

River Heights City

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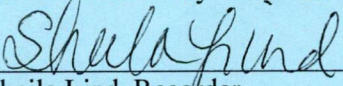
RIVER HEIGHTS CITY
PLANNING COMMISSION AGENDA

Thursday, November 16, 2017

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

- 7:00 p.m. Adoption of Prior Minutes
- 7:05 p.m. Public Hearing to Review Code Changes
- 7:15 p.m. Discuss Updates to the General Plan
- 7:45 p.m. ~~Review Ironwood Development Annexation Petition~~ (tabled)
- 8:15 p.m. Adjourn

Posted this 15th day of November 2017



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

River Heights City Planning Commission
Minutes of the Meeting
November 16, 2017

Present: Commission members: Mark Malmstrom, Chairman
Danny Petersen
Cindy Schaub (electronically present)
Jake Zollinger

Councilmembers: Blake Wright
Dixie Wilson
Geoff Smith

Recorder Sheila Lind

Excused Commissioner Lance Pitcher

Others Present: Mayor Elect Todd Rasmussen, Ted Wilson, Dennis Rhoton, Erica Zollinger, Lisa Ellis, Shellie Giddings, Ruthann and Mike Nelson, Andrew Cobabe, Sharlie Gallup, Craig Winder, Jeff Jackson

Motions made during the Meeting

Motion #1

Commissioner Schaub moved to “approve the minutes of the November 2, 2017 Commission Meeting.” Commissioner Petersen seconded the motion, which carried with Malmstrom, Petersen, Schaub and Zollinger in favor. Pitcher was absent. No one opposed.

Motion #2

Commissioner Petersen moved to “recommend the City Council approve the proposed changes to the City Code according to the listed changes, with the addition of the second ‘zoning administrator’ changed to ‘City.’ Also revised on 10-12-2 was ‘Garage, attached, garage door facing street.’” Commissioner Zollinger seconded the motion, which carried with Malmstrom, Petersen, Schaub and Zollinger in favor. Pitcher was absent. No one opposed.

Proceedings of the Meeting:

The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on November 16, 2017. Commissioner Malmstrom explained the Review of the Ironwood Annexation would be tabled until a later meeting and there would be no action taken at this meeting.

45 Adoption of Prior Minutes: Minutes for the November 2, 2017 Planning Commission Meeting
46 were reviewed.

47 **Commissioner Schaub moved to “approve the minutes of the November 2, 2017**
48 **Commission Meeting.” Commissioner Petersen seconded the motion, which carried with**
49 **Malmstrom, Petersen, Schaub and Zollinger in favor. Pitcher was absent. No one opposed.**

50 Public Hearing to Review Changes to the City Code: Commissioner Malmstrom reviewed the
51 suggested changes to the code. A few questions were asked about setbacks and explanations given.
52 Mr. Malmstrom pointed out the reason for the decrease in setbacks was to give more flexibility for
53 building a larger house.

54 Councilmember Wright explained the purpose of the garage item was to get street facing
55 garages at 25 feet. He would be in favor of allowing a side-loading garage to have a 20 foot setback.
56 The Commission agreed and discussed how to incorporate it. Lisa Ellis asked which zones this would
57 affect. She was told it would only affect R-1-8 and R-1-10 zones.

58 Councilmember Wright pointed out an additional change to 10-21-6: Change the second
59 “Zoning Administrator” to “the City.”

