

River Heights City

River Heights
City Council Agenda
Tuesday, January 7, 2025

Notice is hereby given that the River Heights City Council will hold their regular meeting 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.

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

Reports from Mayor, Councilmembers, and Staff

Approval of Payments and Purchase Orders

Audit Report

Public Comment

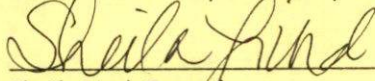
Public Hearing to Discuss a Rezone Request from Heritage Land Development to Rezone Parcels Located at Approximately 755 S 700 E to Residential Planned Unit Development

Entertain an Ordinance to Rezone Properties Owned by Heritage Land Development at Approximately 755 South 700 East from Residential and Agricultural to Residential Planned Unit Development

Approval of a Development Agreement for Creekside Estates Subdivision by Heritage Land Development

Adjourn

Posted this 3rd day of January 2025



Sheila Lind, Recorder

Zoom Link: <https://us02web.zoom.us/j/82704861374>

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

Council Meeting

January 7, 2025

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7 Present: Mayor Blake Wright
8 Council members: Lana Hanover
9 Janet Mathews
10 Chris Milbank
11 Lance Pitcher
12
13 Recorder Sheila Lind
14 Treasurer Michelle Jensen
15
16 Excused Public Works Director Clayton Nelson
17
18 Others Present See attached roll
19
20 Electrotonically present: Kathy Wright, Jason Thompson, Kimberly Pond, iPhone,
21 Jamie, and Tphone
22

23
24 The following motions were made during the meeting:
25

26 Motion #1

27 Councilmember Mathews moved to "adopt the minutes of the council meeting of December 30,
28 2024, and the evening's agenda." Councilmember Hanover seconded the motion, which passed with
29 Hanover, Mathews, Milbank, and Pitcher in favor. No one opposed.
30

31 Motion #2

32 Councilmember Pitcher moved to "approve the bills." Councilmember Hanover seconded the
33 motion, which passed with Hanover, Mathews, Milbank, and Pitcher in favor. No one opposed.
34

35 Motion #3

36 Councilmember Hanover moved to "table the approval of a Development Agreement for
37 Creekside Estates Subdivision by Heritage Land Development until further action on the rezone."
38 Councilmember Pitcher seconded the motion which passed with Hanover, Mathews, Milbank, and Pitcher
39 in favor." No one opposed.
40

41 Proceedings of the Meeting:

42
43
44 The River Heights City Council met at 6:30 p.m. in the Ervin R. Crosbie Council Chambers in the
River Heights City Building on Tuesday, January 7, 2025, for their regular council meeting.

46 Pledge of Allegiance

47 Adoption of Previous Minutes and Agenda: Minutes for the December 30, 2024, meeting were
48 reviewed.

49 **Councilmember Mathews moved to “adopt the minutes of the council meeting of December 30,**
50 **2024, and the evening’s agenda.” Councilmember Hanover seconded the motion, which passed with**
51 **Hanover, Mathews, Milbank, and Pitcher in favor. No one opposed.**

52 Reports from Mayor, Councilmembers, and Staff:

53 Recorder Lind

- 54 • She had posted notice for the council vacancy on the city utility bills and website. The
55 appointment of a council member to fill the remaining three years of Mr. Wright’s seat was
56 scheduled to take place at the next council meeting.

57 Councilmember Milbank

- 58 • He reported that there were a few trees in the new park that had were bent over or had some
59 broken branches. They were still under warranty, so he planned to discuss it with Distinctive
60 Landscaping.
- 61 • He planned to contact Ellis Builders to see about getting the same type of pavilion in the new park
62 as had been installed in the Heber Olson Park. He planned to pay for it using last year’s RAPZ
63 grant, which came to \$120,000. He also hoped the concrete could be poured in both places in the
64 same time frame.

65 Treasurer Jensen

- 66 • She was required to submit a report to UDOT each year on the grant they awarded the city, to be
67 used for updating the transportation master plan. Councilmember Pitcher said he would get an
68 update from Horricks and get back to her by the next day. He felt the city wasn’t getting any
69 traction from the study. Part of the issue had been Logan City’s involvement. Mayor Wright was
70 interested in meeting with the city engineer to get his opinion.

71 Public Works Director Nelson, Councilmembers Hanover, Pitcher, and Mathews, as well as Mayor Wright
72 didn’t have anything to report.

73 Approval of Payments and Purchase Orders: Treasurer Jensen presented and answered questions
74 concerning the bills. She pointed out the Horricks (previously CRS Engineers) bill, which was for the
75 transportation study previously discussed. She also brought up the Logan City fire protection bill in the
76 amount of \$144,000. Mayor Wright planned to check on the fire bill.

