

River Heights City

City Council Agenda

Tuesday, September 1, 2026

Notice is hereby given that the River Heights City Council will hold their regular meeting at **6:30 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

Dwight Whitaker – Cache Valley Humanitarian Center Five-year Anniversary Presentation

Adoption of an Accessory Dwelling Unit (ADU) Ordinance

Adoption of Changes to the River Heights City Code

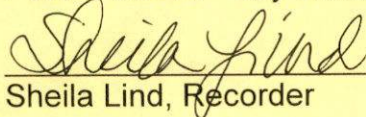
Adoption of Minor Changes to the General Plan

Adoption of a Resolution to Adjust Solid Waste Fees

Brief Review of the Rental Unit Utility Service Charges Policy

Adjourn

Posted this 27th day of August 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) 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

September 1, 2026

Present: Mayor Blake Wright
Council members: Kandi Evans
Chris Milbank
Lance Pitcher
Steve Roberts

Public Works Director Clayton Nelson
Recorder Sheila Lind

Excused Councilmember Mark Malmstrom
Treasurer Michelle Jensen

Others Present: Keenan Ryan, Dwight Whitaker, Shellie Giddings, Noel Cooley, Brittany Cascio

The following motions were made during the meeting:

Motion #1

Councilmember Milbank moved to "approve the minutes from August 13, and August 17, 2026, and the evening's agenda." Councilmember Evans seconded the motion which passed with Evans, Milbank, Pitcher, and Roberts in favor. No one opposed. Malmstrom was absent.

Motion #2

Councilmember Pitcher moved to "approve Ordinance 7-2026, An Ordinance to Adopt an Accessory Dwelling Unit Code as 10-13-28 of the River Heights City Code, with the amended changes discussed." Councilmember Milbank seconded the motion which passed with Evans, Milbank, Pitcher, and Roberts in favor. No one opposed. Malmstrom was absent.

Motion #3

Councilmember Milbank moved to "approve Ordinance 8-2026, An Ordinance to Adopt Changes to the City Code of River Heights, Utah." Councilmember Pitcher seconded the motion which passed with Evans, Milbank, Pitcher, and Roberts in favor. No one opposed. Malmstrom was absent.

Motion #4

Councilmember Pitcher moved to "adopt Ordinance 9-2026, An Ordinance to Adopt Changes to the River Heights City General Plan." Councilmember Evans seconded the motion which passed with Evans, Milbank, Pitcher, and Roberts in favor. No one opposed. Malmstrom was absent.

Motion #5

Councilmember Milbank moved to "approve Resolution 12-2026, A Resolution to Adjust Solid Waste Fees conditionally based on Recorder Lind and Mayor Wrights review of the figures."

Councilmember Roberts seconded the motion which passed with Evans, Milbank, Pitcher, and Roberts in favor. No one opposed. Malmstrom was absent.

Proceedings of the Meeting:

The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the River Heights City Building on Tuesday, September 1, 2026, for their regular council meeting.

Pledge of Allegiance

Adoption of Previous Minutes and the Evening's Agenda: Minutes for the August 13, 2026 Council Meeting and August 17, 2027 Truth in Taxation Hearing were reviewed.

Councilmember Milbank moved to "approve the minutes from August 13, and August 17, 2026, and the evening's agenda." Councilmember Evans seconded the motion which passed with Evans, Milbank, Pitcher, and Roberts in favor. No one opposed. Malmstrom was absent.

Mayor and Staff Reports:

Recorder Lind

- She reported on the Apple Days Budget, which was initially \$8,000 and had been for many years. This year expenses came in \$4,064.59 under budget. Total expenses came to \$3,935.41. Waste Management and Rocky Mountain Power each contributed \$1,000 to the event. The city also brought in \$445.66 in T-shirt sales, \$453.07 in vendor fees, and \$244.66 for tennis fees which helped off-set expenses.
- The October newsletter contributions were due September 15.
- The new council chairs were scheduled to arrive on September 18.

Councilmember Evans

- She had met with Ron Gonsalves, Logan City's emergency manager. River Heights City contracts with them for fire and EMS. Mr. Gonsalves was planning to write a couple grants for items such as generators for wells. If there were an emergency the City Building would serve as an emergency operations center. He wanted River Heights citizens to understand "Ready Set Go." He was also working on creating subzones in River Heights. Ms. Evans suggested emergency education for residents. The city and church would have available space for those who were displaced but neither would take animals. Residents should have their own plan in place ahead of time. Mr. Gonsalves sent her a flyer to post, inviting residents to a hazard planning meeting.

Councilmember Pitcher

- He attended a meeting with Nathan Peterson of UDOT, Mayor Wright, and others. They discussed intersections and upcoming projects. Mr. Pitcher said he made it clear that River Heights didn't support 200 East coming through the city. It was a good meeting, but no one was clear on the reason or objective. Mr. Pitcher guessed they may have wanted to work on relationships with River Heights. UDOT would hold an open house on September 23 to answer questions about upcoming projects.
- He asked for follow up on the elementary school's support for 600 South improvements. Councilmember Evans said Principal Williamson was very supportive but wanted to see the road improvement plans. Mayor Wright suggested asking Engineer Rasmussen to send the applicable plan to Mr. Evans, which she could forward to the principal.

97 Councilmember Milbank

- He and the tree committee had discussed sponsoring a 9/11 service day tree planting on the northwest side of the old school. He didn't know the time yet but would let everyone know after it was figured out. Recorder Lind would send out a notice inviting residents.
- He talked to Alma, Cache County's RAPZ coordinator. The city had three outstanding grants, including a population grant this year in the amount of \$6,700. He will need a letter from the mayor, explaining what the city planned to use the money for this year. He found out the city had until Dec 31, 2027 to spend the \$50,000 RAPZ funds on a pavilion in Stewart Hill Park, which was awarded two years ago. Ellis Builders were planning to get started on construction soon.