60 **Commissioner Petersen moved to “recommend the City Council approve the proposed**
61 **changes to the City Code according to the listed changes, with the addition of the second ‘zoning**
62 **administrator’ changed to ‘City.’ Also revised on 10-12-2 was ‘Garage, attached, garage door facing**
63 **street.’” Commissioner Zollinger seconded the motion, which carried with Malmstrom, Petersen,**
64 **Schaub and Zollinger in favor. Pitcher was absent. No one opposed.**

65 Discuss Updates to the General Plan: Councilmember Wright explained if the
66 Chugg/Ironwood property gets annexed they will need to amend the General Plan, since this property
67 isn’t included in the GP. He asked the Chuggs a few years ago, when changes were being made to the
68 GP, if they wanted the City to include their property. They replied that they didn’t want to at that
69 time. Mr. Wright went on to explain, there are several components in the GP that will need to be
70 considered. There are detailed state guidelines that must be followed when amending the GP, which
71 shows the direction the City would like to go. Changes to consider are zoning and land use, sensitive
72 areas, transportation and trails and parks. The annexation plat will need to change to include this
73 property. He suggested the Commissioners be thinking ahead, since they can’t make changes to
74 properties that are not currently in the City.

75 Commissioner Malmstrom verified the process would be to: 1) Annex Chugg property, 2)
76 General Plan amendments, and then 3) Development approval. He guessed they can have
77 discussions, but no decisions will be made until the annexation is finished.

78 Councilmember Wright reminded the General Plan, is just a plan. The first thing to do to start
79 on revisions is to let the world know what the City would like to see happen in certain areas.

80 Commissioner Schaub asked about the timeframe for annexation and GP changes.
81 Councilmember Wright said it can drag out as long as they want it to. He can’t remember all the
82 steps, but there are several public hearings which all require noticing.

83 It was discovered that the Commissioners all needed current copies of GP maps.

84 Councilmember Wright thinks it wouldn’t hurt to revisit some of the narrative in the front part
85 of the Plan. He suspected the goals and policies would stay the same.

86 Review Ironwood Development Annexation Petition: This item was removed from the
87 agenda.

88 Jeff Jackson asked the Commissioners their feelings since the public hearing 3-4 weeks ago.
89 Commissioner Malmstrom pointed out the public was very interested in the proposal. A big sticking
90 point was the townhouses and potential issues they may cause. Other concerns were traffic, the
91 effect it might have on the school, a few issues with sewer, cooperation with Providence on the
92 connection of Spring Creek Parkway and the bridge. There were a lot in favor and a lot in opposition.

93 Councilmember Wright was pleased with the respect people had at the meeting. It was a
94 cordial discussion, which he didn't expect. He thought it played out very well, where many opinions
95 were stated.

96 Commission Schaub asked if Jeff Jackson is now the property owner. Mr. Jackson said
97 Ironwood has power of attorney and will be purchasing the land. They have limited power of
98 attorney for the annexation action. Ms. Schaub asked what was going on with the Church property.
99 Mr. Jackson said they are waiting for an appraisal.

100 Regarding the annexation petition form, Commissioner Schaub pointed out that currently the
101 City doesn't have the ability to provide all the services needed to the property. She suggested the
102 City should state, in writing, that the City will need to update their wells to be able to provide the
103 water needed for this area. Councilmember Wright wasn't sure this was the case. Commissioner
104 Malmstrom pointed out if the Church doesn't provide a sewer easement, it will cause an additional
105 burden on the City. Mr. Wright pointed out, these discussions will come up later in the process. Ms.
106 Schaub asked if this information would be included in a memo of understanding. Mr. Wright said if it
107 becomes obvious the City can't provide services, that's one thing, but we are still working through the
108 options.

109 Ms. Schaub explained she received an email from a resident who informed there is an
110 underground river that runs through the Chugg property. Jeff Jackson said it's called ground water.

111 Jeff Jackson had hoped to have the Commission send the annexation petition to the Council
112 tonight. He asked if they are open to a special meeting to discuss it. Commissioner Malmstrom
113 stated he would not like to entertain an extra meeting this time of year.

114 Jeff Jackson asked, knowing the annexation is coming, how the Commission felt about what
115 had been presented to this point, realizing Ironwood's goal is to end up with something very similar.
116 If this is something the Council is willing to entertain they will move forward. If the City thinks they
117 want a huge change in their concept, they will not apply for annexation to River Heights.

