

River Heights City

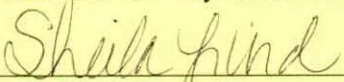
PLANNING COMMISSION AGENDA

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

Posted this 10th day of October 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 15, 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 Pitcher moved to “approve the minutes of the October 1, 2019 Commission Meeting, as amended.” Commissioner Cooley 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 15, 2019.

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

Adoption of Prior Minutes and Agenda: Minutes for the October 1, 2019 Planning Commission Meeting were reviewed.

Commissioner Pitcher moved to “approve the minutes of the October 1, 2019 Commission Meeting as amended.” Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

Revisions to the General Plan: Commissioner Schaub discussed the CMPO’s 2050 plan for 200 East. Commissioner Pitcher had met with Transportation Planner Jeff Gilbert, who explained the line they have drawn is not set in stone. They are open to other ideas and would entertain discussion on the Riverdale area at the time of a proposed development. Commissioner Cooley pointed out it is designated as a 4 million dollar project. Mr. Pitcher said Jeff Gilbert informed him, a large portion of the cost will most likely be state funded, and smaller portions by Logan and River Heights. They don’t plan on using federal money since it was a big headache when they used it on 100 East. Mr. Gilbert felt the location they have shown for 200 East, crossing the river, seems the most logical.

Councilmember Wright said Mayor Rasmussen and Mr. Gilbert have discussed possibly curving 200 East into 100 East north of the river, rather than on the south. They are open to

45 possibilities. Commissioner Cooley pointed out, joining on the north wouldn't give River Heights
46 access in the Riverdale area. Mr. Wright would like to consider a long-term planning approach. Mr.
47 Cooley would like to avoid using the dugway from the Riverdale area up to 400 East since the city
48 doesn't have enough right-of-way in this area. They discussed needing to improve 500 South (in the
49 Riverdale area), if 200 East doesn't come through River Heights, in an effort to direct traffic to 100
50 East.

51 The group referred to Mike Wolford's concept plans to get an idea of the number of potential
52 cars from the area. They also discussed the different options he showed for 200 East.

53 Councilmember Wright informed that Mary Barrus contacted him to discuss the upcoming
54 development. She said she is willing to give up her property, to be compensated with another
55 property in the new development.

56 Councilmember Wright and Commissioner Schaub reportedly met with Mr. Wolford, a
57 developer who is interested in developing the Riverdale area. He is leaning toward a single-family
58 plan with lots as small as 6,000 square feet. Mr. Wolford had three items he needed to resolve
59 before he could move forward: 1) If 500 South needed to be developed, would he get resistance
60 from Mike Jablonski? 2) Would Mary Barrus and Kathy Ruggeri be willing to sell out? and, 3) He
61 needs to work out how the roads will go in.

62 Councilmember Wright said he and Mayor Rasmussen plan to meet with Mike Jablonski. They
63 will probably also meet with Kathy Ruggeri. He asked Commissioner Pitcher if Logan City is on board
64 with the CMPO plan. Mr. Pitcher said Logan is prepared to purchase the 3 lots on the north side of
65 the river to get the bridge in. Jeff Gilbert felt Logan and River Heights should meet to discuss it.

66 Commissioner Milbank asked how River Heights would be impacted with the development of
67 200 East. They felt there would be many cars using it to travel north and south, but not too much
68 coming east into River Heights.

69 Commissioner Cooley felt the transportation information currently in the General Plan would
70 be sufficient, based on the amount of information they have at this time.

71 They discussed the General Plan transportation map and plan to have it updated to reflect the
72 changed verbiage in the document.

73 Councilmember Wright discussed the advantages/disadvantages of having 200 East join 100
74 East on the north or south side of the river. If River Heights ends up with some commercial
75 development in this area, the road would be a benefit. If the use is going to be residential, they
76 probably don't want 200 East going through it. If this turns out to be the case, 500 South will need to
77 be able to accommodate residential development.

78 Councilmember Wright pointed out the current zoning map they were looking at was
79 incorrect; the Riverdale area is NOT currently zoned mixed-use, but is shown on the general plan as
80 such. Recorder Lind will contact the city engineer to have it changed.

81 Commissioner Milbank asked if River Heights was interested in more commercial areas.
82 Councilmember Wright responded that they haven't discussed it lately. He's not sure commercial
83 would do well in the Riverdale area because of the distance from Main Street. It will probably be
84 impacted by what Logan develops in the surrounding area.

85 They discussed if they wanted to change the mixed-use zone on the general plan for this area
86 (which would dictate future development). They were unsure and felt it would depend on what plan
87 Mr. Wolford presented. Commissioner Milbank asked if the city needed extra revenue from

commercial. If so, the commission should accommodate that. Councilmember Wright stated the city could always benefit from retail.

90 Commissioner Pitcher wouldn't mind having commercial in this area but doesn't want to see it
91 fail. They decided to leave it as mixed-use on the General Plan, for the time being.

92 Councilmember Cooley reported he had talked with PWD Nelson and found out the city's
93 water line on 600 South (between 800 and 1000 East) is 10" and runs on the south side of 600 South.
94 He was glad to find out its protected since the city owns the right-of-way.

95 They agreed they are finished making changes to the transportation section. They plan to
96 discuss moderate housing at their next meeting, as well as finish up the land use section.

97 Councilmember Wright reported that Mayor Rasmussen has been working with Attorney
98 Jenkins on an RFP for the Old Church property. They are trying not to be too restrictive, yet there are
99 some uses they don't want. They desire the historic portion of the building to be kept, as well as the
100 historic look. There has been some interest in turning it into housing or combination living space with
101 low impact offices.

102 Councilmember Wright asked Commissioner Milbank how he thinks River Heights is doing, in
103 regards to enough affordable housing. Mr. Milbank shared a few points which he will elaborate on at
104 the next meeting.

105 The next meeting will be held on October 29, in order to forgo meeting on election day in
106 November.

107 Councilmember Wright informed of an upcoming training with the League on land use,
108 scheduled for November 2. He encouraged them to attend if they could.

The meeting adjourned at 8:35 p.m.

110
111
112 _____
113 Sheila Lind, Recorder

114 _____
115 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 proposed 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 (100) East going south from 300 South to Providence is now complete and has had a significant impact on River Heights with increased vehicular and pedestrian traffic on 700 South due to commercial development. ~~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.~~

~~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~~ wherever 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 400 600 East to 1000 East
 - G. 400 South from 750 East to approximately 850 East (this right-of-way is also required to protect access to a 10 inch water line)
2. A right-of-way should be preserved for the following new collector and/or neighborhood streets: *Cor obtained*
 - A. 200 East from 300 South extending south arcing toward and intersecting 100 East at approximately 650 South
 - B. 500 South (Riverdale Ave) from approximately 100 to ~~300~~ 400 East
 - C. 800 South from 100 East to 600 East
3. A right-of-way should be preserved for the following new neighborhood streets:
 - A. 700 East between 400 South and ~~600~~ approximately 750 South
 - 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)~~ Approximately 750 South from 600 East to 700 East
 - C. 400 East from 700 South to 800 South
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 turn-around and parking at both ends of Stewart Hill Park for emergency and maintenance vehicles and access to the park.

3.1.4 Goal: River Heights should improve and investigate additional routes and stops providing access to mass transit.

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

