

River Heights City

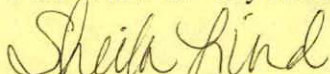
PLANNING COMMISSION AGENDA

Tuesday, January 15, 2019

Notice is hereby given that the River Heights City Planning Commission will hold its regular commission meeting beginning at 7:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 7:00 p.m. Pledge of Allegiance and Adoption of Previous Minutes and Agenda
- 7:05 p.m. Public Hearing to Discuss a Boundary Adjustment Request from Boyd Humpherys of 328 E Riverdale Ave
- 7:15 p.m. Discuss Possible Regulations of Airbnbs
- 7:30 p.m. Discuss Revisions to the General Plan
- 8:15 p.m. Adjourn

Posted this 10th day of January 2019



Sheila Lind, Recorder

Meeting attachments, drafts of previous minutes and audio recordings can be found on the State's Public Notice Website (pnn.utah.gov)

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

River Heights City Planning Commission
Minutes of the Meeting
January 15, 2019

Present: Commission members: Cindy Schaub, Chairman
Noel Cooley
Heather Lehnig
Chris Milbank

Recorder Sheila Lind

Excused Councilmember Blake Wright
Commissioner Lance Pitcher

Others Present Boyd and Richard Humpherys, Janet Matthews

Motions Made During the Meeting

Motion #1

Commissioner Cooley moved to "approve the minutes of the December 4, 2018 Commission Meeting as corrected." Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank and Schaub in favor. No one opposed. Pitcher was absent.

Motion #2

Commissioner Cooley moved to "approve the boundary adjustment application of Boyd Humpherys of 328 East Riverdale Ave." Commissioners Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank and Schaub in favor. No one opposed. Pitcher was absent.

Proceedings of the Meeting

The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on January 15, 2019.

Pledge of Allegiance: Commissioner Lehnig led in the Pledge of Allegiance.

Adoption of Prior Minutes and Agenda: Minutes for the December 4, 2018 Planning Commission Meeting were reviewed with the following changes: On line 60; "connecting to the existing water lines will be difficult because Logan has allowed building over the existing easement" replaced "... it is not accessible because Logan has allowed building over the easement." On line 63; "... since River Heights' zoning is currently limited to single family" replaced "... since cities of River Heights' size are not required to turn in an affordable housing plan."

Commissioner Cooley moved to "approve the minutes of the December 4, 2018 Commission Meeting as corrected." Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank and Schaub in favor. No one opposed. Pitcher was absent.

45 Public Hearing to Discuss a Boundary Adjustment Request from Boyd Humpherys of 328 E
46 Riverdale Ave: Richard Humpherys explained the corrections made since the last hearing was held
47 when their first application was approved. Since then, they realized current zoning doesn't allow two
48 dwellings on one parcel. They have redrawn the boundaries so that each lot is now conforming to
49 city ordinance. To their surprise, their survey matched perfectly with the 1922 survey. Discussion
50 was held on Lot 1 only having an 87' frontage on the north, in an R-1-12 zone. The home currently on
51 this (corner) lot does not front either road. It was determined that, should it be torn down and a new
52 one built, it would need to front 300 East.

53 **Commissioner Cooley moved to "approve the boundary adjustment application of Boyd**
54 **Humpherys of 328 East Riverdale Ave."** **Commissioners Milbank seconded the motion, which**
55 **carried with Cooley, Lehnig, Milbank and Schaub in favor. No one opposed. Pitcher was absent.**

56 Discuss Possible Regulations of Airbnbs: Recorder Lind explained there is currently one Airbnb
57 in River Heights, which is licensed as a home business. The woman who runs it, lives in the home and
58 is very particular on who she has stay there. However, there could be situations where entire homes
59 are rented out, which may cause concern in neighborhoods. Discussion was held on other cities
60 regulations.

61 Commissioner Cooley suggested deciding first, if River Heights would want to allow Airbnbs in
62 homes that aren't occupied by the owners. He suggested looking into how Logan and Providence
63 handle it. His biggest concern was parking, which could be regulated. He suggested requiring a
64 conditional use permit so neighbors would be aware and be able to voice their concerns.