107 Councilmember Roberts

- He asked for a meeting with Councilmember Pitcher and PWD Nelson about removing the concrete barricades and opening 800 South to allow traffic to access 100 East without having to go all the way around. PWD Nelson informed that the concrete was put up to prevent traffic from going through because the road hadn't been improved. It was suggested that the gravel portion of the road could be left as gravel but allow through traffic. Mayor Wright suggested including Engineer Rasmussen in the conversation. Councilmember Roberts noted there was already one property owner who had been using the through access and felt it should be open to others too. PWD Nelson remembered it was blocked due to the amount of dust it caused at the Cobblestone Development.

117 PWD Nelson

- SR238 was in the process of chip sealing from the bridge on 300 East through River Heights, Providence, and Millville. They planned to be in River Heights in the next couple days.

122 Councilmember Evans

- She and PWD Nelson held a crossing guard training. School was back in session and things were going smoothly. Both crossings changed from last year, so they had extra crossing guards helping the children for the first couple weeks.

125 PWD Nelson

- The Council table had been moved one foot away from the wall. Everyone approved of the new positioning. He asked if they wanted him to replace the carpet where it didn't match or leave it since it was behind the desk. They suggested replacing it if they could find matching carpet tiles. Mayor Wright pointed out they had budgeted \$15,000 for new chairs and to move the table but would end up spending less than \$6,000.

131 Public Comment: Noel Cooley noted that the figures on the solid waste fees resolution
132 were unclear. It looked to him like the fee increase was actually a decrease.

133 Shellie Giddings commended the Council for coming under budget on Apple Days and
134 the council room chairs. She asked for details about the upcoming UDOT meeting. The Council
135 didn't know the specifics yet. She questioned why the trash fees included an administration fee
136 and a Logan City fee.

137 Brittany Cascio commented on the ADU ordinance they would discuss later. She
138 expressed gratitude for the Planning Commission's hard work on the ordinance. She informed
139 that she and her husband were looking into the possibility of adding an ADU on their property.
140 They were disappointed that the Planning Commission had recommended a minimum lot size of
141 11,000 sf. Their lot was smaller than that, but they could still meet the required setbacks. They
142 also didn't agree with how the code dictated that utilities would be charged double when a
143 property had more than one living space. They would be required to connect water and sewer to
their existing lines.

145 Brittany Cascio read written comment from Sydney Griggs. Ms. Griggs said they had
146 rented their basement apartment and were charged double for flat-rate utilities. She asked that
147 the city allow ADUs to be billed for one household. They had a total of three adults in the home (1
148 downstairs and two up) and used much less utilities than a home with a large family. She felt
149 consumption-based billing would be a more viable option for renting ADUs and allow them to
150 keep rents lower and provide the city with more accurate data on actual usages.

151 Ms. Cascio said their goal for an ADU would be to help their adult children. Having their
152 utilities double would affect them a lot. They wouldn't be adding extra people to their property.

153 Dwight Whitaker – Cache Valley Humanitarian Center Five-year Anniversary Presentation:
154 Mr. Whitaker thanked the Council for their consideration to replace the windows in the old school
155 building. He invited the city to look to the humanitarian center to help provide emergency supplies
156 such as sleeping mats and hygiene kits. He explained that the Humanitarian Center had just
157 passed their five-year mark for being in operation. Over 18,000 people had benefitted from their
158 45,504 volunteer hours. He invited the Mayor and Council to a celebration on October 24 at the
159 North Logan Community Center from 6:00-8:00. They were planning to have live music,
160 refreshments and an auction.

161 Councilmember Pitcher asked Mr. Whitaker if he had heard from Google Fiber. Mr.
162 Whitaker had not. Mr. Pitcher said he would follow up with them.

163 Mr. Whitaker reported that the property management company had been more
164 responsive lately and the cleaning was much better.

165 PWD Nelson reported that three contractors came to look at and will bid for the windows.
166 Adoption of an Accessory Dwelling Unit (ADU) Ordinance: Commissioner Ryan explained
167 the Planning Commission's process for drafting the ADU Ordinance. The state legislated that
168 municipalities allow ADUs to help offset the cost of housing. They had initial guidelines, which
169 they followed for the most part. The state wouldn't allow conditional use permits for ADUs so
170 there wasn't a way to regulate them in that way. Detached ADUs (DADU) were required to be on
171 a foundation and to connect to water and sewer through the existing lines on the property. The
172 owner of the ADU must live on the property. The state did not favor more Airbnb situations and
173 recommended a minimum renting time requirement.

174 Mr. Ryan discussed an image which showed the number of properties in River Heights
175 that meet the 11,000 sf minimum (the state suggested this as a starting point). The ADU couldn't
176 have a bigger footprint than 40% of the main home. Even though there were many lots that met
177 the 11,000 sf size requirements they would still need to meet setbacks and be able to connect to
178 utilities. The City attorney had reviewed the ordinance and given his input, which included
179 additional guidelines for internal ADUs (IADU). He pointed out that an IADU wouldn't need to
180 meet the 11,000 sf lot requirement.

181 Mayor Wright noted that the Commission hadn't recommended getting rid of the definition
182 of "apartment." PWD Nelson pointed out that although the city didn't allow apartments, there were
183 existing non-conforming ones.

184 Councilmember Roberts brought up that some Homeowners Associations had Covenants,
185 Conditions, and Restrictions (CCRs) which didn't allow more than one residence per lot. The
186 group felt that CCRs would trump the city code. The city (zoning administrator and PWD) would
187 need to be aware of CCRs which might preclude ADUs.

