Cooley suggested they look at the full General Plan  
96 to see if there were other amendments to be made at the same time.

97 Review of a Preliminary Plat Application from Heritage Land Holdings LLC for Creekside Estates  
98 Subdivision: Blaine Hamblin, of Heritage Land Holdings, explained that a preapplication meeting had  
99 been held with the city engineer, public works director, and Commissioners Ryan and Cooley. They  
100 were able to work through some questions. Prior to that Cache County had given their permission for  
101 the subdivision to access 600 East. He and Engineer Rasmussen later met on the site and discussed  
102 some issues.

103 Commissioner Ryan reminded that their job was to make sure the items on the application  
104 checklist had been submitted and addressed. He stated that Public Works Director Nelson had  
105 expressed concerns about the road radius, which the engineer was going to verify. Commissioner  
106 Cooley clarified that they could approve, disapprove, extend or approve with conditions the  
107 Preliminary Plat Application. City Code 11-4 spelled out what was needed with a subdivision  
108 application.

109 Commissioner Ryan asked if Heritage had a letter from the fire marshal. Blaine Hamblin said  
110 they didn't have the letter yet. Commissioner Roberts said all the utility companies needed to submit  
111 letters stating they could provide services to the property. Mr. Ryan noted that public works and the  
112 city engineer would make the determination on water, sewer and stormwater, which hadn't been  
113 submitted yet.

114 Commissioner Cooley reviewed each item on the preliminary plat checklist. Determinations  
115 were made on which items were not included in the application packet. It was noted that several lots  
116 didn't appear to show an 80' frontage at the setback. Some lots seemed too narrow or unclear.

117 Discussion was had on the detention pond. The Commissioners wanted to see it on one lot  
118 only, not two. Commissioner Cooley said Heritage would need to grant an access easement to the  
119 city. Commissioner Roberts said it was unclear who was responsible for the stormwater easement.

120 Commissioner Cooley stated that the emergency access next to Lot 17 needed more clarity.  
121 Who would be responsible for snow removal? Who would have access? Councilmember Malmstrom  
122 was concerned about the turning radius in the area, for fire protection. Blaine Hamblin verified that  
123 the exit was for vehicles and people. Mr. Cooley informed the Commission that when the subdivision  
124 was getting started a few years back it was brought up that there needed to be more than one access  
125 to the property. It took a long time, but Heritage was able to get an easement worked out with the  
126 Church for emergency access only.

127 Mr. Roberts pointed out that the application referenced details in Exhibit D, but he didn't find  
128 Exhibit D. He also said the plat should show the fences the church was requiring.

129 Councilmember Malmstrom brought-up an easement to the school. Commissioner Ryan said it  
130 was discussed at the pre-application meeting. The General Plan showed a tentative trail around the

131 outside permitter of the property, but that wasn't going to happen with the current plan. Blaine  
132 Hamblin said Heritage would address the trail to the school if it was required. Commissioner Cooley  
133 said it needed to be shown.

134 Commissioner Roberts mentioned that the Note 1 was missing a unit of measure (such as  
135 acres). He also thought the break gate should be called out. He asked if there were phasing lines.  
136 Blaine Hamblin said, "Yes," and pointed out the three phases.

137 Commissioner Roberts asked where the power poles would end up that were currently north  
138 of the church. He hadn't seen any designation on the plat of where they would be relocated. Blaine  
139 Hamblin said they would either move or bury them. Mr. Roberts said the specifics would need to be  
140 addressed in a letter from the power company.

141 Discussion was held on the projected timeline and phases. Blaine Hamblin they hoped to start  
142 before mid-June, which would allow time to get things in place for asphalt before winter. All 3 phases  
143 could be done in 18 months, best case scenario. Commissioner Cooley pointed out that the roads  
144 and emergency access would need to be improved before any phases were started. The city engineer  
145 could make the determination.

146 Discussion was had on the need for a current preliminary title report. Blaine Hamblin said he  
147 would check with the title company to make sure they were prepared to meet this request.

148 Commissioner Cooley informed that there was a small portion of property near Spring Creek  
149 that was designated as being in the flood plain, which should be shown on the plat.

