

River Heights City

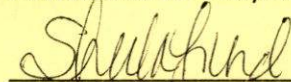
PLANNING COMMISSION AGENDA

Tuesday, April 13, 2021

Notice is hereby given that the River Heights Planning Commission will hold its regular meeting beginning at 6:30 p.m., anchored from the River Heights City Office Building at 520 S 500 E. Attendance can be in person or through Zoom.

- 6:30 p.m. Adoption of Previous Minutes and Agenda
- 6:35 p.m. Public Hearing to Discuss a Boundary Adjustment at 490 S 970 E, Submitted by Nicholas Larson
- 6:50 p.m. Discuss Changes to the PUD Ordinance
- 8:00 p.m. Adjourn

Posted this 10th day of April 2021



Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/84298693914>

Dial: 1 669 900 6833, Meeting ID: 842 9869 3914

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

April 13, 2021

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

Mayor Todd Rasmussen, electronic
Councilmember Blake Wright, electronic
Recorder Sheila Lind

Others Present in Person: Nicholas Larson, Cindy Johnson, Tony Johnson, Kathy Ruggeri, Vern Fielding, Janet Matthews, Mary Barrus, Jason Thompson

Others Present Electronically: Boyd Humphreys, Dianne Rhoton, Brian Walker

Motions Made During the Meeting

Motion #1

Commissioner Pitcher moved to "approve the minutes of the March 23, 2021 Commission Meeting." Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher, Roberts and Schaub in favor. No one opposed.

Motion #2

Commissioner Pitcher moved to "approve the boundary line adjustment at 490 S 970 E, submitted by Nicholas Larson." Commissioner Schaub seconded the motion, which passed with Cooley, Lehnig, Pitcher, Roberts and Schaub in favor. No one opposed.

Proceedings of the Meeting

The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers on April 13, 2021.

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

Adoption of Prior Minutes and Agenda: Minutes for the March 23, 2021 Planning Commission Meeting were reviewed.

43 **Commissioner Pitcher moved to “approve the minutes of the March 23, 2021 Commission**
44 **Meeting.” Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher,**
45 **Roberts and Schaub in favor. No one opposed.**

46 Public Hearing to Discuss a Boundary Adjustment at 490 S 970 E, Submitted by Nicholas
47 Larson: Nicholas Larson explained there is an irrigation easement on his and the Luu’s property,
48 which the property line followed. Now that his lot has been developed they desire to get rid of the
49 triangle property line by squaring up the lots. In exchange for the swap he will build a new chicken
50 coop for the Luu’s and a fence to contain their animals in their yard.

51 Commissioner Cooley asked for clarification on where the fence will go. Mr. Larson explained
52 where the location of the fence will be.

53 Commissioner Roberts opened the public hearing by reading a written comment from Jaclyne
54 Crookston, a neighbor of Mr. Larson, who expressed support of the requested boundary adjustment.
55 There were no other comments.

56 Commissioner Roberts asked about the sheds that were on the Luu’s property in the past. Mr.
57 Larson explained they are gone and will be replaced with a new structure for the animals.

58 Mr. Larson had legal documents, which he submitted with his application. It was noted that
59 both owners agree to the boundary adjustment and it meets the city’s zoning code.

60 **Commissioner Pitcher moved to “approve the boundary line adjustment at 490 S 970 E,**
61 **submitted by Nicholas Larson.” Commissioner Schaub seconded the motion, which passed with**
62 **Cooley, Lehnig, Pitcher, Roberts and Schaub in favor. No one opposed.**

63 Discuss Changes to the PUD Ordinance: Commissioner Roberts informed that the Commission
64 had received some emails prior to the meeting. He stated they hope to have a draft ready for a
65 hearing in May.

66 Commissioner Lehnig led a discussion on the Residential Planned Unit Development draft.
67 They clarified the PUD ordinance was strictly for residential use. She pointed out it will be an overlay,
68 which would keep the current zoning on the property it is applied to.

69 Discussion was held on the current Riverdale zone of R-1-12. Councilmember Wright
70 reminded there are other properties in town, with owners who are expressing an interest in a PUD,
71 specifically an active adult community. He asked them to consider these areas as well with the PUD
72 overlay.