188 Commissioner Noel Cooley pointed out that a five-foot setback from any easement on the
189 property was required. They wanted more than three feet (the requirement for an accessory
190 building) since the DADU would be inhabited. They also wanted to stay within the county's rule
191 for fire protection between structures. Mayor Wright felt it was an excessive buffer. PWD Nelson
192 said almost every lot had a utility easement in the rear or side of their yard, or both.

Discussion was had on how to police if someone installed a bathroom and kitchenette in their shop and used it as an ADU. They noted that there wasn't a way to know what every resident was doing on their property. It might come down to neighbors letting the city know. PWD Nelson felt it could lead to a change in the definition of a 'shop' which wouldn't allow a bathroom or kitchenette anymore.

Councilmember Milbank noted that the state code allowed smaller than 11,000 sf lots to have a DADU. Commissioner Ryan said the Commission was aware. They went back and forth on their decision but after running the data and finding out there were many more lots than they realized, from all areas of the city, which would qualify at 11,000 sf they decided to go with 11,000. They also figured they would rather start out more strict. They could always loosen the code later if necessary.

Mayor Wright didn't support the requirement that a property owner must live in their home for 24 months before they could apply for an ADU. PWD Nelson supported it because it would prevent a new buyer from adding an ADU and flipping the property. Discussion was held on pros and cons. Commissioner Cooley pointed out that in the past, River Heights residents had been very against higher density, so they didn't want to make it too easy for non-residents to create an ADU situation. They decided to leave it at 24 months.

Discussion was held on the confusion of the height section. They determined to simplify it by requiring that the height of the DADU could not exceed the height of the main residence.

Commissioner Ryan said Engineer Rasmussen advised that charging 50% of new building impact fees would be reasonable. PWD Nelson suggested a full sewer impact fee and 50% of water due to the impact to the systems. He recommended checking with Logan to see if they were going to charge a sewer impact fee on a new ADU, as they do for new homes. River Heights would also need to inspect the connections so those fees would also need to be passed on. Engineer Rasmussen said these charges were typical for ADUs in other cities. Commissioner Cooley said cities in the state all vary on the subject. The state suggested cities should address it in a way that impacts the city.

Councilmember Roberts suggested an inclusion to the ADU code that an applicant should first check with their subdivision CCRs to make sure a second dwelling was allowed. They thought the subdivision covenants were recorded at the county with the final subdivision plat.

Councilmember Pitcher moved to "approve Ordinance 7-2026, An Ordinance to Adopt an Accessory Dwelling Unit Code as 10-13-28 of the River Heights City Code, with the amended changes discussed." Councilmember Milbank seconded the motion which passed with Evans, Milbank, Pitcher, and Roberts in favor. No one opposed. Malmstrom was absent.

Adoption of Changes to the River Heights City Code: Commissioner Ryan reviewed the Commission's recommended code changes and clarified questions from the Council. Discussion was held on public hearings for boundary adjustments as optional rather than required. Commissioner Cooley pointed out that the past two boundary adjustment hearings were for simple adjustments that wouldn't affect neighbors. It seemed overkill to go through the hearing process. They wanted the zoning administrator to be able to make the determination.

Mayor Wright said State Code 10-20-907 spelled out new rules for "boundary establishments." He suggested the Planning Commission review the state code to see if they wanted to make recommendations for edits to the City Code.

Councilmember Milbank moved to "approve Ordinance 8-2026, An Ordinance to Adopt Changes to the City Code of River Heights, Utah." Councilmember Pitcher seconded the motion which passed with Evans, Milbank, Pitcher, and Roberts in favor. No one opposed. Malmstrom was absent.

241 Adoption of Minor Changes to the General Plan: Commissioner Cooley explained that the
242 changes were brought on by the replacement of the Planned Unit Development (PUD) Zone with
243 the Senior Citizen Planned Unit Development (SCPUD) Zone. The Commission recommended a
244 designation of the property located between 700 East and 750 East and 400 South and 600
245 South as the area for the SCPUD Zone, to be shown on the General Plan Zoning Map. They also
246 added goals to sections where there hadn't been, for consistency.

247 Councilmember Evans asked if there was a developer looking to put a SCPUD on the
248 property being discussed. Commissioner Ryan affirmed there was and that he had recently
249 applied for a rezone. The property was currently zoned R-1-8. The Weston family sold the
250 property to Champlin. Commissioner Cooley informed that there had been an information meeting
251 held with the developer, City Engineer, Public Works Director, Commission Chair Ryan and
252 himself to discuss the feasibility for their vision on the property. Mr. Cooley named some of the
253 other Champlin senior developments in the valley, in case others wanted to see the type of work
254 he did.

255 **Councilmember Pitcher moved to "adopt Ordinance 9-2026, An Ordinance to Adopt**
256 **Changes to the River Heights City General Plan."** Councilmember Evans seconded the
257 **motion which passed with Evans, Milbank, Pitcher, and Roberts in favor. No one opposed.**
258 **Malmstrom was absent.**

259 Adoption of a Resolution to Adjust Solid Waste Fees: Mayor Wright explained that Waste
260 Management increased their rates yearly by 4.9%. Discussion was held on the confusion of the
261 rates as stated in the resolution. A River Heights City administration fee and a communication fee
262 charged by Logan City was included with the trash fee.

263 Councilmember Pitcher suggested having a Waste Management representative in
264 attendance to explain the rate increase. Mayor Wright explained that it wouldn't matter because
265 River Heights was part of a consortium which held the contract with Waste Management. He said
266 last year there were some cities in the consortium that wanted concessions on roll-off dumpsters.
267 Waste Management agreed to the concessions if they could get an additional five years added to
268 their contract. This was something he opposed because it extended the time to eight years until
269 they could review the contract. If River Heights doesn't agree with Waste Management's 4.9%
270 increase, the only way they can get out of the contract would be to legally to get out of the
271 consortium.