65 They liked the Glendale ordinance because it was brief but covered most concerns.

66 Commissioner Milbank volunteered to do some research on which direction River Heights may
67 want to go. Commissioner Schaub felt River Heights wouldn't want to allow an Airbnb in a home that
68 wasn't lived in by the owner. Commissioner Cooley suggested a condition could be that each
69 neighbor within 300 feet, have the contact information of the management of the home.

70 Discuss Revisions to the General Plan: Commissioner Cooley discussed his revisions of the
71 infrastructure chapter. Regarding 4.1.5, he has talked with a member of the water conservancy
72 district and was informed that wells for new homes are generally granted. However, they have not
73 approved well applications for any cities and won't until the state, county and district come to an
74 agreement on how this water will be used, thus the amendments in this section of the General Plan.
75 He discussed the reason for his changes to 4.2.1:7, was due to development in some of the areas.

76 Discussion was held on the possibility of water rations. Commissioner Cooley said this would
77 happen only if the main pump went down or if the aquifer lowers. He will talk to Councilmember
78 Clausen about his desire for the city to buy more water shares that could potentially be turned into
79 additional water rights for the city.

80 Commissioner Cooley handed out and discussed a list of all properties within the current city
81 boundaries which could potentially be developed. The computations show a possibility of 60 new
82 connections, which would fit within the city's capacity for water.

83 Commissioner Schaub briefly discussed the land use section. She would like to require a 100-
84 foot buffer along 600 South and 1000 East between the road and future development. She likes
85 openness along the roads.

86 Commissioner Milbank asked if it would be worth waiting on changes to some of the sections
87 until the next census came out so the figures would be correct. The group felt it would be okay to
88 move ahead without the census figures.

Commissioner Cooley will send his revisions to Recorder Lind to have available for the next meeting. Land Use will be discussed in more detail at the next meeting.

The meeting adjourned at 8:10 p.m.

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Cindy Schaub, Commission Chair



Sheila Lind, Recorder

Meeting Schedule

The River Heights Planning Commission meets on the 1st and 3rd Tuesdays of each month at 7:00 p.m. Applications are due by 12:00 noon, two weeks prior to the meeting.

Application Fee Schedule

Flag Lot	150.00
Minor Subdivision, PUD	
Sketch Plan	200.00
Final Plat	400.00
Subdivision/PUD	
Sketch Plan	200.00
Preliminary Plat (10 lots and under)	1500.00
Final Plat	500.00
Preliminary Plat (11 lots and over)	3000.00
Final Plat	800.00
Commercial/Commercial Parking Lot Development	
Preliminary Layout and Design Review	200.00
Final Layout Submittal	400.00
Petition for Zone Change	300.00
Boundary Line Adjustment	150.00

River Heights City shall have the city engineer review the preliminary and final plats for all proposed subdivisions. The cost for all subdivision engineering review shall be billed to and paid for by River Heights City. River Heights City will then bill the developer for 100% of the actual cost incurred by the city for the engineering review of the plan. Payment is required within thirty (30) days from the time the bill is sent. The applicant/developer shall be responsible for all legal expenses and costs by the city for collection of any fees required herein. The final plat shall not be reviewed by the city until the costs to review the preliminary plat and any attorney fees incurred, have been paid in full, by the developer.

Boyd V. N. Humphrey
Signature of Applicant/Developer

12-20-18
Date

Checklist of needed items

- Application
- Current Cache County Recorders Plat map showing applicant's property and adjacent properties
- Plat map with all information required
- Fee

For City Use Only: Amt Paid 85.00* Date Received 12/20/18 Receipt # _____ By SJ
 Amt Paid _____ Date Received _____ Receipt # _____ By _____
 Amt Paid _____ Date Received _____ Receipt # _____ By _____

*\$100 - is for surrounding property research. Used prior list.

