

Ordinance 5-2019

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

The River Heights City Planning Commission held a duly noticed public hearing on September 3, 2019, after which, the River Heights City Council adopted the following changes to the River Heights City Code.

10-1-3: INTERPRETATION

The provisions of this title are in addition to all other city ordinances, the laws of the state, the laws of the United States, and applicable common law. The ordinances shall not supersede any private land use regulations in deeds or covenants which are more restrictive. Whenever a conflict exists, the more restrictive provision shall apply to the extent allowed by law. ~~The city does not enforce private restrictive covenants, nor shall any such covenant have the effect of modifying the regulations herein.~~ (Ord., 1-22-2002)

11-1-2: INTERPRETATION

The provisions of this subdivision title are in addition to all other city ordinances, the laws of the state, the laws of the United States, and applicable common law. Whenever a conflict exists, the more restrictive provision shall apply to the extent allowed by law. ~~The city does not enforce private restrictive covenants, nor shall any such covenant have the effect of modifying the regulations herein.~~ (Ord., 8-12-2003)

11-4-3:C. Final Plat Requirements

3. Conditions, Covenants and Restrictions (CCRs): CCRs shall be approved by the planning commission, together with the final plat, and approved by the city council. The CCRs will thereupon be recorded with the final plat. (Move current 3 and 4 to become 4 and 5.)

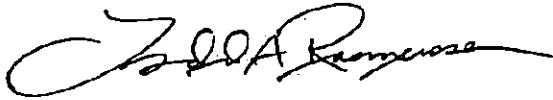
11-4A-5: CONDITIONS, COVENANTS AND RESTRICTIONS (CCR) PROTECTIVE COVENANTS

~~Protective covenants~~ CCRs shall be approved by the planning commission, together with the final plat, and approved thereafter by the city council. ~~The covenants~~ CCRs shall thereupon be recorded with the final plat. ~~of all minor subdivisions and shall include at least the following:~~

- ~~A. A statement indicating that the developer must provide minimum fire protection as outlined in section 11-4A-4E of this article.~~
- ~~B. A statement informing lot owners that the required improvements must be in place before any of the lots will be eligible for building permits;~~
- ~~C. A statement informing lot owners that any further divisions of the improved lots will be prohibited;~~

- ~~D. A description of those areas or easements to be designated for storm drainage and utilities;~~
- ~~E. A statement indicating that the lot owners will be responsible for all road maintenance and services related to all interior roads which are not dedicated; and~~
- ~~F. All nondedicated streets must be identified as such and remain the responsibility of the landowners. (Ord. 16-3-96, 10-22-1996)~~

Adopted and effective this 10th day of September 2019.



Todd A. Rasmussen, Mayor

Attest:



Sheila Lind, Recorder