272 Discussion was held on the Logan City communication fee being attached to trash service.
273 Recorder Lind couldn't remember the reason why but said it was dictated somewhere.

274 The administration fee was to cover River Heights office time in billing and working as a
275 liaison between customers and Waste Management.

276 **Councilmember Milbank moved to "approve Resolution 12-2026, A Resolution to**
277 **Adjust Solid Waste Fees conditionally based on Recorder Lind and Mayor Wrights review**
278 **of the figures."** Councilmember Roberts seconded the motion which passed with Evans,
279 **Milbank, Pitcher, and Roberts in favor. No one opposed. Malmstrom was absent.**

280 Brief Review of the Rental Unit Utility Service Charges Policy: Recorder Lind asked the
281 Council to review the city's current policy on rental unit utility service charges and determine the
282 changes they may want to include after the adoption of the ADU Ordinance. She took the liberty
283 of including some suggested changes. The policy was last updated in 2003.

284 Recorder Lind asked them to put some thought into the following questions:

- 285 1. If an ADU is rented to family members, would the owner still be billed double utilities?
- 286 2. If so, what constitutes a "family member" and what is the verification process?
- 287 3. If an ADU is vacant, can the owner let the city know and not be billed double utilities?
- 288 4. If so, how does the city keep track of when it's occupied again?

289 Recorder Lind stated that currently if a homeowner reports a home is vacant, they can
290 have their utilities suspended if the water is shut off by the city. If it's not shut off, then the service
291 is available and therefore billed.

292 Councilmember Evans suggested a six month follow with residents who had ADUs.

293 PWD Nelson suggested that every ADU owner should pay the double utility regardless of
294 the number of tenants and their relation to the landlord for management purposes. There wasn't
295 an option for disconnecting the water at an ADU when it was connected to the main residence.
296 Councilmember Milbank agreed.

297 Discussion would continue at a future Council Meeting.

298 The meeting adjourned at 9:15 p.m.

299

300

301

302

303

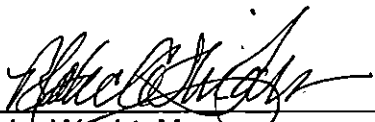
304

305

306



Sheila Lind, Recorder



Blake Wright, Mayor

Ordinance 7-2026

AN ORDINANCE TO ADOPT AN ACCESSORY DWELLING UNIT CODE AS 10-13-28 OF THE RIVER HEIGHTS CITY CODE

The River Heights City Planning Commission held a duly noticed public hearing on Tuesday, August 25, 2026 after which, the River Heights City Council adopted the following additions to the River Heights City Code.

10-13-28: ACCESSORY DWELLING UNITS

A. Purpose:

1. Provide a limited, neighborhood compatible option for additional housing on existing single-family parcels.
2. Ensure accessory dwelling units remain accessory to and subordinate to the primary dwelling.
3. Preserve neighborhood character through clear standards for size, placement, parking, and appearance.
4. Ensure basic life safety and code compliance through required inspection prior to occupancy.

B. Intent:

1. This ordinance is intended to create a regulated framework for accessory dwelling units, consistent with River Heights City regulations.

C. Applicability:

1. An accessory dwelling unit (hereafter "ADU") is allowed only on a residential zoned parcel containing a lawfully existing single-family dwelling.
2. Only one ADU is allowed per zoning parcel. A single parcel may not contain both an internal accessory dwelling unit (hereafter "IADU") and a detached accessory dwelling unit (hereafter "DADU").

D. Approval Required:

A Zoning Clearance Permit is required for construction, conversion, or establishment of an ADU, in addition to any permits required by the Cache County Building Department, as well as all fees required by River Heights City.

→ Subdivision CCRs

E. Owner Occupancy:

1. Shared Ownership Prohibited. The legal owner of a parcel must own the primary dwelling and the ADU located thereon.
2. Owner Occupancy Required. As to any ADU, the owner of the parcel shall occupy either: the primary dwelling unit or the ADU located on the parcel.
 - a. For the purposes of this Section, "occupy" shall mean that the owner maintains, either the primary dwelling or ADU, as the owner's principal place of residence for a majority of the calendar year.
 - b. If ~~the owner~~ of the parcel is held by a legal entity, at least one individual associated with that entity, including but not limited to a member, manager, trustee, beneficiary, shareholder, partner, officer, director, or other person with an ownership or controlling interest in the entity, shall occupy either the

→ ownership of

primary dwelling unit or the ADU as such individual's principal place of residence.