118 Councilmember Schaub asked if the Planning Commission could have a workshop, to work
119 through some items without being put on the spot. Commissioner Malmstrom felt the plan was
120 looking nice, but has some concerns and thought a workshop should happen before they entertain
121 the annexation petition. Councilmember Wright reminded that no decisions can be made at a
122 workshop.

123 A workshop date was set for November 30 at 6:00 pm, unless it won't work for Commissioner
124 Pitcher, in which case it will be moved to 7:00. Commissioner Schaub suggested they each make a list
125 of their concerns and distribute them before the meeting, so they have time to digest the
126 information. Councilmember Wright explained they need to use caution on sharing information
127 outside of a public meeting.

128 Councilmember Wilson asked who would be involved in the workshop. Commissioner
129 Malmstrom said it would be for the Commissioners to discuss their concerns, however, the Council
130 would be encouraged to attend.

131 Lisa Ellis said when the Saddlerock area was brought in to River Heights there was a large
132 group of people who wanted R-1-15 lots. She asked for clarification on how the General Plan changes
133 take place. She reiterated the petitions they submitted and the number of signers that didn't want
134 townhomes. She feels the city has a ton of R-1-8 areas and is encouraged that the Planning
135 Commission see its time to have larger lots. The City only has a small amount of land left and we
136 need to be caretakers of this land. She suggested discussing other properties that are still in the
137 county as possible inclusions in the General Plan. She asked for a balance in lot sizes. She sees this as
138 a critical point and pled for consideration of an R-1-15 zone. She wanted to make sure they recognize
139 the petitions that were signed. She had a spread sheet done, similar to the one Mayor Brackner did.
140 The figures show that the City will generate more property taxes from larger lots than for
141 townhomes. Over a 10-year period, the City will gain an additional \$147,000 from larger lots. She
142 appreciated that the Commission is planning on a workshop. She said Jeff Jackson needs to know the
143 public doesn't want townhomes. He may want to go to Providence.

144 Gene Spaulding clarified, if the Chugg property goes to Providence, the Church property will
145 stay in River Heights? If this is the case, what would the City do. Councilmember Wright explained, if
146 the Chugg property goes to Providence, the developer won't purchase the Church property and they
147 will load the townhomes along 1000 East. Mr. Jackson affirmed this to be true.

148 Jeff Jackson asked at what point the City would want data. He can give data that is completely
149 contradictory to what has been presented. He explained the valley is coming up with major
150 maintenance and upkeep of utilities in Cache Valley. The only way to combat this is density.
151 Commissioner Malmstrom asked for the data now, which was handed out.

152 The meeting adjourned at 8:15 p.m.

153
154
155
156 _____
Sheila Lind, Recorder

157 _____
158 Mark Malmstrom, Commission Chair

Proposed Changes to the River Heights City Code
November 16, 2017

10-21-6: RECORDING REQUIRED

Following the final approval of the planning commission, the property owners shall submit the executed deeds, any required maps and other documentation to the city, along with the appropriate cost of recording the legal descriptions with the county recorder. The city attorney zoning administrator shall record the deeds. In accordance with state law, if a boundary line adjustment results in the need for dedication of a public right of way or other public dedication, a plat shall be required at the expense of the applicant. Any approved adjustment that has not been presented for recording to the ~~zoning administrator~~ ^{City} within ninety (90) days of the date of approval shall be deemed to have expired. (Ord., 1-22-2002)

3-5-1: HOME OCCUPATION LICENSES

- A. Permitted Uses Requiring a Conditional Use Permit and License
 - 1. Home occupations which have an external impact greater than the impact of a normal residential use are required to obtain a CUP and (if granted) a city business license. Impacts to the neighborhood will be evaluated in the following areas:
 - i. ~~Remodel: Alteration of the dwelling site or the structure's exterior,~~

3-5-2: FEE FOR LICENSE;

- A. Fee Schedule: There shall be a business license fee schedule in such amounts as established by resolution of the city council. The license shall be effective for the calendar year ~~in which it is issued.~~