150 Commissioner Roberts informed that the groundwater level was at 4.5 feet in some places.  
151 Blaine Hamblin said they would make sure to be aware of that.

152 Commissioner Cooley pointed out a drain line on the plat which stopped at Lot 41. He said it  
153 was at the location of an old irrigation ditch, which had historically carried water from 600 South. He  
154 requested Heritage show how they would address the drainage in that area. Blaine Hamblin said  
155 Engineer Rasmussen had discussed it with him and they came up with some ideas.

156 Commissioner Cooley said the DRC would need to know what the percolation rates were in  
157 the retention area on lot 1 and how Heritage was going to get the water to drain from the area.

158 Councilmember Malmstrom was concerned with the number of lots on the curve where the  
159 80-foot frontages weren't shown.

160 Commissioner Cooley felt frustration that they didn't have the city engineer's input before the  
161 Commission meeting so they'd know which issues would be addressed by the DRC. Commissioner  
162 Roberts said the Commission's responsibility was conceptual, not in the details. However, they could  
163 make notes on items they didn't want to get missed. The Commission also didn't need to worry about  
164 construction details.

165 Commissioner Cooley said Engineer Rasmussen felt that the application was complete enough  
166 to go to the ALUA for their review. He didn't want to hold up the process with another meeting,  
167 which the DRC could use. The Commission felt they could approve the preliminary plat along with  
168 their list of conditions to pass on to the DRC.

169 Councilmember Malmstrom asked if it would be better to have emergency access deeded to  
170 the city or owned by the subdivision. Commissioner Ryan felt it should be the city. Commissioner  
171 Wakefield noted, if the city were to take it, it couldn't be included in the frontage of any of the lots.  
172 Commissioner Roberts stated that easements were written to the city, but maintenance would be the  
173 responsibility of the developer. Commissioner Cooley recommended the DRC determine who would  
174 be responsible for this.

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Commissioner Wakefield moved to “accept the Creekside Estates Subdivision Preliminary Plat as submitted with additional verifications provided for the following:

- Frontage width notations – each lot width meets the 80-foot frontage at setback
- Radiuses on roads
- Emergency easement - show on the preliminary: breakaway gate, turn around, who maintains, should be all on one lot
- Profile grade of roads
- Provide a pathway to the school
- Necessary utility companies provide a letter stating that they can supply services
- Perk test of storm water on the north side
- Signatures in the title blocks on the preliminary plat
- City easement for access to the detention pond
- Unit of measure on Note #1
- Show how stormwater will get from lot 41 to the existing drain line.
- Revisit design of Lots 17, 18, and 19 to address the stormwater and emergency easement.
- All existing utility easements need to be disclosed on the preliminary plat.”

Commissioner Davidson seconded the motion, which passed with Cooley, Davidson, Ryan, Roberts, and Wakefield in favor. No one opposed.

The meeting adjourned at 8:55pm.

\_\_\_\_\_  
Sheila Lind, Recorder

\_\_\_\_\_  
Keenan Ryan, Commission Chair

River Heights City  
**Subdivision**  
**Preliminary Plat Application and Requirement Checklist**

Office Use Only	
Date Received	5/4/26
PC Mtg Date	5/26/26
DRC Mtg Date	_____

**Purpose.** For the Administrative Land Use Authority (ALUA) to complete an initial subdivision ordinance review and an initial subdivision plan review.

**Administrative Land Use Authority (ALUA):** The local authority designated to review and approve applications to subdivide land. The River Heights Planning Commission (PC) shall serve this role for preliminary plat applications; and the Development Review Committee (DRC) shall serve the role for final plat and minor subdivision applications.

**Application Required.** The Applicant shall submit the required Preliminary Subdivision Plat Application and Requirements Checklist for review and approval by the ALUA.

**Request for Pre-Application Meeting.** If the applicant requests a pre-application meeting, the municipality will, within 15 days after the request, schedule the meeting to review the concept plan and provide initial feedback.

**Subdivision Application.** Upon receiving a complete Preliminary Subdivision Plat Application, within thirty (30) business days the ALUA will provide written comments to the applicant. The review cycle restrictions and requirements for the City to respond within the specific time frame do not apply for subdivisions which have boundaries containing a geologic hazard or potential geological hazard, or for any subdivisions for uses other than single-family dwellings, two-family dwellings, or townhomes.