- c. Upon request by the City, documentation reasonably sufficient to establish compliance with this Section, including but not limited to voter registration records, driver license address, utility bills, trust documents, operating agreements, or otherwise shall be provided to the City to satisfy compliance with this Section.
3. Temporary Absence. Owner occupancy may be temporarily waived only upon adequate showing of a qualifying absence under the following:
 - a. Qualifying Reasons. The absence must result from one of the following bona fide circumstances:
 - (1) Military service or deployment;
 - (2) Medical treatment or recuperation for the owner or an immediate family member;
 - (3) Religious or Employment-related relocation, assignment, or sabbatical;
 - (4) Full-time educational enrollment at an accredited institution; or
 - (5) Other extenuating circumstances as approved in writing by the zoning administrator only upon a showing of good cause.
 - b. Required Notice and Application. Prior to the absence, or within thirty days of an unanticipated qualifying event, the owner shall submit a written application to the zoning administrator that includes:
 - (1) Certification that the applicant has, prior to filing, been an owner occupant of the subject property for 24 continuous months.
 - (2) A description of the qualifying reason with supporting documentation;
 - (3) The anticipated start and end dates of the absence;
 - (4) A forwarding address for the owner;
 - (5) The name, address, and phone number of a local responsible agent residing within 30 miles of the property who is authorized to act on the owner's behalf; and
 - (6) The owner's signed attestation of intent to return and resume owner occupancy.
 - c. Duration and Renewal
 - (1) An initial waiver shall not exceed 12 months.
 - (2) The owner may apply for up to two renewals of 12 months each, not to exceed 36 months of cumulative absence.
 - (3) Each renewal application must be submitted at least 30 days before the current waiver period expires and must include updated documentation demonstrating the continued qualifying reason and intent to return.
 - d. Notice of Return. Within 30 days of returning to the property, the owner shall provide written notice to the zoning administrator confirming resumption of owner occupancy.
 - e. Revocation. The zoning administrator may revoke a waiver if:
 - (1) The owner fails to maintain a current forwarding address or local agent responsible on file;
 - (2) The property is used in a manner inconsistent with applicable zoning or occupancy requirements during the absence;
 - (3) The owner fails to submit a timely renewal application; or
 - (4) Evidence indicates the owner has failed to materially comply or does not intend to return to the property.

- f. Appeals. Any denial or revocation of a waiver may be appealed to the Appeal Authority in accordance with the City Code within 30 days of the decision.
- g. Violations. Failure to comply with any provision of this section shall constitute inter-alia a violation of the owner-occupancy requirement and shall be subject to the penalties and enforcement as set forth in the code.

F. Standards, Conditions, and Requirements:

1. As to All ADUs:

- a. Subordinate Size: Any ADU must be subordinate in size to the primary dwelling in accordance with ADU standards herein.
- b. City Standards: The design and size of an ADU shall conform with all applicable City Ordinances and Resolutions.
- c. Occupancy Limits: Occupancy is limited to two (2) people per bedroom
- d. Appearance and Neighborhood Compatibility
 - (1) The street view of a DADU shall be substantially similar in design as the street view of the primary dwelling unit, such that the appearance of the property remains that of a single-family residence.
 - (2) Entrances. Any new ~~streetside~~ entrance added to the primary dwelling parcel for the purpose of establishing an ADU access shall be located on the side or rear of the primary dwelling.
- e. Parking
 - (1) Parking requirements. Two off-street parking spaces must be provided for any ADU, in addition to any parking requirements required by City Ordinance. Nothing in this Section shall be construed as altering, satisfying, or impacting parking requirements for the primary dwelling as set forth by City Ordinance. Parking must follow Chapter 10-14.
 - (2) Parking impacts. Winter parking conditions, street safety, and neighborhood congestion shall be considered.
- f. Utilities
 - (1) One service. The primary dwelling and ADU shall share utility services to the maximum extent allowed by the utility provider, including water and sanitary sewer service lines.
 - (2) One billing point. Municipal billing shall be directed to the property owner, and the owner shall be solely liable for municipal bills issued.
 - (3) Owner will be billed for each separate dwelling on the property on one bill.
 - (A) Water: Billed at the monthly base rate times the number of units. Overage credit will be given for each unit.
 - (B) Sewer: Billed the monthly rate times the number of units.
 - (C) Garbage: Billed for the number of cans on the property.
 - (D) 911 charge: Billed the monthly rate times the number of units.
- g. Living Space: An ADU shall maintain complete independent living facilities for one or more people including permanent provision for living, sleeping, eating, cooking, and sanitation on a year-round basis.
- h. Rental Term and Leasing
 - (1) Minimum rental term: An ADU and the primary dwelling may not be rented for periods of less than ninety (90) days.
 - (2) No occupant of an ADU shall be permitted to sublease any portion of the ADU to another individual.
- i. Addresses:
 - (1) Each ADU shall have a separate and unique address from that of the primary dwelling, as directed by the Post Office.
- j. Revocation and Enforcement
 - (1) Revocation: ADU approval may be revoked for noncompliance with the

conditions of approval or any provision of Title 10.

- (2) Notice and cure: The City shall provide written notice stating the violation and allow fourteen days to cure before revocation, unless an emergency condition exists.
- (3) Appeal: A decision to revoke may be appealed pursuant to the City's appeal procedures.

2. As to IADUs:

- a. Appearance and Neighborhood Compatibility. The street view of an IADU shall be substantially similar in design as the street view of the primary dwelling unit, such that the appearance of the property remains that of a single-family residence.
- b. Entrances:
 - (1) An IADU shall have at least one (1) independent entrance from the primary dwelling.
 - (2) To the extent permitted by the design of the IADU, all entrances for the IADU shall be located in such a manner as to not be visible from the street view.
- c. Maximum Size. An IADU shall not exceed forty percent (40%) of the gross floor area of the primary dwelling, excluding any garage area.

3. As to DADUs:

- a. Location: A DADU may only be located on a parcel of property exceeding eleven thousand (11,000) sq ft as long as setback requirements are met.
- b. Maximum Size. A DADU may not exceed the lesser of:
 - (1) Forty percent (40%) of the gross floor area of the primary dwelling, excluding any garage area; or
 - (2) 1,200 sq ft; or
 - (3) In the event a DADU is an extension of or part of an accessory building, the DADU portion shall be no more than 1,200 sq ft.

c. Setbacks, Height, and Placement

(1) Setbacks.