73 Commissioner Cooley brought up a discussion on open space requirements. Commissioner
74 Lehnig was open for suggestions. Commissioner Roberts felt 50% was excessive for required open
75 space. They considered 25%. Ms. Lehnig will make some clarifications in the draft.

76 Commissioner Cooley felt the ordinance was a good start. He suggested they may want to
77 create an R-1-6 zone, as an option for possible PUD areas.

78 Commissioner Roberts didn’t feel a 10% bonus density was very much in trade for so much
79 open space. If the city really wants the PUD ordinance for the benefit of preserving open space, they
80 may need a greater incentive. Another way to go about it, is to limit the number of dwellings per
81 acre.

82 Commissioner Cooley asked what power the city council has in rejecting a rezone.
83 Councilmember Wright stated the City Council can’t arbitrarily reject requests. If they reject it based
84 on the General Plan, the courts would support the city. Commissioner Roberts said the General Plan
85 isn’t a legally binding document. The Council could accept or deny a request if they felt there was a
86 good reason to do so. Mr. Wright said the city could always approve something less dense than

131 preserve open space. The only way he sees this can be done is through a PUD. He suggested
132 showing the area near the river as future parks.

133 Discussion was held on whether the city requires subdivisions to dedicate open space.
134 Commissioner Roberts read from the ordinance, which confirmed the idea.

135 Commissioner Roberts asked the commissioner to do some studying, mull it over, and be
136 ready to talk about it again at the next meeting. They will also discuss the historic overlay for a
137 beauty shop.

138 The meeting adjourned at 8:10 p.m.

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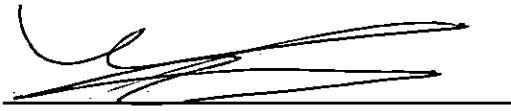
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Levi Roberts, Commission Chair


Sheila Lind, Recorder

87 stated in the General Plan, but maybe not higher density. Commissioner Roberts said some city
88 codes spell out that the General Plan must be followed. He wasn't sure if this was the case in River
89 Heights.

90 Commissioner Cooley quoted some of Mike Jablonski's comments concerning density. Cindy
91 Johnson clarified.

92 Commissioner Lehnig said the math was correct in Mr. Jablonski's letter, but the assumptions
93 were wrong. The acreage will also include roads, sidewalks, etc, therefore the property wouldn't be
94 as dense. She pointed out that senior housing would probably not need a playground, but might
95 enjoy some other open space options, such as a pavilion.

96 Commissioner Roberts discussed the minimum acreage for PUDs. He asked them to consider
97 who would maintain the open space. Is an HOA a feasible option if there's only 20 homes?

98 They discussed 7 units per acre. Commissioner Roberts didn't feel 10% was enough of an
99 incentive. He thought flexibility should be allowed. Commissioner Cooley suggested they need to
100 decide how small of lots they will allow. Mr. Roberts felt they would be open to patio homes on
101 something like 4,000 square feet, with the extra open space.

102 Discussion was held on traffic. Commissioner Roberts stated the traffic won't be more with a
103 PUD, because the overall density won't be higher than if they allowed larger lots spread out.

104 Commissioner Lehnig asked what a good incentive would be. Commissioner Roberts guessed
105 it would need to get closer to 7 units to the acre with preservation of something like 30%, for
106 developers to consider a PUD, rather than a conventional single family development. There's a
107 chance it may not work, by the time a developer would have to put in all the utilities.

108 Commissioner Schaub wasn't sure why they were trying for more density. Commissioner
109 Roberts explained the density wouldn't be more, but there would be more open space for the public
110 to enjoy. Ms. Schaub would like to see verbiage that would preserve up to 75 feet from the river.

111 Commissioner Pitcher agreed with Commissioner Schaub. He would like to see 12,000 square
112 foot lots with a preserved walking trail by the river. He doesn't like the condensed multi-family look
113 or feel. He supports larger lot sizes, even 15,000 square feet.

