

River Heights City

COUNCIL MEETING AGENDA

Tuesday, May 2, 2023

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

Pledge of Allegiance and Opening Thought (Thompson)

Adoption of Previous Minutes and Agenda

Reports, Approval of Payments, and Purchase Requisitions (Mayor, Council, Staff)

Public Comment

Review and Accept an Ordinance to Adopt Changes to the City Code of River Heights

Review Fraud Risk Assessment

Review Lease to Own Agreement for Skidster

Review and Accept Tentative Budget

General Plan Review and Discussion: 1. Intro; 2. Land Use (Wright)

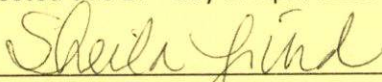
General Plan Review and Discussion: 3. Transportation (Glover)

Discussion on Capital Projects for FY 2024 and Update List

To join the Zoom meeting:

<https://us02web.zoom.us/j/82342495923>

Posted this 27th day of April 2023



Sheila Lind, Recorder

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 2, 2023

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7 Present: Mayor Jason Thompson
8 Council members: Sharlie Gallup
9 Tyson Glover
10 Janet Mathews
11 Chris Milbank
12 Blake Wright
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14 Recorder Sheila Lind
15 Public Works Director Clayton Nelson
16 Treasurer Michelle Jensen
17 Finance Director Dave Sanderson, electronic
18
19 Others Present: Dwight Einzinger, Daniel Steele, Jason Sipes, Noel Cooley,
20 Cindy Schaub
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22

The following motions were made during the meeting:

25 Motion #1

26 Councilmember Milbank moved to “adopt the minutes of the council meeting of April 18, 2023,
27 the budget workshop of April 18, 2023 and the evening’s agenda.” Councilmember Glover seconded the
28 motion, which passed with Gallup, Glover, Mathews, Milbank, and Wright in favor. No one opposed.
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30 Motion #2

31 Councilmember Mathews moved to “pay the bills as listed for May 2, 2023.” Councilmember
32 Wright seconded the motion, which passed with Gallup, Glover, Mathews, Milbank, and Wright in favor.
33 No one opposed.
34

35 Motion #3

36 Councilmember Wright moved “to accept Ordinance 3-2023, An Ordinance to Adopt Changes to
37 the City Code of River Heights, Utah.” Councilmember Milbank seconded the motion, which carried with
38 Gallup, Glover, Mathews, Milbank, and Wright in favor. No one opposed.
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40 Motion #4

41 Councilmember Glover moved to “accept the 2023-24 Tentative Budget with the changes they
42 had discussed.” Councilmember Milbank seconded the motion, which carried with Gallup, Glover,
43 Mathews, Milbank, and Wright in favor. No one opposed.
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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, May 2, 2023, for their regular council meeting.

Pledge of Allegiance and Opening Thought: Mayor Thompson opened the meeting with a prayer.

Adoption of Previous Minutes and Agenda: Minutes for the April 18, 2023 budget workshop and regular council meetings were reviewed.

Councilmember Milbank moved to “adopt the minutes of the council meeting of April 18, 2023, the budget workshop of April 18, 2023 and the evening’s agenda.” Councilmember Glover seconded the motion, which passed with Gallup, Glover, Mathews, Milbank, and Wright in favor. No one opposed.

Reports and Approval of Payments (Mayor, Council, Staff):

Recorder Lind

- She reminded that the filing dates for running for city council were June 1-7. She suggested they encourage those they thought would be good candidates to file.

Councilmember Wright didn’t have anything.

Councilmember Gallup

- The Arbor Day celebration went well, and the Ambassadors had fun.
- The Ambassadors plan to be in the Richmond parade on the 20th.

Councilmember Glover

- The city was awarded a Master Transportation Plan grant in the amount of \$40,000. The city will be required to make a \$3,000 match. The scope of work is due in May. After that he’ll have a timeline.
- The 400 S Sidewalk Project was going well. Concrete will be here next week. They needed to remove a couple more trees than expected. The west block will have the gang boxes installed on the north side of their street. The east block gang box is shown on the plans to be on the north side, however the residents whose yard it was going to be installed in didn’t want it there because they have small children and felt it was a safety hazard with the extra traffic it would draw. Mr. Glover had talked to the three Thunell homeowners and Melinda Johnson. They all agreed with the south side. Councilmember Glover informed the Council that Forsgren and the Post Office had no issue with the proposed location. Councilmember Wright wondered if they really want it on the south side for perpetuity. Mayor Thompson said he worried about the safety of the south side. Councilmember Gallup supported the north side. Mayor Thompson reminded the council that their biggest concern was to watch out for the safety of the citizens. He said the council will decide. Councilmember Milbank did not see much safety difference whether the boxes were on the north or south. He mentioned previous miscommunication between the council and residents along the street regarding the sidewalk and perhaps their wishes should be honored in this situation. Council members Wright, Mathews and Gallup wanted to leave the plan as it was with it on the north. Councilmember Glover voted for the south side. Mr. Glover will let the engineer know to move ahead with the north side.

Mayor Thompson

- He will instruct Engineer Rasmussen to help the city prepare a COG application for a spot treatment for 600 South. Even with Visionary footing the bill for most of it, there will be some expenses for improvements on the part of River Heights. The road will become even more busy and he felt it stood a good chance of getting funded.

- 91 • He publicly thanked the River Heights Stake of the Church of Jesus Christ of Latter-Day Saints. They put forth a major effort to clean out Spring Creek so water could flow freely. He also thanked the public works department for their efforts.
- 94 • Engineer Rasmussen will start advertising for the 500 East waterline this week.
- 95 • He listed the capital projects they had budgeted for this year. With a lot of pride, he announced they had all been completed or were in process and would finish up this fiscal year.
- 97 • He had reached out to an architect friend he had, who agreed to walk through the Old School with executives from Cache County and the library board to help create a vision of what the building could offer as a library. His friend will do the work pro-bono when he had the time.

100 Councilmember Mathews

- 101 • The lower well was having an asbestos test on it. The project should get underway the first of next week.

103 Councilmember Milbank

- 104 • He asked where the Rocky Mountain Power contract was for the new park. The mayor said it was in the hands of the attorney, who found a couple issues he wanted to adjust. Mr. Milbank asked why the attorney had to review standard utility contracts. It costs the city extra money. The mayor felt more comfortable knowing the contracts were reviewed for worst case scenarios.
- 108 • He suggested that the pavilion fireplace be torn down because it was currently a hazard. Lions member Bart Weston agreed it probably should come down, but would like to save the green flagstones to be used in a new fireplace. Councilmember Wright suggested contacting the current Lions Club president. A past president didn't always agree with Bart. Mr. Milbank said the Lions have known for a long time that the fireplace was in disrepair and have offered to fix it, however, they've had difficulty finding someone to do the repair work. The mayor suggested leaving a portion of it up.
- 115 • He just found out that RAPZ had awarded River Heights \$125,000 for the new park. There's a chance they may even give another \$25,000, to equal the \$150,000 he asked for. This year he wants to get the pavilion, restroom, and the rest of the sidewalk installed. If there is enough money he'd like to start on the irrigation.
- 119 • He discussed the bill ProLog paid for cleaning out the ditch on 800 South. He requested that River Heights pay their portion of \$1,800. Treasurer Jensen said she would need an invoice and then it could be paid.

122 Treasurer Jensen

- 123 • She informed that she'd created a PO tracker that she had put in the City Council folder on the Drive so they could reference it if they'd like to review the PO's that had been approved.

125 PWD Nelson didn't have anything.

126 Pay Bills

- 127 • Treasurer Jensen presented and answered questions regarding the list of bills to be paid. Councilmember Milbank had a question about the gas bill to the Old School. Ms. Jensen said she and PWD Nelson had a plan to check all the gas meters and see which accounts they went to so it would be understood exactly what the bills were for.

131 **Councilmember Mathews moved to "pay the bills as listed for May 2, 2023."**

132 **Councilmember Wright seconded the motion, which passed with Gallup, Glover, Mathews, Milbank, and Wright in favor. No one opposed.**

134 Councilmember Gallup

135 • She asked if the large trash bins could stay a couple more weeks since they got a slow start. She
136 asked if the budget had been exceeded yet. PWD Nelson confirmed the budget had been
137 exceeded. He said the trash bin had been removed but the greenwaste bin was still there. The
138 mayor asked Mr. Nelson to have the trash one come back for another two weeks.

139 Public Comment: Cindy Schaub supported the greenwaste and trash bins staying for another two
140 weeks. She suggested they get a few laser pointers they could pass around during meetings, rather than
141 having to get up to point at the screen.

