

River Heights City

River Heights City PLANNING COMMISSION AGENDA

Tuesday, June 10, 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

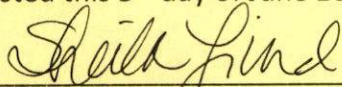
Adoption of Previous Minutes and Agenda

Public Comment on Land Use

Discussion and Final Review on Modifications to the General Plan

Adjourn

Posted this 5th day of June 2025



Sheila Lind, Recorder

To join by Zoom: <https://us06web.zoom.us/j/83552225559>

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.

River Heights City

River Heights City Planning Commission
Minutes of the Meeting
June 10, 2025

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6 Present: Commission Members: Noel Cooley, Chairman
7 Heather Lehnig
8 Susan Rasmussen
9 Troy Wakefield
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11 Councilmember Mark Malmstrom
12 Recorder Sheila Lind
13 Tech Staff Councilmember Chris Milbank
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15 Excused Commission Member Keenan Ryan
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17 Also Present Craig Rasmussen
18 Electronically Present: Brian Cascio, Riley C
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21 Motions Made During the Meeting

22 Motion #1

23 Commissioner Lehnig moved to “approve the minutes of the May 13, 2025, Commission
24 Meeting, as well as the evening’s agenda.” Commissioner Wakefield seconded the motion, which
25 carried with Cooley, Lehnig, Rasmussen, and Wakefield in favor. No one opposed. Ryan was absent.
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28 Motion #2

29 Commissioner Lehnig moved to “hold a public hearing on the changes they had discussed to
30 the General Plan verbiage and maps, with the addition of Commissioners Wakefield and Cooley’s
31 outstanding items.” Commissioner Wakefield seconded the motion, which carried with Cooley,
32 Lehnig, Rasmussen, and Wakefield in favor. No one opposed. Ryan was absent.
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35 Proceedings of the Meeting

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37 The River Heights City Planning Commission met at 6:30 p.m. in the Ervin R. Crosbie Council
38 Chambers on June 10, 2025.

39 Pledge of Allegiance

40 Adoption of Prior Minutes and Agenda: Minutes for the May 13, 2025, Planning Commission
41 Meeting were reviewed.

42 Commissioner Lehnig moved to “approve the minutes of the May 13, 2025, Commission
Meeting, as well as the evening’s agenda.” Commissioner Wakefield seconded the motion, which

44 carried with Cooley, Lehnig, Rasmussen, and Wakefield in favor. No one opposed. Ryan was
45 absent.

46 Public Comment on Land Use: There was none.

47 Discussion and Final Review on Modifications to the General Plan: Commissioner Cooley
48 informed that he was pushing a little to get the general plan updates to a hearing because Mayor
49 Wright mentioned that the Council was planning a public hearing soon to discuss the adoption of the
50 General Plan's Transportation Section. Mr. Cooley also noted that the Council had passed a resolution
51 to not support the development of 200 East in River Heights.

52 Councilmember Malmstrom added that he had received an email about 200 East stating that
53 the CMPO needed a formal resolution from River Heights stating their stand on it.

54 Commissioner Cooley went through updates he had made to the General Plan starting with
55 population projections.

56 Engineer Rasmussen suggested removal of the southern Watterson property (above 1000
57 East) since it wasn't contiguous to River Heights' border and the property north of it would most
58 likely go to Providence. The Zollinger property would not be included with developable acreage,
59 due to it being in a conservation easement; however, annexation into River Heights could work.

60 Commissioner Cooley suggested adjusting the population chart to change 2025 to 2023 and
61 population to 2180.

62 Commissioner Cooley had removed Planned Unit Development from the Land Use section. He
63 suggested replacing 2.4.1. with a senior housing PUD option. They discussed some verbiage he had
64 come up with and decided on the following: "There has been interest in senior housing within the
65 boundaries of River Heights. Presently the only options are in adjacent cities. River Heights should
66 consider developing a senior citizen PUD that could serve those 55 and above."

67 Discussion was had on the Transportation section, regarding 200 East. They determined to
68 state: "Although the CMPO currently includes 200 East in Logan; River Heights opposes this
69 alternative."