- (A) Side Yard: DADU building must be located at least ten (10) feet from the primary building and have a minimum side yard of five (5) feet except the street side yard on a corner parcel shall be a minimum of twenty (20) feet.
- (B) Front Yard: If the DADU is located in a side yard, setback must meet the front setback requirement of the primary building in the residential zone where it is located. Side yard must be at least five (5) feet.
- (C) Rear Yards: Five (5) feet. Corner parcels rearing on the side yard of another parcel, the minimum rear yard shall be ten (10) feet.
- (D) DADUs are not allowed in any utility easement and shall be located at least five (5) feet from such.

(2) Height. The DADU shall not exceed the ~~lesser of:~~ *height of the primary dwelling.*

- ~~1. The height of the primary dwelling; or~~
- ~~2. Twenty-seven (27) feet or, whatever number is desired; or~~
- ~~3. If above an accessory building (shop or garage), a maximum of thirty-five (35) feet.~~
- ~~4. Nothing in this Section shall be construed as altering, changing, permitting, or otherwise any applicable building code.~~

- (3) Placement on parcel. The DADU shall be located to reduce neighborhood impacts and shall, to the maximum extent practical, maintain the privacy of residents in adjoining dwellings as determined by the physical characteristics of surrounding the DADU, including:

- (A) Landscape screening
- (B) Fencing
- (C) Door placement
- (D) Access and circulation
- (E) Outdoor lighting
- (F) Snow storage and winter parking needs
- (4) Window Placement: If any window placement located on a side of a DADU is within fifteen feet (15') of an adjacent dwelling the window shall be fixed (non-operable) and translucent.
- d. Sewer: Residential units that use an existing septic tank for sewer must obtain a permit from the health department for a DADU.

G. Revocation:

1. The City may suspend or revoke any ADU approval or permit upon determination that an ADU is in violation of this Section, any applicable approval condition, or any applicable code requirement.
2. Upon revocation, an ADU shall be vacated and shall not be occupied until compliance is achieved and approval is reinstated.

Adopted and effective this 1st day of September 2026.

Blake Wright, Mayor

Attest:

Sheila Lind, Recorder

Ordinance 8-2026

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

The River Heights City Planning Commission held a duly noticed public hearing on Tuesday, August 25, 2026, after which, the River Heights City Council adopted the following changes to the River Heights City Code.

10-2 DEFINITIONS

Remove definition for DWELLING, MULTIPLE-FAMILY (TOWNHOUSE)

ACCESSORY BUILDING A ~~subordinate building subordinate to the, the use of which is incidental to that of the main principal building on the same parcel. An accessory building may include uses authorized by this title, including an accessory dwelling unit where permitted.~~

FAMILY , An individual, or two (2) or more persons ~~related by blood, marriage or adoption~~ living together in a single dwelling unit and maintaining a common household. ~~A family may include two (2), but not more than two (2), persons not related to the family, but living as guests with the residing family.~~ The term "family" shall not be construed to mean more than four (4) unrelated individuals, a fraternity, club or institutional group, except residential facilities for elderly and disabled persons as provided for by Utah statutes.

Add the following definitions:

ACCESSORY DWELLING UNIT (ADU): A habitable residential dwelling unit added to, created within, or detached from a primary single-family dwelling and contained on one parcel.

DETACHED ACCESSORY DWELLING UNIT, (DADU): A subordinate residential dwelling unit that is detached from the primary single-family dwelling, located on the same zoning parcel, and that meets all requirements of Title 10, including the requirements of 10-13-28.

INTERNAL ACCESSORY DWELLING UNIT (IADU): A second dwelling unit that is part of a primary dwelling on a parcel.

PRIMARY DWELLING: The principal single family detached dwelling on a parcel.

OWNER OCCUPIED: The legal owner of record occupies either the primary dwelling or the ADU as the owner's primary residence.

10-10-3:B REGULATIONS/Senior Citizen Housing Occupancy

2. No more than two (2) persons per bedroom 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. This restriction is understood to limit the occupancy of each home to four (4) persons.

10-12-1: USE REGULATIONS, Table 1, Land Use Chart

Remove all uses in the SCPUD Zone except:

Permitted: Single family and two family (1, 2, and 3)
Accessory building (15), solar panels (18), off-street parking (20), household pets (21)

Conditional: Private swimming pool (17)

Home Occ: Home occupation

Add

9. Accessory Dwelling Unit (ADU): Permitted in R (residential)

10-12-2: AREA REGULATIONS, Table 2, Residential Space Requirement Chart

Replace PUD with SCPUD

<i>Residential Uses</i>	<i>A</i>	<i>R-1-8</i>	<i>R-1-10</i>	<i>R-1-12</i>	<i>SCPUD</i>
<u>Detached Accessory Dwelling Uses (in feet)</u>					
<u>Front Yard</u>		<u>20</u>	<u>20</u>	<u>25</u>	<u>*</u>
<u>Side Yard⁴</u>		<u>5</u>	<u>5</u>	<u>5</u>	<u>*</u>
<u>Side Yard on a Street</u>		<u>20</u>	<u>20</u>	<u>20</u>	<u>*</u>
<u>Rear Yard⁵</u>		<u>5</u>	<u>5</u>	<u>5</u>	<u>*</u>
<u>Height⁶</u>					<u>-</u>

Superscript 4: DADU must be located at least ten (10) feet from primary building.

Superscript 5: Corner parcel rearing side of another parcel, minimum rear yard shall be 10 feet.

Superscript 6: Reference 10-13-28:F.2.

10-12-2: AREA REGULATIONS, Table 2, Residential Space Requirement Chart

* Some Planned Unit Development (PUD) requirements may be altered in the Senior Citizen Planned Unit Development (SCPUD) zone and are subject to discretionary approval by the Planning Commission on a per application basis (see 10-10-3:D.Lot Regulations).

