

# River Heights City

---

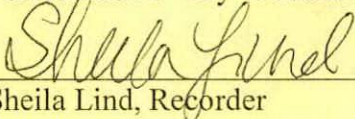
## PLANNING COMMISSION AGENDA

**Tuesday, February 5, 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. Discuss Revisions to the General Plan
- 8:00 p.m. Adjourn

Posted this 31<sup>st</sup> 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](http://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  
February 5, 2019

Present: Commission members: Cindy Schaub, Chairman  
Noel Cooley  
Heather Lehnig  
Chris Milbank  
Lance Pitcher  
Recorder Sheila Lind

Excused Councilmember Blake Wright

Others Present Christian Mansfield

## Motions Made During the Meeting

### Motion #1

Commissioner Pitcher moved to “approve the minutes of the January 29, 2019 Commission Meeting.” Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. 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 February 5, 2019.

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

Adoption of Prior Minutes and Agenda: Minutes for the January 29, 2019 Planning Commission Meeting were reviewed.

**Commissioner Pitcher moved to “approve the minutes of the January 29, 2019 Commission Meeting.” Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.**

Commissioner Pitcher asked for some follow up on the weed presentation at the last meeting. Commissioner Schaub agreed it needed further discussion. She and Commissioner Lehnig will continue working on a draft that was started earlier, to include the city code. It will be on the next agenda.

Discuss Revisions to the General Plan: Commissioner Schaub led a discussion on the Land Use chapter. They discussed the possibility of labeling an area R-1-15. Commissioner Cooley suggested an R-1-15 zone would need to be defined in the city’s code. He pointed out some properties owned by Zollingers, on the east side of the city, which could possibly be zoned for larger lots. Its currently in the County.

44 Commissioner Milbank said he will soon propose a trail which follows the irrigation ditch from  
45 River Heights to Logan. He suggested adding it as a future trail in the General Plan. Commissioner  
46 Pitcher said he would note this in the transportation section of the Plan and suggested there may be  
47 some funding available for trails from the CMPO.

48 Commissioner Lehnig informed the projected population for River Heights is 2230, based on  
49 the property currently in River Heights. If all possible property was annexed and built out, the  
50 maximum would be 3700. They will leave the projected population as 3850.

51 Discussion was had on the parks. Christian Mansfield asked how they determine the amount  
52 of park space needed. Commissioner Milbank said the guideline they use is 10 acres/1,000 residents.

53 Commissioner Lehnig would like to plan for a park on the Zollinger/Bickmore property, in case  
54 this property comes into River Heights. She suggested the park area could be on the outside  
55 perimeter of the property and the homes set further back from 1000 East. Commissioner Schaub  
56 noted this in her draft.

57 Commissioner Schaub questioned why wetlands would be allowed to be filled in (addressed in  
58 2-3-2). Commissioner Cooley explained wetlands can be mitigated if it can be shown that they will be  
59 created somewhere else.

60 They discussed their vision for zoning future development. Commissioner Schaub doesn't  
61 want condos or townhouses anywhere. She wants all residential properties to be single family  
62 zoning. Commissioner Cooley pointed out, the city lost the Chugg property because we were against  
63 multi-home development.

64 Christian Mansfield said he is interested in the General Plan. He has an idea for the Old  
65 Church, which he will present to the Council at their meeting next week. He explained how  
66 neighborhoods go through cycles. In his opinion, the older homes tend to become low income,  
67 starter homes or sold to landlords and he said, he would like to see good families move to River  
68 Heights to increase the value in the older neighborhoods. His idea for the Old Church property is to  
69 extend the city park area by installing a splash pad. The problem of this idea is the cost to maintain it.  
70 He will propose a convenience store on the other side of the property to help add revenue to the city.  
71 He suggested the old playground, northeast of the city building, be removed and made into a parking  
72 lot. When the time comes that the school district no longer has use of the old school, he'd like to see  
73 it used for a city civic center. He'd like to avoid apartments in this area and hoped the city council  
74 would entertain his idea for future development.

