

# River Heights City

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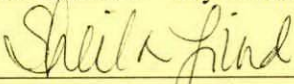
## PLANNING COMMISSION AGENDA

**Tuesday, January 7, 2020**

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 2<sup>nd</sup> day of January 2020



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website ([pmn.utah.gov](http://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

January 7, 2020

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

Councilmembers Blake Wright  
Chris Milbank  
Recorder Sheila Lind

Others Present None

### Motions Made During the Meeting

#### Motion #1

Commissioner Lehnig moved to "approve the minutes of the December 3, 2019 Commission Meeting." Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, 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 January 7, 2020.

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

Adoption of Prior Minutes and Agenda: Minutes for the December 3, 2019 Planning Commission Meeting were reviewed.

**Commissioner Lehnig moved to "approve the minutes of the December 3, 2019 Commission Meeting." Commissioner Cooley seconded the motion, which carried with Cooley, Lehnig, Pitcher and Schaub in favor. No one opposed.**

Revisions to the General Plan: Commissioner Schaub led a review of Sections 1 and 2 of the General Plan draft. (Changes made are reflected in the attached draft.)

Commissioner Schaub informed that Mayor Rasmussen has proposed the Council and Commission trade meeting nights to enable the Council to attend other city's meetings which currently conflict. He wanted to know if the commissioners would be okay with holding their meetings on the second and fourth Tuesdays of the month, rather than the first and third. All members agreed it would be fine. Councilmember Wright added, the change would likely go into effect the first of February.

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Commissioner Schaub thanked Chris Milbank for his efforts while serving on the commission.  
(He will now be serving on the city council.)  
The meeting adjourned at 8:30 p.m.

Cindy S. Schaub  
Cindy Schaub, Commission Chair

Sheila Lind  
Sheila Lind, Recorder



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# GENERAL PLAN

FOR  
RIVER HEIGHTS CITY, UTAH  
520 South 500 East  
River Heights, Utah 84321  
435 752 2646

Prepared by:  
River Heights City  
Planning Commission

Adopted by:  
River Heights City  
City Council  
~~February 10, 2009~~ (Adoption failed)

Readopted  
~~2020~~

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# RIVER HEIGHTS CITY GENERAL PLAN

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## 1 INTRODUCTION

Utah State law requires that cities prepare a general plan for the "present and future needs of the municipality." This plan is the official statement that describes overall goals and strategies for the future development of the City. This plan functions within a community to:

- Improve the physical environment of the community as a setting for human activity. This purpose is in accord with the broad objective of local government to promote the health, safety, order, convenience, prosperity, and general welfare of the citizens.
- Promote the public interest of the community at large, rather than the interest of individuals or special interest groups within the community. By adopting and following a general guideline it will help prevent arbitrary, capricious, biased actions. The contributions of the plan to a democratically responsible government help safeguard the public interest.
- Facilitate the democratic determination and implementation of community policies on physical development. A general plan is a policy instrument. It is a declaration of long range goals. It places the responsibility for determining policies on the elected officials and provides an opportunity for citizen participation under the democratic process.
- Inject long range consideration into short range actions. It provides for coordination through time, to attempt to make sure that today's decisions lead to tomorrow's goals. The use of forecasts and the establishment of long range goals are significant features of the general plan.
- Bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the city. This is intended to promote wiser decision making, to achieve informed, constructive government. The importance of a general plan as a policy document and a general guide to the future of River Heights should be emphasized. It should be considered as a compass. It sets the direction which the City should take but it is not static. Future events may necessitate a change in course. It should be reevaluated on a regular basis and updated as it becomes necessary to do so to guarantee its relevancy.

This document has five sections:

1. Introduction
2. Land Use
3. Transportation
4. Infrastructure/City Utilities
5. Affordable Housing

Each section contains a description of the current situation and conditions, applicable background information, and recommendations for adoption by the Planning Commission and the City Council.

