

River Heights City

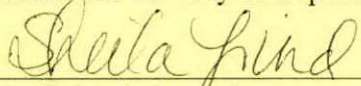
PLANNING COMMISSION AGENDA

Tuesday, September 17, 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 11th 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 (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

September 17, 2019

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6 Present: Commission members: Cindy Schaub, Chairman
7 Noel Cooley
8 Heather Lehnig
9 Chris Milbank
10 Lance Pitcher
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12 Councilmember Blake Wright
13 Recorder Sheila Lind
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15 Others Present None
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Motions Made During the Meeting

Motion #1

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21 Commissioner Milbank moved to “approve the minutes of the September 3, 2019 Commission
22 Meeting with corrections.” Commissioner Cooley seconded the motion, which carried with Cooley,
23 Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.
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Proceedings of the Meeting

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28 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council
29 Chambers on September 17, 2019.

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

31 Adoption of Prior Minutes and Agenda: Minutes for the September 3, 2019 Planning
32 Commission Meeting were reviewed. On line 59: “Councilmember Wright” replaced “They.” On line
33 62: “60” was changed to “30 ½.” Line 75 was changed to “. . . south side of 700 South and walking to
34 the gravel of 100 East. He wondered . . .” On line 76: “of 700 South” was inserted after “south side.”

35 **Commissioner Milbank moved to “approve the minutes of the September 3, 2019
36 Commission Meeting with corrections.” Commissioner Cooley seconded the motion, which carried
37 with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.**

38 Revisions to the General Plan: Commissioner Schaub handed out copies of corrections from
39 last meeting to the Land Use section.

40 Commissioner Cooley asked Councilmember Wright if the council was favorable to 15,000
41 square foot lots (as was brought up at the last planning commission meeting). Mr. Wright admitted
42 he hadn’t asked them yet. He will poll them at their next meeting.

43 Commissioner Pitcher read through the Transportation Section. Some changes were made.
44 He discussed the proposals he had on the transportation map. The pink lines were proposed roads.
45 The blue line was a proposed collector road, along 400 South.

46 Questions were raised on 3.1.1:1&2, concerning the specifications for 'neighborhood' and
47 'collector' streets. Councilmember Wright drew attention to RHCC 11-6-3, which states the minimum
48 road standards are 50' for neighborhood streets and 66' for collectors. The general plan was changed
49 to reflect these standards. Mr. Wright will check with Engineer Rasmussen to discuss the possibility
50 of reducing the width of a collector road.

51 Councilmember Wright said the planning commission discussed the idea of River Heights
52 Boulevard as a collector road ten years ago when they revised the general plan. He discussed the
53 current situation and the expenses that would go along with turning it into a thoroughfare between
54 1000 East and 100 East.

55 Discussion was held on a recent email the Commissioners received from Mike Wolford today.
56 He sent five proposals for development in the Riverdale area for PUDs.

57 The question was raised on what defined a collector road. Councilmember Wright suggested
58 it was based on how it moves traffic through the city and the volume of traffic on the road.

59 Councilmember Wright proposed a whole meeting to discuss Riverdale development.

60 Commissioner Pitcher gathered input on future roads from Public Works Director Nelson. He
61 discussed the highlighted areas of the map.

62 Commissioner Cooley wanted to discuss an access to the property east of the church on 600
63 East. Councilmember Wright has heard the Weston's are not interested in a road coming through the
64 south of Lois' property. He informed that Ironwood's contract on the property has expired. The
65 Church is still wanting to sell. Mr. Wright said we (the residents of the city) should decide what we
66 want to see in this area and then reflect these ideas in the General Plan.

67 Councilmember Wright informed that a few months ago some Riverdale residents came to a
68 council meeting to let them know they have no desire for their property to go to Logan. (They had
69 heard talk of some property owners wanting to deannex from River Heights and annex to Logan.) The
70 council told them they would like to work with them to keep the area in River Heights. They
71 discussed the feasibility of getting utilities to the area.

72 The meeting adjourned at 8:25 p.m.

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Cindy Schaub, Commission Chair


Sheila Lind, Recorder

3 TRANSPORTATION

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 East going south from 300 South to Providence 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 Heights 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 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 60 foot right of way. Existing collector streets that are less than 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.

Blake's suggestion

has had

do? do we want to change to 60'?

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.