77 **Councilmember Pitcher moved to “approve the bills.” Councilmember Hanover seconded the**
78 **motion, which passed with Hanover, Mathews, Milbank, and Pitcher in favor. No one opposed.**

79 Audit Report: Matt Regan gave a report on the city’s audit for 2023-2024. He recommended the
80 state auditors website as a great resource for the council and employees to learn about city finances. He
81 pointed out that he did not identify weaknesses on three of the three controls he looked at. Financial
82 statements and other reports were all without findings. He pointed out certain figures in the document,
83 noting the city had brought in more than they had spent.

84 Mayor Wright asked Mr. Regan about charges for services and why the amounts were so different
85 in 2023 and 2024. Mr. Regan said he could investigate this.

86 Councilmember Pitcher asked why there was a \$60,000 favorable variance in the public safety
87 budget. Treasurer Jensen offered to pull any details of the report for anyone requesting.

88 Mr. Regan said he would send the on-line training link to Recorder Lind and investigate the
89 mayor’s question on charges for services.

90 Public Comment: Cindy Schaub asked for clarification on the date of the next council meeting. She was informed it would be January 21. She said the website was incorrect.

92 Cameron Reed reminded that the council had given permission for the boy scouts to use the
93 basement of the city building to hold their weekly scout meetings at no charge for a number of years. At
94 one point the city moved them to the old school for their meetings. Now that the city would be renting
95 out the old school building he asked if their troop could move back over to the city building. Recorder
96 Lind remembered the council had agreed to no longer rent the city basement. She agreed to look into it
97 and get back with Mr. Reed.

98 Public Hearing to Discuss a Rezone Request from Heritage Land Development to Rezone Parcels
99 Located at Approximately 755 S 700 E to Residential Planned Unit Development: Mayor Wright opened
100 the meeting to the public and gave them each three minutes to speak.

101 Cindy Schaub asked if the development agreement addressed that there could be no presale or
102 deposits accepted by the developer for the sale of lots before the development was finished.

103 Councilmember Milbank was experiencing technical difficulties on the computer that projected
104 documents on to the screen for the public to see. The mayor called a five-minute recess while it got
105 figured out.

106 Mark Malmstron asked if the city had done traffic studies on the potential impact of the
107 development. He asked for the estimated length of time that 600 East would be torn up and if it would
108 end up with new curb and gutter.

109 Coby Saltern reminded of the last public hearing on the rezone, held almost a year ago. There was
110 a big audience discussing their disfavor with the RPUD zone, which they thought fell on deaf ears. He felt
111 it was a pet project for those on the planning commission, as they passed it to the city council. He was
not in favor of RPUD but would be in favor of a residential zone.

112 Mayor Wright read a written comment from Jamie Saltern. She wanted the council to require lots
114 not less than .25 acres and not allow townhomes or apartments. She stated that the nearby schools were
115 overcrowded and there were already several empty apartments in the area. She was concerned about the
116 additional traffic the development would bring and didn't feel this type of community was best for River
117 Heights.

118 Ruthann Nelson said she had checked neighboring cities and counted there were 100 rentable
119 townhomes nearby and 20 rentable homes. She was supportive of single-family larger homes, not small.
120 She was concerned about the additional traffic on 600 East. She agreed that the people were not heard
121 at the last public hearing with the planning commission.

122 Sharlie Gallup had always heard River Heights spoken of as a bedroom community. Heritage's
123 development would certainly detract from this idea. She was not in favor of the RPUD zone but would
124 support residential zones.

125 Spencer Shiley just moved into River Heights. He echoed what the others had said. He purchased
126 a home in River Heights because of the small-town feel, and didn't support townhomes.

127 Mayor Wright read a letter from Barbara Hoth asking the council to consider lower density.

128 Mayor Wright closed the public hearing.

129 Boyd Cook, CFO for Heritage Land Development, was asked to speak. He explained the history of
130 their purchase of this property. They were able to give their input to the city in drafting the RPUD code.
131 They had applied for the rezone about a year ago, but it was pulled because the mayor wanted them to
132 have a development agreement with the city before a rezone took place. He pointed out that the concept
133 wasn't being adopted at this time, just the rezone. He discussed the efforts they had made in their
development design. Their plan's total was slightly less than 5 units per acre. It included 50 single family
homes with garages and only 26 townhomes, located in the areas they couldn't use for single family lots.

