

# River Heights City

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## River Heights City PLANNING COMMISSION AGENDA

**Tuesday, April 8, 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

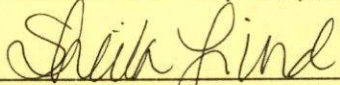
Continued Discussion on Modifications to the General Plan

Discuss a Senior Citizen Housing Zone

Planning Commission Training

Adjourn

Posted this 3<sup>rd</sup> day of April 2025



Sheila Lind, Recorder

To join by Zoom: <https://us06web.zoom.us/j/82518695070>

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

I used Realtor.com to find local "senior" developments within Cache County for resale. Cache County GIS was also used to ascertain the Zoning for each of these developments. (see maps)

It appears each city that has "55+" housing relied on their existing PUD or Mixed Use zoning designation to allow this type of community.

I could find no specific 55+ zoning designations for the cities listed below. It appears that such restrictions are guided by each communities recorded CC&R's (Conditions, Covenants, and Restrictions).

**Logan:**

<b>Spring Haven Cluster Development</b> 897 North 250 West, Logan HOA: Dave Denton	<b>Zoning NR-6</b> Pcl 05-087-0011	Built 1996
<b>Spring Haven Cluster Development</b> 207 West 870 North, Logan HOA: Dave Denton	<b>Zoning NR-6</b> Pcl 05-087-0005	Built 1995
<b>Summerlin Condo's Phs 2</b> 285 West 1580 North, Logan HOA: Don Knighton	<b>Zoning MR-12</b> Pcl 04-236-1102	Built 2019
<b>Summerfield PUD Phs IV</b> 612 East 1280 North, Logan HOA: Shawna Branch	<b>Zoning: NR-6</b> Pcl 07-197-0013	Built 1993

**Providence:**

<b>Cobblestone @ Spring Creek</b> 445 Cobblestone, Providence HOA: Delsa Thorne	<b>Zoning R-M-12</b> Pcl 02-182-0044	Built 2001 CC+R's amended to allow families
<b>Providence Springs 55+ Cluster Dev</b> 66 East Springs Lane, Providence	<b>Zoning R-1-6</b> Pcl 02-340-0004	Built 2024
<b>Ballard Springs Subdivision</b> 437 South 580 West, Providence	<b>Zoning R-1-6</b> Pcl 02-312-0004	Built 2025
<b>Ballard Springs Subdivision</b> 428 South 520 West, Providence	<b>Zoning R-1-6</b> Pcl 02-312-0032	Built 2023
<b>Mountain View Retirement Community</b> Main Street/200 West	<b>Zoning R-M-7</b>	

**Nibley****Ridgeline Park Phs 3**

3051 South 425 West, Nibley  
HOA: FCS Community Management

**Zoning R-PUD**  
Pcl 03-209-0310

**Built 2024**

**Hyrum****Blacksmith Fork Vill PUD Phs 1**

24 South 640 East, Hyrum  
HOA: Katy Wendel

**Zoning R-2/Multi Fam**  
Pcl 01-024-0103

**Built 2005**

**North Logan****Town Center Villas**

293 East 2280 North, North Logan  
HOA: Todd Fenton

**Zoning MXG (Mixed Use)** **Built 2014**  
Pcl 04-191-0023

**Town Center Villas**

257 East 2280 North, North Logan  
HOA: Todd Fenton

**Zoning MXG (Mixed Use)** **Built 2010**  
Pcl 04-191-0030

**Hyde Park****Pine Meadows Retirement Community**

245 East 475 North, Hyde Park  
HOA: Reed Elder

**Zoning PUD** **Built 2023**  
Pcl 04-243-0012

**Smithfield****Country View Retirement PUD Phs 1**

896 East 580 South, Smithfield  
HOA: Mike McDonough

**Zoning R-1-12 PUD** **Built 2005**  
Pcl 08-177-0023

Could not identify or locate any 55+ communities in cities of:

Millville

Wellsville

Mendon

Lewiston

Richmond

Clarkston

Amalga

River Heights

Paradise

Newton

Trenton

Benson

Cornish

Petersboro

Avon

Cove

# River Heights City

## River Heights City Planning Commission Minutes of the Meeting April 8, 2025

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

Councilmember Mark Malmstrom  
Recorder Sheila Lind  
Tech Staff Councilmember Chris Milbank

Excused Commissioner Cindy Schaub

### Motions Made During the Meeting

#### Motion #1

Commissioner Ryan moved to “approve the minutes of the March 25, 2025, Commission Meeting as amended, as well as the evening’s agenda.” Commissioner Wakefield seconded the motion, which carried with Cooley, Lehnig, Ryan, and Wakefield in favor. No one opposed. Schaub was absent.

### 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 8, 2025.

#### Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the March 25, 2025, Planning Commission Meeting were reviewed.

**Commissioner Ryan moved to “approve the minutes of the March 25, 2025, Commission Meeting as amended, as well as the evening’s agenda.” Commissioner Wakefield seconded the motion, which carried with Cooley, Lehnig, Ryan, and Wakefield in favor. No one opposed. Schaub was absent.**

#### Public Comment on Land Use: There was none.

Continue Discussion of Modifications to the General Plan: Commissioner Wakefield reported that some of the Moderate Income Housing Section of the General Plan was out of date. He discussed some updates to 5.1; median income and average home prices based on reports from 2023-24. Commissioner Cooley asked him to mark up the areas that needed to be amended so they would have the corrected numbers at an upcoming hearing.