~~10-13-4: EVERY DWELLING TO BE ON A ZONING LOT~~

~~Only one building which contains a dwelling shall be located and maintained on a "zoning lot", as defined in section 10-2-1 of this title, except for dwellings within a planned unit development~~

10-13-7: ACCESSORY BUILDINGS PROHIBITED AS LIVING QUARTERS

- A. Living and sleeping quarters in any building other than the main residential building are prohibited.
- B. Exception: A detached accessory dwelling unit (DADU) is permitted only when approved by the city and operated in compliance with 10-13-28 of this title.

10-14-4: PARKING LOT REQUIREMENTS

- A. Onsite parking in commercial and residential planned unit developments shall be required to provide adequate parking onsite or by an approved alternative plan.
- B. Location of Parking: When parking is located between the building and the street, landscaped separations between the right-of-way and the parking shall be required in conformance with Chapter 10-15-8 as shown in Figure 10-158a. Within the commercial and residential planned unit development zones, the City may reduce setback requirements if parking is not located between the building and the right-of-way.

10-14-9: MISCELLANEOUS PARKING ORDINANCE

- A. Parking for bicycles shall be provided, ^{leave} ~~as follows:~~
 - 1. ~~Multiple dwelling structures: Storage areas capable of securing and holding two bicycles per each dwelling unit shall be provided. Bike racks are acceptable.~~

10-21-5: (BOUNDARY LINE ADJUSTMENTS) PUBLIC HEARING MAY BE REQUIRED

~~The Planning Commission shall hold a duly noticed public hearing in accordance with the section 10-3-9 of this title. The Zoning Administrator will require a public hearing if he/she deems it's in the best interest of the City or surrounding neighbors. If held, the hearing shall be in accordance with Section 10-3-11 of this title.~~

Adopted and effective this 1st day of September 2026.

Blake Wright, Mayor

ATTEST

Sheila Lind, Recorder

Ordinance 9-2026

AN ORDINANCE TO ADOPT CHANGES TO THE RIVER HEIGHTS CITY GENERAL PLAN

Wherefore, the River Heights City Planning Commission discussed minor changes to the River Heights City General Plan and held a duly noticed public hearing on Tuesday, August 25, 2026, and

Wherefore, the River Heights City Council reviewed the following changes suggested by the Planning Commission on September 1, 2026;

Chapter 2, LAND USE

Paragraph 1

Current land use is almost exclusively single family residential. There are a few apartments in the city, however, no apartment complexes are allowed under current zoning. The city is divided into three residential density zones allowing for 8,000 square foot lots, 10,000 square foot lots, and 12,000 square foot lots, and a fourth zone dedicated to senior citizens. This zone allows for smaller lots of 6,000 sq ft. Some residents of River Heights have requested 15,000 square foot lots, but at present no zone of that size exists. There are commercial zones available, but they have been used on a limited basis to date.

D. LAND USE GOALS AND STRATEGIES

Goal 1, Strategies:

- ~~d. Consider developing a senior citizen PUD that could serve those 55 and above.~~

Goal 3 Develop a zone to establish an area that is dedicated to an attractive area that is limited to senior citizens, age 55 and above.

Strategies:

- a. Identify area(s) for a Senior Citizen Housing Planned Unit Development.
- b. 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.
- c. Provide adequate accommodation for senior citizens, where lifestyles are less burdensome and more convenient for residents to perform daily activities.
- d. Create attractive and desirable environments within River Heights City while ensuring compliance with the objectives and purposes of this title and the city's general plan.

Renumber Goals 3-10

INFRASTRUCTURE AND CITY UTILITIES

A. WATER

Goal ~~Use preventative steps to warn citizens of potential source contamination.~~ Maintain and improve water system and services.

B. SEWER (Add goal before strategies.)

Goal: Maintain a sewer collection system that is efficient and economical, meeting local, state, and federal requirements.

Strategies:

- ~~f. Maintain a sewer collection system that is efficient and economical, meeting local, state, and federal requirements.~~

Re-letter g,h,i to f,g,h

D. EASEMENTS (Location of Service Lines)

Goal City officials make valiant attempts to reduce the visual proliferation of overhead lines, poles and equipment in existing neighborhoods, especially along major transportation corridors and within prime and identified vistas, preserve utility easements, and locations of cable, telephone, and fiber lines.

TRANSPORTATION

Paragraph 1

River Heights City strives to ensure that safe neighborhood and collector streets are designed and maintained to provide smooth traffic flow and accommodate bicyclists and pedestrians. This transportation master plan and the information and analyses contained herein should be consulted for direction on transportation-related issues. The City contracted to have an outside entity conduct a Transportation study to create a 5 year and 20-year master transportation plan (See River Heights City Transportation Master Plan dated January 2026). The traffic study indicated that present River Heights City streets can function at an acceptable level of service for both collector and neighbored streets.

Paragraph 6

Although the CMPO currently includes 200 East in Logan; River Heights opposes this alternative. (See River Heights City Resolution 2-2025)

TRANSPORTATION GOALS AND STRATEGIES

Goal 1 Strategies:

- a. Local neighborhood streets should have at least a 55-foot right-of-way.

- b. All identified collector streets should have at least a ~~66~~ 60-foot right-of-way unless otherwise approved by the City. Existing collector streets that are less than 66 feet wide should be upgraded wherever possible.
- c. All streets should have sidewalk, curb, gutter, and a five-to-eight-foot planting strip on both sides of the street.
- d. To better accommodate pedestrians, sidewalks (5) five foot or wider should be constructed.

Re-letter d,e to e,f.