136 They had a traffic study done that came back favorably. They were working with the county to get
137 approval for access to 600 East. They had gotten approval from the school district to run a water line
138 through the elementary school to their property. They were not set on the current layout but wanted to
139 get the RPUD zoning. The LDS Church felt good about their concept and was willing to offer a break gate
140 easement through their parking lot.

141 Mayor Wright asked for input from the council. Councilmember Milbank asked what feedback
142 they had been getting from the county. Mr. Cook said the road width and access was sufficient for what
143 they were presenting. Their utility impact to the road would mostly be along the shoulder.

144 Councilmember Mathews asked how they would handle the high water table. Mr. Cook said they
145 wouldn't allow basements per the development agreement. Ms. Mathews asked if they ran into a lot of
146 groundwater would they use pumps. Mr. Cook said they could do that.

147 Councilmember Pitcher asked if the black lines on the drawing represented phases and what their
148 timeline completion would be. Mr. Cook confirmed the map showed the three phases they intended and
149 that they would have them all finished within two years. They would be required to put up a bond so the
150 city would have recourse if it wasn't finished in time.

151 Councilmember Milbank stated that the city asked the LDS Church to consider donating the
152 property to the city, which they didn't agree to. Instead, they sold it to a developer. They must have liked
153 Heritage's idea for a PUD. He supported the idea since there were not enough places for people to live.

154 Engineer Rasmussen commented on the open space shown in the development. In a single-family
155 development properties would back up against the stream, which would make this area unavailable to
156 everyone else. The PUD design would keep the stream access open to the public.

157 Councilmember Milbank asked how many single-family homes would fit into the area. Engineer
158 Rasmussen said it could be 4-5 units per acre in an R-1-8 zone, only a few dwellings less than Heritage's
159 PUD plan.

160 Sewer connection was discussed. Engineer Rasmussen assured they would not need any lift
161 stations. The sewer in the area was very deep.

162 It was brought up that in residential zones, greenspace wasn't required by the city.

163 Boyd Cook answered a previous question by stating they would never presale lots before the
164 development was finished.

165 It was determined that no structure could be built within 50 feet from the top of the stream bank.

166 Councilmember Milbank said he would rather see open space in a PUD, than a single-family lot
167 subdivision without open space. He had people express to him their desire for smaller homes and spaces.
168 He noted that the planning commission had put a lot of time into the RPUD ordinance, which was actually
169 quite restrictive.

170 Councilmember Mathews asked for further clarification on the county's response about 600 East.
171 Mr. Cook said they had been told that they are basically good to go, but they don't have it in writing. Their
172 traffic study results showed their development wouldn't cause an undue burden on current residents. He
173 didn't have exact numbers on the traffic study.

174 It was confirmed that the area covered 15.27 acres of property.

175 Councilmember Milbank asked Attorney Jenkins about his involvement with the developer. Mr.
176 Jenkins said they had quite a few meetings with the developer. They spent time trying to make sure their
177 plan was compliant with city and state codes. He expressed that he felt it was healthy for city government
178 officials to be able to make decisions and would support them either way.

179 Danny Peterson asked why the council would consider a PUD when there were no other PUDs in
180 River Heights. Mayor Wright explained that the city developed an RPUD zone and identified two areas

183 where they would consider allowing it: east of the church and in the Riverdale area. This property was
184 purchased with the idea of a PUD.

185 Commissioner Cooley said the city initially considered a PUD zone because there was a developer
186 interested in a high-density residential zone in the Riverdale area with no open space. The city thought it
187 would look nicer with some open space and wanted to develop a compromise. He explained that several
188 years ago the city's master plan showed the Riverdale area as a mixed-use zone. However, they decided
189 this zone really didn't fit the character of River Heights so they got rid of it.

190 Councilmember Milbank said the state had recently taken away the city's ability to hold a public
191 hearing for developments. All decisions would be put in the hands of the Administrative Land Use
192 Authority. He was concerned because if developers follow the city's code they couldn't be denied.

193 Discussion was held on the density of a PUD zone compared to residential. Single family could
194 accommodate 55-60 dwellings. Heritage's PUD concept showed 76 dwellings.

195 Breeanne Weston said Heritage's concept was unfair because it showed six homes bordering her
196 property.

197 Entertain an Ordinance to Rezone Properties Owned by Heritage Land Development at
198 Approximately 755 South 700 East from Residential and Agricultural to Residential Planned Unit
199 Development:


200 Councilmember Milbank moved to "rezone the properties owned by Heritage Land Development
201 from agricultural and R-1-8 to RPUD." The motion died for lack of a second.

