

# River Heights City

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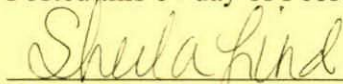
## PLANNING COMMISSION AGENDA

**Tuesday, February 11, 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. Election of a Chair and Vice-Chair
- 7:10 p.m. Report from the City Council by Councilmember Wright
- 7:15 p.m. Revisions to the General Plan
- 8:15 p.m. Adjourn

Posted this 6<sup>th</sup> day of February 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

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## River Heights City Planning Commission

### Minutes of the Meeting

February 11, 2020

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6 Present: Commission members: Cindy Schaub, Chairman  
7 Noel Cooley  
8 Heather Lehnig  
9 Lance Pitcher  
10 Levi Roberts  
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12 Councilmember Blake Wright  
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14 Excused Recorder Sheila Lind  
15  
16 Others Present Council member Chris Milbank  
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18

### Motions Made During the Meeting

#### Motion #1

21 Commissioner Cooley moved to approve the minutes of the January 21, 2020 Commission Meeting. Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Roberts, Pitcher and Schaub in favor. No one opposed.  
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#### Motion #2

26 Commissioner Cooley moved to elect Commissioner Schaub as Chair and Commissioner Pitcher Seconded the motion, which carried with Cooley, Lehnig, Pitcher, Roberts and Schaub in favor. No one opposed. Commissioner Schaub moved to elect Levi Roberts for vice chair and seconded by commissioner Pitcher, no one opposed.  
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### Proceedings of the Meeting

34 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on February 11, 2020. In the absence of Recorder Lind, Commissioner Lehnig took the minutes.  
36

37 Pledge of Allegiance: Commissioner Roberts led in the Pledge of Allegiance.

38 Adoption of Prior Minutes and Agenda: Minutes for the January 21, 2020 Planning Commission Meeting were reviewed.  
39

40 Commissioner Cooley moved to approve the minutes of the January 21, 2020 Commission Meeting. Commissioner Pitcher seconded the motion, which carried with Cooley, Lehnig, Roberts, Pitcher and Schaub in favor. No one opposed.  
42

44 Next meeting Jeremy Larsen will be presenting a site plan/final plat for a minor subdivision. It  
45 was discussed if a full quorum would be present. All commissioners and Chris Millbank will be  
46 present at the next planning and zoning meeting, city councilmember Blake Wright will be absent.  
47 The dialogue mentioned reviewing City Code 11.2.A and 11.4 for minor subdivisions.

48 Report from the City Council by Councilmember Wright: Blake conferred with the council to  
49 move the start of the meeting time to 6:30PM. This would correspond with the start time of City  
50 Council meeting. Discussion of changing time would work for the commissioners, Commissioner  
51 Lehnig asked that this would be a trial change with further discussion in the future. Time change  
52 would start in March.

53 City council asked that the Planning and Zoning commissioners review "Clear View of  
54 Intersecting Streets" and 40-foot triangle. The city council and the enforcement officer asked if we  
55 could revise the code and let ornamental grass, flowers, that flow and a person driving could see  
56 through the grass when driving. The code states plantings may not be wider than 12 inches in  
57 diameter, and no taller than 2 feet, as stated in 10.13.15. Rewrite section to accommodate  
58 homeowners at next P&Z. If we allow plantings, we must have clear vision, so cars can see people  
59 approaching the intersection.

60 Revisions to the General Plan: The commissioners discussed incorporating Chris Millbank's  
61 transportation paragraph into the General Plan and all agreed. It was proposed that the CMPO  
62 paragraph be moved to the beginning of the Transportation. Commissioner Schaub went through  
63 each paragraph, changed the year dates, and used the updated Transportation section that Sheila put  
64 on the drive for the February 11<sup>th</sup> meeting.

65 The commissioners continued dialog on "Transportation Master Plan Map". Exploration of  
66 four streets for the master plan, third east from 500 South to 600 South, new 400 East from 700 S to  
67 800 S, 500 East from 7<sup>th</sup> to 8<sup>th</sup> ((this will be E in the general Plan), and continuation of Summerwild  
68 Ave. Councilmember Millbank asked P&Z commissioners to think about the density and how  
69 punching through some of these streets would really work in the city. Commissioner Roberts  
70 suggested that it is more pedestrian friendly. Commissioners agreed in needing a road plan  
71 regardless of future usage.

72 If 800 South is designated as a collector street, then the county might help with the  
73 construction cost at the COG level. In order to grant funding, River Heights needs 800 S as a collector  
74 street. Property would need to be obtained. Commissioner Roberts read over the COG code  
75 regulations regarding how to obtain COG funds.

76 Commissioner Roberts asked about 3.2.5 (city code). Commissioner Cooley mentioned cars  
77 trying to backout of driveways onto collector streets becoming a hazard, as a new issue for collector  
78 and subdivisions.

79 The meeting adjourned at 8:30 p.m.  
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Cindy Schaub, Commission Chair

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Heather Lehnig, Commissioner/Minute Taker

place w/ Chris' paragraph -  
"River Heights, the city strives..."

### 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 <sup>2020</sup>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. <sup>2020</sup>

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 develops both the five-year Transportation Improvement Program (TIP) and the 20-30 year long range Regional Transportation Plan (RTP). The TIP and RTP plans for the development of transportation facilities of regional significance, including, 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 road 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

insert Chris' paragraph - after from surrounding cities...

*East at 600 South in Logan*

~~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 400 East to 1000 East

2. A right-of-way should be preserved, or obtained 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 (Riverdale Ave) from approximately 100 to 300 400 East
  - C. 800 South from 100 East to 600 East
  - D. 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)
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
  - ~~A. Provide access from Summerwild to Riverdale Area~~
  4. ~~B.~~ Collector roads should have controlled access, meaning no houses fronting the street in all new subdivisions.
  5. ~~B.~~ Participate in regional transportation planning by working with the Cache Metropolitan Planning Organization (CMPO).
  6. ~~A.~~ Provide turn-around and parking at both ends of Stewart Hill Park for emergency and maintenance vehicles and access to the park.

*D. 500 East from 700 South to 800 South*

*E. B. A.*

*300 East from 500 South to 600 South (Summerwild to Riverdale Area)*

**3.1.4 Goal:** River Heights should coordinate with the transit district to improve transit services providing access to mass transit, and investigate additional routes and stops providing access to mass transit.

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

## 4 INFRASTRUCTURE AND CITY UTILITIES

This section describes historical infrastructure information, current infrastructure and utility conditions, and recommendations to guide infrastructure and utility planning, capital improvements budgeting, and infrastructure maintenance.

### 4.1 WATER

#### 4.1.1 Historical Information

The drought in 1934 resulted in the Utah Drought Agency drilling two wells in the River Heights area to be used for late-season agricultural irrigation. Each was located adjacent to one of the

# Chris' Comments

## 3 TRANSPORTATION

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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 (would) involve River Heights; therefore the City will need to plan accordingly.

*Chris suggests moving the CMPO information to the top of the Transportation section, followed by something like this:*

*\* Traffic from surrounding cities flows into and out of River Heights, therefore the City must be involved in the CMPO in order to participate in the planning of transportation corridors that will impact the City.*

*Add as top paragraph*

*Within River Heights, the City strives to maintain and design safe neighborhood and collector streets to provide smooth traffic flow and accommodate bicyclists and pedestrians. Designated and proposed trails within the City are shown on Master Trail and Park Map, updated January, 2020. City ordinances require all new newly developed streets to be approved by a professional engineer licensed in the State of Utah. The proposed goals and objectives described in the 2019 Transportation General Plan will be implemented as funding becomes available.*

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