

River Heights City

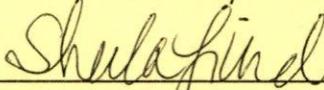
PLANNING COMMISSION AGENDA

Tuesday, November 23, 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 Comment on Land Use
- 6:40 p.m. Discuss Setbacks from Waterways
- 7:00 p.m. Discuss and Approve General Plan Revisions
- 8:00 p.m. Adjourn

Posted this 19th day of November 2021



Sheila Lind, Recorder

To join the Zoom meeting:

<https://us02web.zoom.us/j/86809133323?pwd=OE0zalE1NXNkanVvV29sWXIHM0I3UT09>

Dial: 1 669 900 6833, Meeting ID: 868 0913 3323

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
November 23, 2021

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

Councilmember Blake Wright
Recorder Sheila Lind
Tech Staff Councilmember Chris Milbank

Others Present: Mary and Ryan Seager, Mayor Elect Jason Thompson,
Frank Howe

Motions Made During the Meeting

Motion #1

Commissioner Lehnig moved to “approve the minutes of the November 9, 2021, Commission Meeting with corrections, as well as the evenings agenda.” Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Pitcher, Roberts, and Schaub in favor. No one opposed.

Motion #2

Commissioner Cooley moved to “recommend they change the 30 foot setback to 50 feet in 10-11-2:C.1.” Commissioner Lehnig seconded. The motion passed with Cooley, Lehnig and Roberts in favor. Pitcher and Schaub voted against.

Motion #3

Commissioner Cooley moved to “recommend to the city council, the adoption of the General Plan as amended tonight, along with the changes to the maps.” Commissioner Lehnig seconded the motion, which carried. A roll call vote was taken: Cooley, Lehnig, Roberts, Pitcher and Schaub all voted unanimously.

Proceedings of the Meeting

The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers on November 23, 2021.

Pledge of Allegiance

44 Adoption of Prior Minutes and Agenda: Minutes for the November 9, 2021, Planning
45 Commission Meeting were reviewed.

46 **Commissioner Lehnig moved to “approve the minutes of the November 9, 2021,**
47 **Commission Meeting with corrections, as well as the evenings agenda.” Commissioner Schaub**
48 **seconded the motion, which carried with Cooley, Lehnig, Pitcher, Roberts, and Schaub in favor. No**
49 **one opposed.**

50 Public Comment on Land Use: Mary Seager thanked the Commission for all their hard work
51 on the Land Use Map. She hoped they would be able to decide on the changes tonight, as well as the
52 river set back so the moratorium could be lifted.

53 Frank Howe introduced himself as the chairman of the Logan River Task Force. Since 2014
54 they have advised entities on how to best manage the Logan River, to minimize the hazards and
55 maximize the benefits to the community. He was in attendance to offer suggestions of options the
56 city has in development near the river. He said portions of the Demars and Ellis properties are
57 designated within the FEMA floodway. He strongly recommended they leave a 75-foot setback from
58 the edge of the river and not allow any walls or structures that would further channelize the river. He
59 suggested terracing methods, which they could help with, that would reduce flooding impact. Their
60 goal is to balance the ecological and social values of the river. They would be happy to work with the
61 city and developers to create a safe and responsible outcome which will enhance the Logan River.

62 Jason Thompson said the council made it clear at their last meeting that the reason they
63 didn’t move forward on the adoption of the river setback is because there is a legitimate argument
64 that 20 feet of the Demars and Ellis properties fall into the flood plain. The Planning Commission and
65 City Council were looking at a 75-foot setback because of the recommendation of the Logan River
66 Task Force. To make an ordinance change proposal for a purpose other than flooding, but for
67 preservation and following the recommendation of the Task Force would accommodate what the city
68 is trying to do. He stated that this setback still falls within the open space requirement of the PUD.
69 He encouraged them to take the recommendation of the Logan River Task Force because it is in the
70 city’s best interest.

71 Discuss Setbacks from Waterways: Councilmember Wright explained that the waterways part
72 of the code change was not included in the changes sent to the council. Commissioner Cooley
73 explained that the area of the code where they were proposing the change applies to all of River
74 Heights. Another area with a flood zone is Spring Creek, however he felt the two situations needed
75 to be treated differently. He read from the proposed changes concerning the waterway setbacks
76 discussed at the last meeting and reminded the intent was to address flood overlay. This change was
77 only applicable to the Logan River and he felt it should not be so specific, because the code covers the
78 whole city.