142 Daniel Steele was interested in renting the Old School. He asked, if the library doesn't end up
143 using the building, could his group be next in line. The mayor said there was currently litigation
144 concerning the building so they couldn't make any moves right now. He assured that he would respond
145 to his email. Mr. Steele asked for a time frame. The mayor didn't have one. Mr. Steele asked if they
146 could be on the council agenda in June or July. The mayor said they wouldn't need to be on the agenda
147 but could meet with him personally. He was unsure when the architect would be able to go through the
148 building.

149 At the request of the mayor, Mr. Steele explained that he represented Bright Cache Academy.
150 They teach a certain method to students, which allows them to control their own learning. It's more
151 university level of learning for kids. He also represented Youth Leaders of America, which offers
152 extracurricular subjects for students such as coding, leadership skills, video editing, and other subjects
153 that aren't offered in regular school. They have some mothers in River Heights who were interested in
154 having their children attend.

155 The mayor said he and the Council would be supportive of uses which would benefit the
156 community. Mr. Steele was concerned about timing because they really needed a place for the next
157 school year. The mayor hoped to have an answer for him by July 1.

158 Jason Sipes asked the mayor if there had been any progress on a certain quit claim deed. The
159 mayor said the city attorney was reviewing it at this time. Mr. Sipes asked if it could be approved on the
160 next agenda. The mayor responded that it would be presented as soon as the attorney approved it.

161 Review and Accept an Ordinance to Adopt Changes to the City Code of River Heights:
162 Commissioner Cooley and Councilmember Wright reviewed and explained the ordinance changes being
163 proposed by the Planning Commission. The mayor expressed concern about clearly identifying
164 unlicensed/junk vehicles. Commissioner Cooley suggested he review 10-13-24: "Inoperable, Unlicensed
165 Vehicles or Junk" in the code.

166 Councilmember Gallup asked about a certain situation in the city where there was an antique car
167 torn apart in a resident's front yard. The wife wouldn't allow the husband to spend any more money on it
168 until he had saved up all the money needed to finish the project. Meanwhile, the car pieces just sit there.
169 Commissioner Cooley said the code restricts this after one year. Ms. Gallup asked about how they
170 balance the fine line between not wanting to breed resentment with residents on what they can and can't
171 do on their own property, while upholding the city code. Commissioner Cooley said when the
172 Commission looks at a Conditional Use Permit, their biggest concern is that the property maintain a
173 residential appearance. He said the car pieces could be stored in the backyard or somewhere out of sight.
174 Councilmember Mathews suggested a car cover. The mayor felt that could encourage other residents to
175 cover their junk with a car cover if they could. He said they need to ask if it's abandoned or not.

176 Councilmember Glover asked if they could appoint the city engineer as the flood plain
177 administrator. Councilmember Wright said Eric Dursteller, of Forsgren Engineers, is qualified in flood
178 plain engineering, and he suggested the current language, to have the mayor designate a person, to leave
179 it flexible, if needed in the future.

180 **Councilmember Wright moved “to accept Ordinance 3-2023, An Ordinance to Adopt Changes to**
181 **the City Code of River Heights, Utah.” Councilmember Milbank seconded the motion, which carried**
182 **with Gallup, Glover, Mathews, Milbank, and Wright in favor. No one opposed.**

183 Review Fraud Risk Assessment: Treasurer Jensen explained there are several routine questions
184 they answer every year on a point system. This year River Heights’ number of points put them in the
185 “Low” level of fraud potential. Mayor Thompson asked Treasurer Jensen for a list of things they can do to
186 improve. He’d like to work on what they can. FD Sanderson said he will submit the report to the State.

187 Review Lease to Own Agreement for Skidster: Mayor Thompson said Ellis Equipment had been
188 very generous with allowing the city to use the skidster at \$5,000/yr. Ellis had verbally agreed the city
189 could lease to own the machine they have now. There hadn’t been an official agreement before now. He
190 had the attorney write one up which would allow the city to lease to own the skidsteer they’ve been
191 using. The city has currently paid \$20,000 on the skidster. The purchase price was \$39,000. He asked for
192 advice and consent from the council to enter into this agreement with Ellis Equipment. All council
193 members consented.

194 Review and Accept Tentative Budget: Mayor Thompson met with each council member on their
195 budgets and, with the help of the finance department, put together the Tentative Budget.

196 The mayor explained he had factored in a 3% pay increase for all city employees, which he would
197 like to have in perpetuity each year to cover cost of living. He explained what he had done regarding
198 retirement. The current year’s budget was for a 6% match. He explained that he and Councilmembers
199 Gallup and Milbank formed a committee to decide how to move forward with employee pay and
200 retirement and met with Utah Retirement Systems (URS). After all their meetings, he decided to budget
201 8% of gross wages for the employee to invest how they choose. He recommended not going with URS
202 because of the way it’s set up. He will write a retirement policy once the budget is adopted.

203 Councilmember Glover had several changes to his budget. Mayor Thompson and Treasurer
204 Jensen said he was \$20,000 short so they had to cut some places. They talked through it.

205 **Councilmember Glover moved to “accept the 2023-24 Tentative Budget with the changes they**
206 **had discussed.” Councilmember Milbank seconded the motion, which carried with Gallup, Glover,**
207 **Mathews, Milbank, and Wright in favor. No one opposed.**

208 Discussion on Capital Projects for FY 2024 and Update List: Mayor Thompson moved the capital
209 projects discussion up on the agenda. He explained he had removed the projects which were being
210 accomplished during the current budget year. The projects left over were from the past. He added: raze
211 the old church and a new pavilion. He discussed the others. He asked for other project ideas to add to
212 the list. He also had a list of prioritized infrastructure projects by the city engineer which he felt they
213 should follow. The engineer’s priority for 2024 was the River Heights Boulevard water line from 500 East
214 to 600 East, which was added to the capital projects list. Currently they had \$202,000 for capital projects
215 for 2024. He pointed out the city had 2 million in the water and sewer budgets. They talked about
216 thresholds. He suggested leaving \$600,000 in water and \$850,000 in sewer. This will raise the capital
217 projects budgets to about \$752,000.

218 PWD Nelson explained the plow truck was 12 years old. Both trucks were a problem for plowing
219 this year. The city also needed a new plow. He had bids for these. A new plow and bed with repairs on
220 the spreader they have would be \$23,000. A truck with a plow and sander would be \$111,000. He also
221 mentioned it was the year they usually get a new truck and sell the one they have.

222 Councilmember Glover said he wanted to see 800 South opened up. All it would take for the city
223 was 20 feet of asphalt on the south side. The north side property owner would pay their half when they
224 develop. Councilmember Wright suggested the city install their half when development happened on the

225 north side. Mr. Glover may also want to add money for the north side of 600 South to be redone when
226 Visionary does the south side.

227 Mayor Thompson entered all the suggested projects and projected costs into the spreadsheet.

228 General Plan Review and Discussion: 1. Intro; 2. Land Use: Councilmember Wright discussed his
229 edits on the Introduction and Land Use sections. They agreed to pull the last strategy of 2.4.1.

230 General Plan Review and Discussion: 3. Transportation: Councilmember Glover reviewed the
231 Transportation section. He brought up how the current adopted transportation map didn't match the
232 new language in the General Plan. He would not label 400 South as a collector street. The mayor felt
233 otherwise because he wanted the city to have every ability to go after funding. Mr. Glover said 400 South
234 didn't meet the definition of a collector street. Councilmember Gallup didn't think it was worth labeling it
235 a collector street. Councilmember Wright felt whether or not it is a collector road by definition, it will
236 serve as such in River Heights and should be labeled so for possible funding. Discussion was held on the
237 need for 500 East to go through at some point. Mr. Glover wanted to leave it. Councilmember Milbank
238 was very much against it. He didn't think it was fair to the property owners it would affect. He had talked
239 to someone from the League who brought up another idea on how to move pedestrians. He felt it was
240 put on the General Plan map because it looked like a good grid. There was no supportive data. Mr. Glover
241 said he would take all the information to the firm doing the city's traffic study. Mr. Milbank would like
242 500 East off the map until the data supported it.