RIVER HEIGHTS CITY

520 South 500 East * 435-752-2646

Application for Project Review

Type of Application

Subdivision Minor Subdivision Flag Lot Rezone Boundary Adjustment Commercial Development Commercial Parking

Applicant Phone Number email address

Boyd Humpherys

Mailing Address, City, State, Zip

328 EAST Riverdale AVE Logan Utah 84321

Property Owner of Record Phone Number

Boyd Humpherys

Mailing Address, City, State, Zip

328 EAST Riverdale Ave. Logan Utah 84321

Project Name Internal Re-Alignment of 3 parcels belonging to Boyd Humpherys

Property Address County Parcel ID Number 328 EAST Riverdale Ave. 0025, 0027, 0028 Logan Utah 84321

Size of Lot Size of Building Number of Dwellings/Units/Lots N/A 2 Dwellings / 3 parcels

Describe the proposed project Total current property is 6.2 acres existing in 3 parcels. The main home is legal non conforming, with the western boundary running through the house and the eastern boundary does not meet current offset code. This will make the house conforming. In case of emergency, this will allow the largest parcel to be sold while maintaining the

We certify we are the developer and record owner of this property and we consent to the submittal of application. Places of Residence. N/A Boyd Humpherys 12-20-18

Developer Date Property Owner Date

There are no plans for development

GLENDALE TOWN ORDINANCE 04-19-18

AN ORDINANCE OF GLENDALE TOWN CORPORATION, UTAH, AMENDING THE GLENDALE MUNICIPAL CODE BY ADOPTING THIS SECTION PERTAINING TO THE REGULATION OF VACATION RENTALS AND THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AFTER FINAL PASSAGE.

WHEREAS, Glendale Town has a duty to preserve the health, safety and welfare of its inhabitants; and

WHEREAS, State-wide and City-wide Vacation rental applications have risen significantly; and

WHEREAS, the Town Council and Mayor find and determine that an ordinance is necessary in allowing for Vacation Rentals in the Town limits but that the industry needs to be regulated; and

WHEREAS, in the interests of the health, safety and welfare of its citizens. Glendale Town deems it appropriate and necessary to regulate Vacation Rentals.

BE IT ORDAINED by the Town Council of Glendale Town Corporation, State of Utah:

Section 1. Section adopted

This section of the Glendale Town Code is hereby adopted to read and provide as follows:

A. REGULATION OF VACATION RENTALS:

(1) **Definition of VACATION RENTALS:** Vacation Rental shall be defined as: A transient lodging facility in a single family dwelling unit or tiny house unit as part of a planned unit development (PUD), accessory dwelling unit (ADU), 240 square foot minimum for less than thirty (30) consecutive days as an alternative to a hotel or motel.

(2) **Permit:** A Glendale Town business license, Utah State Sales Tax ID# and a conditional use permit shall be required for all Vacation Rentals, regardless of the zone of the property. Glendale Town Planning and Zoning Committee shall recommend approval or denial of the conditional use permit to the Glendale Town Council. Glendale Town reserves the right to revoke a conditional use permit issued under this section if: a *licensee* engages in a pattern of unlawful activity or if the licensee violates state law or local ordinances.

(3) **Occupancy:** Occupied at any time by less than thirteen (13) individuals of a single group on a temporary basis.

(4) **Parking:** A maximum of two (2) cars may be parked on Glendale Towns right-of-way. Autos parked on Glendale Towns right-of-way must **NOT** restrict traffic flow, block clear sight distance at intersections, or infringe on other property rights-of-way.

(5) **Camping:** No camp trailers, recreational vehicles (RVs), tents, or any similar non-permanent structure on Vacation Rental properties will be allowed for rental purposes, or as an add on feature to rental agreement.

(6) Complaints: The 1st complaint received by Glendale Town will result in a letter being sent to the property owner. The 2nd complaint will result in a second letter sent to the property owner and the conditional use permit will be in jeopardy of being revoked. A 3rd complaint will result in a request from Glendale Town to the property owner to attend a City Council meeting to discuss the conditional use permit being revoked.

(7) Dogs: Owners or keepers of any dogs on Vacation Rental properties shall not allow the dog(s) to run at large, It shall be unlawful for an owner/keeper of any dog to go upon the private property of any person without the permission of the owner or person entitled to the possession of such private property.