**All sections of this application must be filled out or the application will be deemed incomplete.**

**Proposed Subdivision Name:** Creekside Estates      **Address of Property:** 755 S 600 E, River Heights UT

**Tax ID/Parcel Number:** 02-029-0028, -0022, -0023      **Current Zoning:** R-1-8      **Number of Lots:** 41      **Total acres:** 15.27

**Existing Use of Property:** agriculture      **Proposed Use of Property:** Single Family Lots

**Applicant Name(s) or Authorized Agent(s):** Blaine Hamblin

**Mailing Address:** 470 N 2450 W      **City, State, Zip:** Tremonton, UT, 84337

**Phone:** \_\_\_\_\_      **Email:** \_\_\_\_\_

**Property Owner(s) (if other than applicant):** Heritage Land Holdings LLC

**Mailing Address:** 2650 Washington Blvd. Suite 108      **City, State, Zip:** Ogden, UT, 84401

**Phone:** (208) 540-2263      **Email:** \_\_\_\_\_

**Name of Engineer/Surveyor:** Adam Mackelprang      **Company:** Alliance Consulting Engineers

**Mailing Address:** 150 East 200 North Suite P      **City, State, Zip:** Logan, UT, 84321

**Phone:** \_\_\_\_\_      **Email:** \_\_\_\_\_

**Applicant Certification:** I certify under penalty of perjury that this application and requirement checklist and all information submitted as a part of this application and checklist is true, complete, and accurate to the best of my

knowledge. I also acknowledge that I have reviewed the River Heights City Subdivision Ordinance, and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I agree also to comply with all applicable city ordinances in effect currently. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that River Heights City may rescind any approval or take any other legal or appropriate action. I also agree to allow City Staff or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof. I also understand the property owner, or the authorized agent will be billed for professional fees.

Signature:  \_\_\_\_\_

Date: 6/4/25 \_\_\_\_\_

### Preliminary Plat Requirements

The River Heights City Code can be found at [www.riverheights.gov](http://www.riverheights.gov).

**River Heights City Code Requirements for Preliminary Plat** (see Title 11, Chapter 4, Subdivisions in the River Heights City Code):

- A. All Preliminary Plat Applications filed with the City shall provide the following information and all materials required for the City to determine the application is complete, and for the ALUA, as applicable, to subsequently review the Application.
  - 1. **Application Form.** This Application must be completed and signed by the owner(s) of the subject property or the authorized agent(s) of the owner(s). The Application shall be accompanied by a notarized affidavit provided to the City identifying all owners and, if applicable, an agent as being duly authorized to represent the owner(s) in all matters related to the Preliminary Plat Application. All persons with a fee interest in the subject property shall be required to sign the Preliminary Plat Application and the notarized affidavit.
  - 2. **Application and Review Fees.** The Preliminary Plat Application shall include the payment of all application and review fees, as established by the Council and any total amount, or deposit amount, required to provide the services of the City's contracted city engineer, and other consultants, determined by the City.
  - 3. **Legal Description.** A complete and accurate legal description of the subject property.
  - 4. **Preliminary Subdivision Plat.** A preliminary plat, prepared, dated, and stamped by a licensed land surveyor or professional engineer, as required by Utah Code, and drawn at a scale of not less than one-inch equals 50 feet (1" = 50'), or at an alternative scale, as determined by the City Engineer. The preliminary plat shall be prepared digitally, and all sheets shall be consecutively numbered. A minimum number of copies and sizes of copies as stated by ordinance shall be provided. A digital CAD copy of the plat, in a format acceptable to the City, shall be provided. The Applicant shall also provide a digital PDF copy. The preliminary plat shall include the following information:
    - A. The proposed name of the subdivision.
    - B. The location of the subdivision, including the address, section, township, and range.
    - C. The name(s) and address(es) of the owner(s) and applicant, if other than the owner.