114 Commissioner Roberts felt we would be excluding people in the community by only allowing
115 \$500,000 homes. He'd like to offer options for young families, which isn't possible right now with the
116 condition of the housing market.

117 Commissioner Schaub said River Heights is a bedroom community with single family homes.

118 Commissioner Pitcher suggested leaving the Riverdale zoning as 12,000 square feet.
119 Commissioner Roberts said this is an executive decision. He felt the Riverdale area's proximity to
120 Main Street and other amenities makes it a more desirable area for higher density. Mr. Roberts felt
121 the PUD possibility should still be pursued. Commissioner Cooley agreed and said the biggest
122 question is if they should stay with the current zoning. He would like more time to think about it and
123 how it would affect all the areas. He liked the language Commissioner Lehnig had come up with, they
124 just need to address density.

125 Mayor Rasmussen asked, "What does the city ultimately value more, density or shared open
126 space? Once property is built on its gone. Should we give our residents a few future lots to aspire to
127 or open space to facilitate staying connected to each other and nature?"

128 Commissioner Lehnig reminded that the way they're setting it up, a developer can request
129 single-family or a PUD. Commissioner Roberts said the city could only allow a PUD if there were
130 incentives for the community. Commissioner Cooley said they need to consider if they want to

PH Apr 13, 2021

RIVER HEIGHTS CITY
520 South 500 East * 435-752-2646

Application for Project Review

Type of Application

Subdivision Minor Subdivision Flag Lot Rezone Boundary Adjustment
 Commercial Development Commercial Parking

Nicholas Larson
Applicant Phone Number email address

490 S. 970 E. River Heights UT 84321
Mailing Address, City, State, Zip

Nick Larson
Property Owner of Record Phone Number

Mailing Address, City, State, Zip

Project Name

Property Address County Parcel ID Number

Size of Lot Size of Building Number of Dwellings/Units/Lots

Describe the proposed project
Readjust Boundry as shown on plat

We certify we are the developer and record owner of this property and we consent to the submittal of application.
Developer Date Property Owner Date 4/1/21

Re: Boundary adjustment

Inbox

Levi Roberts

Mon, Apr 12, 7:49 PM (13 hours ago)

to Yahoo, me

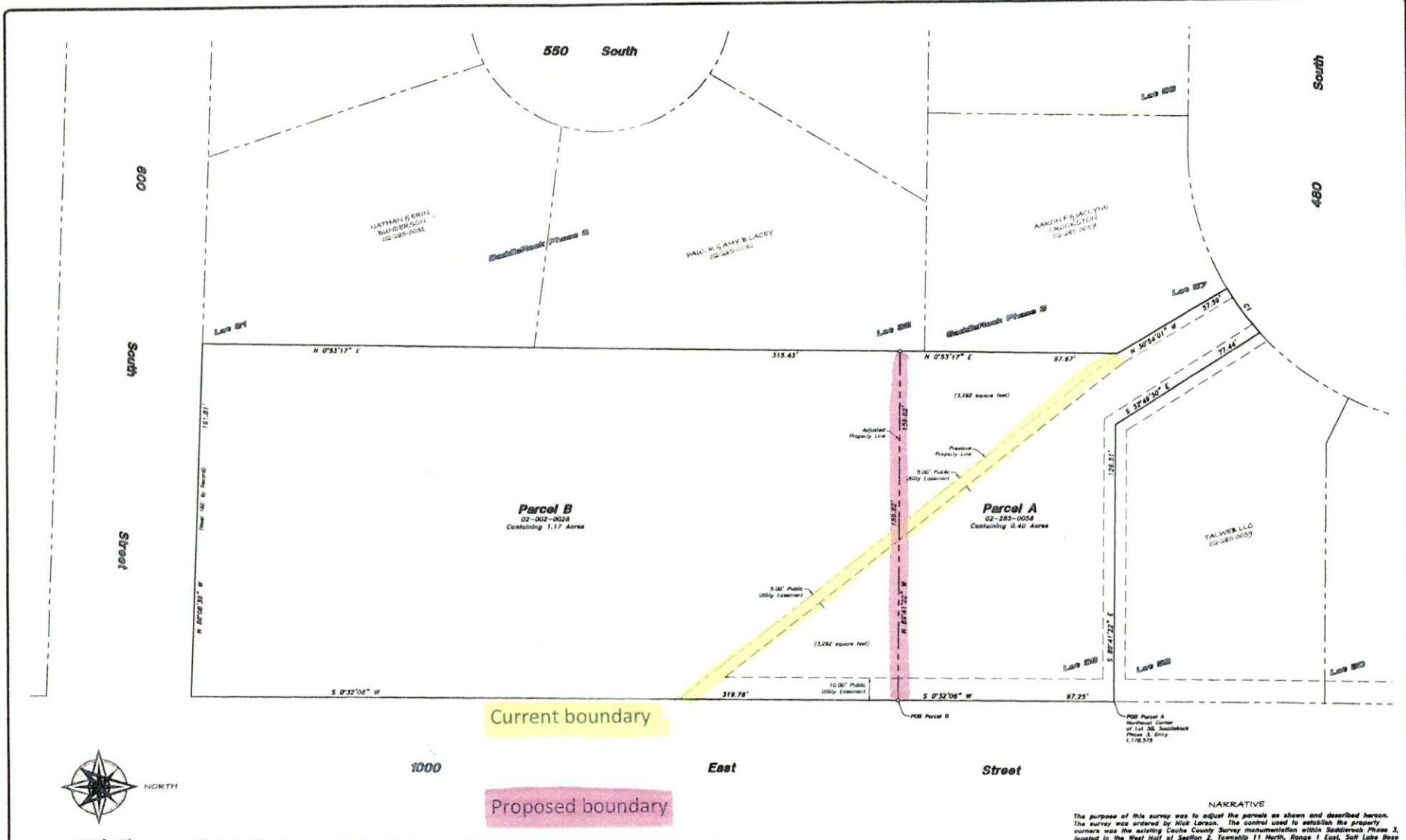
Thanks for your comment.