(8) Noise: The owner of any dwelling licensed as a Vacation Rental shall be responsible to ensure that guests or occupants of the short- term rental do not (a) create noise that by reason of time, nature, intensity or duration are out of character with noise customarily heard in the surrounding neighborhood. (b) interferes with the privacy of surrounding residents or trespass onto surrounding properties. The owner is also responsible to insure their guests do not engage in any disorderly or illegal conduct.

Section 2. Severability

If any provision of this ordinance is declared invalid or inoperative by a court of competent jurisdiction, the remainder shall not be affected thereby and effect shall be given to the intent manifested by the portion held invalid or inoperative.

Section 3. Penalty

A violation of this ordinance is a Class B misdemeanor, punishable up to six months in jail or a fine not to exceed \$1000.00

Section 4. Effective Date

The Town Council of Glendale Town Corporation, State of Utah, has determined that the public health, safety and welfare requires that this Ordinance take effect immediately. *Therefore*, this Ordinance shall become effective immediately upon passage and publication as required by law.

PASSED, ADOPTED and ORDAINED by the Town Council of Glendale Town Corporation, Utah this _____ day of _____, 2018

GLENDALE TOWN CORPORATION

Mayor, Kelly Q. Lamb

ATTEST

Clerk, Ellen Lamb

4 INFRASTRUCTURE AND CITY UTILITIES

This section describes historical infrastructure information, current infrastructure and utility conditions, and recommendations to guide infrastructure and utility planning, capital improvements budgeting, and infrastructure maintenance.

4.1 WATER

4.1.1 Historical Information

The drought in 1934 resulted in the Utah Drought Agency drilling two wells in the River Heights area to be used for late-season agricultural irrigation. Each was located adjacent to one of the two canals now traversing the City. A year later the state assigned the upper well to the City at no cost. Years later the City purchased the lower well from the Providence-Pioneer Irrigation Company. A third well was drilled in 1980 by the City.

4.1.2 Present Condition

Information about the River Heights water system is provided. It is intended as a brief outline of the current water system that can be used to make some general assumptions and make general projections. Table 3 details the City's water system.

Currently River Heights City acquires water from three different wells which charge two reservoir tanks. By today's pumping capacity and availability of groundwater to pump and use, it appears River Heights has the capacity to deliver adequate water to the current residents and should be able to provide enough for anticipated growth. Please refer to the following table.

Source of water supply	3 wells
Number of connections	677 680?
Reservoir capacity	1,500,000 gallons
Average daily use	551,000 gallons
Peak daily use (summer)	1,443,000 gallons per day
Peak operating capacity	3,456,000 gallons per day
Estimated number of connections that can be served with water supply	2,000 (exclusive of water rights pumping capabilities, only water available in the wells)
Total number of projected connections as per land use recommendation	1150
Present water rights	Approx. 8.5 cubic feet per second
Projected summer peak use requirements:	
at 800 connections	1,582,200 gallons per day
at 1,000 connections	2,109,600 gallons per day
at 1,150 connections	2,637,000 gallons per day

Table 3

It would be prudent for River Heights City officials to be mindful of the possible effects of prolonged drought and unanticipated growth via high density-housing (PUD, condominiums, apartments), either or both of which could introduce the need for more water in the future.

4.1.3 Secondary Water System

For over 100 years, Providence-Logan Irrigation company water has sub-irrigated the city, watered and grown its many trees and provided relief to culinary supplies by its secondary use of irrigating fields, gardens and lawns. River Heights City owns and uses a number of shares in the company to water the Heber Olson Park. It also relies on the canals to carry storm water runoff. However, currently the irrigation company has infrastructure problems. The old flume needs to be replaced with a new delivery structure. Should this source of water cease it will put a greater demand on the City's culinary system.

From a planning perspective, City officials understand the value of retaining, supporting, and or maintaining interest in the irrigation company as a resource which could provide a direct benefit to the City through reduced culinary demand, shade trees watering, etc. and also provide the City bargaining power if they were to be involved in water negotiations with other entities as growth further increases the rising demand for water throughout Northern Utah.

4.1.4 Water Supply and Use

The City has applied for the rights to an additional three cubic feet per second from its current wells. The application has not been approved yet. This would allow for 565 more connections for a total of 1,655 connections.