Once adopted this becomes the plan for the future development of River Heights. The Zoning and other ordinances are then changed, as needed, to comply with and implement the provisions of this adopted plan. The ordinances then become the instrument by which these policies are put into effect. These two planning documents are interwoven.

Planning is more than the production of a general plan and regulatory ordinances. It is an ongoing process. Therefore, after this plan is adopted it will be reassessed on a regular basis. This document can change over time.

Planning is dynamic. The initial adoption of the General Plan and its elements is the beginning of the planning process. A periodic reevaluation process will be used to maintain the validity of the goals and policies of the plan.

Amending the plan can take two forms. Most amendments will come through the Planning Commission. At periodic intervals they should review the plan and determine if it still coincides with existing conditions and attitudes. If it is determined that it does not meet the needs of the city at some future time, after appropriate public input, it should be changed.

A second method of amending the general plan is by written application submitted by an individual requesting a consideration for a change.

In both of the above referenced methods for changing the general plan, the Planning Commission should hold a public hearing, consider the data, and make a recommendation to the City Council. The Council conducts a final review and enacts needed changes and takes final action.

## 1.1 BACKGROUND

~~Incorporated as a Town in 1934 and becoming a City in 1968, River Heights is one of the youngest communities in Cache County. Originally pasture land it started slowly and evolved into a community of well kept homes. It is on the east bench lands of Cache Valley, a remnant of ancient Lake Bonneville. The Bear River range of the Wasatch Mountains is the east backdrop of the city. Providence City is to the south and Logan City is to the north, east and west.~~

~~The first settlers of the area came in the 1880s and built homes in the area between Providence and Logan where land was inexpensive. Named "Dry Town" for obvious reasons, new inhabitants arrived slowly and it was incorporated into a Town only when it became necessary to receive a grant from the federal government to drill an irrigation well to augment scarce water supplies during the drought of the 1930s.~~

~~River Heights is unique among most other Cache communities. It is completely surrounded by either other cities or physical barriers that will limit its long term growth. While there still remains land that can be developed, it is limited. The community is primarily residential with some agricultural areas with only limited possibilities of future commercial development.~~

The first settlers came in the 1880s and built homes in the area between Providence and Logan where land was inexpensive. The land sat above Logan River and tended to be dry, therefore earned the name "Dry Town". New inhabitants arrived slowly. It was incorporated into a Town

when it became necessary to receive a grant from the federal government to drill an irrigation well to augment scarce water supplies during the drought of the 1930s.

Incorporated as a Town in 1934 and becoming a City in 1968, River Heights is one of the youngest communities in Cache County. Originally pasture land and orchards it slowly evolved into a residential community. River Heights is on the east bench lands of Cache Valley; the Valley is a remnant of ancient Lake Bonneville. The Bear River range of the Wasatch Mountains is the east backdrop of the city. Providence City is to the south and Logan City is to the north, east and west.

River Heights is unique among most other Cache communities. It is completely surrounded and confined by other cities or physical barriers. While there still remains some land that can be developed, growth potential is limited. The community is primarily residential with some agricultural areas; there is a small commercial zone on the West side near Highway 89/91.

*W  
^  
of River Heights*

## 1.2 DEMOGRAPHICS

### 1.2.1 Population

Table 1 shows the historical population of River Heights:

| Year       | 1950 | 1960 | 1970 | 1980 | 1990 | 1995<br>2000 | 2000<br>2010 | 2005<br>2017 |
|------------|------|------|------|------|------|--------------|--------------|--------------|
| Population | 468  | 880  | 1088 | 1211 | 1274 | 1320<br>1495 | 1495<br>1734 | 1565<br>2028 |