- D. Signature blocks for the city engineer, fire department and solid waste department approval.
  - E. A block for ALUA approval by the signature of the chairperson of the ALUA; and
  - F. Date of preparation, scale as previously determined (at least 50 feet to the inch), and north arrow.
5. **Continued Requirements.** Submit the information required in 11-4-2:E and 11-4-2:F.2 to 5.
6. **Title Report.** A preliminary title report for the entire subject property, provided by a title company, prior to the first review by the ALUA.
7. **Evidence of Availability of Necessary Services.** A signed statement shall be provided for decision by the ALUA from each of the utility companies involved, stating that they have reviewed the plat, approve it as it relates to their company, agree with placing all their utilities underground within the rights-of-way or utility easements as shown on the plans, and are willing to provide the needed service for the development. The signed statements shall also include descriptions of any restrictions that will be imposed by the utility companies, assessment of installation fees, and any timetables for installation of their respective utilities. The following information is required to establish the availability of services to the subject property:
- A. **Culinary Water.** Approval, with recommended plat and drawing revisions, as necessary, for the culinary water system and services from the City's public works department, acting as the City's culinary water authority. The proposed culinary water system shall meet all requirements of the City. It shall be the responsibility of the Applicant(s) to provide all information and materials required by the public works department to provide written approval of the proposed culinary water system and services.
  - B. **Sanitary Sewer.** Approval, with recommended plat and drawing revisions, as necessary, for the sanitary sewer system and services from the City's public works department, acting as the City's sanitary sewer authority. The proposed sanitary sewer system shall meet all requirements of the City. It shall be the responsibility of the Applicant(s) to provide all information and materials, as required by the public works department to provide written approval of the proposed sanitary sewer system and services.
  - C. **Fire Protection, Suppression, and Access.** Recommendation, with recommended plat and drawing revisions as necessary, for the fire protection and suppression system from the Logan City Fire Department, acting as the City's fire authority. The proposed fire protection and suppression system shall meet all requirements of the Logan City fire marshal. It shall be the responsibility of the Applicant(s) to provide all information and materials as required by the fire department to provide a written recommendation of the proposed fire protection and suppression system and access.
  - D. **County Access Permit.** If the proposed subdivision is accessed from a county road, authorization from Cache County to allow the subdivision access from a county road shall be provided. It shall be the responsibility of the Applicant(s) to provide all information and materials, as required by Cache County to provide the necessary access permit(s).
  - E. **Storm Drainage and Flood Control.** Approval, with recommended plat and drawing revisions, as necessary, for the storm drainage and flood control system from the city engineer, acting as the City's storm drainage and flood control authority. The proposed storm drainage and flood control system shall meet all requirements of the City. It shall be the responsibility of the Applicant(s) to provide all information and materials, as required by the city engineer to provide the written approval of the proposed storm drainage and flood control system.
  - F. **Electrical Power System.** Approval, with recommended plat and drawing revisions, as necessary, for the electrical power system from Rocky Mountain Power, acting as the City's public power authority. The proposed electrical power system shall meet all requirements of the City. It shall be

the responsibility of the Applicant(s) to provide all information and materials, as required by Rocky Mountain Power to provide the written approval of the proposed electrical power system.

- G. **Telecommunications/TV.** Approval, with recommended plat and drawing revisions, as necessary, for the telecommunications/TV system from CenturyLink and/or Comcast, acting as the City's telecommunication/TV authority. The proposed system shall meet all requirements of the City and utility provider. It shall be the responsibility of the Applicant(s) to provide all information and materials, as required by the utility provider to acquire the written approval of the proposed telecommunication/TV provider.
- H. **Other.** As may be applicable, approvals and permits from any federal, state, and local agency, including approval by the Bear River Health Department or the Utah Department of Health.

- 8. **Additional Information and Materials.** When the city engineer or other ALUA member(s) determines necessary, the Applicant may be required to provide other information, materials, studies, and other evidence indicating the suitability of the subject property for the proposed subdivision. This includes, but is not limited to, compliance with the City's transportation plan(s) including access management plans, adequacy of infrastructure and utilities, public safety and fire protection, groundwater protection, plant cover maintenance, geologic or flood hazard, erosion control, wildlife habitat preservation, and any other infrastructure, physical, environmental, or cultural matter.