243 Recorder Lind asked Councilmember Glover for his changes. He agreed to email them to her.

244 The mayor asked the council members to rank the capital projects.

245 The meeting adjourned at 9:30 p.m.

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Sheila Lind, Recorder



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Jason Thompson, Mayor

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Community Affairs						
10-48-70	446	Gallup, Sharlie	202305	Maceys - Tree Planting Cookies	04/28/2023	129.77
Total 1048:						129.77
Public Safety						
1054						
10-54-25	1061	Marcus Dee & Sons Trucking	977226	1 Load Beach Sand	04/27/2023	200.00
10-54-40	76	City Of Logan	029017-20230	911 Communication 10-54-40	04/19/2023	2,040.00
Total 1054:						2,240.00
Capital Projects						
4060						
40-60-86	321	Total Tree Care	5390	PO FY2023-0009	04/26/2023	3,068.40
Total 4060:						3,068.40
Roads						
1060						
10-60-16	552	Select Health	231070012243	Health & Dental May 2023	04/17/2023	720.64
10-60-50	133	Thomas Petroleum. LLC	0702969-IN	Roads Gas, Oil, Vehicle Repair	04/25/2023	18.63
10-60-55	242	Providence City	336426	Snow Removal 10-60-55	04/18/2023	12,968.16
10-60-75	246	Dominion Energy	202305	Roads Gas	04/14/2023	154.65
10-60-80	1061	Marcus Dee & Sons Trucking	977226	1 Loads Road Base	04/27/2023	275.00
Total 1060:						14,137.08
Parks & Recreation						
1070						
10-70-16	552	Select Health	231070012243	Health & Dental May 2023	04/17/2023	820.49
10-70-75	246	Dominion Energy	1550009873-2	Account 1550009873 10-70-75	04/14/2023	7.09
10-70-75	246	Dominion Energy	202305	Parks Gas	04/14/2023	154.66
10-70-80	133	Thomas Petroleum. LLC	0702969-IN	Parks Gas, Oil, Vehicle Repair	04/25/2023	18.62
10-70-86	603	Lee's Plumbing, Inc.	23487	Toilet Parts - Ryans Place Park	04/25/2023	174.50
Total 1070:						1,175.36
School Building Expenses						
1075						
10-75-80	84	Custom Fence Co.	L4964	Old School Handrail PO FY2023-	04/07/2023	3,319.00
Total 1075:						3,319.00
Other Expenses						
1090						
10-90-10	76	City Of Logan	029017-20230	Sanitation 10-90-10	04/19/2023	14,857.85
Total 1090:						14,857.85
Grand Totals:						74,318.19

Report Criteria:

Invoices with totals above \$0 included.
Only paid invoices included.
[Report].Date Paid = 05/02/2023

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Sewer Department						
5240						
52-40-06	1070	DS Accounting Services	2023-0438	Monthly Acct Services	04/28/2023	249.97
52-40-16	552	Select Health	231070012243	Health & Dental May 2023	04/17/2023	580.85
52-40-50	133	Thomas Petroleum. LLC	0702969-IN	Sewer Gas, Oil, Vehicle Repair	04/25/2023	18.63
52-40-75	246	Dominion Energy	202305	Sewer Gas	04/14/2023	154.65
52-40-78	995	Ask AllTech LLC	1621	Sewer Phones	04/17/2023	24.32
52-40-80	76	City Of Logan	029017-20230	Sewer Pretreatment	04/19/2023	24,435.86
Total 5240:						25,464.28
Water Department						
5140						
51-40-06	1070	DS Accounting Services	2023-0438	Monthly Acct Services	04/28/2023	249.98
51-40-16	552	Select Health	231070012243	Health & Dental May 2023	04/17/2023	1,101.82
51-40-41	27	Bear River Health Department	202305	Coliform test April Lab # 231105, 2	05/01/2023	50.00
51-40-46	550	Mueller Systems	65729190	Mobile Transceiver Yrly Mtn	04/28/2023	2,068.08
51-40-50	133	Thomas Petroleum. LLC	0702969-IN	Water Gas, Oil, Vehicle Repair	04/25/2023	18.63
51-40-51	188	Logan City	003992-20230	Account 003992-001 51-40-51	04/19/2023	35.86
51-40-51	188	Logan City	003993-20230	Account 003993-001 51-40-51	04/19/2023	29.08
51-40-51	188	Logan City	003994-20230	Account 003994-001 51-40-51	04/19/2023	35.86
51-40-51	188	Logan City	003995-20230	Account 003995-001 51-40-51	04/19/2023	30.77
51-40-51	188	Logan City	003996-20230	Account 003996-001 51-40-51	04/19/2023	35.86
51-40-51	188	Logan City	003997-20230	Account 003997-001 51-40-51	04/19/2023	34.16
51-40-51	188	Logan City	020975-20230	Account 020975-001 51-40-51	04/19/2023	12.04
51-40-51	188	Logan City	021927-20230	Account 021927-001 51-40-51	04/19/2023	49.81
51-40-65	236	Peterson Plumbing	5-3026625	Service Line Replacement Parts	04/28/2023	724.32
51-40-75	246	Dominion Energy	0491650000-2	Account 0491650000	04/14/2023	7.09
51-40-75	246	Dominion Energy	202305	Water Gas	04/14/2023	154.65
51-40-75	246	Dominion Energy	7191650000-2	Account 7191650000 51-40-75	04/14/2023	135.93
51-40-75	246	Dominion Energy	7953243487-2	Account 7953243487 51-40-75	04/14/2023	163.68
51-40-78	995	Ask AllTech LLC	1621	Water Phones	04/17/2023	24.32
Total 5140:						4,961.94
Administration						
1041						
10-41-06	1070	DS Accounting Services	2023-0438	Monthly Acct Services	04/28/2023	250.05
10-41-16	552	Select Health	231070012243	Health & Dental May 2023	04/17/2023	903.69
10-41-70	1082	Jensen, Michelle	202305	UAPT Conf Registration	05/02/2023	175.00
Total 1041:						1,328.74
Office Expenses						
1044						
10-44-45	364	Xerox Corporation	018663065	Copies	04/05/2023	155.60
10-44-55	327	US Postmaster	202305	Postage	04/27/2023	24.00
10-44-75	246	Dominion Energy	104104991000	Account 1049100000	04/14/2023	112.34
10-44-75	246	Dominion Energy	401402182621	Account 4012182621 10-44-75	04/14/2023	3,319.51
10-44-78	995	Ask AllTech LLC	1621	Admin Phones	04/17/2023	24.32
Total 1044:						3,635.77

Ordinance 3-2023

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, April 25, 2023, after which, the River Heights City Council adopted the following changes to the River Heights City Code.

5-4-2 Definitions

Junk: Including, but not limited to, materials similar to the following: old or scrap metal, rope, rags, batteries, paper, trash, rubber, debris, waste; or junked, dismantled or wrecked automobiles or parts thereof; or unused or discarded machinery, furniture, appliances or parts thereof, used or scrap lumber, discarded building materials, or old scrap metal.

7-8 Flood Damage Prevention

Replace Chapter 8 with new verbiage required by FEMA (see attached).

10-2 Definitions

Junk: Including, but not limited to, materials similar to the following: old or scrap metal, rope, rags, batteries, paper, trash, rubber, debris, waste; or junked, dismantled or wrecked automobiles or parts thereof; or unused or discarded machinery, furniture, appliances or parts thereof, used or scrap lumber, discarded building materials, or old scrap metal.

10-12-2: Area Regulations

A. Lot Setbacks/Accessory Uses/Side Yard

3³ (Superscript 3 added to R-1-8, R-1-10 and R-1-12)

Residential Space Requirement Chart/Superscript 3:

3. Residential properties that have a zero-lot line, such as single-family attached dwelling units where one unit is joined to another unit at one or more sides and the units are on separate lots of record, shall have a one (1) foot or greater side yard setback for accessory uses. The side yard must be unobstructed from the ground upward including all walls, posts, columns, overhangs and other projections. The setback is to help ensure that all storm water, including snow and water runoff, remains on the property of the accessory use and does not encroach on neighboring properties.

10-12-2:Note 2 Residential Space Requirement Chart

2. Properties with residential homes built prior to 1940, or legal at the time of Zoning Clearance Permit approval in the R-1-8 a residential zone are exempt from the ~~10-foot minimum~~ ten-foot (10') side yard (interior lot) setback with the following conditions . . .

10-12-3 Fence and Wall Regulations Within Setbacks

C. No Permit Required: The City does not issue permits for fences, HOWEVER, fences built outside city code regulations will be brought into compliance at the owners' expense. Property lines need to be verified by the owner of record.

TITLE 7

CHAPTER 8

FLOOD DAMAGE PREVENTION

60.3(d)

SECTION:

- 7-8-1: Statutory Authorization, Findings of Fact, Purpose and Methods
- 7-8-2: Definitions
- 7-8-3: General Provisions
- 7-8-4: Administration
- 7-8-5: Provisions for Flood Hazard Reduction
- 7-8-6: Penalties for Noncompliance

7-8-1: STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS

- A. Statutory Authorization: The Legislature of the State of Utah has in Utah Code Unannotated 10-3-701, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of the City of River Heights, Utah, adopts regulations designed to minimize flood losses and does ordain as follows:
- B. Findings of Fact:
 - 1. The flood hazard areas of the City of River Heights are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief; all of which adversely affect the public health, safety and general welfare.
 - 2. These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazards areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.
- C. Statement of Purpose: It is the purpose of this ordinance to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:
 - 1. Protect human life and health;
 - 2. Minimize expenditure of public money for costly flood control projects;

3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 4. Minimize prolonged business interruptions;
 5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;
 6. Help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas; and
 7. Ensure that potential buyers are notified that property is in a flood-area.
- D. **Methods of Reducing Flood Losses:** In order to accomplish its purposes, this ordinance uses the following methods:
1. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
 2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
 3. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
 4. Control filling, grading, dredging and other development which may increase flood damage; and
 5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

7-8-2: DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the meaning they have in common usage and to give this ordinance its' most reasonable application.