Discussion was held on where the commercial zones were in River Heights. Currently they were Conservice, White Pine Funeral Home and Central Milling.

Commissioner Cooley said he had inquired at the last City Council meeting about the transportation study the city had done. Mayor Wright said he was hoping to have Horrocks Engineers report on it to the Council at their next meeting. The information would help the City Council make edits to the General Plan Transportation Section, recommended by the Planning Commission two years prior. Mr. Cooley also informed that Cindy Johnson gave a presentation to the Council on 200 East. She encouraged them not to support the project. The Council decided to see what the transportation study results were before deciding whether to support it or not.

Discussion was held on the historic overlay zone. Commissioner Ryan noted that this zone wasn't addressed in the General Plan. Commissioner Cooley asked him to write up a paragraph about it to include in their upcoming general plan amendments.

Commissioner Cooley said he talked with City Engineer Rasmussen about the transportation study results. Mr. Rasmussen told him the study was very close to what the Commission had already proposed.

Commissioner Cooley had reviewed the water section of the General Plan and said he would get with Public Works Director Nelson to see if flows and usages needed to be updated.

He was waiting to see what came of the next DRC meeting with Taylor's minor subdivision regarding stormwater. Based on their pre-application meeting, they were required to build a retainage area that would allow stormwater from their property to slowly trickle out into the irrigation system. Councilmember Milbank reported the options were to channel it through Cobblestone, Stone Creek or go west to Conservice. Mr. Cooley said a DRC member suggested Taylors would need an agreement with Cobblestone, if they planned to send their stormwater through their system. After this was figured out Mr. Cooley would determine if/how the stormwater section of the General Plan would need to be revised.

Discuss a Senior Citizen Housing Zone: Commissioner Cooley discussed some informational research done by Commissioner Schaub regarding senior developments she had found in the valley.

Commissioner Lehnig said she researched other cities codes to find zones that included retirement housing. She was able to find some in southern Utah. She noted there were a lot of 55+ communities in Cache Valley that fell under their city's PUD or mixed-use zones, which require an HOA. She had left messages at North Logan City and hadn't heard back.

Commissioner Cooley said he had found a senior development in Hyde Park that was established by a Senior Citizen PUD overlay zone. It was developed on top of their R-2 zone, which was for properties up to 20,000 square feet. The development included 6,000 square foot lots. He discussed other standards of the zone.

Commissioner Cooley noted that some senior homes are on lots as small as .1 acre and include mostly single-family dwellings, but also a few twin homes. The setbacks were not as deep. He liked the idea of an overlay zone, to address future development.

Commissioner Cooley asked Commissioner Lehnig to review Hyde Park's Senior Citizen PUD overlay zone. He felt the Commission may be able to start from theirs and decide which restrictions River Heights would want to include. The developments require city standard public streets and an HOA. Commissioner Lehnig planned to look into it and come back with some ideas.

Commissioner Ryan knew of a 55+ developer building a cluster development in Providence City's single-family zone. Mr. Ryan discussed how they would regulate one or two story.

Commissioner Cooley said they would give a maximum height. He suggested scratching the RPUD

88 zone and renaming it Senior Citizen PUD. They could specify the intent as an overlay zone. A  
89 developer could request it, and the city wouldn't need to change their zoning map.

90 Commissioner Ryan was asked if the Westons had any plans for their six acres on 600 South.  
91 He answered that they didn't at this time.

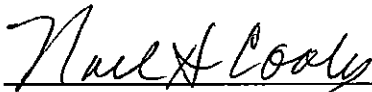
92 Commissioner Cooley informed that discussion was going on with the city engineer and  
93 Heritage. The city's subdivision application states they need an agreement from the county saying  
94 they will allow access on the county road (600 East). The county wouldn't give permission until after  
95 Heritage had presented their plan to the city. The city engineer had suggested the county give a letter  
96 of intent to include with Heritage's application to the city.

97 Commissioner Cooley also reported that he was in the process of scheduling a DRC meeting  
98 on the Taylor's minor subdivision. It had to be held by the 1<sup>st</sup> of May to follow the timeline for their  
99 application. Their pre-application meeting with the DRC went well.

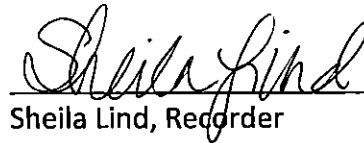
100 Planning Commission Training: The Commission continued watching a training they had  
101 started at their last meeting, put out by the Utah League. They watched from 7:20 until 7:47.

102 Commissioner Cooley said once the Council heard the results of the transportation study, they  
103 could send the Commission's recommendations back to them to revise. Until they heard further, he  
104 asked the members to use their time working on their assigned area of the GP.

105 The meeting adjourned at 7:50 p.m.  
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109



112 Noel Cooley, Commission Chair

  
Sheila Lind, Recorder