79 Jason Thompson understood that the council was eager to have this resolved so they can lift
80 the moratorium. He felt it was up to the Planning Commission to take the advice of the Logan River
81 Task Force. Commissioner Cooley’s issue was that Riverdale is not in a flood zone, except for a couple
82 small spots. It could be a sensitive area; in which case they may want to address it separately.

83 Commissioner Cooley pointed to a map from the city engineer which showed the flood zone
84 of the river.

85 Commissioner Roberts asked how they wanted to proceed. Commissioner Lehnig found some
86 verbiage she liked while doing some research; “No development activity may be conducted that
87 disturbs, removes, fills, dredges, clears or alters the stream corridor or wetlands.” If the property

89 becomes building lots, they need to be careful on what they allow along the river corridor. She
90 explained that she had always been a proponent for 75 feet, but after her research she found the
91 standard in Utah is 50 feet.

92 Commissioner Cooley agreed 50 feet would be adequate. He suggested looking at Section 10-
93 11 of the code, where the intent was defined. Perhaps they could create a Logan River corridor
94 overlay zone which would follow the same guidelines they have for building in the flood overlay zone
(10-11-2.C), which he read, adding in the Logan River, where appropriate.

95 Commissioner Roberts suggested they could have Commissioners Lehnig and Cooley work
96 together on verbiage and hold a hearing at their next meeting. Or, they could make a
97 recommendation on the setback only, listed in the code.

98 Commissioner Schaub and Councilmember Wright felt it should be dealt with before the
99 moratorium is lifted. He felt they should address setbacks from waterways, not necessarily in the
100 flood overlay zone. They discussed the current verbiage in 10-11-2:C.1 and whether or not they felt it
101 was talking about the waterway or flood zone. Commissioner Schaub agreed with 75 feet.
102 Commissioner Roberts felt 75 was too much. Commissioner Pitcher said it could be considered a
103 taking. Ms. Schaub said the landowners need to realize they have a jewel in our valley that needs to
104 be preserved. Others disagreed and supported 50 feet.

105 Mary Seager asked what the reason was for adopting the moratorium. Commissioner Wright
106 said it was put in place while they revised the General Plan and can be lifted whenever they feel they
107 have reached their goal.

108 Discussion was held on the floodplain map provided by Engineer Rasmussen. Commissioner
109 Roberts felt it was clear that the setback would be taken from the top inside edge of the riverbank.

110 Councilmember Milbank asked Frank Howe what Logan's river setback was. Mr. Howe
111 answered, 75 feet from the center of the river.

112 Mary Seager said she was told the Army Corp of Engineers has jurisdiction on rivers. She
113 asked if anyone had consulted with them on this. Frank Howe said jurisdiction depends on who
114 owns the river.

115 **Commissioner Cooley moved to "recommend they change the 30 foot setback to 50 feet in**
116 **10-11-2:C.1." Commissioner Lehnig seconded. The motion passed with Cooley, Lehnig and Roberts**
117 **in favor. Pitcher and Schaub voted against.**

118 Commissioner Schaub explained she wanted 75 feet because it was recommended by the
119 Logan River Task Force and they are professionals.

120 Commissioner Pitcher noted that the highest spot on the Demars property was 30 feet into
121 the flood zone. He would like to see the setback stay at 30 feet.

122 Discuss and Approve General Plan Revisions: Commissioner Cooley stated there seems to be
123 a big misunderstanding on what the General Plan is. It is NOT the current code. He felt this should be
124 reemphasized. It's a plan for the city's best intentions for the next 10-15 years. Nothing changes
125 with properties because of the General Plan.

126 Councilmember Wright said he talked to Mayor Rasmussen who said he planned to have
127 further discussion and adoption of changes to the General Plan Land Use map on the next council
128 agenda, in an attempt to move things along. Mr. Wright felt the Parks and Rec designation will
129 probably move north on the properties in Riverdale. If the Riverdale area doesn't get developed into
130 a PUD they will need some areas specified for parks.