- | | |
|----------------------------------|--|
| ALLUVIAL FAN FLOODING | Flooding which occurs on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths. |
| APEX: | A point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur. |
| AREA OF SHALLOW FLOODING: | A designated AO, AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one percent (1%) chance or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not |

exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**AREA OF
SPECIAL FLOOD
HAZARD:**

The land in the floodplain within a community is subject to a one percent (1%) or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AE, AH, AO, A1-99, VO, V1-30, VE or V.

BASE FLOOD:

The flood having a one percent chance of being equaled or exceeded in any given year.

**BASE FLOOD
ELEVATION
(BFE):**

The water surface elevation of the one percent (1%) annual chance flood event. It is the height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas. It is also the elevation shown on the FIRM and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a 1-percent chance of equaling or exceeding that level in any given year.

BASEMENT:

Any area of the building having its floor subgrade (below ground level) on all sides.

**CRITICAL
FEATURE:**

An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

DEVELOPMENT:

Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

**ELEVATED
BUILDING:**

A non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-30, VE, or V, "elevated building" also

includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls met the standards of Section 60.3(e)(5) of the National Flood Insurance Program regulations.

**EXISTING
CONSTRUCTION:**

For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

**EXISTING
MANUFACTURED
HOME PARK OR
SUBDIVISION:**

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

**EXPANSION TO
AN EXISTING
MANUFACTURED
HOME PARK OR
SUBDIVISION:**

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**FLOOD OR
FLOODING:**

A general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of inland or tidal waters.
- B. The unusual and rapid accumulation or runoff of surface waters from any source.

**FLOOD
INSURANCE
RATE MAP
(FIRM):**

An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**FLOOD
INSURANCE
STUDY:**

The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary-Floodway Map.

**FLOOD PLAIN OR
FLOOD-PRONE
AREA:**

Any land area susceptible to being inundated by water from any source (see definition of "flooding").

**FLOODPLAIN
MANAGEMENT:**

The operation of an overall program of corrective and preventive measures for reducing flood damage, including but

not limited to emergency preparedness plans, flood control works and floodplain management regulations.

**FLOODPLAIN
MANAGEMENT
REGULATIONS:**

Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

**FLOOD
PROTECTION
SYSTEM:**

Physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees, or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

**FLOOD
PROOFING:**

Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

**FLOODWAY
(REGULATORY
FLOODWAY):**

The channel of a river or other watercourse and the adjacent land areas must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

**FUNCTIONALLY
DEPENDENT
USE:**

A use which cannot perform its intended purpose unless it is located or carried out near water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**HIGHEST
ADJACENT
GRADE:**

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**HISTORIC
STRUCTURE:**

Any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- C. Individually listed on a state inventory of historic places in states with historic reservation programs which have been approved by the Secretary of the Interior; or
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - 1. By an approved state program as determined by the Secretary of the Interior, or
 - 2. Directly by the Secretary of the Interior in states without approved programs.

LEVEE: A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water to provide protection from temporary flooding.

LEVEE SYSTEM: A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non elevation design requirement of Section 60.3 of the National Flood insurance Program regulations.

MANUFACTURED HOME: A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

MANUFACTURED HOME PARK OR SUBDIVISION: A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**MEAN SEA
LEVEL:**

For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**NEW
CONSTRUCTION:**

For the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

**NEW
MANUFACTURED
HOME PARK OR
SUBDIVISION:**

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

**RECREATIONAL
VEHICLE:**

A vehicle which is:

- A. Built on a single chassis;
- B. 400 square feet or less when measured at the largest horizontal projection;
- C. Designed to be self-propelled or permanently towable by a light duty truck; and
- D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**START OF
CONSTRUCTION:**

(For other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it

include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE: A walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

- A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions or
- B. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

VARIANCE: A grant of relief to a person from the requirement of this ordinance when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinance. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)

VIOLATION: The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

WATER
SURFACE
ELEVATION:

The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

7-8-3: GENERAL PROVISIONS

- A. **Lands to which this Ordinance Applies:** The ordinance shall apply to all areas of special flood hazard within the jurisdiction of the City of River Heights, Utah.
- B. **Basis for Establishing the Areas of Special Flood Hazard:** The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for the City of River Heights," dated May 9, 2023, with accompanying Flood Insurance Rate Maps and Flood Boundary-Floodway Maps (FIRM and FBFM) and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance.
- C. **Establishment of Development Permit:** A Development Permit shall be required to ensure conformance with the provisions of this ordinance.
- D. **Compliance:** No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this ordinance and other applicable regulations.
- E. **Abrogation and Greater Restrictions:** This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- F. **Interpretation:** In the interpretation and application of this ordinance, all provisions shall be:
 - 1. Considered as minimum requirements;
 - 2. Liberally construed in favor of the governing body; and
 - 3. Deemed neither to limit nor repeal any other powers granted under State statutes.
- G. **Warning and Disclaimer or Liability:** The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the community or any official or employee thereof for any flood damage that results from reliance on

this ordinance or any administrative decision lawfully made there under.

- H. Severability: If any section, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court, the remainder of the ordinance shall not be affected.

7-8-4: ADMINISTRATION

- A. The mayor or mayor's designee is hereby appointed the Floodplain Administrator to administer and implement the provisions of this ordinance and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.
- B. Duties and Responsibilities of the Floodplain Administrator: Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:
1. Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance.
 2. Review permit application to determine whether proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
 3. Review, approve or deny all applications for development permits required by adoption of this ordinance.
 4. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State, or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
 5. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
 6. Notify, in riverine situations, adjacent communities and the State Coordinating Agency, which is the Utah National Floodplain Coordinator, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
 7. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
 8. When base flood elevation data has not been provided in accordance with 7-8-3: B, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of 7-8-5.

9. When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
10. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision).

C. Permit Procedures:

1. Application for a Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:
 - a. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
 - b. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
 - c. A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of 7-8-5: B.2.
 - d. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
 - e. Maintain a record of all such information in accordance with 7-8-4: B.1.
2. Approval or denial of a Development Permit by the Floodplain Administrator shall be based on all the provisions of this ordinance and the following relevant factors:
 - a. The danger to life and property due to flooding or erosion damage;
 - b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - c. The danger that materials may be swept onto other lands to the injury of

- others;
- d. The compatibility of the proposed use with existing and anticipated development;
- e. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- f. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
- g. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
- h. The necessity to the facility of a waterfront location, where applicable;
- i. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- j. The relationship of the proposed use to the comprehensive plan for that area.

D. Variance Procedures:

1. An Appeal Authority as established by the City shall hear and render judgement on requests for variances from the requirements of this ordinance.
2. The Appeal Authority shall hear and render judgement on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.
3. Any person or persons aggrieved by the decision of the Appeal Authority may appeal such decision in the courts of competent jurisdiction.
4. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
5. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this ordinance.
6. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in 7-8-4: C.2. have been fully considered.

As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

7. Upon consideration of the factors noted above and the intent of this ordinance, the Appeal Authority may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this ordinance (7-8-1: C.).
8. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
9. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
10. Prerequisites for granting variances:
 - a. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - b. Variances shall only be issued upon:
 - (1) Showing a good and sufficient cause;
 - (2) A determination that failure to grant the variance would result in exceptional hardship to the applicant, and
 - (3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - c. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
11. Variances may be issued by the City for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - a. The criteria outlined in 7-8-4: D.1.-10. are met, and
 - d. The structure or other development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety:

7-8-5: PROVISIONS FOR FLOOD HAZARD REDUCTION

- A. **General Standards:** In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:
1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
 3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
 4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
 5. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
 6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
 7. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- B. **Specific Standards:** In all areas of special flood hazards where base flood elevation data has been provided as set forth in 7-8-3: B., 7-8-4: B.8., or 7-8-5: C.3., the following provisions are required:
1. **Residential Construction** - new construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in 7-8-4: C.1.a. is satisfied.
 2. **Nonresidential Construction** - new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic

loads and effects of buoyancy. A reconstruction or a professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.