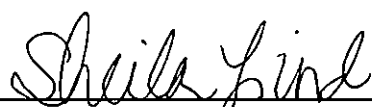
202 Approval of a Development Agreement for Creekside Estates Subdivision by Heritage Land
203 Development:

204 Councilmember Hanover moved to "table the approval of a Development Agreement for
205 Creekside Estates Subdivision by Heritage Land Development until further action on the rezone."
206 Councilmember Pitcher seconded the motion which passed with Hanover, Mathews, Milbank, and
207 Pitcher in favor." No one opposed.

208 Councilmember Mathews asked Mr. Cook what the cost of their townhomes would be. He
209 responded, around \$400,000.

210 The meeting adjourned at 8:15 pm.

211 
212 _____
213 Blake Wright, Mayor
214

211 
212 _____
213 Sheila Lind, Recorder
214

Report Criteria:

Invoices with totals above \$0 included.
 Only paid invoices included.
 [Report].Date Paid = 01/07/2025

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Sewer Department						
5240						
52-40-06	1070	DS Accounting Services	2024-0112	Monthly Acct Services	01/01/2025	583.27
52-40-20	66	Caselle	137934	Monthly Support Charges	01/01/2025	98.33
52-40-25	623	Wonderware, Inc. dba Core Busin	INV-29302	CC Proccesing 2022	12/31/2024	12.31
52-40-26	633	Freedom Mailing Services	49497	Utility Bill Processing	01/02/2025	70.14
52-40-40	681	Matthew Regen, CPA, PC	2576	Audit FY2024	12/31/2024	8,500.00
52-40-45	417	Blue Stakes of Utah Utility	UT202403705	Professional Fees	12/31/2024	10.10
52-40-50	378	Napa Auto Parts	506595	Shop Tools	01/02/2025	28.31
52-40-55	338	Utah Local Governments Trust	1617066	Sewer Ins. Liability & Other	12/03/2024	49.02
52-40-55	338	Utah Local Governments Trust	1617442	Sewer Ins. Liability & Other	01/02/2025	49.02
52-40-77	380	Rocky Mountain Power	202501	Item 16	01/06/2025	2.78
52-40-77	380	Rocky Mountain Power	202501	Item 24	01/06/2025	11.31
52-40-77	380	Rocky Mountain Power	202501	Item 9	01/06/2025	19.36
52-40-78	863	Verizon Wireless	6101883110	Split	12/23/2024	82.09
Total 5240:						9,516.04
Water Department						
5140						
51-40-06	1070	DS Accounting Services	2024-0112	Monthly Acct Services	01/01/2025	583.28
51-40-20	66	Caselle	137934	Monthly Support Charges	01/01/2025	98.32
51-40-25	623	Wonderware, Inc. dba Core Busin	INV-29302	CC Proccesing 2022	12/31/2024	12.32
51-40-26	633	Freedom Mailing Services	49497	Utility Bill Processing	01/02/2025	70.14
51-40-41	417	Blue Stakes of Utah Utility	UT202403705	Professional Fees	12/31/2024	9.80
51-40-50	378	Napa Auto Parts	506595	Shop Tools	01/02/2025	28.31
51-40-55	338	Utah Local Governments Trust	1617066	Water Ins. Liability & Other	12/03/2024	46.57
51-40-55	338	Utah Local Governments Trust	1617442	Water Ins. Liability & Other	01/02/2025	46.57
51-40-65	328	USABlueBook	INV00538110	Materials & Supplies	11/11/2024	266.00
51-40-77	380	Rocky Mountain Power	202501	Item 16	01/06/2025	2.78
51-40-77	380	Rocky Mountain Power	202501	Item 21	01/06/2025	460.03
51-40-77	380	Rocky Mountain Power	202501	Item 23	01/06/2025	89.34
51-40-77	380	Rocky Mountain Power	202501	Item 7	01/06/2025	10.76
51-40-77	380	Rocky Mountain Power	202501	Item 8	01/06/2025	3,232.97
51-40-77	380	Rocky Mountain Power	202501	Item 9	01/06/2025	19.36
51-40-78	863	Verizon Wireless	6101883110	Split	12/23/2024	82.08
Total 5140:						5,058.63
Administration						
1041						
10-41-06	1070	DS Accounting Services	2024-0112	Monthly Acct Services	01/01/2025	583.45
10-41-55	338	Utah Local Governments Trust	1617066	Admin	12/03/2024	7.85
10-41-55	338	Utah Local Governments Trust	1617442	Admin	01/02/2025	7.85
10-41-80	623	Wonderware, Inc. dba Core Busin	INV-29302	CC Proccesing 2022	12/31/2024	12.32
Total 1041:						611.47
Office Expenses						
1044						
10-44-10	633	Freedom Mailing Services	49497	Utility Bill Processing	01/02/2025	70.16
10-44-35	66	Caselle	137934	Monthly Support Charges	01/01/2025	98.35
10-44-55	633	Freedom Mailing Services	49497	Utility Bill Processing	01/02/2025	70.14