²
10-12-1: AREA REGULATIONS

- A. Residential Space Requirement Chart: The minimum lot sizes and setback distances for residential uses are listed in the following table 2:

Table 2, Residential Space Requirement Chart

<u>Residential Uses</u>	<u>A</u>	<u>R-1-8</u>	<u>R-1-10</u>	<u>R-1-12</u>	<u>PUD</u>
Lot Setbacks					
Principal Uses (in feet):					
Front Yard	50	20	20	25	*
<u>Garage, attached</u> ^{garage door facing street}	50	<u>25</u>	<u>25</u>	<u>25</u>	*
Side Yard (interior lot)	20	10 *****	10	10	*
Side Yard (on street)	30	20	20	25	*
Rear Yard	30	15	15	20	*

THE GREAT DIVIDE

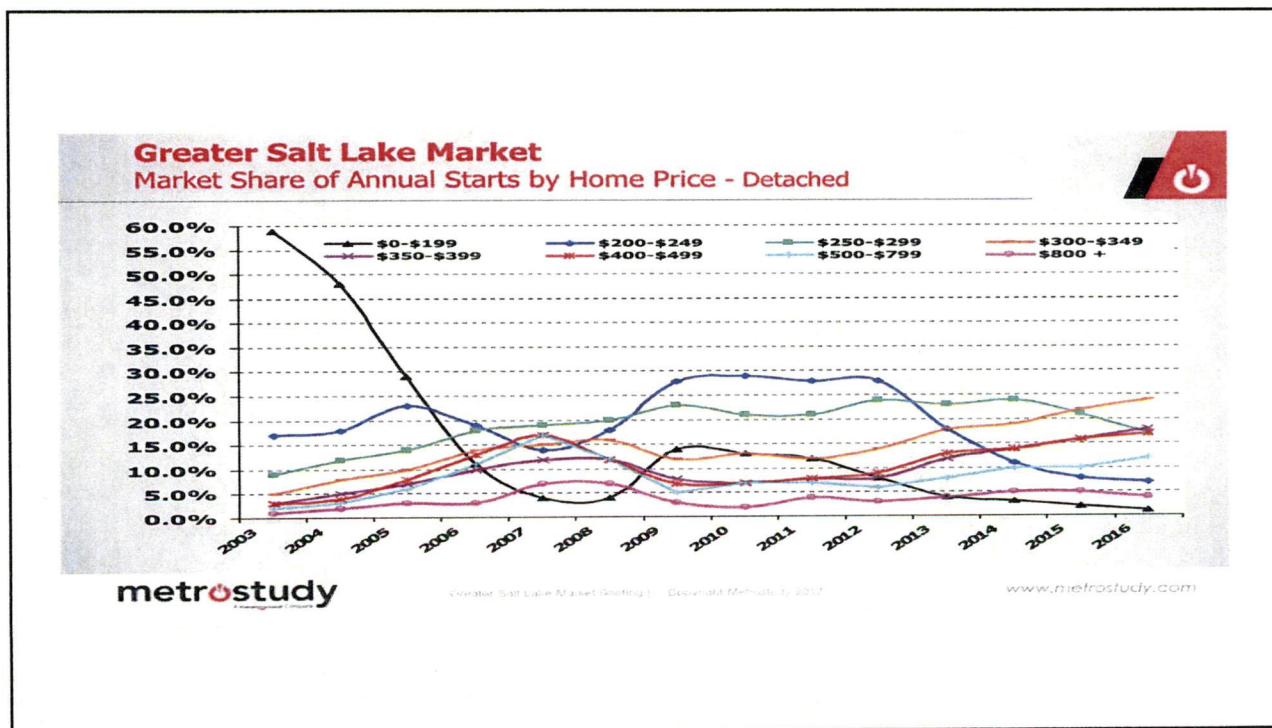
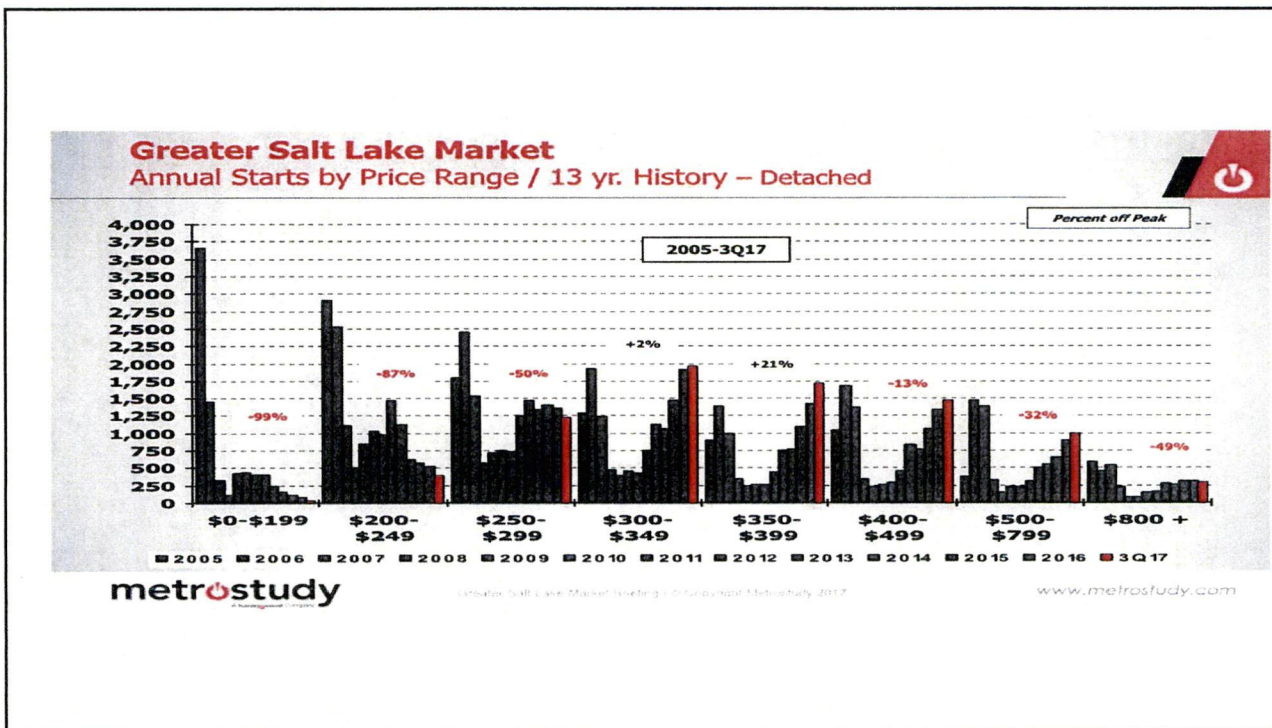
- AFFORTABILITY
- CHANGING DEMOGRAPHICS
- SUSTAINABLE NEIGHBORHOODS