On Mon, Apr 12, 2021, 8:37 AM Yahoo <jmcrookston@yahoo.com> wrote:

I am Jaclyne Crookston. We live next door to Nick Larsen. We do not have any problem with the boundary change Nick and the Aledya are wanting the change.

Jaclyne.

Sent from my iPhone



Current boundary

Proposed boundary



Scale: 1" = 20'
0 20' 40'
Scale In Feet

LEGEND
 - - - - - Primary Boundary Line
 - - - - - Secondary Boundary Line
 - - - - - Other property Line
 - - - - - Fence Line

Section Corner
 Found Survey Point
 Set 5/8" by 24" Rebar With Cap

CT
 A = 11'14.53"
 B = 128.00"
 L = 20.14"
 LC = 25.10"
 N 53°58'32" E

Parcel A
 AS-SURVEYED BOUNDARY
 A Part of the West Half of Section 2, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 58, Saddlerock Phase 3 Subdivision, Entry Number 1,176,575
 Beginning of the Northeast Corner of said Lot 58 and Running Thence South 00°32'06" West 87.25 Feet Along the East Line of said Lot 58; Thence North 89°41'22" West 156.82 Feet to the West Line of said Lot 58; Thence North 00°31'17" East 97.97 Feet to the Common Corner with said Lot 58 and Lot 57; Thence Along the Perimeter of said Lot 58 the Following Four (4) Courses: (1) North 30°54'01" West 37.59 Feet; (2) Easterly Along the Arc of a 126.06 Foot Radius Curve to the Left on an Arc Length of 25.14 Feet, Long Chord Bears North 53°58'32" East 25.10 Feet; (3) South 32°48'50" East 77.44 Feet; (4) South 87°41'22" East 126.51 Feet to the Point of Beginning. Containing 0.40 Acres.

Parcel B
 AS-SURVEYED BOUNDARY
 A Part of the West Half of Section 2, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and a Part of Lot 58, Saddlerock Phase 3 Subdivision, Entry Number 1,176,575
 Beginning 87.25 Feet South 00°32'06" West from the Northeast Corner of said Lot 58 and Running Thence South 00°32'06" West 318.78 Feet; Thence North 89°48'38" West 161.81 Feet (West 180 Feet by Record) to the East Line of said Saddlerock Phase 3 Subdivision; Thence North 00°31'17" East 315.43 Feet Along said East Subdivision Line; Thence South 89°41'22" East 156.82 Feet to the Point of Beginning. Subject to a Public Utility Easement as shown on said Entry Number 1,176,575. Containing 1.17 Acres.