131 Commissioner Schaub read through her comments. The group discussed and made a few
132 changes to them.

133 Commissioner Cooley explained the changes he made to the infrastructure section.

134 Commissioner Roberts said he couldn't find any current data on the Affordable Housing
135 section so it will be left as it was in 2009.

136 Commissioner Schaub led a discussion on map change recommendations. Commissioner
137 Roberts asked her to forward them to the city engineer so he can make the updates.

138 Commissioner Cooley couldn't foresee how 400 South could be a 66-foot collector road. There
139 are currently many homes fronting the street. One day it will funnel a lot of traffic. It was pointed
140 out that 700 South is designated as a collector but doesn't meet the requirements. Other roads are
141 in the same situation. They could change the definition of collector in the city code or create a new
142 designation. Jason Thompson asked if the city would have opportunities for funding on collector
143 roads. The Commission agreed this is the reason some of the designations were made.
144 Commissioner Cooley suggested modifying the definition of a collector road in the city code.
145 Councilmember Wright wasn't sure they needed 66 feet, maybe 50 and 60 feet. They will discuss it
146 with Engineer Rasmussen.

147 Commissioner Lehnig informed that 800 East gets lined up with cars after school gets out,
148 which surprised her since it's a dead-end street.

149 Councilmember Wright discussed some ideas from the Council on the Land Use Map. They
150 discussed possible commercial areas east of Conservice. However, he wasn't convinced commercial
151 would work that far from 100 East. He noted the Wilson property on the corner of 100 East 700
152 South might be a good long-term possibility for commercial. The Commissioners were favorable to
153 this recommendation. The Council also recommended noting the agricultural land along 800 South as
154 R-1-8, because that is the zone surrounding it.

155 Commissioner Roberts noted Jablonski and Johnson don't want their property included in the
156 Riverdale PUD designation. Councilmember Wright said some on the council wanted to honor their
157 request. Others, including the engineer feel it should all be included because it is only a long-term
158 plan. The Commissioners agreed it makes the most sense long term to label it all the same. Mr.
159 Wright brought up the southeast Ellis property. They agreed it made the most sense to leave it R-1-
160 12 since it's not contiguous to their other property.

161 The suggestion was made that the PR designation in the Riverdale area could be shown linear.
162 They liked the idea of a 50-foot-wide trail corridor next to the river. They also agreed to designate
163 the retention ponds and pocket park in Saddlerock Subdivision as "parks." They agreed to remove
164 the School District label on the Old School.

165 They had further discussion and mixed feelings on the 800 South area but decided to leave it
166 as agricultural.

167 Commissioner Schaub will forward the map changes to the engineer, then Commissioner
168 Roberts will review them.

169 **Commissioner Cooley moved to "recommend to the city council, the adoption of the**
170 **General Plan as amended tonight, along with the changes to the maps." Commissioner Lehnig**
171 **seconded the motion, which carried. A roll call vote was taken: Cooley, Lehnig, Roberts, Pitcher**
172 **and Schaub all voted unanimously.**

173 Councilmember Wright said the mayor plans to hold council meetings on November 30 and
174 December 7th. He suggested presenting cleaned up versions of the General Plan document and maps.



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Commissioner Roberts said he didn't plan to hold Commission meetings in December unless there was a need.

The meeting adjourned at 8:35 p.m.



Sheila Lind, Recorder

Levi Roberts, Commission Chair



2 LAND USE

2.1 PARKS AND OPEN SPACE

Add/make this paragraph 6

The retention ponds located at 900 East and 600 South ^{are} ~~is~~ under the zoning of Parks and Recreation.

~~Do we want to keep this in given that the Mary Barrus property might be taken out of Parks and Rec?.~~

leave

In the future there is the possibility of an ~~two~~ additional park ~~areas: one~~ in the Riverdale area and the second on Stewart Hill Drive where the City presently owns ~~3.58 acres~~.

2.3.1 LOGAN RIVER CORRIDOR (move to 2.4.6)

The City should develop policy to maintain habitat protection, destruction or removal of native trees lining the riverbank.