AFFORDABILITY

- Individual with some form a secondary education
- Steady job with a competitive benefits package
- Young couple or family
- Dual income family in many instances
- In short our children, neighbors and friends

AFFORDABILITY

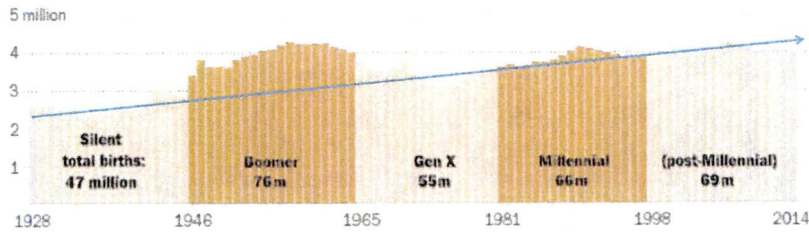
- \$62,205 is the average household income in Cache Valley
- Assumption
 - 25% housing expense = \$15,500/year or \$1295/month
 - \$200 per month on taxes and insurance
 - \$1095 PI payment @ 4% for 30 years = \$229,500 purchase price



CHANGING DEMOGRAPHICS

Births Underlying Each Generation

Number of U.S. births by year and generation



Source: U.S. Dept. of Health and Human Services National Center for Health Statistics

PEW RESEARCH CENTER



CHANGING DEMOGRAPHICS

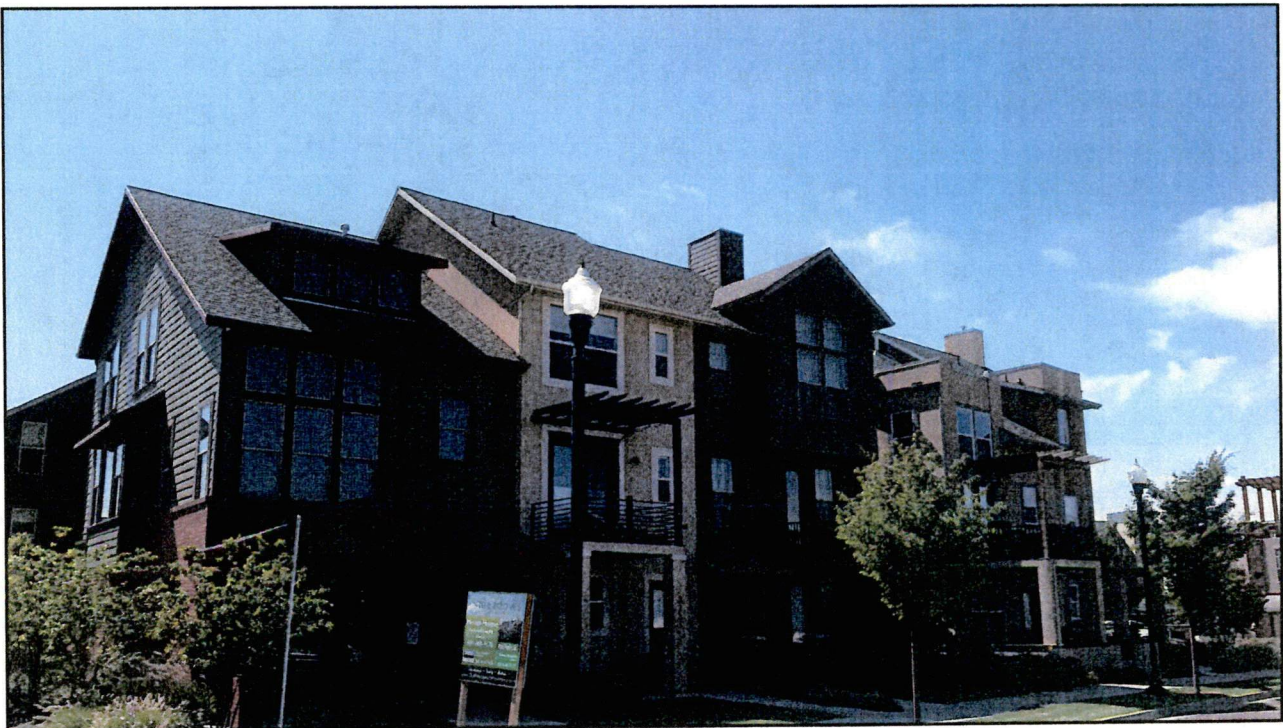
Power of Demographics

Generation	Ages	Size* (mil)	Percent of U.S. Population
Greatest	68-	35.2	11%
Baby Boom	48-67	80.3	25
Generation X	38-47	40.9	13
Millennials	18-37	86.0	27
iGen	0-17	74.0	23



WHAT DO THE MILLENNIAL & iGEN GENERATIONS WANT?