NARRATIVE
 The purpose of this survey was to adjust the parcels as shown and described hereon. The survey was ordered by Nick Larson. The control used to establish the property corners was the existing Cache County Survey monumentation within Saddlerock Phase 3, located in the West Half of Section 2, Township 11 North, Range 1 East, Salt Lake Base & Meridian. The base of bearing is the North line of said Section, which bears South 88°42'27" West localized bearings and related 0°12'31" from the "Utah Coordinate System 1983 North Zone".

SURVEY CERTIFICATE
 I, Clinton G. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 7881387 as prescribed by the Laws of the State of Utah, and that I have made and/or supervised the survey of the property shown and described hereon and that this plan is a true and correct representation of said survey to the best of my knowledge and belief.

CLINTON G. HANSEN
 REGISTERED LAND SURVEYOR
 STATE OF UTAH

Date _____

No.	Date	By

ADVANCED LAND SURVEYING INC.
 1770 Research Park Way PM
 Logan Utah 84301
 (P) 435-770-0505 (F) 435-770-0505
 www.advlandsurveying.com

Layout Drawing for
Nick Larson
 River Heights, Cache County, Utah
 A Part of the Northeast Corner of Section 2,
 Township 11 North, Range 1 East, S.L.B.M.

Job Number:	17-130
Drawing By:	CGH
Date:	4/16/2019
Scale:	1"=20'
File:	17-130.dwg

Title 10

Chapter 10

Residential Planned Unit Development

Section:

10-10-1 Intent

10-10-2 Use Regulations

10-10-3 Special Provisions

10-10-4 Requirements

10-10-1: Intent and Purpose

A Residential Planned unit development (R-PUD) is an overlay rezone. The purpose of a R-PUD in an overlay zone is to encourage imaginative and efficient utilization of land, to develop a sense of community, and to ensure compatibility with the surrounding neighborhoods and environment. These areas keep their base zoning, with that zoning's standards, conditions, and restrictions. Applicants apply for the overlay to be applied, allowing them to receive the density outlined herein in exchange for public amenities, all while retaining the original zoning of the property. This is accomplished by providing greater flexibility in the location of buildings on the land, the creation and consolidation of open spaces, and the clustering of dwelling units. These provisions are intended to create more attractive and more desirable environments within River Heights City. R-PUD incorporates a definite development theme which includes the elements of usable open spaces, diversity of lot design, amenities, a well-planned circulation system, and attractive entrances as part of the design. The combination of all these elements is necessary for the development of a R-PUD. Because of the substantial public advantages of a planned unit development, it is the intent of this overlay zone to allow development hereunder where tracts suitable in size, location and character for the uses and structures proposed are planned and developed as units for a unified and coordinated manner. In such circumstances, where municipal planning and private development may effectively proceed together, it is necessary and appropriate that there be requirements and regulations other than on a lot by lot or subdivision basis to provide flexibility and innovation in site planning and land use relationships while also ensuring substantial compliance with the intent, objectives and purposes of this title and the city's general plan.

10-10-2: Use Regulations

- A. An R-PUD may be applied on properties designated potential parcels of land located in River Heights.
- B. Minimum development site: The minimum total area for an R-PUD shall be 5 acres
- C. Base Density: The base density of a PUD shall be based on the density of the underlying zone.
- D. The city council, upon recommendation of the planning commission, may determine the density bonus upon the city council's acceptance of the design options, as set forth below. The actual

bonus awarded for each incentive shall be reflective of the effort made by the developer to meet the intent of the incentive and shall be determined by the city council and not exceed 10%.