3. Enclosures - new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

- a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- b. The bottom of all openings shall be no higher than one foot above grade.
- c. Openings may be equipped with screens, louvers, valves, or other coverings or devices if they permit the automatic entry and exit of floodwaters.

4. Manufactured Homes

- a. Require that all manufactured homes be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
- b. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- c. Require that manufactured homes be placed or substantially improved on

sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this section be elevated so that either:

- (1) The lowest floor of the manufactured home is at or above the base flood elevation, or
- (2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

5. Recreational Vehicles - Require that recreational vehicles placed on sites within Zones A1- 30, AH, and AE on the community's FIRM either:
 - a. Be on the site for fewer than 180 consecutive days,
 - b. Be fully licensed and ready for highway use, or
 - c. Meet the permit requirements of 7-8-4: C.1.a. and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

C. Standards for Subdivision Proposals:

1. All subdivision proposals including the placement of manufactured home parks, subdivisions, and other developments shall be consistent with 7-8-1: B., C. and D. of this ordinance.
2. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Development Permit requirements of 7-8-3: C., 7-8-4: C.; and the provisions of 7-8-5: of this title.
3. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which are greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to 7-8-3: B. or 7-8-4: B.8. of this title.
4. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
5. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

D. Standards for Areas of Shallow Flooding (AO/AH Zones)

Located within the areas of special flood hazard established in 7-8-3: B., are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

1. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
2. All new construction and substantial improvements of non-residential structures:
 - a. Have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or;
 - b. Together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
3. A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section, as proposed in 7-8-4: C.1.a., are satisfied.
4. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

E. Floodways

Floodways located within areas of special flood hazard established in 7-8-3: B., are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
2. If 7-8-5: E.1. above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of 7-8-5.
3. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood

Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision through FEMA.

~~4. Designate a regulatory floodway which will not increase the Base Flood level more than 1 foot.~~

7-8-6: PENALTIES FOR NONCOMPLIANCE

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a Class C misdemeanor. The penalty for such violations shall be as described in Title 1, Chapter 4 of this River Heights City Code. Nothing herein contained shall prevent the City of River Heights from taking such other lawful action as is necessary to prevent or remedy any violation. (2-2023, 05-02-23)

(2-2023, 5-02-23)

Approved by the River Heights City Council on May 2, 2023. Effective May 4, 2023, upon posting.

Jason Thompson, 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: 06/30/2023 *Completion Date: 05/04/2023

*CAO Name: Jason Thompson 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

EQUIPMENT LEASE-TO-OWN AGREEMENT

THIS EQUIPMENT LEASE TO OWN AGREEMENT ("Agreement") is made and entered into by and between _____ ("Lessee"), and River Heights City ("Lessor") on April ____, 2023.

RECITALS

- A. Lessor is the owner of the equipment described in Exhibit A attached hereto.
- B. Lessee is a Utah municipality.
- C. Lessee is currently in need of the equipment subject of this Agreement.
- D. Lessor and Lessee have communicated to one another the above-described circumstances, and have heretofore negotiated the terms of this Lease to Own Agreement and desire to memorialized the terms of their agreement.

NOW, THEREFORE, in consideration of the covenants promises hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Lessor and Lessee hereby agree as follows:

1. Lease. The Lessor leases to the Lessee and the Lessee rents from the Lessor the equipment listed on Exhibit A ("Equipment").
2. Initial Term. The initial term of this Agreement shall begin upon the execution of this Agreement and shall run for a period of 1 year.
3. Option to Extend. Lessee shall have the option to extend this Agreement for 5 additional 1 year terms by giving 30 days' notice to Lessor. Any extended terms shall be governed by this Agreement and all provisions, including the rental cost, shall be the same as the initial term.
4. Rental Payment. The Lessee's obligation to pay rental hereunder shall begin on May 1, 2023. The Lessee shall pay Lessor at the place as Lessor shall designate, without prior demand therefore and without any deduction or set-off whatsoever, fixed a yearly amount of \$5,000.00 per year.
5. Option to Purchase. Provided that Lessee does not incur any breach in the terms and conditions of this Agreement, the Lessor grants the Lessee the option to purchase the Equipment following the end of the Lease Period or any extended term. The purchase price after the initial term shall be \$19,000.00. The Lessee shall give the Lessor a fifteen-day written notice before exercising this option. During any subsequent terms, the purchase price shall decrease by the accumulated Rental Payments made during any additional terms (For Example, if the Lessee exercises the option to purchase after the first additional term following the initial term, the option price would be \$14,000 (\$19,000 subtracting 2024 rental payment of \$5,000)).

6. Maintenance. Lessee shall maintain the Equipment in serviceable condition, at its sole cost and expense, subject only to warranty obligations of the manufacturer.
7. Risk of Loss. The Lessor shall be relieved from all risks of physical loss or damage to the Equipment during periods of transportation and use.
8. Insurance. The Lessee shall, at its own cost and expense, to keep the Equipment insured to protect all interests of the Lessee and Lessor, against all risks of loss, theft, or damage from every cause whatsoever, for not less than the then current value of the Equipment. The insurance policies and the proceeds therefrom shall be the sole property of the Lessor and the Lessor shall be named as a co-insured in all policies and as sole loss payee thereunder. Lessee shall purchase insurance in the amount reasonable under the circumstances to cover the liability of the Lessee for public liability and shall exhibit such policies to Lessor within thirty (30) days of this Agreement.
9. Ownership. The Equipment shall—other than if the Lessee exercises its option to purchase the equipment as described herein—at all times remain the property of the Lessor and the Lessee shall have no right or property interest therein but only the right to use the same under this Lease. Lessor shall have the right to display notice of its ownership by affixing to the Equipment an identifying plate, stencil, or other indicia of ownership.
10. Taxes and Licenses. The Lessor shall pay all taxes, license fees, and assessments levied on the Equipment or relating to this Lease. The Lessor will cooperate with the Lessee and furnish the Lessee with any information available to the Lessor in connection with the Lessee's obligations under this paragraph.
11. Encumbrances. Lessee shall keep the Equipment free and clear of all judgments, levies, liens, and encumbrances.
12. Costs and Attorney Fees. In the event of failure to faithfully perform the terms of the agreement, the defaulting party shall pay all costs, including reasonable attorney's fees, resulting from the enforcement of this contract or any right arising out of such breach.
13. Notices. Any notice, election, payment, report or other correspondence required or permitted hereunder shall be deemed to have been properly given or delivered when made in writing and (a) delivered personally to the party to whom directed, (b) when sent by United States mail with all necessary postage or charges fully prepaid and addressed to the party to whom directed at its below specified address, or (c) when transmitted by email or telephone text messaging to the party to whom directed at the below specified email and/or telephone number. Any party may at any time change its address, email or telephone number for purposes of this Agreement by giving written notice of such change of address to all other parties.

IF TO LESSOR:

Rodney Ellis

LESSOR:
COMPANY

By:
Its:

LESSEE:
RIVER HEIGHTS CITY

By: Jason Thompson
Its: Mayor

ATTEST:

By: Sheila Lind, City Recorder

Report Criteria:

- Print Fund Titles
- Page and Total by Fund
- Print Source Titles
- Total by Source
- Print Department Titles
- Total by Department
- All Segments Tested for Total Breaks