- Urban Feel & Lifestyle
- Access
- Mobility
- Eco-Friendly
- Technology
- Form & Function



SUSTAINABLE NEIGHBORHOODS

www.epa.gov/smartgrowth

10 basic principles to guide smart growth

- Mix land uses.
- Take advantage of compact building design.
- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Preserve open space, farmland, natural beauty, and critical environmental areas.
- Strengthen and direct development towards existing communities.
- Provide a variety of transportation choices.
- Make development decisions predictable, fair, and cost effective.
- Encourage community and stakeholder collaboration in development decisions.

Typical Zoning Regulations

50.3 acres

-9.6 acres for roads

40.7 net acres

43,560 sqft per acre

1,772,892 sqft

10,000 sqft lot

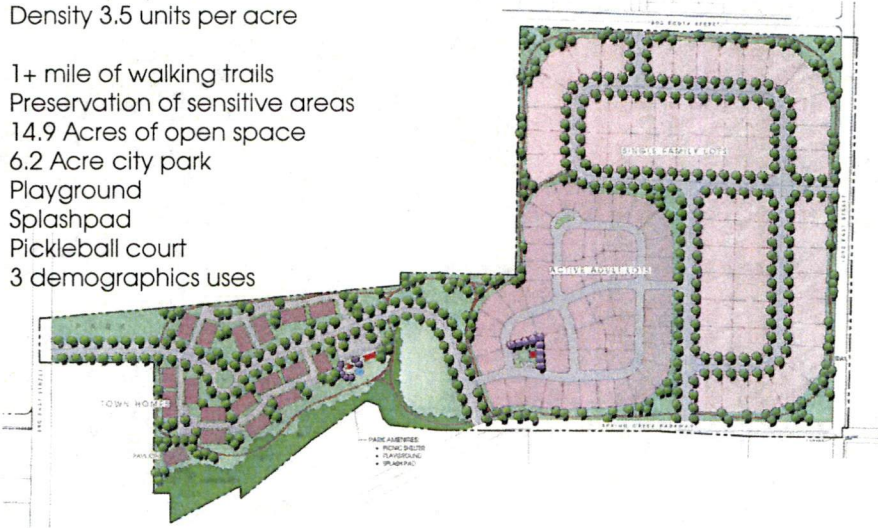
177 Units or 3.5 units per acre



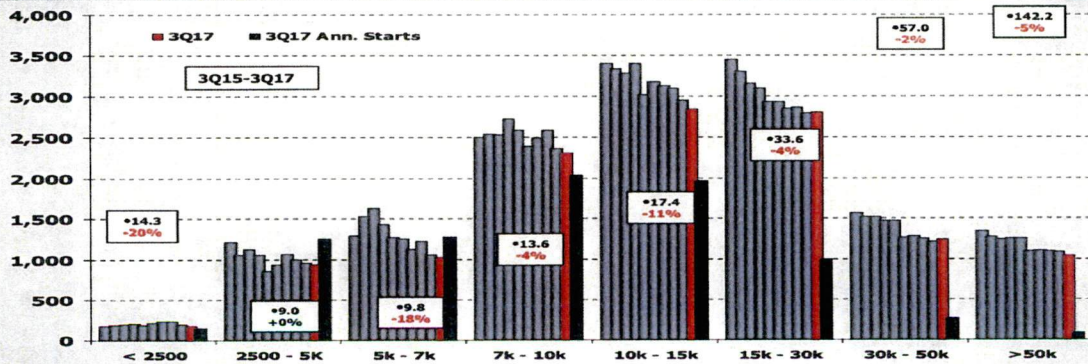
Sustainable Neighborhood Model

176 Unit proposal
 Density 3.5 units per acre

- 1+ mile of walking trails
- Preservation of sensitive areas
- 14.9 Acres of open space
- 6.2 Acre city park
- Playground
- Splashpad
- Pickleball court
- 3 demographics uses



Greater Salt Lake Market
 VDL Inv. by Lot Size / MOS - Detached



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Greater Salt Lake Market (Detached) - Copyright MetrOSTUDY, 2017

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CONCLUSION

**The secret of change is to focus all
your energy, not on fighting the
old, but on building the new.**

- Socrates

THANK YOU!!