75 The meeting adjourned at 8: 15 p.m.  
76  
77  
78

---

79 Sheila Lind, Recorder

---

80  
81 Cindy Schaub, Commission Chair

---

## 2 LAND USE

Current land use is almost exclusively single family residential. There are a few apartments in the City, however, no apartment complexes are allowed under current zoning. The city is divided into three residential density zones allowing for 8,000 square foot lots, 10,000 square foot lots, and 12,000 square foot lots. 15,000 square foot lots have been requested by residents of River Heights but at present no lots of that size exist. There are also Planned Unit Development, Commercial and Mixed-use zones available but they have been used on a very limited basis to date.

Intense development of commercial use is occurring on land adjacent to River Heights to the west and southwest in the cities of Logan and Providence. Community leaders of the City recognize the need for commercial zoning within River Heights for a number of reasons:

1. Landowners of properties adjacent to current commercial use will likely want the option to zone commercially;
2. In some cases it may be the best "use" fit for the area;
3. There is an increased revenue need to support city infrastructure; and
4. It is important to design commercial and mixed-use zones that will best serve the City.

An ordinance establishing an Agricultural Zone was passed by the City Council in 1998. All land annexed in the City is placed under this zone. The agricultural zone allows the integration of residential areas with open space.

### 2.1 PARKS AND OPEN SPACE

Few things define the ambiance and general attractiveness of a city more than its parks and open spaces.

At present, there are four developed parks in the City: Heber Olsen Park, the playing fields behind the ~~new~~ elementary school, the DUP Park, and the Hillside Park. *Saddlerock Park*

Heber Olsen Park is six acres in size and is next to the former elementary school and city office building. Within this park is Ryan's Place Park (playground), built in the spring of 2007. Adjacent to Ryan's Place Park are tennis courts, playing fields and a pavilion area for public use.

In 1997, the City transferred approximated 8.4 acres, near 600 South and 800 East, to the Cache County School District. That land had been set aside by the City for a park. The Cache County School District uses that land for outside recreation grounds and playing fields (softball, soccer, etc). Under an agreement made with the School District in 1997, the School District allows these recreational grounds and playing fields to be used by residents of the City and the general public. The public can use the fields at any time except during school hours. This land is, therefore, part of the River Heights City park system. The total area of these recreation grounds and playing fields is 5.6 acres.

The DUP Park, located at 400 East and 450 South, is 0.13 acres. Hillside Park, north of River Heights Boulevard and east of 600 East, is 0.27 acres. *add Heber Olsen and Saddlerock acreage.*

The **In 2018**, the National Recreation and Park Association recommend as a guideline ~~6.25 to 10.5~~ **10.1** acres of park land per 1,000 residents. Counting the recreation grounds near the elementary school, River Heights is within the recommendation at nine acres per 1,000 residents. If River Heights reaches its potential population of ~~3,850~~ **4,850** it will be at ~~3.84~~ **9.9** acres per thousand people.

In the future there is the possibility of two additional park areas: one in the Riverdale area and the second on Stewart Hill Drive where the City presently owns 3.58 acres.

## **2.2 GEOLOGY**

River Heights is located on firm ground. None of the existing neighborhoods in River Heights are built on land said to be unstable for development. A study by Evans, McCalpin, and Holmes, Department of Geology, Utah State University, published in 1996 indicates this. Appendix A contains details about the geology of River Heights.

## **2.3 SENSITIVE LANDS**

Sensitive areas in and near River Heights include the Logan River corridor, the Spring Creek drainage, and steep slopes. There may also be wetlands in some of the undeveloped fields in River Heights. Spring Creek is located between River Heights and Providence City. Steep slopes separate the upper terrace of River Heights from the Riverdale neighborhood, the Logan River, and the area in Logan known as the Island.

### **2.3.1 Logan River Corridor**

The Logan River provides about 3,000 feet of the border between Logan City and River Heights, in the Riverdale neighborhood. This area has the potential for flooding, but the River Heights side of the river is higher than the Logan side and thus less susceptible to flooding. Landowners in Riverdale report that the Logan River did not overflow its banks during the 1983 flood. Flood plain maps provided by the Cache County recorder indicate that the Logan River corridor, in River Heights, would not be inundated by a 100-year flood.