Only in the event that a tree has been determined to be a hazard by a certified arborist, should removal be permitted. ~~This is to ensure any future development of the area will not devoid the riverbanks of native trees and vegetation.~~

~~How to soften language?~~

2.4.6 GOAL PRESERVE AND PROTECT SENSITIVE AREAS

Address this statement

4. Require structures to be set back at least ~~30~~ 50 feet from the Logan River.

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~~

The Commercial and Mixed-use areas were was 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 *that* 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.~~

1. Mary Barrus's property shows as Park/Rec. I thought this was to be removed.
2. Add Tony Johnson's Beauty Parlor as Historical Overlay
3. Add the school building (Cache County School District) as Park/Rec. Should this still show as Cache County/s Bldg?
4. Add the retention pond at 600 South 900 East as Park/Rec
5. Add the lot in Saddlerock as Park/Rec (.29 acres)
6. Add the River Heights Elementary School recreation grounds and playing fields (5.6 acres) as Park/Rec
7. *I believe we will be adding the Logan River on the RH side to the "SENSITIVE AREAS" ; to be discussed this upcoming meeting. Would a new zone need to be created specifically for the Logan River and shown on our maps as such?*
8. On the Trail and Park Master Plan Map, only 2 existing parks are showing (Heber Olson and the RH Elementary School recreational grounds). Our other parks (DUP, Hillside, Saddlerock, retention pond, RH City Property park) need to be added.

The old Church, Mary Barrus's property, and our newly designated River Heights City Property north of the Providence Cemetery are designated as *potential* parks on this map. I thought the RH City Property was officially a park already as it shows green on the GP Land Use map. I also thought we were taking the Barrus property out of Park/Rec. Is it still our intent for the old Church to be designated as a potential park?

Also, Michael Jablonski and Cindy Johnson have stated they do NOT want a trail designation running thru their property.

How do we handle that?

It appears one leg of the trail was left off (see yellow) from the attached maps. Was that our intent?

<image.png>

9. On the Transportation Master Plan Map, it appears the wording "AN UNOBSTRUCTED RIGHT-OF-WAY IS NEEDED TO MAINTAIN THE 10' WATER LINE ON THIS CORRIDOR" was left off. (400 South near 1000 East).

Do we need to make a MINOR road designation for the proposed roadway/turnaround for garbage trucks and snow plows in the newly planned RH City Property park? (End of Blake's road)

When we were discussing this map earlier, I made a notation showing 700 East running directly South to intersect with 750 South (see yellow). Was this revised? 750 South now shows straight East to the RH boundary line.

<image.png>

Thank you for reviewing my comments.

Best,
Cindy Schaub

From: Sheila Lind <office@riverheights.org>

Sent: Friday, November 19, 2021 3:21 PM

To: Blake Wright <blakewright@riverheights.org>; Cindy Schaub <cindy_schaub@hotmail.com>; Heather Lehnig <heather.lehnig@gmail.com>; Lance Pitcher <lancepitcher@comcast.net>; Levi Roberts <levi12roberts@gmail.com>; Noel Cooley <nhcooley@comcast.net>

Subject: GP maps

Please bring your maps from the last meeting. If you are missing some, and want them printed off, let me know at least the day before. There are 5 of them (they are also in the Drive). The Council has sent the Land Use one back, which you didn't get last meeting, so I'll have that one for you for sure.

—
Have a great day!

Sheila Lind
435-752-2646
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3 attachments