1. Additional open space-up to a maximum 10% bonus
 2. Pedestrian and bicycle circulation -up to maximum 5% bonus
- E. The design of public streets within a PUD shall follow the applicable city standards for width of right of way and construction. Generally, all streets within a PUD in a residential zone shall be public streets. The design of public streets within a PUD shall follow the applicable standards adopted by the city for width of right of way. Public streets shall not terminate in a dead end but shall terminate in a cul-de-sac with a minimum curb radius of forty-three feet (43').
- F. Within residential zones, PUDs should incorporate walking and biking trails and pathways for the use and enjoyment of residents. These trails and pathways may vary in width from five (5) to ten feet (10') depending on their intended use. Consideration shall be given for their connectivity or inclusion into the citywide network of trails identified in the city's general plan. Where appropriate, equal consideration for trails and pathways shall be given within nonresidential zones.
- G. Individual private parking stalls and parking structures shall avoid direct access to public streets classified as collector in the River Heights transportation master plan. Driveways serving three (3) units or more may be allowed to access such streets, provided they are located a minimum of three hundred feet (300') from another driveway, private street, or public street when measured from the centerline of the driveway to the centerline of another driveway or street.

10-10-3: SPECIAL PROVISIONS

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this title: Multiple-family dwellings (should not exceed four (4) units per structure) single-family that are conventional dwellings, or manufactured homes. (Ord., 1-22-2002)

10-10-4: Requirements

- A. **Minimum Area:** The minimum area that may be considered for a planned unit development shall be five (5) acres.
- B. **Plats Required:** All planned unit developments shall require a preliminary plat and final plat.
- C. **Application shall be accompanied by architectural drawings and sketches outlining the general design and character of the proposed uses and the physical relationship of the uses:** The use or uses, dimensions, sketch elevations, and General locations of proposed dwellings and other structures.
- D. **Dimensions and locations of areas to be reserved and developed for vehicular and pedestrian circulation, proposed parking, ingress, and egress.** Proposed circulation pattern including private driveways, public and private streets, and pedestrian and bicycle paths.
- E. **Modifications and Conditions May be Imposed:** The planning commission and city council may impose modifications and conditions in consideration of factors, such as size and location, street

capacities of the area, ingress and egress to adjoining streets, internal traffic, signs and lighting, building bulk and location, including residential density, coverage, and open space characteristics.

1. **Security of Performance:** The city council shall also require a reasonable security of performance to be provided by the developer to ensure the completion of site improvements, including, but not limited to, paving and landscaping. This security may be in cash deposit, bond, mortgage, or other security as reasonably deemed acceptable by the city council.
 2. **Covenants:** The city council shall require such restrictive covenants, as negotiated with the homeowners' association, as are necessary to assure compliance with the approved final development plan, to be placed on record in the office of the county recorder by deed by the developer. (Ord., 1-22-2002)
- F. That the proponents intend to start construction within one (1) year of the approval of the project and any necessary zoning district change, and intend to complete said construction, or approved stages thereof, within four (4) years from the date construction begins.
 - G. That the development is planned as one complex land use rather than as an aggregation of individual and unrelated buildings and uses.
 - H. R-PUDs shall provide a minimum open area for residents and/or occupants of such development. Open space shall be land areas that are not occupied by buildings, structures, parking areas (including private driveways), streets or alleys. Said open space shall be devoted to landscaping, preservation of natural features, open pavilions, and recreational areas. Required "base" open space areas shall be contiguous, not a collection of remnants.
 - I. Areas with natural features worthy of preservation, which are not buildable, such as canyons or slopes, ridgelines, wetlands, stream or creek corridors, utility corridors, wildlife habitat, geologically sensitive areas, and significant views and vistas. The base open space requirement for zones R-8 through R-12 will 30% of developable land, with minimum of quarter acre per acre set aside for open space. C
 - J. The open space should be large enough for the use of all residents of the project or the general public. Such spaces should include improvements such as playgrounds, pathways, pavilions, play courts, and areas of significant native vegetation.
 - K. **Playground:** an area provided for children to play on. Each Playground must be designed for children twelve and younger. A playground must include features to appeal to children within the above age group including some of the following: slides, monkey bars, ladders, tunnels, climbers, bridges, ramps, platforms, etc. All playground equipment must be of commercial grade. Each playground must include a minimum of 6 features.
 - L. A planting plan showing proposed tree and shrubbery plantings shall be prepared for the entire site to be developed.