70 3.1.1: Strategy 1: 56-foot would be changed to 55-foot ROW.

71 Councilmember Malmstrom discussed the planting strips. He said three feet was too small for
72 trees. Property owners generally use rocks instead. Engineer Rasmussen added that planting strips
73 provide a safety area for pedestrians on sidewalks. He asked if they wanted to address a wider
74 planting strip in residential areas. Mr. Malmstrom said he supported adequate park strips in new
75 developments so more trees could be planted. Mr. Rasmussen noted that changes like this start in
76 the general plan and then trigger updates to design standards. He suggested striking "collector" in #3.
77 He explained that #4 was cautioning against widening the pavement, which would allow more space
78 for planting strips.

79 Commissioner Cooley discussed his suggestions for the transportation plan. He didn't think
80 400 East could ever become a collector street. Engineer Rasmussen said he had argued with the COG
81 about the physical definition of collector roads compared to an operational use definition. Just
82 because a road isn't 66' wide didn't mean it wasn't functioning as a main street to move traffic. He
83 brought up 700 South as an example. River Heights hadn't been able to apply for COG funding for
84 improvements because it wasn't wide enough to be called a "collector" road, however it is used as
85 one. Mr. Rasmussen recommended leaving 400 East on the list of collector streets. They decided to
86 change the wording to ". . . collector or functioning as a collector street" in 3.1.3: Strategies.

87 Discussion was had on deletions of possible future roads in 3.1.3. Engineer Rasmussen
88 explained how 300 East from Summerwild to Riverdale wouldn't be ideal but could work. He
89 suggested leaving it in the plan.

90 Councilmember Milbank asked if anyone had received information back from Horrocks about
91 the transportation study data. Engineer Rasmussen said he and others had tried several times to get
92 this information and hadn't been successful. He said, from what he had seen, the roads they were
93 going to propose were the same as the ones the city was considering.

94 Engineer Rasmussen suggested they may want to reconsider 3.1.3: Strategy 5, which stated
95 that the city would work with the CMPO, yet the city wasn't willing to support 200 East.

96 Commissioner Cooley discussed water usages. Recorder Lind relayed that Public Works
97 Director Nelson reported the usages were basically the same as in 2020.

98 Recorder Lind was asked to pull the number of residential, commercial, and institutional
99 water meters and send them to Engineer Rasmussen to categorize them. The numbers in 4.1.4 would
100 change based on the figures he came up with.

101 Commissioner Wakefield was asked to update the numbers in the Moderate Income Housing
102 section and give them to Recorder Lind to be included in the general plan updates.

103 Commissioner Cooley brought up the three strategies Commissioner Ryan suggested,
104 addressing the historical overlay zone, at their last meeting, which he pulled from the City Code, and
105 suggested inserting as 2.4.10.

106 Discussion was had on changes to the General Plan maps. Engineer Rasmussen suggested
107 looking far into the future.

- Land Use Map

- Change PUD areas in Riverdale to R-1-12.
- Change PUD zone east of the church to R-1-8.
- 800 South area - change from Agricultural to R-1-8
- Taylor property shown as R-1-12 (and on the current zoning map)

113 Discussion was held on labeling the old church city property to something else. It was decided
114 to leave it R-1-8 for now.

- Sensitive Area map - same changes as above
- Annexation Declaration Map - leave as is
- Trail and Park Map – leave as is
- Transportation Map

- Remove 200 East
- Label the following as "Functional Collector"
 - 800 South
 - River Heights Blvd
 - 400 South
 - 700 South
- Remove 500 East extension from 700 South to 800 South

126 Engineer Rasmussen cautioned that if they leave 400 East from 700 South to 800 South the
127 city needs to keep it in mind as they entertain future development.

128 **Commissioner Lehnig moved to "hold a public hearing on the changes they had discussed to
the General Plan verbiage and maps, with the addition of Commissioners Wakefield and Cooley's**

130 **outstanding items.” Commissioner Wakefield seconded the motion, which carried with Cooley,**
131 **Lehnig, Rasmussen, and Wakefield in favor. No one opposed. Ryan was absent.**

132 The meeting adjourned at 8:30 p.m.

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Noel Cooley, Commission Chair



Sheila Lind, Recorder