The Logan River corridor provides valuable wildlife habitat. The river and its associated riparian vegetation provide habitat for a variety of bird species. These species are listed in appendix B of this document. Appendix C lists the native plant species in the riparian zone along the Logan River.

### **2.3.2 Spring Creek and Wetlands**

Spring Creek is the natural drainage for most of River Heights and Providence. It currently serves as a boundary between the two cities from approximately 800 East to 400 East. From approximately 700 East heading west, Spring Creek is bordered by residential neighborhoods. Developers have left buffers between homes and the waterway; in some areas park like features have been developed near and around the waterway. Stone Creek Subdivision and **Saddlerock Subdivision, Phases 1 and 2** has **have** built a retention ponds for storm water runoff and irrigation purposes.

In this region wetlands include marshes, bogs, wet meadows, shrub wetlands, forested wetlands, and similar areas. Wetlands are protected under section 404 of the Clean Water Act and a permit is required to fill or destroy wetlands. Permits are issued by the United States Army Corps of Engineers (COE). Pursuant to section 404(c) of the Clean Water Act, the Environmental Protection Agency has veto power over the issuance of section 404 permits for certain reasons.

Wetland delineation, performed by the COE or a wetland ecologist as certified by the COE, must be conducted to determine the boundaries of any wetlands that may exist near Spring Creek or in any other part of River Heights, prior to implementation of any development activities that may affect those wetlands. It is the responsibility of land developers to determine if wetlands exist on any sites that are to be developed. If wetlands are found, it is their responsibility to obtain the required permits from the COE before wetlands can be filled. In most cases, mitigation will be required to compensate for the filling of a wetland. Wetland mitigation usually includes the creation, restoration, or enhancement of an acreage of wetlands comparable to or greater than the wetland acreage impacted. In some cases, wetland preservation may be acceptable as mitigation.

### **2.3.3 Steep Slopes**

The slopes that separate the upper terrace of River Heights from the Logan River and the Riverdale area are too steep to build on. At present, there are no structures on the slopes. Due to the obvious problems associated with building on these slopes it is doubtful that anyone will propose building on them. These slopes are covered with trees and vegetation. At present there is a zoning ordinance that requires buildings near and on slopes greater than twenty-five degrees to have adequate provision by siting, retaining walls, landscaping, terracing, etc. to maintain site stability and to prevent erosion.

## **2.4 LAND USE GOALS AND RECOMMENDATIONS**

**2.4.1 Goal:** River Heights should be primarily a residential community of single family homes. It should continue to have an atmosphere of pleasant and quiet residential living.

### **Policies:**

1. Growth in the City should be paced by the City's ability to provide services.
2. Retain a lighting ordinance which preserves a dark sky.
3. Retain a City policy for moderate income housing as required by state law.
4. Retain zones allowing homes on 8,000, 10,000 and 12,000 square foot lots.
5. Retain a Planned Unit Development (PUD) ordinance in the City Code. Encourage, owner occupied, single family units in a PUD. Require open space in PUDs.
6. ~~Retain a conditional use permit for a kennel license (the keeping of three or more dogs). Include sitting review and guidelines for dog enclosures.~~

**2.4.2 Goal:** Newly annexed areas of the City should maintain an agricultural atmosphere until the owners request further development.

### **Policies:**

1. All newly annexed areas shall come into the City zoned for agriculture use or greenbelt/open space.
2. Allow parcels smaller than five acres in size to be annexed into River Heights under the agricultural zone.
3. Require a 100' green space buffer zone for any new development which is adjacent to a transportation corridor.

**2.4.3 Goal:** Maintain an attractive, aesthetically pleasing community with open spaces available for public use.

**Policies:**

1. Encourage private landowners to preserve open space.
2. Require new subdivisions to set aside land for city parks either by paying an impact fee for parks or by requiring that land be dedicated to the City for parkland.
3. Encourage citizens to reduce air pollution through decreased driving and increased bicycle and pedestrian travel.
4. Encourage citizens to adhere to air quality conditions and heed recommendations to not burning on "yellow" and "red" pollution days.
5. Encourage citizens to be mindful of limited landfill and energy resources and therefore, recycle as much as possible.
6. Preserve City owned Stewart Hill land for future park/open space.