Sheila Lind <office@riverheights.org>

Fwd: single family homes to provide a balance in Riverdale

1 message

Levi Roberts <levi12roberts@gmail.com>
To: Sheila Lind <office@riverheights.org>

Wed, Apr 14, 2021 at 11:26 AM

I received this message from Cindy Johnson

----- Forwarded message -----

From: **Cindy Johnson** <nrcon@comcast.net>
Date: Mon, Apr 12, 2021, 7:01 PM
Subject: single family homes to provide a balance in Riverdale
To: <toddrasmussen@riverheights.org>, <blakewright@riverheights.org>, <chrismilbank@riverheights.org>, <dougclausen@riverheights.org>, <nancyhuntly@riverheights.org>, <sharliegallup@riverheights.org>, <lancepitcher@comcast.net>, <cindy_schaub@hotmail.com>, <nhcooley@comcast.net>, <heather.lehnig@gmail.com>, <levi12roberts@gmail.com>

The last email I submitted to you addressed my concerns stemming from discussions regarding densities that could be allowed by changes to the PUD Ordinance. Taking a step back, I would like to address whether a PUD is an appropriate land use for the parcels of land currently available for sale in Riverdale.

Generally, PUDs are intended to encourage developments to integrate different types of housing, while prohibiting "those uses which would be harmful to the usual residential character of the city" (quote taken from the current Planned Unit Development Zone Ordinance). When considering our neighborhood, the boundary between the land in River Heights and the land in Logan is artificial and invisible. Taking the neighborhood as a whole, there are already dozens of multi-family apartments and townhouses in the neighborhood, with just a few single family homes. To create a desirable balance of housing types, the most appropriate use of the parcels for sale in the neighborhood is more single family homes. Single family homes are also more in line with the stated Land Use Goal 2.4.1 in the current General Plan: "River Heights should be primarily a residential community of single family homes", as well as with the historic precedent of past developments in River Heights.

With this strategy to accomplish the objective of integrated, mixed types of housing in the Riverdale neighborhood, River Heights can contribute the single family homes to provide a balance with the apartments and townhomes that Logan City is already contributing. A PUD in the River Heights portion of the neighborhood would result in an over-representation of multi-family housing units in the neighborhood as a whole and an under-representation of single family homes.

Single family homes are also in short supply in the current real estate market. Hundreds of apartment and townhouse units are under construction in Nibley, Logan, North Logan, and other towns throughout the valley. There is a strong demand for single family homes, which will benefit the landowners seeking to sell their property. Single family homes will also benefit River Heights but minimizing the traffic problems inherent to the topography of our neighborhood, as well as minimizing the demand for culinary water which is of future concern for the city.

Please consider the balance of housing types in the WHOLE Riverdale area, taking into consideration the reality of the development that is

4/14/2021

River Heights City Mail - Fwd: single family homes to provide a balance in Riverdale

already part of the neighborhood.

Thank you for your consideration of my comments!

Cindy Johnson

125 East 500 South
River Heights, Utah

From: Cindy Johnson <nrcn@comcast.net>
 Sent: Monday, April 5, 2021 7:33 PM
 To: toddrasmussen@riverheights.org
 ; blakewright@riverheights.org; chrismilbank@riverheights.org; dougclausen@riverheights.org; nancyhuntly@riverheights.org; shariiegallup@riverheights.org
 ; ancepitcher@comcast.net; cindy_schaub@hotmail.com; nhcooley@comcast.net
 Subject: River Heights PUD Ordinance - I know this is long, but please read it to the end

As you know, every homeowner in the Riverdale/300 East/500 South neighborhood signed a letter to the Planning and Zoning Commission and the City Council, requesting that the density of our zoning NOT be increased. Although I do not propose to speak for all of my neighbors, I think it is safe to say that we do not understand why discussions are continuing regarding increasing the density of housing in the neighborhood. It is difficult to discern a benefit to the City of increased density here, taking the road deficiencies and concern for water supply into consideration. It is understandable that the City might want to protect some of the open space in our neighborhood since we all share that goal. So the concept of Planned Unit Development (PUD) is not itself contrary to our hopes for the neighborhood, as long as there are limits in place to protect those of us who already live here, such as a 10% limit to the density bonus that can be allotted to a developer planning a PUD.