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
10-44-77	380	Rocky Mountain Power	202501	Item 20	01/06/2025	11.42
10-44-77	380	Rocky Mountain Power	202501	Item 12	01/06/2025	130.91
10-44-78	863	Verizon Wireless	6101883110	Split	12/23/2024	82.08
Total 1044:						463.06
Community Affairs						
1048						
10-48-70	1076	Evans, Kandi	202501	Wal Mart - Ambassador Dinner	01/06/2025	130.95
10-48-70	1076	Evans, Kandi	202501	Costco - Ambassador Dinner	01/06/2025	73.81
10-48-70	1076	Evans, Kandi	202501	Stongs - Ambassador Dinner	01/06/2025	467.28
10-48-70	1076	Evans, Kandi	202501	Maceys - Ambassador Dinner	01/06/2025	49.92
Total 1048:						721.96
Public Safety						
1054						
10-54-30	188	Logan City	2025-0000019	Fire Prevention and Supression	01/01/2025	144,398.51
10-54-75	380	Rocky Mountain Power	202501	Item 16	01/06/2025	2.78
Total 1054:						144,401.29
Capital Projects						
4060						
40-60-80	1142	Horrocks	89912	Trans Master Plan	11/05/2024	6,088.00
Total 4060:						6,088.00
Roads						
1060						
10-60-41	417	Blue Stakes of Utah Utility	UT202403705	Professional Fees	12/31/2024	9.80
10-60-50	378	Napa Auto Parts	506595	Shop Tools	01/02/2025	28.32
10-60-56	338	Utah Local Governments Trust	1617066	Roads	12/03/2024	36.77
10-60-56	338	Utah Local Governments Trust	1617442	Roads	01/02/2025	36.77
10-60-60	380	Rocky Mountain Power	202501	Item 15	01/06/2025	30.87
10-60-60	380	Rocky Mountain Power	202501	Item 16	01/06/2025	2.78
10-60-60	380	Rocky Mountain Power	202501	Item 17	01/06/2025	408.50
10-60-60	380	Rocky Mountain Power	202501	Item 18	01/06/2025	11.42
10-60-60	380	Rocky Mountain Power	202501	Item 2	01/06/2025	13.65
10-60-60	380	Rocky Mountain Power	202501	Item 5	01/06/2025	1,288.34
10-60-60	380	Rocky Mountain Power	202501	Item 9	01/06/2025	19.36
10-60-60	380	Rocky Mountain Power	202501	Item 26	01/06/2025	22.51
Total 1060:						1,909.09
Parks & Recreation						
1070						
10-70-56	338	Utah Local Governments Trust	1617066	Parks & Rec	12/03/2024	12.04
10-70-56	338	Utah Local Governments Trust	1617442	Parks & Rec	01/02/2025	12.04
10-70-77	380	Rocky Mountain Power	202501	Item 16	01/06/2025	2.79
10-70-77	380	Rocky Mountain Power	202501	Item 10	01/06/2025	10.76
10-70-77	380	Rocky Mountain Power	202501	Item 11	01/06/2025	11.31
10-70-77	380	Rocky Mountain Power	202501	Item 13	01/06/2025	10.76
10-70-77	380	Rocky Mountain Power	202501	Item 9	01/06/2025	19.35
Total 1070:						79.05

GL Account Number	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
1075 School Building Expenses						
1075						
10-75-77	380	Rocky Mountain Power	202501	Item 16	01/06/2025	2.79
10-75-77	380	Rocky Mountain Power	202501	Item 16	01/06/2025	2.79
Total 1075:						5.58
Sanitation						
5490						
54-90-10	633	Freedom Mailing Services	49497	Utility Bill Processing	01/02/2025	70.14
54-90-10	1115	Waste Management Corp Svc	0021396-4647-	River Heights City Shop Garbage	11/26/2024	236.64
54-90-10	1115	Waste Management Corp Svc	0022101-4647-	River Heights City Shop Garbage	12/27/2024	236.64
54-90-10	1115	Waste Management Corp Svc	0062129-2514-	Garbage Service	01/02/2025	18,067.06
Total 5490:						18,610.48
Grand Totals:						187,464.65

Mayor: _____

Second Signayure : _____

Dated: _____

Report Criteria:

Invoices with totals above \$0 included.

Only paid invoices included.