The State of Utah Division of Drinking Water establishes standards for storage capacity for public water systems. They recommend storage capacity of about 800 gallons per residential connection. At that rate the River Heights reservoirs will accommodate approximately 1,875 connections.

4.1.5 Proposals to Enhance Water Sources

In recent years considerable attention has been focused on the relationship of ground water to surface water in the Bear River drainage. There is considerable debate going on at this time concerning how much the drawing or pumping of sub-surface water ultimately affects the flow of springs and other sources that feed the Bear River system. Water rights in Utah are determined by a priority system, basically first come, first served. River Heights' wells have priority rights of 1934, 1964, and 1980. This compares with three large water users in Box Elder County with rights dating from 1889 to 1923. At times during the late part of the summer and on low water years these entities have a hard time filling their rights on the river. Because of this shortfall, River Heights could face the possibility of having to turn its pumps off in a drought situation because of a call for water by senior rights holders. This has never happened to date but neither has it been discussed and debated like it is now.

The State Engineer for the State of Utah is the official charged with overseeing and regulating water appropriations. ~~The State Engineer's Office has not approved any new applications for Cache County for at least four years because of the on-going debate about how much the ground water and surface water in the area are related.~~ The City has an application pending for an additional three CFS but it is being held by the State Engineer without approval at this date ~~(along with applications for about 400 CFS from other cities in the valley).~~

If it is decided by the State Engineer that the wells do indeed affect surface water flows, then in order to get any new appropriation from the state a city would have to replace the water (or some portion of it) it is expected to draw. The consequences of this policy are: that in order to grow more than its current water rights can provide, the City of River Heights will be obligated to find other sources of water or water rights. Also, holders of more senior rights could force the City and others to provide some replacement water to cover the rights it is already using. Part of the reason the State is considering a dam on the Bear River is to provide other water for replacement purposes for cities and other water users that may need to replace water in the future or to cover currently used rights that are junior to more senior rights holders on the Bear River System.

Another way to protect rights is to acquire other, more senior rights, and transfer them to the City's wells. This is an acceptable and often times more economical way to protect and enhance current water rights. One way to accomplish this would be by acquiring all or part of the rights from the Providence-Logan Irrigation Company or other canal company and transferring them to the City's well.

The State of Utah has recently required all public water systems to complete a drinking water source protection study and create a plan of action to protect drinking water from contamination at its source. LarWest International Engineering has completed the study and has submitted it to the City along with a plan entitled: *Potential Contamination Source Inventory and Management program for River Heights City*. There are preventative steps to be taken now regularly in the future to warn citizens of potential source contamination. It should be a community effort.

4.1.6 Summary

The City has the water "in the ground" and water rights to serve about 1,100 residential connections. By adding additional pumps and receiving approval on the rights that are applied for, the City could serve about 1,700 residential connections. This is more than needed for the projected growth for the City. The addition of large irrigation users, or use of the city system to irrigate areas now served by the Providence-Logan Irrigation Company system, should it cease to provide water to its users, could certainly alter this figure.

Capacity of the reservoirs presently will accommodate about 1,875 residential connections. The City owns a new reservoir site on a bluff just south of the Dry Canyon entrance east of Logan.

4.2 SEWER

River Heights contracted with Logan City for sewage treatment in the mid 1970s. The collection system was installed and is now maintained by River Heights City. A February 1994 study conducted by Wallace Jibson, P.E. concludes that the River Heights system is adequate for the area that it presently serves and for any new development of areas east of 600 East and north of about 700 South that are anticipated by the proposed general plan. A sewer line was installed along 800 South in 2004 to serve the needs of development in that area. This line will also service the needs of future development east of 600 East.