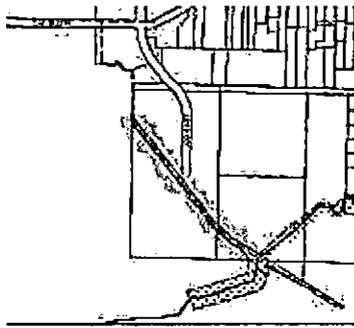


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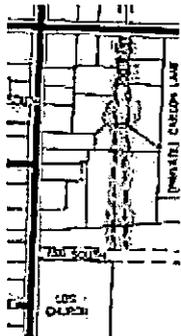
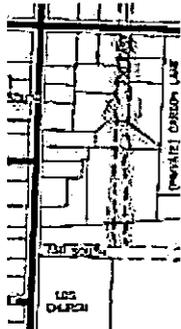
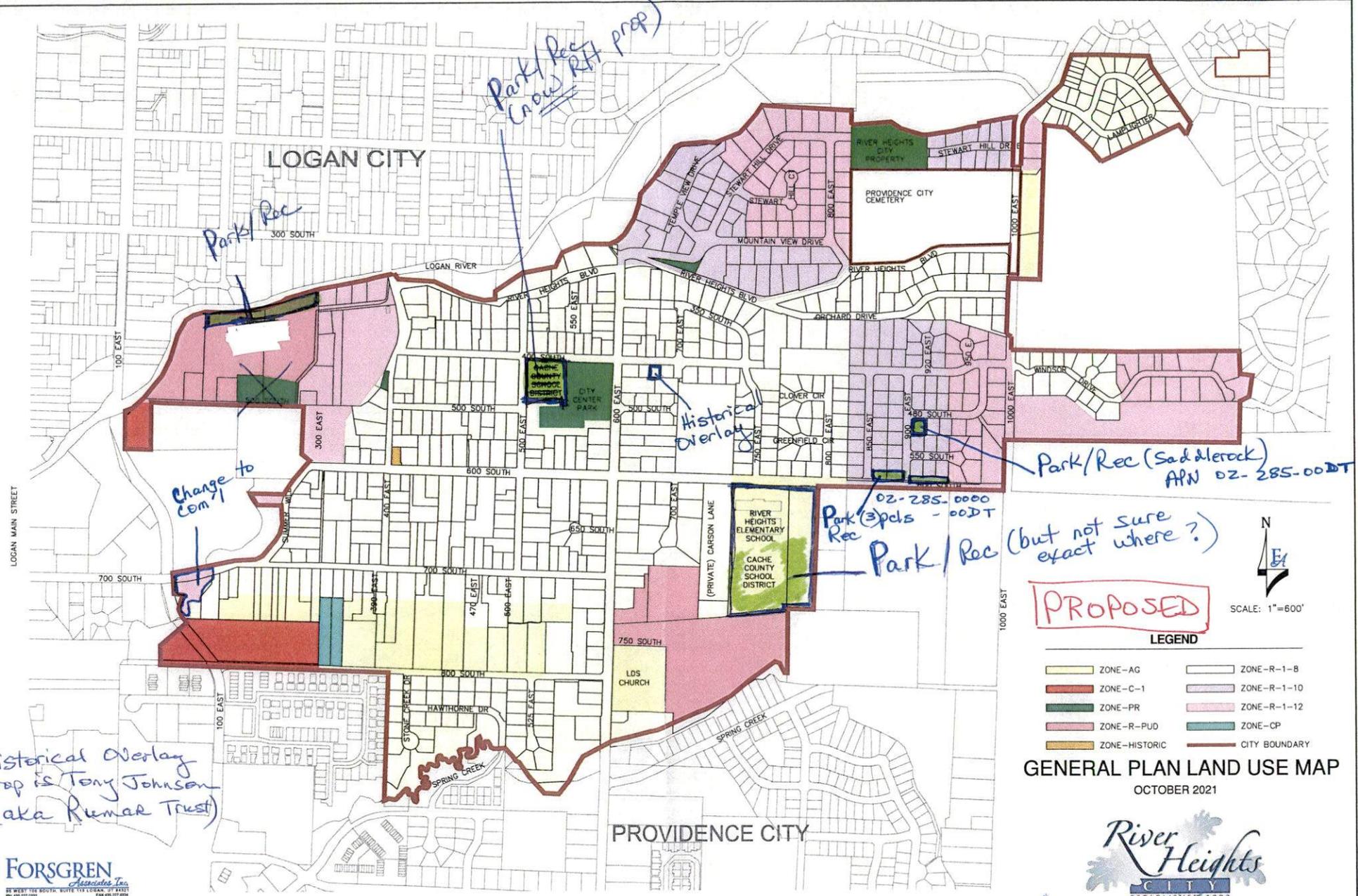


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LOGAN CITY



* Historical Overlay prop is Tony Johnson (aka Remar Trust)

Park/Rec (Sad Alerock) APN 02-285-000T

Park (3 pcls - 000T)

Park/Rec

(but not sure exact where?)