[Report].Date Paid = 01/07/2025

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

Applicant: Heritage Land Development

Phone Number: [REDACTED]

email address: [REDACTED]

Mailing Address: 470 N. 2450 W. Tremonton, UT 84337

Property Owner of Record: Jay Stocking (Heritage Land Holdings & Heritage Property Solutions)

Phone Number 435-257-4963

Project Name : Creekside Estates

Property Address: approx 755 S 700 E, River Heights UT

County Parcel ID Number: 02-029-0023 & 02-029-0028 & 02-029-0022

Total 14.46 acres

Number of Dwellings/Units/Lots 76 lots (50 single family + 26 townhome units)

→ Current Residential Zone

→ Current Agricultural Zone

Describe the proposed : would like to rezone the parcels 02-029-0023 & 02-029-0028 & 02-029-0022 to be combined as one project within the city's PRUD properties. Would like to have multiple phases to allow for construction to take place at a reasonable rate.

We certify we are the developer and record owner of this property and we consent to the submittal of application.

Jami Anderson
Developer

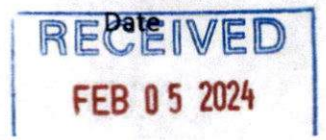
01.25.2024
Date

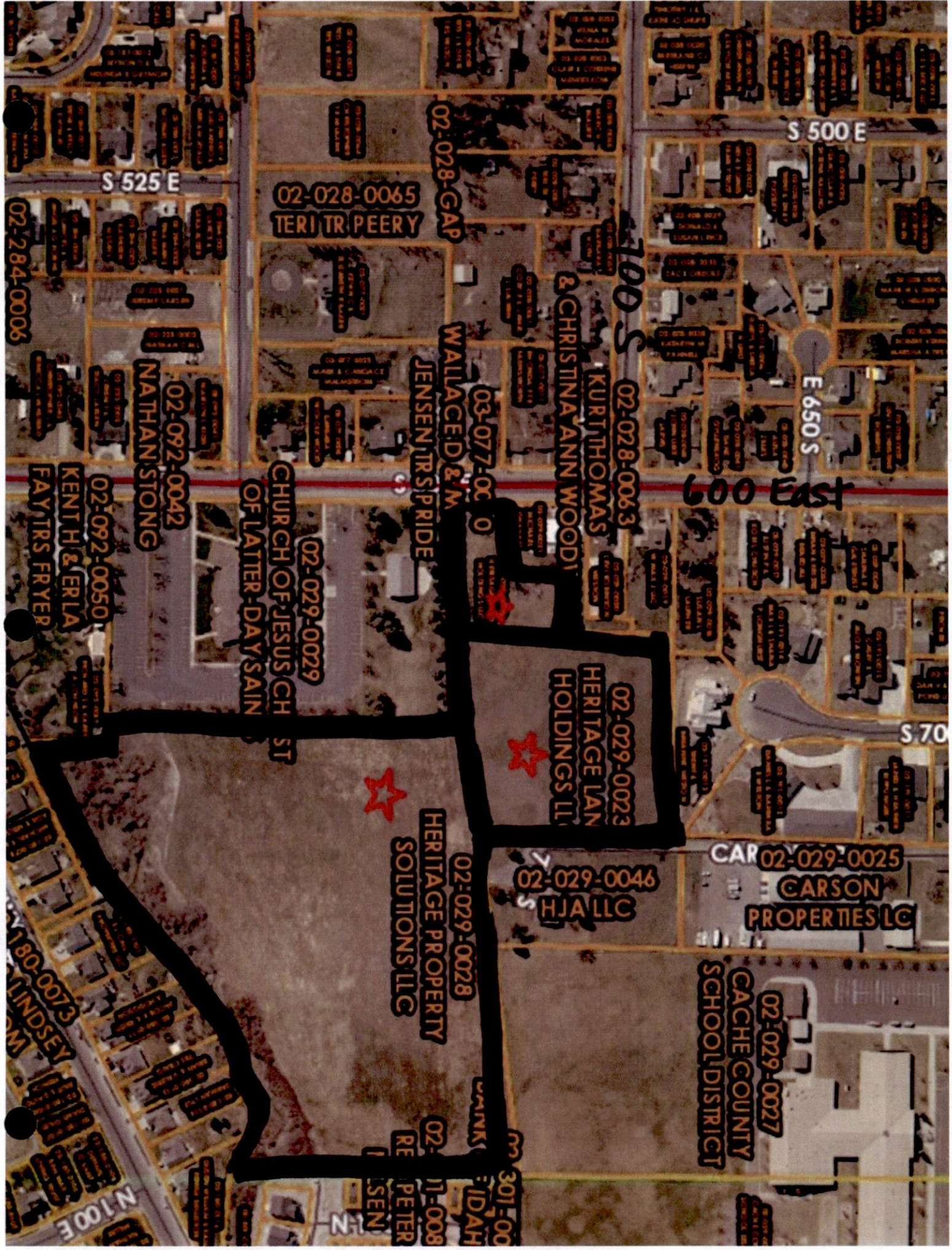
[Signature]
Property Owner

01.25.2024

Blaine Hamblin

04 Nov 2024





S 500 E

S 525 E

02-284-0006

02-028-0065
TERI TR PEERY

02-028-GAP

700 S

02-028-0063

KURT THOMAS
& CHRISTINA ANN WOOD

E 650 S

600 East

03-077-0000
WALLACE D & M
JENSEN TRS P RIDE

02-092-0042
NATHAN STONG

02-029-0029
CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS

02-092-0050
KENT H & ERLA
FAY TRS FRYER

02-029-0023
HERITAGE LAN
HOLDINGS LLC

02-029-0046
HJA LLC

02-029-0028
HERITAGE PROPERTY
SOLUTIONS LLC

02-029-0025
CARSON
PROPERTIES LLC

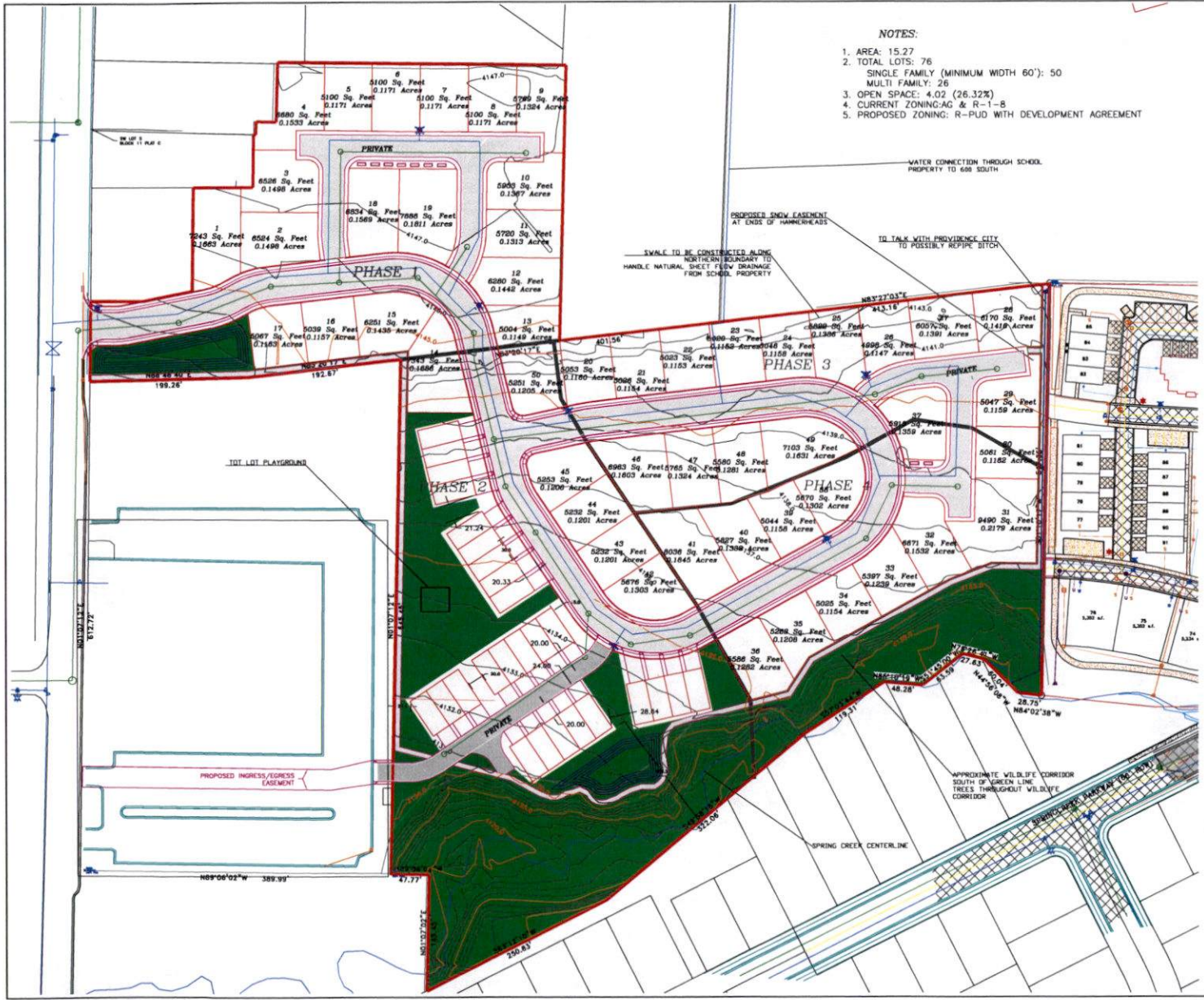
02-029-0027
CACHE COUNTY
SCHOOL DISTRICT