**2.4.4 Goal:** The City boundary should ultimately go east to the U.S. Forest Service land boundary and should go south to Spring Creek, continue west along Spring Creek to Providence and Logan on the west. River Heights needs to consider adjacent land for potential annexation. These considerations may include best use and fit for the environment of the community.

**2.4.5 Goal:** Maintain a plan for excessive storm water runoff.

**Policy:** Maintain and update, as needed, the storm water runoff plan for River Heights, coordinated with Logan and Providence.

**2.4.6 Goal:** Preserve and protect sensitive areas.

**Policies:**

1. Prohibit building on steep slopes.
2. Encourage land owners along the Logan River to preserve the riparian vegetation along the river, including the over story (trees) and the under story (shrubs, etc.)
3. Encourage land owners along the Logan River to remove concrete and asphalt riprap from the riverbank and replace it with native trees and shrubs.
4. Require structures to be set back at least 30 feet from the Logan River.
5. View jurisdictional wetlands as an opportunity for wetland preservation. Educate developers of the need to comply with the Clean Water Act when planning developments in wetlands.

**2.4.7 Goal:** Establish an urban forestry program.

**Policies:**

1. Retain the street tree ordinance. This is a work and action plan that provides clear guidance for planting, maintaining and removing of trees from streets, parks and other public places.
2. Apply for Tree City USA, proclaim Arbor Day in River Heights, (National Arbor Day is the last Friday in April) and plant some new trees.
3. The city budget should allow, through assessment or donation, \$2.00 per capita for urban forestry.
4. The City should encourage residents to replace trash trees with better quality trees.
5. Developers of new areas need to adhere to the green space guidelines for new developments.

**2.4.8 Goal:** Plan pedestrian and bicycle paths.

**Policies:**

1. Ensure safe pedestrian traffic to and from River Heights City Offices, River Heights Elementary School and other traffic crossing zones.
2. Plan for a pedestrian/bicycle path where possible.
3. Require that pedestrian and bicycle movement across any new or existing roads be central to the design of any new or improvement road projects.
4. Comply with Title II standards of the Americans with Disabilities Act concerning sidewalk accessibility design standards.
  - a. Assess all ADA sidewalk deficiencies within the City.
  - b. Create a plan and project priority list for sidewalk rehabilitation and new construction.
  - c. Establish a reasonable timeline for achieving all ADA compliant upgrades to sidewalk infrastructure.

**2.4.9 Goal:** Plan for a small commercial zone.

**Policies:**

1. The commercial zone shall be adequately buffered from all residential zones so that noise, lighting, and traffic that may be generated by a commercial zone does not significantly impact residential zones.
2. The commercial zone must not cause a significant burden on City services.
3. The general purpose of commercial zoning is to promote the general welfare and sound economic development of River Heights City and to encourage the best use of land in areas most appropriate for the location of commercial establishments. Toward that end, separate zoning areas are established in which specified land uses may be permitted. Two different commercial areas in the community: Commercial and Mixed-use, will best serve to define commercial enterprises which will conform to the unique physical and geographic settings of two different locals within the City. The Commercial zone will comprise the southwest area of River Heights that abuts a Providence City boundary line. The Mixed-use zone has a separate set of bylaws unique to its neighborhood and its location in the Riverdale area of River Heights. Both the Commercial and Mixed-use areas were created to help better achieve planning goals expressed by the community; the bylaws for each responding to and addressing the unique conditions and circumstances of each area.



A. Commercial Zone:

The main purpose of the Commercial zone is to make best use of land situated near main collector streets and highways. Allowed in the Commercial zone are some commercial uses that offer services and products typically found along roads with a high amount of traffic.

B. Mixed-use Zone:

The purpose of the Mixed-use zone is to shape a village environment with economic vitality, community orientation and mixed-use environment in the 100 East Area. A village environment is characterized by pleasant architectural styles, attractive streetscapes, intimate pedestrian atmosphere, and a true mixed-use environment. This area can be a place where people may comfortably grab a bite to eat, make a variety of stops for business and pleasure, and converse with friends and acquaintances. It is desirable that the area's streetscape reflect a pedestrian orientation rather than one that serves the automobile.