Table 1  
Historical Population

### 1.2.2 Projected Population

While Cache County has experienced about 2.0% annual growth rate since 1950, River Heights has shown a rate of less than 1.5%. Growth for the ten year period 1980 to 1990 was approximately 0.5% per year and for the period 1990 to 2000 it was 1.6%. Growth for the five year period 2000 to 2005 was less than 1.0%. ~~That rate of growth could change dramatically.~~ The growth rate from 2010 to 2016 was 13.1%, with an increase of 228 people. As the southeast bench area of Logan continues to fill up, pressure will build for new subdivisions and homes in River Heights. The following table shows growth projections through 2020 as interpolated from information provided by the Cache County Planning Office.

| Year       | 2010<br>2020 | 2020<br>2030 |
|------------|--------------|--------------|
| Population | 1660<br>2291 | 1850<br>2589 |

Table 2  
Population Projections



There are approximately <sup>75</sup> 200 <sup>158</sup> ~~132~~ acres of land currently undeveloped that are either inside the current city boundaries or inside the annexation declaration policy area. There are approximately 85 acres of land in the county that could be incorporated. This land represents the growth limits of the City. Assuming three lots per acre, there could be approximately 600 <sup>474</sup> ~~396~~ additional homes in River Heights compared to the current number of 550. This population projection would add approximately 2,000 <sup>1320</sup> ~~1320~~ more residents for a total of <sup>680</sup> ~~3,850~~ <sup>660</sup> ~~3282~~. These numbers are estimates based on available land and current zoning and building trends.

The above estimate is especially useful in planning for infrastructure needs. <sup>3,580</sup>

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## 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~~ <sup>some</sup> limited basis to date. <sup>zone</sup>

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~~ five developed parks in the City: Heber Olsen Park, the playing fields behind the new River Heights Elementary School, the DUP Park, and the Hillside Park, and 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. <sup>School</sup>

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 and Saddlerock Park located north of 600 South is .29 acres.

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~~ 3282 it will be at ~~3.84~~ 3.25 acres per thousand people. <sub>3580</sub> <sub>3.43</sub>

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 FEMA ~~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:**

move to  
4.5.2

street

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.~~
3. Promote use of LED light fixtures when and wherever possible.
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.~~
6. Allow the creation of a zone allowing homes on 15,000 square foot lots.
7. Any additional land annexed East of 1000 East should have allowances for a recreational park. *p-1-15 (15,000 square foot minimum) zone.*
8. Any additional land annexed West of 1000 East, South of 600 South, East of River Heights Elementary school, and running southerly along Spring Creek should have allowances for a recreational park. *and*
9. ~~Promote use of secondary water for landscaping.~~

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

**Policies:**

*land continue to*

1. All newly annexed areas shall come into the City zoned for agricultural use or ~~greenbelt/open space.~~ *al.*
2. Allow parcels smaller than five acres in size to be annexed into River Heights under the agricultural zone.
3. ~~Any County annexed designated property to be zoned from Agricultural to SFR or PUD.~~

**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. Use Secondary water for watering of landscapes and greenery.
3. 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.
4. Require a 30% green space buffer zone for any new development which is adjacent to a transportation corridor. *foot*
5. All new roads to run in a grid pattern for uniform vehicular traffic control, where possible.
6. Encourage citizens to reduce air pollution through decreased driving and increased bicycle and pedestrian travel.
7. Encourage citizens to adhere to the "no idling" vehicular laws.
8. Encourage citizens to adhere to air quality conditions and heed recommendations to not burning on "yellow" and "red" pollution days.

9. Encourage citizens to be mindful of limited landfill and energy resources and therefore, recycle as much as possible.
10. Preserve City ~~owned~~ property at Stewart Hill, adjacent to Providence City Cemetery, for future park/open space.

**2.4.4 Goal:** The City boundary should ultimately go east to the Logan City boundary ~~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~~ <sup>noxious</sup> 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 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. Plan for future trails commencing at the corner of 6<sup>th</sup> East and River Heights Boulevard, eventually connecting to Temple View Drive, Denzil Stewart Nature Park and beyond.
5. 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.~~

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### 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](http://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.~~