PROPOSED



LEGEND

ZONE-AG	ZONE-R-1-B
ZONE-C-1	ZONE-R-1-10
ZONE-PR	ZONE-R-1-12
ZONE-R-PUD	ZONE-CP
ZONE-HISTORIC	CITY BOUNDARY

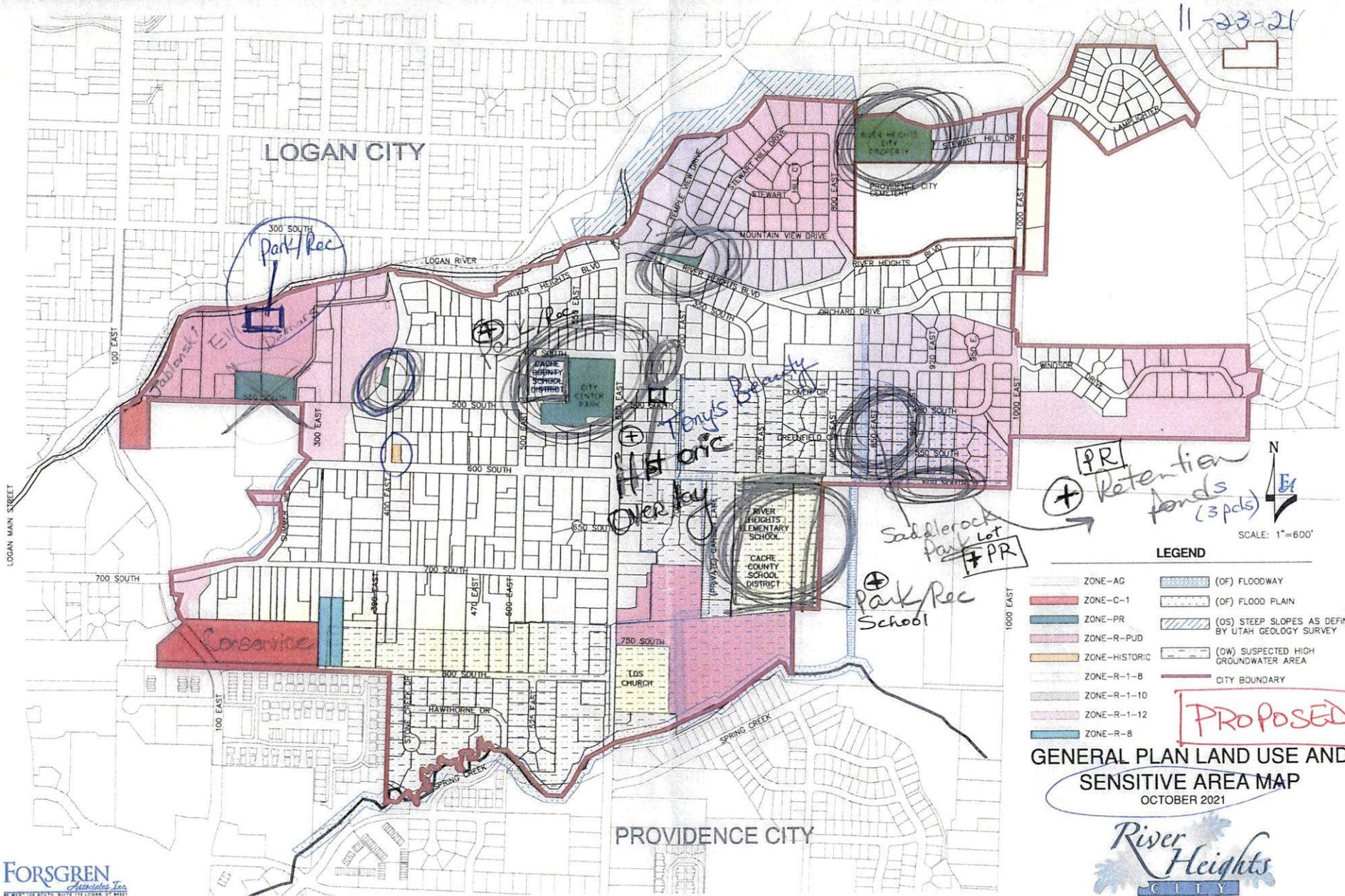
GENERAL PLAN LAND USE MAP

OCTOBER 2021



11-9-21
11-23-21

LOGAN CITY



PR Retention Ponds (3 pds)
Scale: 1"=600'

