

River Heights City

River Heights City PLANNING COMMISSION AGENDA

Tuesday, March 25, 2025

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.

Pledge of Allegiance

Adoption of Previous Minutes and Agenda

Public Comment on Land Use

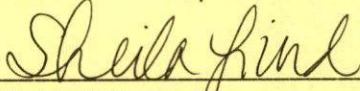
Continue Modifications to the General Plan

Discuss a Senior Citizen Housing Zone

Planning Commission Training

Adjourn

Posted this 20th day of March 2025



Sheila Lind, Recorder

To join by Zoom: <https://us06web.zoom.us/j/87055126317>

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.utah.gov) and at riverheights.org.

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.

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River Heights City Planning Commission Minutes of the Meeting March 25, 2025

Present: Commission members: Noel Cooley, Chairman
Heather Lehnig
Keenan Ryan
Cindy Schaub
Troy Wakefield

Councilmember Mark Malmstrom
Recorder Sheila Lind
Tech Staff Councilmember Chris Milbank

Motions Made During the Meeting

Motion #1

Commissioner Wakefield moved to “approve the minutes of the March 11, 2025, Commission Meeting as amended, as well as the evening’s agenda.” Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Ryan, Schaub, and Wakefield 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 March 25, 2025.

Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the March 11, 2025, Planning Commission Meeting were reviewed.

Commissioner Wakefield moved to “approve the minutes of the March 11, 2025, Commission Meeting as amended, as well as the evening’s agenda.” Commissioner Schaub seconded the motion, which carried with Cooley, Lehnig, Ryan, Schaub, and Wakefield in favor. No one opposed.

Public Comment on Land Use: There was none.

Continue Discussion of Modifications to the General Plan: Commission Cooley reminded of the Council’s recommendation that they label the undeveloped agricultural land on 800 South as R-1-12 in the General Plan. Commissioner Ryan pointed out that it would mean quarter acre lots. He reminded that the Commission had already recommended R-1-8. Councilmember Milbank said the engineer suggested R-1-8. Commissioner Schaub said she was also in favor of R-1-8.

Councilmember Cooley wanted to check with landowners in the area to see how they felt, but didn’t have time before the meeting. He asked Councilmember Milbank his opinion since he was a property owner. Mr. Milbank said he didn’t have an opinion regarding his property but if the city

45 chose R-1-12 he saw it as going against the city's Moderate Income Housing section in the General
46 Plan.

47 Commissioner Cooley asked Commissioner Wakefield if he had come up with any ideas on
48 whether or not to keep the Moderate Income Housing section in the General Plan. Mr. Wakefield said
49 he wasn't prepared with a recommendation. He noted that in the valley there was still a demand for
50 property and homes to be built. There was currently a lot of building going on. There was also a lot of
51 homes on the market for sale, none of which were less than \$300,000. Mr. Cooley said a low-income
52 home is now considered to be \$300,000-400,000.

53 Commissioner Cooley said if the 800 South properties was labeled R-1-8, it would open the
54 possibility that one developer could purchase all the property for one development. If they went with
55 R-1-12, the area would look like several minor subdivisions, which he felt he could support. He noted
56 that the Transportation section of the Plan also needed to be updated. The city now had access to a
57 transportation study to help with their updates. They talked about getting with Councilmember
58 Pitcher to see if had access to that study.

59 The Commission had a lot of back and forth, discussing the pros and cons of which zone would
60 be best. In the end, Cooley, Ryan, and Schaub agreed to R-1-12. Lehnig and Wakefield leaned toward
61 R-1-8. Commissioner Cooley declared that because they had three members in favor of R-1-12, they
62 would take the Council's recommendation to label it as such.

63 Commissioner Cooley asked that they each review the General Plan to see what other
64 information might need to be updated. He also asked Commissioner Wakefield to come with an
65 opinion on whether or not they should remove the Moderate Income Housing section.

66 Councilmember Malmstrom brought up UDOT's desire to connect 200 East to 100 East
67 through River Heights and wondered if they should discuss it in the General Plan. Commissioner
68 Cooley said it was on the CMPO's long range plan but the feeling was that River Heights didn't want
69 to show support for it by adding it to their General Plan. He wasn't sure River Heights could even
70 come up with the money for their portion. He recommended they ignore it. Mr. Malmstrom saw it as
71 Logan's way of using River Heights as a short cut to travel from Logan back to Logan.

72 Discuss a Senior Citizen Housing Zone: Commissioner Cooley said the Council had discussion
73 on senior housing and asked the Commission to modify the RPUD zone to allow it. He asked
74 Commission members Lehnig and Schaub to look at code from other small cities to get an idea of how
75 they restrict it, lot sizes, height limits, single-family or duplexes. He said the Council leaned toward
76 single-family homes.

77 The question was raised on why they should make all the changes if there wasn't a specific
78 senior housing request on the table. Commissioner Cooley said if a developer came to River Heights
79 with a plan for senior housing, the Council wanted to have something in place that would allow it.

80 Commissioner Cooley reported that the DRC was scheduled to have a pre-application meeting
81 with the Taylors on their minor subdivision request tomorrow.

82 Planning Commission Training: The Commission continued watching a training they had
83 started at their last meeting, put out by the Utah League.

84 The meeting adjourned at 7:45 p.m.

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86 
87 _____
88 Noel Cooley, Commission Chair



Sheila Lind, Recorder