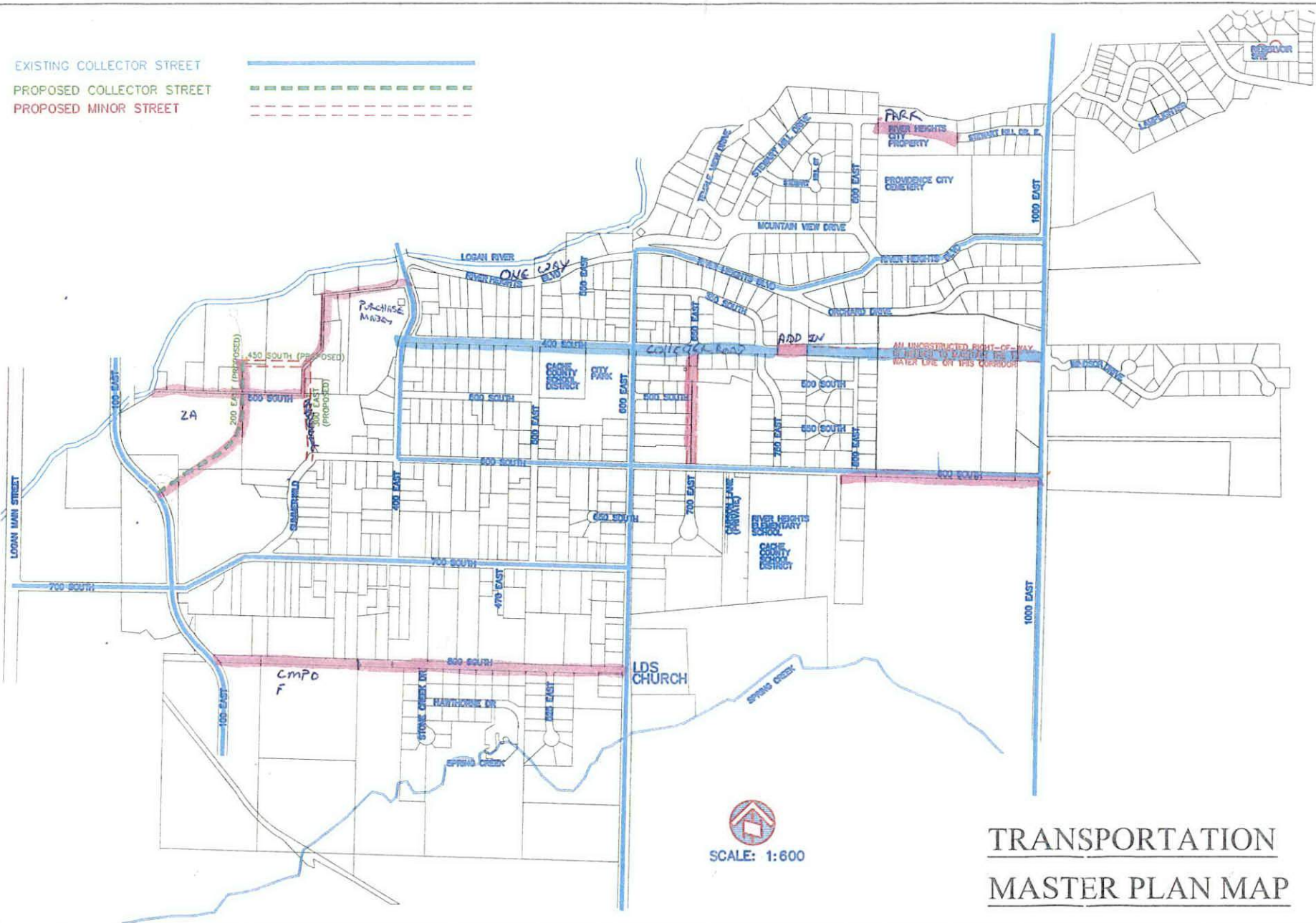
Policies:

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
 - 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
 - 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).

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.

EXISTING COLLECTOR STREET
 PROPOSED COLLECTOR STREET
 PROPOSED MINOR STREET



SCALE: 1:600

TRANSPORTATION
 MASTER PLAN MAP

| No. | Date | By | Description |
|-----|----------|----|------------------|
| 2 | 11/27/24 | DR | 100 EAST EDITING |

SARGENT
 Sargent Engineers, Inc.
 95 West 100 South, Suite 115
 Layton, UT 84041
 Tel. 435-751-7214 • Fax 435-751-7205

RIVER HEIGHTS CITY
 520 South 400 East

TRANSPORTATION

| | |
|--------------|-------------|
| Designed by | C. Romussen |
| Checked by | |
| Drawn | |
| Written | |
| Issue Code | |
| Project Ref. | |
| Client Ref. | |
| SHEET NO. | 0' |
| | SHEETS |