LEGEND

- ZONE-AG
- ZONE-C-1
- ZONE-PR
- ZONE-R-PUD
- ZONE-HISTORIC
- ZONE-R-1-B
- ZONE-R-1-10
- ZONE-R-1-12
- ZONE-R-8
- (OF) FLOODWAY
- (OF) FLOOD PLAIN
- (OS) STEEP SLOPES AS DEFINED BY UTAH GEOLOGY SURVEY
- (OW) SUSPECTED HIGH GROUNDWATER AREA
- CITY BOUNDARY

PROPOSED

GENERAL PLAN LAND USE AND SENSITIVE AREA MAP
OCTOBER 2021



11-23-21

RESERVOIR SITE

now a park, no dots

Parks - Ref only

- ① Heber Olson/Ryan's Park
- ② School Grounds
- ③ Dup
- ④ Hillside
- ⑤ Saddle Rock
- ⑥ Stewart Hill park (no official name)
- ⑦ Retention ponds
- ⑧ Proposed: Old School (P/Res)
- ⑨ Proposed: Demars/Ellis Prop (P/Res)

(3) pds are existing pond(s). Not sure if we want to show as existing parks or proposed?



SCALE: 1"=600'

LEGEND

- CITY BOUNDARY
- PROPOSED PARK
- EXISTING PARK
- PROPOSED TRAIL

PROPOSED

TRAIL AND PARK MASTER PLAN MAP
OCTOBER 2021

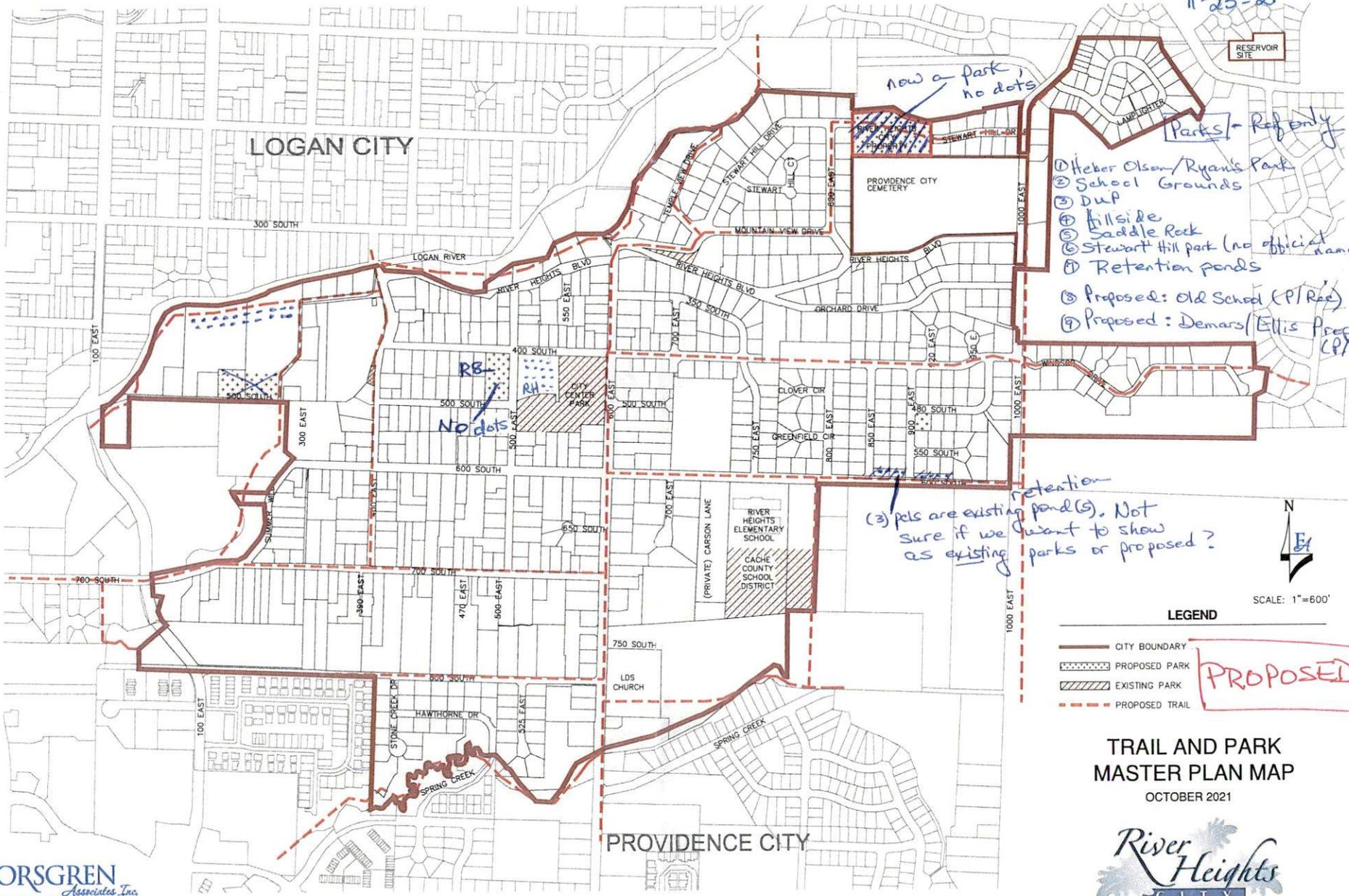


LOGAN CITY

PROVIDENCE CITY

LOGAN MAIN STREET

FORSGREN
Associates, Inc.
85 WEST 100 SOUTH, SUITE 115, LOGAN, UT 84301
PH: 435.227.0393 FAX: 435.227.0394



11-23-21

RESERVOIR SITE

LOGAN CITY

300 SOUTH

500 SOUTH

700 SOUTH

800 SOUTH

900 SOUTH

1000 SOUTH

LOGAN RIVER

RIVER HEIGHTS BLVD

550 EAST

600 EAST

650 EAST

700 EAST

750 EAST

800 EAST

850 EAST

900 EAST

950 EAST

1000 EAST

1050 EAST

1100 EAST

1150 EAST

1200 EAST

1250 EAST

1300 EAST

1350 EAST

1400 EAST

1450 EAST

1500 EAST

1550 EAST

1600 EAST

1650 EAST

1700 EAST

TEMPLE VIEW DRIVE

STEWART HILL DRIVE

STEWART

MOUNTAIN VIEW DRIVE

RIVER HEIGHTS BLVD

150 SOUTH