4.2.1 Water and Sewer Recommendations

1. The City should develop a policy whereby developers are required to transfer their water stock to the City as development is approved.
2. The City should develop a five – eight year capital projects improvement and development plan for the water and sewer utilities. The plan should prioritize projects and identify methods of paying for them. It should be approved by the city council and updated annually.
3. If it becomes necessary, the City should establish a limit for building permits well in advance of the time of reaching the limit that can be serviced by the present water storage capacity. This will allow all prospective developers and home buyers ample notice of the intent of the City to control development.
4. The City should determine and implement the method of financing additions to the water and sewer systems. Relying on impact fees, water sales revenues or a combination of the two philosophies should be considered.
5. The City should develop a policy on water and sewer main line extensions – whether they shall be the exclusive responsibility of the City or the developer, or both, and under which circumstances the City will participate.
6. Implement management programs to control potential water sources contamination as indicated in the *Potential Contamination Source Inventory and Management Program for River Heights City*.
7. The City must not allow the ten inch water line from the City's reservoir, between 1000 East and 600 East , 800 East to 900 East to be covered by any development. Much of this water line is buried in an undeveloped part of River Heights. Any development in that area must leave an unobstructed right-of-way to maintain that water line.

4.3 STORM WATER

Pursuant to existing subdivision regulations, developers are required to provide uniform and adequate facilities and improvements within developing subdivisions for storm water drainage. While this subdivision requirement provides for the collection of storm water within the subdivision, the uniform disposal of storm water is an issue that requires a city wide plan.

Currently, subdividers and developers are required to receive approval from the appropriate ditch or canal company before any storm water is channeled through a ditch, canal or waterway under the jurisdiction of the company. While the current storm water disposal method works under the existing network of ditches and waterways, in-fill residential development may eliminate agricultural areas and the need for ditches, etc. The city's liability exposure will require the closing or covering of those canals and waterways thus restricting the capacity of a storm drain system based only upon irrigation ditches and canals.

Future development should minimize the dependency of storm water systems on canal company ditches and waterways. Use of such systems should be limited, where possible, to piped systems with controlled inflow to the system.

Additionally, with potential residential development of the area south of 700 South from 100 East to 1000 East, a city wide or regional storm drain collection and disposal system could be incrementally installed to minimize costs and use the gradient of the Spring Creek drainage. The City should pursue a citywide or regional storm water plan which could provide direction regarding the scope, the advisability and general design parameters of a proposed storm water handling facility and the area which said facility would serve.

4.3.1 Storm Water Recommendations

A city wide or specific area storm water plan should be maintained and provide the following:

1. Master Storm Water Management Plan;
2. Review standards and specifications for drainage facilities and improvements, etc. to verify conformance with National Pollutant Discharge Elimination System (NPDES) requirements for the Cache County urbanized area;
3. Provisions outlining the distinctions between collection and disposal systems and policies outlining the funding requirements for the developer and the City;
4. Review and implement appropriate recommendations from the Cache County Urbanized Area Storm Water Analysis completed in 2003 including maintenance, notification, and best management practice (BMP) procedures; and
5. Formulation of funding alternatives and determination of when and how said funding alternative should be adopted and implemented. A considerable number of funding alternatives exist and should be considered as to which can accommodate the varied interests of the existing or developed areas as well as developing areas, including but not limited to, impact fees, special improvement district assessments, temporary sewer surcharge, general budget appropriations, Community Development Block Grant Funds, etc.

4.4 ELECTRIC UTILITIES

Rocky Mountain Power (RMP) provides electric utility service to River Heights under a franchise agreement. The City and Rocky Mountain Power have had, and continue to have, a good working relationship. In the future, deregulation of electric utilities should pose few, if any, serious problems or issues for River Heights. ~~Other future issues on the horizon might include direct line reading of electrical meters and the possibility of the city's direct line reading of electronic water meters. The benefit cost analysis of such a system requiring a new or retrofitted electronic water meter will obviously have to be carefully evaluated.~~

Opposition to unsightly overhead electrical wires has become a political issue in most Utah communities. State statutes allow electric utilities to install overhead wires as the standard and if the community prefers buried lines then the community must bear the cost difference. ~~Some designated locations within River Heights may warrant underground lines. City officials should consider the policy that all new subdivision should be included at the expense of the developer visually survey the community and determine if such public policy and accompanying expense is appropriate for any specific location.~~

The franchise agreement additionally provides for underground services in developing subdivisions and overhead service in existing neighborhoods. Developers and city officials are encouraged to designate streetlight locations early in the subdivision review process so costs of streetlight installation by RMP can be economically included when underground residential services are installed. The City and RMP should agree to a consistent lighting fixture and pole type based on street, intersection standards, and conforming to the River Heights City Lighting Ordinance. Street lighting in developing subdivisions will be served by underground wiring.

