

River Heights City

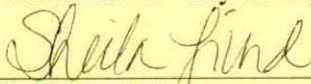
PLANNING COMMISSION AGENDA

Tuesday, October 1, 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. Revisions to the General Plan
- 8:15 p.m. Adjourn

Posted this 26th day of September 2019



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.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
October 1, 2019

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

Councilmember Blake Wright
Recorder Sheila Lind

Others Present None

Motions Made During the Meeting

Motion #1

Commissioner Milbank moved to “approve the minutes of the September 17, 2019 Commission Meeting.” Commissioner Pitcher 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 October 1, 2019.

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

Adoption of Prior Minutes and Agenda: Minutes for the September 17, 2019 Planning Commission Meeting were reviewed.

Commissioner Milbank moved to “approve the minutes of the September 17, 2019 Commission Meeting.” Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

Revisions to the General Plan: Commissioner Pitcher had added a couple new paragraphs to the Transportation Plan since the last meeting. They reviewed the document again.

They discussed what kind of impact the completion of 100 East has had on River Heights and came up with the following to add to the fourth paragraph: “Increased vehicular and pedestrian traffic on 700 South due to commercial development.”

Councilmember Wright compared the written list of collector roads to the General Plan map. He asked if they want to show River Heights Boulevard as a collector street from 400 East to 1000 East. They discussed adding ‘400 East to the proposed 100 East’ (Riverdale Avenue) as a collector street. It was decided the road in this area wouldn’t attract enough traffic to be considered as a

44 collector. They discussed and made revisions to the list of collector, neighborhood streets and rights-
45 of-way sections.

46 They discussed whether to add 800 South. Councilmember Wright reported that the CMPO
47 GOC committee is of the opinion that this road didn't meet the criteria of a collector street because it
48 wouldn't go all the way to 1000 East, nor would it be wide enough. The commission added it to the
49 neighborhood streets section.

50 Commissioner Cooley asked how they felt about preserving Stewart Hill Drive (through the
51 city's park property). Councilmember Wright said there is a group of neighbors who would like to see
52 access to the property and a turn-around spot from both sides (essentially parking lots). Another
53 option would be to have a round about in the development to slow traffic down. The council is
54 hoping to get going on a passive park development on the brow of the hill. The interested group of
55 citizens may present a few ideas. Commissioner Milbank pointed out that a road going through the
56 property would detract in a park area. After more discussion they agreed to add as #7: Provide turn-
57 around and parking at both ends of Stewart Hill Park for emergency and maintenance vehicles and
58 access to the park."

59 Commissioner Pitcher brought up a discussion of the property east of the LDS Church on 600
60 East and wondered if River Heights wanted to address transportation in this area. They discussed the
61 possibility of going through the Lois Weston property (north on 700 East), since her property is also
62 landlocked. They decided to show it on the map and add it to the written list. They also showed an
63 access from this property to 600 East, running north of the Church property.

64 Commissioner Cooley expressed concern about the protection of the water line on the south
65 side of 600 South (between 800 East and 1000 East). He will find out where the line is for sure and let
66 Commissioner Pitcher know so the road preservation can be addressed.

67 Commissioner Pitcher asked if they wanted to show 400 East going through between 700
68 South and 800 South. After discussion, they agreed to show it as a future road, even though it would
69 take out two homes. Councilmember Wright pointed out, doing so could decrease the value of these
70 properties. Mr. Pitcher pointed out the number of fields on 800 South that could be developed in the
71 next few years, and would benefit from another access to this area. They decided to show it on the
72 plat and add it to the neighborhood street narrative.

73 Commissioner Schaub reported she is working on setting up a meeting with Councilmember
74 Wright and Developer Mike Wolford to discuss his concept ideas for the Riverdale area.

75 Councilmember Wright reported that he asked the council how they felt about an R-15 zone.
76 Half the council thought it would be nice, the other half wasn't sure. He suggested considering larger
77 lots east of 1000 East and higher densities closer to 100 East.

78 Councilmember Wright asked Commissioner Pitcher to check with the CMPO on what their
79 plan shows for 200 East in the Riverdale area, to determine if Mr. Wolford's concepts are
80 representative of what they are proposing.

81 The meeting adjourned at 8:55 p.m.

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Sheila Lind, Recorder

Cindy Schaub, Commission Chair

3 TRANSPORTATION

River Heights supports an efficient circulation system that will allow traffic flow on major streets and create a safe atmosphere that encourages pedestrians and bicyclists. Trails are a critical part of the transportation system.