## **Requirements Checklist**

**THE FOLLOWING MUST BE FILLED OUT, PROVIDED, AND CHECKED OFF TO BE DEEMED COMPLETE FOR CITY ACCEPTANCE.**

1. A completed Preliminary Plat Application.
2. Payment of application fees.
3. Owner's affidavit and consent.
4. Site Analysis documentation in accordance with River Heights City Ordinance 11-4-2:F.3.
5. Legal description. A complete and accurate legal description of the subject property.
6. Preliminary plat, including the name of the subdivision, name of engineer or surveyor and full contact information.
7. Geotechnical report.
8. A current preliminary title report.
9. An electronic CAD copy of the plat.
10. An electronic copy of all plans in PDF Format.

### **Preliminary Plat Requirements:**

11. Prepared, dated, and stamped by a licensed land surveyor or professional engineer, as required by Utah Code, and drawn at a scale of not less than 1" = 50', or as otherwise approved in writing by the city engineer.
12. Prepared digitally with a printable format at 36" x 24". All sheets shall be consecutively numbered.
13. A vicinity map, at a minimum scale of 1" = 1,000', clearly identifying the boundaries of the subject property within the City and its subdivision or section showing major streets, landmarks, and boundaries.
14. Property accesses, adjoining subdivision outlines and names, as applicable, including all roads and streets and the names of all adjoining property owners of record.
15. The basis of bearings used, graphic and written scale, true north point, township, range, section, quarter section, and other monuments.

16. Proposed road and street layout with street cross sections including maximum/minimum grades, and traffic control signage.
17. The boundaries, course, and dimensions of all lots and parcels proposed, measured by their boundaries, course, and extent, whether the owner proposes that the lot or parcel is intended to be used as a road, street, or for any other public or private use. Any remaining portion of the subject property shall be included in a lot. Lot and boundary closure are to be calculated to the nearest one hundredth of a foot.
18. The location of any common space or open space areas, including the location of all property, proposed to be set aside for public or private reservation, with the designation of the purpose of such set-asides, and conditions, if any.
19. The lot, unit, or building reference, road, street, or site address, the road and street name or coordinate address, acreage and square footage for all parcels, units, or lots proposed. All parcels, units, or lots proposed shall be numbered consecutively and shall include all phases of the proposed development. Any remaining portion of the subject property shall be included in a lot and numbered.
20. All existing and proposed rights-of-way and easement grants of record for underground facilities and all other utility facilities, as well as all proposed road and street rights-of-way and easement grants of record.
21. A title block, placed on the right side of the plat showing proposed name or designation of the subdivision distinct from any other subdivision recorded in the office of the Cache County Recorder.
22. Name and address of the owner(s) of record and the name, address, and license number of the licensed surveyor responsible for preparing the plat.
23. Date of preparation of the plat and all revision dates, as applicable.
24. Tabulation of the number of acres in the proposed development, showing the total number of lots and areas of open space, where applicable.
25. Current zoning.
26. Square footage and acreage of each lot.
27. Building setback requirements based on current City Ordinance.
28. Parcels offered for dedication clearly designated.
29. A development phasing schedule (if applicable) including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation, and common open space areas. No single phase shall exceed 20 lots or parcels or 30 dwelling units.
30. Existing utilities within the tract and extending to one hundred (100') feet beyond the subdivision boundary.
31. Utility layout for culinary water, sanitary sewer, street lighting, and stormwater management requirements.
32. All other applicable items as may be noted in River Heights City Ordinance Title 11 Subdivision Regulations.

#### Requirements Checklist Acknowledgement

I, Blaine Hamblin, do hereby say that I am the owner/agent of the subject property of this application, and I have read the River Heights City Code Requirements and completed the Requirements Checklist. The statements, information, exhibits, and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief.

