

# River Heights City

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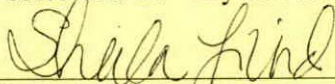
## PLANNING COMMISSION AGENDA

**Tuesday, December 3, 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 27<sup>th</sup> day of November 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](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

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## River Heights City Planning Commission

### Minutes of the Meeting

December 3, 2019

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6 Present: Commission members: Cindy Schaub, Chairman  
7 Noel Cooley  
8 Heather Lehnig  
9 Chris Milbank

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11 Councilmember Blake Wright  
12 Recorder Sheila Lind

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14 Excused Commissioner Lance Pitcher  
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### Motions Made During the Meeting

#### Motion #1

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20 Commissioner Lehnig moved to “approve the minutes of the November 19, 2019 Commission  
21 Meeting with changes.” Commissioner Cooley seconded the motion, which carried with Cooley,  
22 Lehnig, Milbank, and Schaub in favor. No one opposed. Pitcher was absent.  
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### Proceedings of the Meeting

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27 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council  
28 Chambers on December 3, 2019.

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

30 Adoption of Prior Minutes and Agenda: Minutes for the November 19, 2019 Planning  
31 Commission Meeting were reviewed with changes made.

32 **Commissioner Lehnig moved to “approve the minutes of the November 19, 2019  
33 Commission Meeting with changes.” Commissioner Cooley seconded the motion, which carried  
34 with Cooley, Lehnig, Milbank, and Schaub in favor. No one opposed. Pitcher was absent.**

35 Revisions to the General Plan: Commissioner Schaub announced they were finished reviewing  
36 each of the sections of the General Plan. Recorder Lind asked that each commissioner update their  
37 assigned section with strike-outs and underlines for additions and put it in the Drive for her to  
38 combine it into one document.

39 Commissioner Schaub led a discussion on possible changes to the maps. She also brought up  
40 and discussed suggested changes to the General Plan from 2015.

41 Discussion was held on the future plan for the Old Church and Old School. Councilmember  
42 Wright explained the city has put out an RFP for the Old Church property. The city is willing to sell or  
43 lease the property and building. The school district plans to give the Old School to the city. The  
44 council has discussed using part of the building as a shop. Mr. Wright stated that Councilmember

45 Wilson had once recommended that all the city owned property on the block be zoned Parks and Rec.  
46 It would be difficult to label the Old Church property as a specific future zone since it is unknown  
47 what the potential buyers will want to do with the property. They decided to leave this property as  
48 R-1-8 until a request for something else comes up.

49 Commissioner Schaub read the proposed amendments from 2015. It was determined that all  
50 the suggested policies have been incorporated into the draft. Two items will be considered in the  
51 land use map: 1) Extend PR zone on the city block to include all city owned property, and 2) Change  
52 School District property on 400 South 500 East from R-1-8 to PR.

53 Discussion was held on the desired zoning in the Riverdale area. Councilmember Wright  
54 understood that cities can hold developers to what the general plan says. He will ask the city  
55 attorney how far a city can go to enforce their general plan.

56 Discussion was held on the annexation map. Commissioner Schaub wondered if a property  
57 shown on the city's annexation plan could be labeled as a single-family zone. Councilmember Wright  
58 guessed the city can only specify zones on properties already within the city boundary. The  
59 commission would like the Zollinger property to show the conservation easement boundaries and to  
60 remove the properties now in other cities (from the annexation map).

61 The Johnson/Fryer properties are shown as agricultural zone, but have been rezoned to R-1-8  
62 and will be updated on the maps.

63 Commissioner Schaub made a call to Commissioner Pitcher to ask him to get his suggested  
64 transportation map changes to Recorder Lind, which he agreed to.

65 They discussed the trails map and made a few minor changes. Discussion was held on  
66 whether they could get a trail to go through to Logan at the top of Windsor Drive. Commissioner  
67 Lehnig suggested a trail designation between Annette Smith's and the Bedell property.

68 Each commissioner will have their revisions in the Drive by December 10. Recorder Lind will  
69 put the final draft together so they can each review it before a public hearing is scheduled.  
70 Commissioner Schaub will turn in the map changes as discussed. January 3 will be their next meeting,  
71 where they will discuss their final review and probably schedule the hearing for January 17<sup>th</sup>.

72 The meeting adjourned at 8:35 p.m.

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Cindy Schaub, Commission Chair

  
Sheila Lind, Recorder

Proposed Amendments to the River Heights City General Plan  
April 2015

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 roads be central to the design of any new road project.
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.

*Already incorporated in draft.*

Land Use Map

1. Extend PR zone on the city block to include all city owned property (02-022-0006).
2. Change School District property on 400 South 500 East (02-022-0007) from R-1-8 to PR.
- 3. Change Old Church property (02-016-0019) from R-1-8 to PR. *Hold for now*
4. Change parcels 02-027-0047 and 02-027-0046 on 800 South from Agricultural to Commercial. *Done . CP Zone*