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
General Fund				
Taxes				
10-31-10	Property Tax	113,051.89	115,000.00	115,000.00
10-31-20	Sales Tax	250,374.40	386,000.00	386,000.00
10-31-30	Franchise Tax	66,236.26	76,000.00	76,000.00
10-31-50	Redemption Taxes	259.69	700.00	700.00
10-31-60	UPP Taxes (personal property)	-4,490.79	7,500.00	7,500.00
10-31-70	UPP Fees & Lieu (Vehicle Tax)	4,489.37	7,000.00	7,000.00
Total Taxes:		438,902.40	592,200.00	592,200.00
Licenses and Permits				
10-32-10	Zoning Clearance Permits	1,345.00	4,000.00	4,000.00
10-32-20	Home Occupation License	1,710.00	2,300.00	2,300.00
10-32-30	Conditional Use Permits	300.00	400.00	400.00
10-32-40	Subdivision Fees	266.25	4,000.00	4,000.00
2-50	Cache County 20% Bldg. Fee	2,436.83	3,000.00	3,000.00
2-60	Dog Fees	5,328.00	6,300.00	6,300.00
10-32-65	Sanitation	108,978.27	184,000.00	184,000.00
10-32-70	Impact Fees - Parks	.00	3,000.00	.00
10-32-75	Impact Fees - Roads	.00	9,500.00	.00
10-32-80	Storm Drainage	14,616.66	25,000.00	25,000.00
10-32-85	911	19,209.50	33,000.00	33,000.00
Total Licenses and Permits:		154,190.51	274,500.00	262,000.00
Intergovernmental Revenue				
10-33-10	State Liquor	.00	.00	.00
10-33-15	Mass Transit Taxes	25,012.77	.00	.00
10-33-20	Class 'C' Road	58,084.83	92,000.00	.00
10-33-25	Park Grant (RAPZ)	45,201.00	5,000.00	.00
Total Intergovernmental Revenue:		128,298.60	97,000.00	.00
Charges for Services				
10-34-10	Parks and Rec. & Rent Park	2,050.00	3,400.00	3,400.00
10-34-30	Late Fees	150.01	300.00	300.00
10-34-40	School Building Rental Income	19,100.00	90,000.00	90,000.00
Total Charges for Services:		21,300.01	93,700.00	93,700.00
Fines and Forfeitures				
10-35-10	Fines and Forfeitures	461.99	1,400.00	1,400.00
Total Fines and Forfeitures:		461.99	1,400.00	1,400.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
Other Revenue				
10-36-17	Apple Days-Fun Run	.00	110.00	110.00
10-36-18	Apple Days-Tennis	.00	60.00	60.00
10-36-20	Apple Days-Promotion/Entertain	.00	78.00	78.00
10-36-21	Vendor Booth-Apple Days	508.12	255.00	255.00
10-36-30	Rent - City Building	50.00	900.00	900.00
10-36-60	Interest Income	12,864.76	800.00	18,000.00
Total Other Revenue:		13,422.88	2,203.00	19,403.00
Administration				
10-41-01	Mayor and Council	21,700.00	26,040.00	26,040.00
10-41-03	Treasurer	6,775.41	8,300.00	8,800.00
10-41-05	Recorder	21,014.98	27,600.00	29,100.00
10-41-06	Finance Director	3,348.85	6,120.00	6,120.00
10-41-10	Supervisor of Public Works	16,214.91	16,300.00	17,300.00
10-41-15	Payroll Taxes	5,264.13	8,400.00	8,400.00
10-41-16	Health Insurance	10,448.13	2,200.00	2,200.00
10-41-18	Retirement	.00	3,410.00	8,410.00
10-41-40	Audit	2,805.00	3,800.00	3,800.00
10-41-41	Professional Fees	4,345.00	7,400.00	7,400.00
10-41-43	Legal	7,964.75	16,000.00	16,000.00
10-41-46	Dues and Subscriptions	3,318.26	2,250.00	2,250.00
10-41-55	Insurance Liability and Other	364.79	3,750.00	3,750.00
10-41-65	Repairs and Maintenance	282.94	500.00	500.00
10-41-70	Training and Meetings	410.00	500.00	500.00
10-41-75	Gas	114.55	.00	.00
10-41-80	Bank Service Charges	3,067.36	1,600.00	1,600.00
10-41-90	Depreciation Expense	.00	74,900.00	.00
10-41-95	Miscellaneous	49.00	400.00	400.00
Total Administration:		108,660.48	209,470.00	142,570.00
Office Expenses				
10-44-10	Office and General Supplies	4,964.00	5,500.00	5,500.00
10-44-12	Office Cleaning	74.76	144.75	144.75
10-44-15	Dinner & Party	1,029.91	1,750.00	1,750.00
10-44-17	Computer Maintenance	.00	1,600.00	1,600.00
10-44-20	Computer Updates	.00	500.00	500.00
10-44-25	Computer - Recorder	.00	550.00	550.00
10-44-30	Copy Machine Maintenance	33.89	1,500.00	1,500.00
10-44-35	1/3 Caselle	852.21	1,100.00	1,100.00
10-44-40	Elections	.00	.00	.00
10-44-45	Fax, Copier, Printer	8,031.18	6,750.00	6,750.00
10-44-47	Fire Extinguisher Service	233.00	250.00	250.00
10-44-50	Newsletter/Fliers	600.00	1,575.00	1,575.00
10-44-52	Newspaper Ads	474.34	1,400.00	1,400.00
10-44-55	Postage	807.05	1,600.00	1,600.00
10-44-60	Cash Over/Cash Under Petty CSH	125.27	.00	.00
10-44-65	Software	1,323.87	2,300.00	2,300.00
10-44-70	Training - Recorder	.00	1,000.00	1,000.00
10-44-75	Gas	11,726.36	700.00	700.00
10-44-77	Electricity	2,679.61	1,300.00	1,300.00
10-44-78	Telephone	2,878.30	2,500.00	2,500.00
10-44-79	Internet	297.72	800.00	800.00
10-44-80	Web Page Domain	360.00	400.00	400.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
10-44-85	Web Master	70.00	400.00	400.00
Total Office Expenses:		36,561.47	33,619.75	33,619.75
Community Affairs				
10-48-04	Recorder	.00	1,000.00	1,000.00
10-48-17	Apple Days-Fun Run	.00	250.00	250.00
10-48-18	Apple Days-Tennis	.00	250.00	250.00
10-48-20	Apple Days-Promotion/Entertain	7,747.53	8,000.00	8,000.00
10-48-21	Events (X-mas Tree Lighting)	2,331.67	2,500.00	2,500.00
10-48-30	Civic Projects	.00	4,000.00	4,000.00
10-48-50	Summer Reading Program	134.85	350.00	350.00
10-48-55	Float Decorations/Parades	.00	1,000.00	1,000.00
10-48-60	Library	.00	4,700.00	4,700.00
10-48-70	Royalty/Ambassadors	1,773.08	5,500.00	5,500.00
Total Community Affairs:		11,987.13	27,550.00	27,550.00
Planning & Zoning				
10-51-07	Planning Commission	934.00	1,200.00	1,200.00
10-51-15	Payroll Taxes	.00	.00	.00
10-51-19	Advertising, Notices	.00	300.00	300.00
10-51-20	Cache County Planner	2,886.80	.00	.00
10-51-25	Copies of Ordinances, Maps, Ot	.00	50.00	50.00
10-51-30	Pass Through Fees-PZ	.00	5.00	5.00
10-51-41	Professional Fees	.00	750.00	750.00
1-45	Training	.00	500.00	500.00
Total Planning & Zoning:		3,820.80	2,805.00	2,805.00
Public Safety				
10-54-10	Crossing Guards	9,330.53	12,900.00	12,900.00
10-54-15	Payroll Taxes	743.47	1,300.00	1,300.00
10-54-19	Crossing Guard Supplies	125.00	150.00	150.00
10-54-20	Crossing Guard Training	28.41	200.00	200.00
10-54-25	Emergency Preparedness	6,512.40	15,000.00	15,000.00
10-54-30	Fire/EMS	136,109.44	140,000.00	140,000.00
10-54-40	911	18,351.00	25,000.00	25,000.00
10-54-60	Police	16,736.00	17,000.00	17,000.00
10-54-70	Animal Control	5,985.66	6,700.00	6,700.00
10-54-75	Electricity - School Flashers	1,554.54	300.00	300.00
Total Public Safety:		195,476.45	218,550.00	218,550.00
Roads				
10-60-10	Supervisor - Roads	14,443.56	16,300.00	17,300.00
10-60-11	Part-Time Wages	1,333.31	2,600.00	2,600.00
10-60-12	Maintenance Assistant	10,248.86	11,800.00	12,550.00
10-60-15	Payroll Taxes	2,026.31	3,100.00	3,100.00
10-60-16	Health Insurance	11,892.72	8,200.00	8,200.00
10-60-18	Retirement	.00	2,110.00	3,610.00
10-60-26	Street Painting	4,302.51	6,500.00	.00
10-60-30	Walkway Repairs	.00	15,000.00	.00
10-60-40	Signs	2,386.45	6,000.00	.00
10-60-41	Engineering/Professional Fees	2,032.07	2,500.00	.00
10-60-46	Dues and Subscriptions	.00	.00	.00