180-0073
LINDSEY

N 100 E

02-11-008
PETER
JENSEN

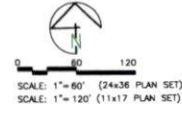
02-301-000
IDAHO



- NOTES:**
1. AREA: 15.27
 2. TOTAL LOTS: 76
SINGLE FAMILY (MINIMUM WIDTH 60'): 50
MULTI FAMILY: 26
 3. OPEN SPACE: 4.02 (26.32%)
 4. CURRENT ZONING: C-2 & R-1-B
 5. PROPOSED ZONING: R-PUD WITH DEVELOPMENT AGREEMENT

CREEKSIDE ESTATES SUBDIVISION CONCEPT

PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
RIVER HEIGHTS, UTAH



**ALLIANCE CONSULTING
ENGINEERS**

150 WEST 200 NORTH SUITE 70
SALT LAKE CITY, UT 84111
(435) 725-5121
allianceengr@yahoo.com

OWNER:
ROSEVIEW PARK, LLC
LOTITE 101
NORTH LOGAN, UTAH 84341
(435) 732-1480

NO.	REVISION / APPROVAL	DATE	DRAWN BY	CHECKED BY

PROJECT TITLE: CREEKSIDE ESTATES
SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
RIVER HEIGHTS, UTAH

CONCEPT

DATE: MAY 20, 2022
DRAWING NO.: 1



Rezoning for Heritage Land Development

From Barbara H <barbse@yahoo.com>

Date Tue 1/7/2025 7:07 PM

To Lana Hanover <lanahanover@riverheights.gov>; Janet Mathews <janetmathews@riverheights.gov>; Lance Pitcher <lancepitcher@riverheights.gov>; Blake Wright <blakewright@riverheights.gov>; Chris Milbank <chrismilbank@riverheights.gov>; Sheila Lind <office@riverheights.gov>

You don't often get email from barbse@yahoo.com. [Learn why this is important](#)

Dear City Council,

I thank you for your service to our wonderful community. I believe the job you do takes a lot of learning and effort and there is often a lot of heat and little praise for your efforts. I don't know all of the specifics but want to drop you an email to say how much I love living in River Heights. Please do what you can to protect our infrastructure and way of life. If we can limit the multi dwelling homes, traffic, burden on the schools, streets, water, sidewalks that would be much appreciated. I am not sure if the new park offers an area for off leash dogs, but while I am sharing wishes, I'd love a park that included that as well.

I hope your night goes well and again I appreciate all you do.

Barbara Hoth

Denied

ORDINANCE 1-2025

AN ORDINANCE TO REZONE PROPERTIES OWNED BY HERITAGE LAND DEVELOPMENT AT APPROXIMATELY 755 SOUTH 700 EAST FROM RESIDENTIAL AND AGRICULTURAL TO RESIDENTIAL PLANNED UNIT DEVELOPMENT

WHEREAS, Heritage Land Development owns three parcels in River Heights, Utah, described as:

<u>County Parcel ID</u>	<u>Size of Lot</u>
02-029-0022	.90 acres
02-029-0023	3.06 acres
02-029-0028	11.31 acres

WHEREAS, properties 02-029-0022 and 02-029-0023 are currently zoned Residential, and

WHEREAS, property 02-029-0028 is currently zoned Agricultural, and

WHEREAS, Heritage Land Development has requested all three properties be rezoned to Residential Planned Unit Development, and

WHEREAS, a public hearing was held by the Planning Commission on February 27, 2024 and by the City Council on January 7, 2025 to address the request, and

WHEREAS, the Planning Commission has recommended to the City Council that the above stated various parcels be considered for the Residential Planned Unit Development Zone.

NOW THEREFORE IT IS HEREBY RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF RIVER HEIGHTS, that the above properties be zoned Residential Planned Unit Development.

ADOPTED BY THE RIVER HEIGHTS MUNICIPAL COUNCIL THIS 7th DAY OF JANUARY 2025.

Blake Wright, Mayor

Attest:

Sheila Lind, Recorder