4.5 EASEMENTS

Utility easements are and should consistently be required on all subdivision plats and made part of the official record. During the construction process and thereafter, the easements should be consistently protected by the city's best enforcement method. Whenever possible, city representatives should inform property owners regarding the existence of easements, and protect said easements from encroachments. Officials considering building permits, fence permits and requests for variances, etc., should consider utility easements on every application.

4.5.1 Location of Service Lines

Cable and telephone service lines in developing subdivisions should be installed underground to enhance the value, appreciation, opportunities of land and buildings, reduce visual proliferation of poles, wires and equipment, and reduce maintenance costs. Respective city officials should make valiant attempts to reduce the visual proliferation of overhead lines, poles and equipment in existing neighborhoods, especially along major transportation corridors and within prime and identified vistas/view sheds.

4.5.2 Electric, Cable, and Telephone Utility Recommendations

1. The City should continue to require underground services in developing subdivisions.
2. The City should review locations for street lights in developing subdivisions early in the process so RMP can economically install street lights while residential underground work is commencing.
3. The City should determine if certain designated areas warrant the expense of burying overhead lines. Special attention should be given to major transportation corridors and areas with significant vistas. The goal is to reduce the proliferation of overhead lines, poles, and equipment.
4. The City should continue to require utility easements and protect them from encroachment.
5. ~~As new water meters are purchased, the City should determine the feasibility of electronic meter reading.~~

Owner Outside RH		Acerage	Owner Inside RH	Tax Code	Acerage
Watterson	02-002-0007	9.86	Scott Watterson	02-004-0013	9.86
Ron Zollinger	02-004-0010	34.20	LDS Church	02-029-0028	18.00
Henderson	02-004-0012		Sam Weston	02-025-0015	5.75
Bickmore	02-004-0011	10.47	Bedell, Shanna	02-025-0036	1.00
Chugg Farms	02-004-0001	15.53	Ted Wilson	02-028-0075	1.04
Chugg Farms	02-004-0002	5.43	Shupe, Karl	02-028-0049	1.18
Chugg Farms	02-004-0003	17.47	Nelson, Edna, Steve	02-028-0047	2.25
Corner by school	02-029-0051	1.00	Douglas Bird	02-028-0046	2.42
Pounds	02-029-0052	1.00	Chris Millbank	02-028-0064	1.00
Roundy	02-029-0053	1.96	Spencer, Timothy	02-027-0059	2.48
			R. Weston	02-027-0053	1.73
Total		96.92	Wilson, Ross	02-027-0047	0.88
			Scott Wilson	02-027-0046	0.88
			Lawerance South	02-027-0028	0.20
Owner Inside RH with house			Kente Rice	02-027-0030	0.37
Tim Spencer	02-027-0057	0.79	Tessa Guy	02-027-0023	0.40
Douglas Wood	02-027-0056		Ted Wilson	02-027-0069	1.30
Koogjun, Warren	02-027-0041	0.51	Paul Nelson-Hale	02-027-0064	0.50
Brain Anderson	02-027-0037	0.78	Chris Winstead	02-092-0043	3.95
Bruce Allsop	02-027-0034	0.49	Willard Hansen	02-092-0040	1.23
			Boyd Humphries	02-015-0028	5.21
			Boyd Humphries	02-015-0027	0.86
Total		2.57	Mary DeMars	02-015-0024	5.58
			Evelyn Ellis	02-013-0007	4.67
			Mike Jabonski	02-013-0006	2.95
			Ryan Eborn	02-013-0014	1.24
			Weston, Lois	02-029-0023	3.13
			Peery, Teri	02-028-0065	1.00
			Douglas Wood	02-027-0056	0.30
			Evelyn Ellis	02-05-0030	1.50
			Total		82.86
Total Acerage that could be developed =		179.78			
Total New connections (3 per acer) =		60			