Account Number	Account Title	2022-23	2022-23	2023-24
		Current year Actual	Current year Budget	Future year Budget
10-60-50	Gas, Oil & Vehicle Repair	1,830.56	5,500.00	.00
10-60-55	Snow Removal	15,569.34	20,000.00	.00
10-60-56	Insurance, Liability and Other	611.23	7,400.00	.00
10-60-60	Street Lighting	10,812.36	14,500.00	.00
10-60-65	Street Repairs	.00	600.00	.00
10-60-75	Gas - Heating Garage	870.02	600.00	.00
10-60-76	Storm Water	3,196.61	22,500.00	.00
10-60-80	Repairs and Maintenance	2,812.30	9,000.00	9,000.00
10-60-90	Storm Water/Irrigation	26.47	2,000.00	2,000.00
Total Roads:		84,394.68	156,210.00	58,360.00
Parks & Recreation				
10-70-10	Supervisor - Parks	14,509.24	16,300.00	17,300.00
10-70-11	Part-Time Wages	1,866.65	3,600.00	3,600.00
10-70-12	Maintenance Assistant	12,298.60	14,200.00	15,200.00
10-70-15	Payroll Taxes	2,230.77	3,400.00	3,400.00
10-70-16	Health Insurance	13,482.93	9,600.00	9,600.00
10-70-18	Retirement	.00	2,300.00	4,700.00
10-70-30	Cleaning Supplies	106.53	600.00	600.00
10-70-40	Maintenance Ryan's Park	20.00	3,000.00	3,000.00
10-70-41	Professional Fees	.00	3,000.00	3,000.00
10-70-45	Maintenance - Grounds	2,882.48	4,200.00	4,200.00
10-70-55	Plant Restoration	.00	1,000.00	1,000.00
10-70-56	Insurance Liability and Other	200.21	1,800.00	1,800.00
10-70-65	Soccer League Expenses	324.00	1,000.00	1,000.00
10-70-72	Park Deposit Refund	1,225.00	750.00	750.00
10-70-74	Building Deposit Refund	.00	600.00	600.00
10-70-75	Gas	731.11	800.00	800.00
10-70-77	Electricity	2,618.06	900.00	900.00
10-70-80	Repairs & Maintenance	2,645.58	7,000.00	7,000.00
10-70-82	Dugout Benches - Ball Diamond	.00	500.00	500.00
10-70-83	RAPZ-Population Based Expenses	.00	3,076.00	3,076.00
10-70-86	Park Restroom	104.68	1,600.00	1,600.00
10-70-90	Miscellaneous	.00	1,000.00	1,000.00
Total Parks & Recreation:		55,245.84	80,226.00	84,626.00
School Building Expenses				
10-75-75	School Building Gas	.00	30,000.00	30,000.00
10-75-77	School Building Electricity	2,476.75	3,200.00	3,200.00
10-75-79	School Building Internet	.00	.00	.00
10-75-80	School Repairs & Maintenance	3,250.07	5,000.00	5,000.00
Total School Building Expenses:		5,726.82	38,200.00	38,200.00
Other Expenses				
10-90-10	Sanitation	137,903.60	150,000.00	160,000.00
10-90-92	Transfer to CP Fund	144,372.24	144,372.25	202,422.25
Total Other Expenses:		282,275.84	294,372.25	362,422.25
General Fund Revenue Total:		756,576.39	1,061,003.00	968,703.00
General Fund Expenditure Total:		782,149.51	1,061,003.00	968,703.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
	Net Total General Fund:	25,573.12-	.00	.00