The River Heights City Transportation General Plan was revised in 2019. The information and analyses contained in the plan form the foundation of this element and should be consulted for direction on any transportation-related issues. ~~The action items proposed to implement the goals and objectives described in the 2019 Transportation General Plan will be implemented as funding becomes available.~~

~~The transportation portion of the River Heights General Plan is challenging in that the city is a destination only for those who live here. Many more must travel the streets to arrive at their respective destinations. As Providence and Millville continue to grow and, especially after 100 East is completed, more traffic will pass through and affect River Heights, thus requiring planning for this impact.~~

The Cache Metropolitan Planning Organization (CMPO) is a consortium of city and county governments in the Logan Urbanized Area that conducts transportation planning to provide a comprehensive, coordinated and continuing approach. The CMPO (www.cachempo.org) was formed in 1992 to carry out the federally mandated metropolitan planning process so the Logan Urbanized Area can receive federal funds for improving transportation facilities and services. River Heights is part of the CMPO. The Mayor of River Heights sits on the executive committee of the CMPO, as do all of the mayors in the Logan urbanized area.

The CMPO has developed the five-year Transportation Improvement Program (TIP). It is a six-year program which plans for the development of collector type roads of regional importance, highway, transit, pedestrian, and bicycle projects for urbanized areas. ~~The construction of 100 One hundred East going south from 300 South to Providence is now complete and has a significant impact on River Heights.~~ ⁽¹⁰⁰⁾ ~~is imminent and will have a significant and evolving impact on River Heights over the next five to 10 years. At the writing of this document River Height's officials are studying the project, working with Logan City officials and designing new zoning ordinances for that area.~~ *with increased vehicular & pedestrian traffic on 700 South due to commercial development.*

There is an improvement plan in place for 200 East in Logan City from 300 South to 1400 North. ~~Improvements to 200 East from 300 South in Logan extending to 100 North in Providence which will involve River Heights; therefore the City will need to plan accordingly.~~

3.1 TRANSPORTATION GOALS AND RECOMMENDATIONS

3.1.1 Goal: River Heights should be a community with adequate streets to effectively move traffic through residential neighborhoods and through the city. The City should plan, design, and enhance pedestrian walkways and bicycle paths.

Policies:

1. Local neighborhood streets should have at least a 50 foot right-of-way.

2. All identified collector streets should have at least a 66 60 foot right of way. Existing collector streets that are less than 66 60 feet wide should be upgraded whenever possible.
3. All collector streets should have sidewalks on both sides of the street, curb and gutter, and a five to eight foot planting strip.
4. The widening of roads and rights-of-way should be accomplished sensitively within residential areas. Mitigating measures should be taken to reduce the impact of enlarged roadways.
5. On-street parking will be regulated by ordinance.

3.1.2 Goal: Build sidewalks in the existing developed areas of the city.

Policy: Develop a systematic plan to install sidewalks and curbs and gutters (where appropriate). This should be on a cost sharing basis with adjacent property owners. In new subdivisions or developments, however, the cost of sidewalks and curb and gutter will be the sole responsibility of developers and subdividers.

3.1.3 Goal: Local and trans-city traffic should be able to move throughout the city safely and effectively. As much as possible, collector streets should be adequate so as not to concentrate traffic on only a few streets.

Policies:

1. The following streets, either existing or as they are developed in the future, are to be collector streets:
 - A. 400 East from 600 South to 300 South
 - B. 600 East
 - C. 1000 East
 - D. 600 South between 400 East and 1000 East
 - E. 700 South from Highway 89 to 600 East
 - F. River Heights Blvd. from 400 East to 1000 East
2. A right-of-way should be preserved for the following new collector and/or neighborhood streets:
 - A. 200 East from 300 South extending south arcing toward and intersecting 100 East at approximately 650 South *400*
 - B. 500 South from approximately 100 to 300 East
3. A right-of-way should be preserved for the following new neighborhood streets:
 - A. 700 East between 400 South and 600 South *approximately 750*
 - B. 400 South from 750 East to 1000 East (this right-of-way is also required to protect access to a 10 inch water line)
4. Provide access from Summerwild to Riverdale Area
5. Collector roads should have controlled access, meaning no houses fronting the street in all new subdivisions.
6. Participate in regional transportation planning by working with the Cache Metropolitan Planning Organization (CMPO).
7. *Provide turnarounds at both ends of Stewart Hill Park for emergency and maintenance vehicles and access to the park property north of the Prov. Center.*

C. 800 South from 100 East to 600 East

B. 750 South from 600 East to 700 East

C. 400 East from 700 South to 800 South

see minutes.

emergency and maintenance vehicles and access to the park property north of the Prov. Center.

Policy: Maintain communication and contact with the Transit District, via a liaison, regarding the needs of River Heights City's riders.