Goal 3 Strategies: (add new "a." Re-letter b-f)

- a. River Heights City recognizes the following streets identified in the Transportation Plan as collectors. These streets are currently in Cache County jurisdiction except portions of 1000 East.
 - i. 600 East south of 600 South
 - ii. 1000 East
 - iii. 600 South between 400 East and 1000 East
 - iv. 400 East north of 600 South
- b. River Heights ~~is pursuing a~~ Master Transportation Plan ~~to~~ documented the transportation needs of the City (see River Heights 2026 Transportation Study). Roads identified in the plan should be developed or improved to accommodate current and future traffic projections. ~~These roadway-Collector-designations are to be applied when the roadway is being updated or development occurs adjacent to it or when traffic conditions warrant the upgrade in the future.~~

Therefore, the River Heights City Council adopted the preceding revisions to the River Heights City General Plan to become effective this 1st day of September 2026.

Blake Wright, Mayor

Attest:

Sheila Lind, Recorder

RESOLUTION NO. 12-2026

A RESOLUTION TO ADJUST SOLID WASTE FEES

WHEREAS River Heights City has contracted with Waste Management through the Cache Waste Consortium, for solid waste services, and

WHEREAS trash and recycling service are both required, and

WHEREAS greenwaste is optional and picked up weekly, April 1 – November 1, and is billed 12 months of the year, and

WHEREAS Waste Management has other trash associated fees, and

WHEREAS Waste Management increased their fees by 4.9%.

THEREFORE, the River Heights City Council adopts the following solid waste schedule, effective October 1, 2026:

Container Rates per month:

96 Gallon Trash	\$21.53 *
64 Gallon Trash	\$20.38 *
Recycling	\$ 5.79
Greenwaste	\$12.17
Extra Recycling	\$ 3.48
Extra Trash	\$ 9.56

Ancillary Service Charges (rounded up to the nearest dollar)

Can Exchange	\$53.00
Can Removal/Delivery/Resume	\$29.00
Contamination Charge	\$ 6.00
Overage Charge	\$ 6.00
Can Replacement	\$87.00

* Rates reflect Waste Management's rates plus an additional \$2.00/month/account to cover River Heights City's administrative costs, plus a \$1/month/account communication fee imposed by Logan City.

PASSED BY THE RIVER HEIGHTS MUNICIPAL COUNCIL, STATE OF UTAH, THIS 1st DAY OF SEPTEMBER, 2026.

Blake Wright, Mayor

ATTEST

Sheila Lind, Recorder

**RIVER HEIGHTS CITY POLICY
RENTAL UNIT UTILITY SERVICE CHARGES**

1. Definitions:

1.1. Dwellings:

- 1.1.1. **Dwelling Unit** – A unit of a residential building consisting of one or more rooms, a kitchen or cooking facility and an independent bathing facility.
- 1.1.2. **Dwelling, Single-Family** – A building containing one (1) dwelling unit which is designed and constructed for occupancy by one family.
- 1.1.3. **Dwelling, Two-Family** – A building containing two (2) separate dwelling units, each of which is designed and constructed for occupancy by one (1) family.
- 1.1.4. **Dwelling, Multiple-Family** – A building containing three (3) or more separate dwelling units, each of which is designed and constructed for occupancy by one (1) family.
- 1.1.5. **Detached Accessory Dwelling Unit (DADU)** – A subordinate residential dwelling unit that is detached from the primary single-family dwelling, located on the same zoning parcel, and that meets all requirements of Title 10, including requirements of 10-13-28.

1.2. **Owner:** The person(s) who owns or the duly authorized agent who rents a Dwelling, Two-Family, Multiple-Family, or DADU as defined above shall be considered as the owner.

1.3. **Tenant:** The person(s) who rent a dwelling.

1.4. **City:** River Heights City

2. Utility Charges:

2.1. **Single-Family:** The unit dwelling owner is ultimately responsible for payment of utilities furnished by the City. For a single-family dwelling, a unit owner may elect to include the utility charges in the rental fee or have the tenant apply to the City. If the application for providing utilities is made by a tenant, the City will require a Landlord Utility Service Agreement ~~an application~~ on file with the City signed by the owner thereof or his duly authorized agent. That in consideration of the granting of such application the owner will pay for all utilities furnished such tenant, in case such tenant shall fail to pay. If such agreement is not on file with the City, the billings will be sent to the owner.

2.2. **Two Family/Multiple-Family/DADU:** The multiple-family unit dwelling owner will be billed for each separate unit on the property (internal or external) within the dwelling and will be billed at the monthly base rate times the number of units.

2.3. **Overages:** Each multiple unit dwelling overage will be credited with the base amount times the number of separate units (Example: 3 units x 10,000 gal). Overage billings will be calculated from this amount.

Example of Multiple-Family Unit containing three units using 40,000 gallons:

$$\begin{aligned} & 3 \text{ units} \times \$29.75/\text{month} = \$ 89.25 \\ & \text{Overage } ((40,000 - 30,000) / 1000 \times \$.75) = \$ 7.50 \\ & \text{Total} = \$ 96.75 \end{aligned}$$

2.4. **Sewer Charges:** The billings will be for each separate unit on the property within the dwelling and will be billed the monthly base rate times the number of units.

2.5. **Garbage Charges:** The billing charges will be for the size and number of garbage cans used on the property by the unit.

2.6. **911 Charges:** The billings will be for the number of units in the dwelling.

3. Rental Unit for Family...(kids, parents, cousins, nephews, uncles)?

Logan City's policy says the occupancy is limited to "family +1." If family is living in the ADU then they are not billed for a second unit on their utilities. If the renters are not family and consist of more than one person, then the city would bill for the second dwelling.

4. Vacancy of second dwelling . . . ?

5. **Delinquent Charges:** Utility Billings will become delinquent 30 days after billing due date. Late fees will be applied for each month the payment is delayed. If payment is not received within the allowed time shut off proceedings will begin as per the Utility Service Agreement.

Adopted: March 11, 2003