Increasing the density beyond a standard 10% density bonus should not be necessary. With the current zoning of R-1-12 (based on a theoretical 10 acre parcel):

1 unit per 12,000 square feet = 3.63 units per acre x 10 acres = 36.3 housing units.

Assuming a 30% open space requirement and a 10% density bonus, that is 40 housing units on 7 acres or 1 unit per 7,623 square feet.

This is denser than the R-1-8 zone, which is the densest in River Heights at present.

I was not convinced by the argument that was made at the most recent P&Z meeting that somehow the 10% density bonus would not be enough to have a PUD. As shown, the units would still be denser than any other zone in River Heights and would be more than enough contrast with the current neighborhood without increasing it even further.

At the meeting, however, I was dismayed to observe the discussion of allowable density for housing units in a PUD progress to the point that I believe the conclusion was to allow up to 7 units per acre. If my calculations are correct (based on a theoretical 10 acre parcel):

7 units per acre x 10 acres = 70 units

Assuming that 30% of the land is set aside as open space, that is 70 units on 7 acres or 10 units per acre.

This is a density of 1 housing unit per 4,356 square feet, which is almost double the density of the densest zone presently allowed in River Heights (R-1-8).

Even if the 7 units per acre is only applied to the 7 acres that are not open space, that is a density of 1 housing unit per 6,222 square feet, which is still denser than anything allowed in River Heights.

These densities are going to be too much of a contrast with our current neighborhood density to not be considered a significant negative impact. Not only are we zoned R-1-12, the homes that are going to be closest to the development (Humpherys', Lemons', Thompsons', Barrus', Ruggieri/Walkers', Johnson/Jablonskis') are all on at least 1/2 acre or 21,500 square feet. There are also the issues of traffic ingress and egress which must be solved and those solutions are undoubtedly going to directly and negatively impact several of our homes. The greater the density in the PUD, the greater the problem, the more drastic the solution, the greater the impact on us. It is also unlikely that any other established neighborhood in the City would accept this level of density on adjoining undeveloped land.

If the concern is that 40 units would not be sufficient to induce a developer to choose a PUD with its open space requirements, the City can use other means to incentivize that choice. The Logan River is arguably the most significant sensitive feature within the City limits and there is support for requiring a setback from the river of at least 75 feet to protect riparian habitat, wildlife movements, and space for a future trail, regardless of the zoning or proposed development. Rough measurements on GoogleEarth indicate that the setback zone along the river on the two parcels under consideration for development would include 1.32 acres, which is almost half the open space required for a PUD on those parcels. If the setback is included in the General Plan and no PUD is proposed for the subject parcels, that area would still be undevelopable open space but would reduce the number of housing units that could be built (under R-1-12) from 36 to 31. With a PUD, they would get credit for the riverside open space and could build up to 40 units on the remaining property. Forty units vs. 31 AND the amenity of riverside property should be incentive enough to favor a PUD over regular R-1-12 development, but the City gets the riverside open space regardless.

I cannot conceive of what other concerns would motivate a density increase of more than 10% above the current R-1-12 zoning. If the infrastructure improvements required are such that only a very dense development will be sufficiently profitable under current market conditions to satisfy the nonresident landowners and the developer, it is not up to River Heights to solve that problem for them. Especially to the detriment of homeowners who have been living in this neighborhood for up to 50 years. Considering the appreciation in value of land in this neighborhood over the decades that the nonresident landowners have owned the parcels, it is obvious that a substantial profit will be made from any sale of the property, regardless of development plans.

We resident homeowners have not always agreed on everything here in Riverdale, but our letter to P&Z and the Council expresses our unanimous request for the City to protect our neighborhood from what would be significant negative impacts of housing densities like those discussed at the P&Z meeting.

Thank you for your consideration.

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