Signature of applicant/authorized agent: Blaine Hamblin Date: 11 June 2025

Paid \$3,000 5/4/26 CR# 2731

5/4/26 - Pre-application meeting: Blaine Hamblin, Keenan Ryan, Craig Rasmussen, Clayton Nelson, Noel Cooley

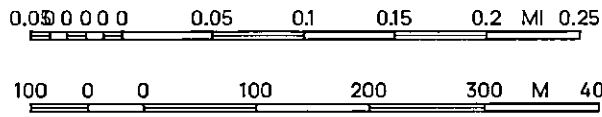
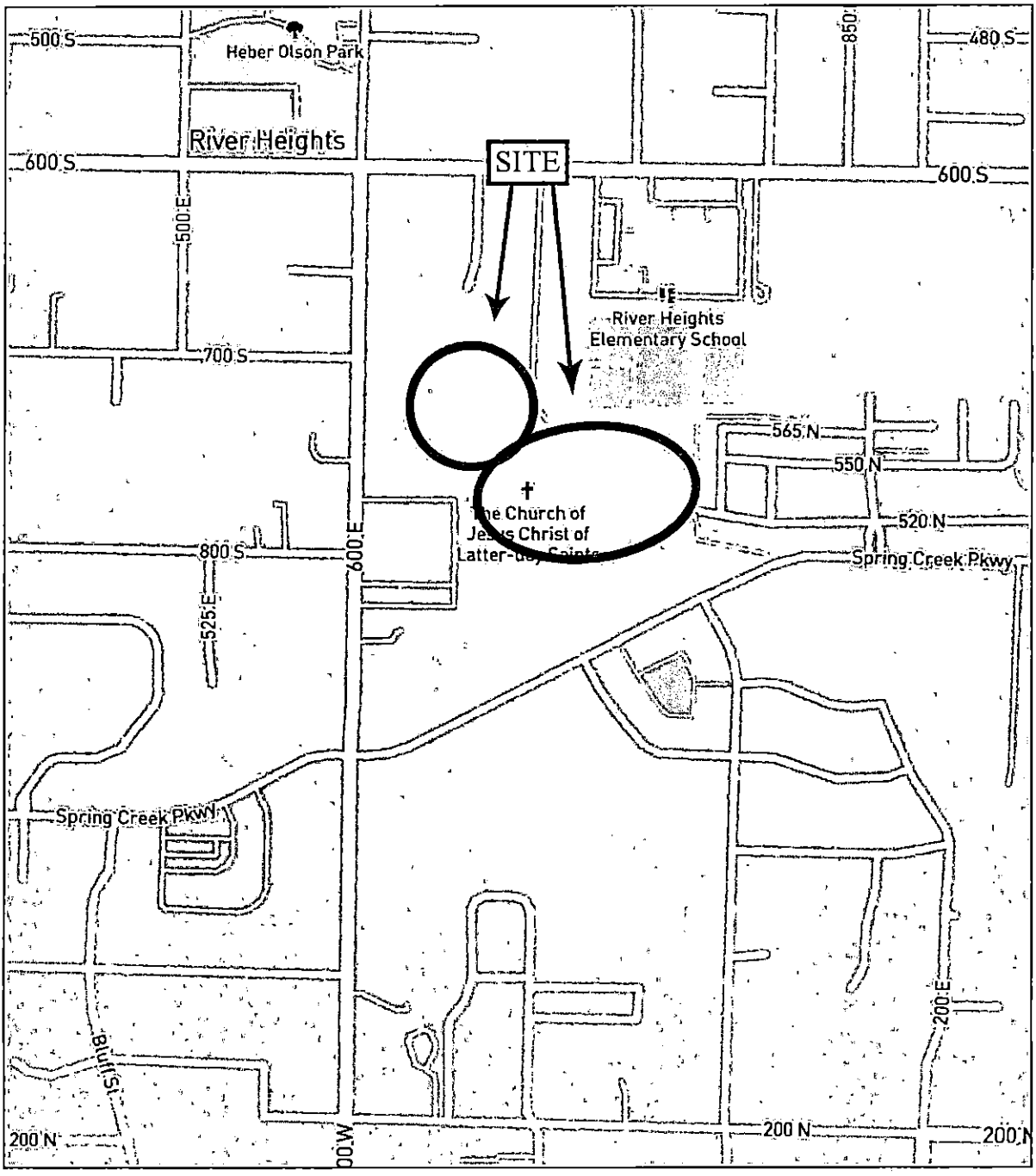


FIGURE 1  
VICINITY MAP  
 GSH

REFERENCE:  
ALL TRAILS - NATIONAL GEOGRAPHIC TERRAIN  
DATED 2024