Account Number	Account Title	2022-23 Current year Actual-	2022-23 Current year Budget	2023-24 Future year Budget
CLASS C ROAD MASS TRANSIT				
Intergovernmental Revenue				
11-33-15	Mass Transit Taxes	.00	.00	25,000.00
11-33-20	Class 'C' Road	.00	.00	92,000.00
Total Intergovernmental Revenue:		.00	.00	117,000.00
Other Revenue				
11-36-60	Interest Income	.00	.00	.00
Total Other Revenue:		.00	.00	.00
Roads				
11-60-26	Street Painting	.00	.00	6,500.00
11-60-30	Walkway Repairs	.00	.00	15,000.00
11-60-40	Signs	.00	.00	6,000.00
11-60-41	Engineering/Professional Fees	.00	.00	2,500.00
11-60-50	Gas, Oil & Vehicle Repair	.00	.00	5,500.00
11-60-55	Snow Removal	.00	.00	20,000.00
11-60-56	Insurance, Liability and Other	.00	.00	7,400.00
11-60-60	Street Lighting	.00	.00	14,500.00
11-60-65	Street Repairs	.00	.00	39,000.00
11-60-75	Gas - Heating Garage	.00	.00	600.00
Total Roads:		.00	.00	117,000.00
CLASS C ROAD MASS TRANSIT Revenue Total:		.00	.00	117,000.00
CLASS C ROAD MASS TRANSIT Expenditure Total:		.00	.00	117,000.00
Net Total CLASS C ROAD MASS TRANSIT:		.00	.00	.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
Capital Projects Fund				
Intergovernmental Revenue				
40-33-25	Park Grant (RAPZ)	75,000.00	75,000.00	.00
Total Intergovernmental Revenue:		75,000.00	75,000.00	.00
Other				
40-36-10	Interest - Capital Improvement	3,838.94	3,000.00	6,000.00
40-36-90	Transfers from General Fund	144,372.24	144,372.25	202,422.25
40-36-99	Appropriated Fund Balance	.00	544,689.75	.00
Total Other:		148,211.18	692,062.00	208,422.25
Administration				
40-41-83	Administrative	.00	22,000.00	.00
Total Administration:		.00	22,000.00	.00
Capital Projects				
40-60-83	Roads	62,376.58	60,000.00	.00
40-60-84	Lower Well	23,556.48	99,113.00	.00
40-60-85	400 South Sidewalk-Sect 1 W	9,607.50	62,712.00	.00
40-60-86	400 South Sidewalk-Sect 2 E	.00	53,118.00	.00
40-60-87	Mower	11,799.99	13,000.00	.00
40-60-88	Aesbestos Abatement - O Church	8,500.00	182,000.00	.00
0-89	Stewart Hill Park	149,701.40	200,119.00	.00
0-90	Stewart Hill Park (RAPZ funds)	75,000.00	75,000.00	.00
40-60-99	Reserves for future projects	.00	.00	202,422.25
Total Capital Projects:		340,541.95	745,062.00	202,422.25
Other Expenses				
40-80-83	Reserves	.00	.00	.00
Total Other Expenses:		.00	.00	.00
Capital Projects Fund Revenue Total:		223,211.18	767,062.00	208,422.25
Capital Projects Fund Expenditure Total:		340,541.95	767,062.00	202,422.25
Net Total Capital Projects Fund:		117,330.77-	.00	6,000.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
Park Impact Fees				
Licenses and Permits				
41-32-70	Impact Fees - Parks	.00	.00	5,000.00
Total Licenses and Permits:		.00	.00	5,000.00
Other Revenue				
41-36-60	Interest Income	.00	.00	.00
Total Other Revenue:		.00	.00	.00
Capital Projects				
41-60-81	Park Impact Fee Projects	.00	.00	5,000.00
Total Capital Projects:		.00	.00	5,000.00
Park Impact Fees Revenue Total:		.00	.00	5,000.00
Park Impact Fees Expenditure Total:		.00	.00	5,000.00
Net Total Park Impact Fees:		.00	.00	.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
Road Impact Fees				
Licenses and Permits				
42-32-75	Impact Fees - Roads	.00	.00	9,000.00
Total Licenses and Permits:		.00	.00	9,000.00
Other Revenue				
42-36-60	Interest Income	.00	.00	.00
Total Other Revenue:		.00	.00	.00
Capital Projects				
42-60-81	Road Impact Fee Projects	.00	.00	9,000.00
Total Capital Projects:		.00	.00	9,000.00
Road Impact Fees Revenue Total:		.00	.00	9,000.00
Road Impact Fees Expenditure Total:		.00	.00	9,000.00
Net Total Road Impact Fees:		.00	.00	.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
Water Fund				
Other				
51-36-10	Charges for Services - Water	348,652.46	446,000.00	476,000.00
51-36-15	Interest Earned - Water	24,312.26	9,600.00	29,600.00
51-36-20	Hookups & Other - Water	.00	1.00	1.00
51-36-30	Impact Fees - Water	.00	1.00	1.00
51-36-40	Water Connection Fees	.00	.00	.00
51-36-65	Grant-State of Utah-ARPA	245,696.00	246,000.00	.00
51-36-95	Misc. Income	205.00	.00	.00
51-36-96	Scrap Recovery	.00	1.00	1.00
51-36-98	Container Refunds	.00	1,400.00	1,400.00
51-36-99	Appropriated Fund Balance	.00	187,695.00	.00
Total Other:		618,865.72	890,698.00	507,003.00
Water Department				
51-40-01	Mayor and Council	4,650.00	5,580.00	5,580.00
51-40-03	Treasurer	6,576.14	8,100.00	9,100.00
51-40-05	Recorder	4,990.57	6,900.00	7,650.00
51-40-06	Finance Director	3,655.61	5,940.00	5,940.00
51-40-10	Supervisor - Public Works	23,630.18	24,500.00	39,500.00
51-40-11	Part Time Wages	1,599.95	3,100.00	3,100.00
51-40-12	Maintenance Assistant	12,298.59	14,200.00	15,200.00
51-40-15	Payroll Taxes	4,141.66	6,800.00	6,800.00
51-40-16	Health Insurance	17,119.99	10,300.00	10,300.00
51-40-18	Retirement	.00	3,460.00	13,460.00
51-40-20	1/3 Caselle Fee	731.64	1,100.00	1,100.00
51-40-22	Bad Debt	100.90	1,500.00	1,500.00
51-40-25	Billing Expense	158.31	300.00	300.00
51-40-26	Postage	784.91	1,100.00	1,100.00
51-40-37	Depreciation	.00	72,000.00	72,000.00
51-40-40	Audit	2,890.00	2,300.00	2,300.00
51-40-41	Professional Fees	3,157.67	8,000.00	8,000.00
51-40-43	Legal	.00	500.00	500.00
51-40-46	Dues and Subscriptions	1,009.00	1,100.00	1,100.00
51-40-50	Gas, Oil, & Vehicle Repair	2,556.41	3,100.00	3,100.00
51-40-51	Logan City Water Fees	6,410.14	8,000.00	8,000.00
51-40-55	Insurance Liability and Other	774.22	6,600.00	6,600.00
51-40-60	ProLog Water Share Assessment	3,770.00	6,500.00	6,500.00
51-40-65	Repairs and Maintenance	23,262.92	45,000.00	45,000.00
51-40-66	Materials and Supplies	2,370.46	4,500.00	4,500.00
51-40-70	Training and meetings	.00	700.00	700.00
51-40-75	Gas	5,441.78	2,400.00	2,400.00
51-40-77	Electricity	24,791.02	41,000.00	41,000.00
51-40-78	Telephone	2,638.30	4,000.00	4,000.00
51-40-79	Internet	297.62	400.00	400.00
51-40-80	Chlorine	2,039.00	4,000.00	4,000.00
51-40-86	Flow Meters	18,920.00	20,000.00	20,000.00
51-40-95	Miscellaneous	.00	150.00	150.00
Total Water Department:		180,565.19	323,130.00	350,880.00
Capital Projects				
51-50-70	Lower Well Water	.00	177,887.00	.00
51-50-71	River Heights Blvd water	174,302.50	200,000.00	.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
51-50-72	500 East water Line	4,060.00	106,000.00	.00
51-50-73	Stewart Hill Park water	.00	83,681.00	.00
51-50-99	Reserve for future projects	.00	.00	156,123.00
Total Capital Projects:		178,362.50	567,568.00	156,123.00
Water Fund Revenue Total:		618,865.72	890,698.00	507,003.00
Water Fund Expenditure Total:		358,927.69	890,698.00	507,003.00
Net Total Water Fund:		259,938.03	.00	.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
Sewer Fund				
Other				
52-36-10	Charges for Services - Sewer	217,156.13	360,000.00	360,000.00
52-36-20	Interest Earned - Sewer	19,750.70	12,700.00	25,700.00
52-36-25	Sewer Assessment & Other	.00	1.00	1.00
52-36-30	Impact Fees - Sewer	.00	1.00	1.00
52-36-40	Connection Fees	.00	.00	.00
52-36-50	Reimbursements-Sewer	.00	1.00	1.00
52-36-85	Asset Sale	.00	30,000.00	.00
Total Other:		236,906.83	402,703.00	385,703.00
Sewer Department				
52-40-01	Mayor and Council	4,650.00	5,580.00	5,580.00
52-40-03	Treasurer	6,576.14	8,100.00	8,850.00
52-40-05	Recorder	5,147.28	6,900.00	7,500.00
52-40-06	Finance Director	3,005.54	5,940.00	5,940.00
52-40-10	Supervisor - Public Works	8,579.79	8,200.00	9,200.00
52-40-11	Part Time Wages	533.34	1,000.00	1,000.00
52-40-12	Maintenance Assistant	6,149.35	7,100.00	7,850.00
52-40-15	Payroll Taxes	2,460.40	4,300.00	4,300.00
52-40-16	Health Insurance	8,407.47	4,900.00	4,900.00
52-40-18	Retirement	.00	1,710.00	11,710.00
52-40-20	1/3 Caselle Fee	786.77	1,100.00	1,100.00
52-40-22	Bad Debt	.00	100.00	100.00
52-40-25	Billing Expense	158.29	250.00	250.00
52-40-26	Postage	784.91	1,100.00	1,100.00
52-40-37	Depreciation	.00	23,000.00	23,000.00
52-40-40	Audit	.00	2,300.00	2,300.00
52-40-43	Legal	.00	1,200.00	1,200.00
52-40-45	Professional Fees	68.13	100.00	100.00
52-40-46	Dues and Subscriptions	100.00	50.00	50.00
52-40-50	Gas, Oil & Vehicle Repair	2,463.05	3,000.00	3,000.00
52-40-55	Insurance Liability and Other	814.98	6,900.00	6,900.00
52-40-65	Repairs and Maintenance	3,177.06	25,000.00	25,000.00
52-40-70	Training and meetings	.00	650.00	650.00
52-40-75	Gas	726.52	500.00	500.00
52-40-77	Electricity	387.31	400.00	400.00
52-40-78	Telephone	2,638.93	2,000.00	2,000.00
52-40-79	Internet	297.66	300.00	300.00
52-40-80	Sewer Treatment	177,987.18	175,000.00	175,000.00
52-40-85	Supplies	106.52	2,000.00	2,000.00
52-40-95	Reserves	.00	24,023.00	73,923.00
Total Sewer Department:		235,870.36	322,703.00	385,703.00
Capital Projects				
52-50-73	800 South Sewer Line	.00	80,000.00	.00
Total Capital Projects:		.00	80,000.00	.00
Sewer Fund Revenue Total:		236,906.83	402,703.00	385,703.00
Sewer Fund Expenditure Total:		235,870.36	402,703.00	385,703.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
	Net Total Sewer Fund:	1,036.47	.00	.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
Water Impact Fees				
Other				
56-36-30	Impact Fees - Water	.00	.00	5,000.00
56-36-60	Interest Income	.00	.00	.00
Total Other:		.00	.00	5,000.00
Capital Projects				
56-50-70	Impact Fee Projects	.00	.00	5,000.00
56-50-99	Reserves	.00	.00	.00
Total Capital Projects:		.00	.00	5,000.00
Water Impact Fees Revenue Total:		.00	.00	5,000.00
Water Impact Fees Expenditure Total:		.00	.00	5,000.00
Net Total Water Impact Fees:		.00	.00	.00

Account Number	Account Title	2022-23 Current year Actual	2022-23 Current year Budget	2023-24 Future year Budget
Sewer Impact Fees				
Other				
57-36-30	Impact Fees - Sewer	.00	.00	10,000.00
57-36-60	Interest Income	.00	.00	.00
Total Other:		.00	.00	10,000.00
Capital Projects				
57-50-70	Impact Fee Projects	.00	.00	10,000.00
57-50-99	Reserves	.00	.00	.00
Total Capital Projects:		.00	.00	10,000.00
Sewer Impact Fees Revenue Total:		.00	.00	10,000.00
Sewer Impact Fees Expenditure Total:		.00	.00	10,000.00
Net Total Sewer Impact Fees:		.00	.00	.00
Net Grand Totals:		118,070.61	.00	6,000.00

Print Criteria:

- Print Fund Titles
- Page and Total by Fund
- Print Source Titles
- Total by Source
- Print Department Titles
- Total by Department
- All Segments Tested for Total Breaks

Prepared by: CLR / JS
5-May-22

River Heights City Water Capital Facilities Plan - Engineer's Probable Cost				
Project Priority	Description	Project Total (2022)*	Projected Project Total (3% inflation)*	Prioritization Date
1	Lower Well Improvements	\$402,000	\$402,000	2022
2	River Heights Blvd - 400 East to 500 East	\$254,400	\$254,400	2022
3	500 E - River Heights Blvd to 400 South	\$105,600	\$108,768	2023
4	River Heights Blvd - 500 East to 600 East	\$244,800	\$259,708	2024
5	400 East - 400 South to 700 South	\$331,200	\$361,911	2025
6	Stewart Hill Drive - Connection Through Park **	\$98,210	\$117,268	2028
7	500 East - 400 South to 700 South	\$421,800	\$518,761	2029
8	Summerwild - 600 South to 700 South	\$336,000	\$438,404	2031
9	600 East - 600 South to 850 South	\$497,400	\$688,518	2033
10	River Heights Blvd - 600 E to Orchard Dr. (loop)	\$230,400	\$338,350	2035
11	Stewart Hill (multiple projects)	\$540,000	\$866,541	2038
TOTAL:		\$3,461,810	\$4,354,630	

* Includes design & construction engineering and 10% contingency.

** Public Works Priority - Recognize work will be completed in 2022.