701 EAST

500 SOUTH

550 SOUTH

600 SOUTH

650 SOUTH

700 SOUTH

750 SOUTH

800 SOUTH

850 SOUTH

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RIVER HEIGHTS CITY PROPERTY

STEWART HILL DR

800 EAST

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950 EAST

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12100 EAST

12150 EAST

12200 EAST

12250 EAST

12300 EAST

12350 EAST

12400 EAST

12450 EAST

12500 EAST

12550 EAST

12600 EAST

12650 EAST

12700 EAST

11-23-21

RESERVOIR SITE

LOGAN CITY

RIVER HEIGHTS CITY PROPERTY

PROVIDENCE CITY CEMETERY

EXISTING LAND GREENBELT INLAND CONSERVATION BASEMENT

EXISTING LAND GREENBELT

PROVIDENCE CITY

LOGAN MAIN STREET

300 SOUTH

LOGAN RIVER

RIVER HEIGHTS BLVD

MOUNTAIN VIEW DRIVE

RIVER HEIGHTS BLVD

ORCHARD DRIVE

500 SOUTH

300 EAST

500 SOUTH

550 EAST

CACHE COUNTY SCHOOL DISTRICT

CITY CENTER PARK

500 EAST

600 EAST

500 SOUTH

600 SOUTH

700 EAST

750 EAST

800 EAST

850 EAST

900 EAST

950 EAST

1000 EAST

1050 EAST

1100 EAST

1150 EAST

1200 EAST

1250 EAST

1300 EAST

1350 EAST

1400 EAST

1450 EAST

1500 EAST

400 EAST

500 EAST

600 EAST

700 EAST

800 EAST

900 EAST

1000 EAST

1100 EAST

1200 EAST

1300 EAST

1400 EAST

1500 EAST

1600 EAST

1700 EAST

1800 EAST

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3800 EAST

3900 EAST

4000 EAST

3100 EAST

3200 EAST

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3800 EAST

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4000 EAST

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