

# River Heights City

---

## River Heights City PLANNING COMMISSION AGENDA

**Tuesday, May 13, 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

Public Hearing to Discuss a Kennel Conditional Use Permit Request from Justin and Kori Chutich

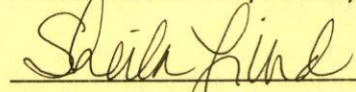
Continued Discussion on Modifications to the General Plan

Discuss a Senior Citizen Housing Zone

Planning Commission Training

Adjourn

Posted this 8th day of May 2025



Sheila Lind, Recorder

To join by Zoom: <https://us06web.zoom.us/j/89682425746>

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.

# River Heights City

---

## River Heights City Planning Commission Minutes of the Meeting May 13, 2025

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

Councilmember Mark Malmstrom  
Recorder Sheila Lind  
Tech Staff Councilmember Chris Milbank

Excused Commissioner Troy Wakefield  
Councilmember Mark Malmstrom

Others Present: Kori and Justin Chutich

## Motions Made During the Meeting

### Motion #1

Commissioner Lehnig moved to “approve the minutes of the April 8, 2025, Commission Meeting, as well as the evening’s agenda.” Commissioner Ryan seconded the motion, which carried with Cooley, Lehnig, Rasmussen, and Ryan in favor. Wakefield was absent. No one opposed.

### Motion #3

Commissioner Ryan moved to “approve the Kennel Conditional Use Permit Request from Justin and Kori Chutich with the condition that they review City Code Title 5 and the Nuisance Ordinance.” Commissioner Lehnig seconded the motion, which passed with Cooley, Lehnig, Rasmussen, and Ryan in favor. Wakefield was absent. 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 May 13, 2025.

### Pledge of Allegiance

Commissioner Cooley welcomed Susan Rasmussen to the Planning Commission and expressed appreciation to Cindy Schaub for all the time and effort she had contributed while she served on the Commission.

45 Adoption of Prior Minutes and Agenda: Minutes for the April 8, 2025, Planning Commission  
46 Meeting were reviewed.

47 **Commissioner Lehnig moved to “approve the minutes of the April 8, 2025, Commission**  
48 **Meeting, as well as the evening’s agenda.” Commissioner Ryan seconded the motion, which**  
49 **carried with Cooley, Lehnig, Rasmussen, and Ryan in favor. Wakefield was absent. No one opposed.**

50 Public Comment on Land Use: There was none.

51 Public Hearing to Discuss a Kennel Conditional Use Permit Request from Justin and Kori  
52 Chutich: Kori Chutich explained that they have three inside dogs, one of which is in a wheelchair.  
53 Commissioner Ryan said he walks by their house often and didn’t realize they had any dogs.

54 Commissioner Cooley verified they had a fenced back yard. Ms. Chutich said they were very  
55 rigorous about cleaning up after the dogs in their yard so there was no problem with odors for  
56 themselves or the neighbors. They moved to River Heights in August of 2020 and didn’t realize they  
57 needed a permit. When asked if they had read the city’s dog ordinance, they answered that they had  
58 not. Commissioner Cooley suggested they review it. They also explained they have a dog door for the  
59 dogs to access only when they are home with them. Water was available outside and the dogs didn’t  
60 usually bark outside.

61 **Commissioner Ryan moved to “approve the Kennel Conditional Use Permit Request from**  
62 **Justin and Kori Chutich with the condition that they review City Code Title 5 and the Nuisance**  
63 **Ordinance.” Commissioner Lehnig seconded the motion, which passed with Cooley, Lehnig,**  
64 **Rasmussen, and Ryan in favor. Wakefield was absent. No one opposed.**

65 Continued Discussion on Modifications to the General Plan: Commissioner Ryan had come up  
66 with verbiage to address the historical overlay zone in the Plan (2.4.10). He explained that he took the  
67 wording from the City Code to come up with a goal and strategies. The Commissioners agreed to  
68 what he had put together.

69 Commissioner Cooley suggested adding “2.4.1 Consider adding a Senior Housing PUD.” He  
70 noted there needed to be a decision made on whether to keep the RPUD zone or not.

71 The Council would also need to decide if they wanted to support 200 East or not. He  
72 suggested some wording for the Transportation Section of the General Plan, in case the Council didn’t  
73 want to support 200 East through River Heights. Councilmember Milbank explained that the current  
74 council members were not supportive of 200 East. Commissioner Cooley said he would send his  
75 proposed wording to the Council so they could decide how they felt about it.

76 Commissioner Cooley said he would incorporate the changes discussed into the General Plan,  
77 as well as the changes Commissioner Wakefield came up with on the Moderate-Income Housing  
78 Section.

79 Discuss a Senior Citizen Housing Zone: Commissioner Lehnig presented information she had  
80 pulled from North Logan and Hyde Park’s senior housing codes. Commissioner Cooley had taken Ms.  
81 Lehnig’s information and incorporated it into the River Heights RPUD code and called it “Senior  
82 Citizen Planned Unit Development Overlay Zone.”

83 Commissioner Lehnig pointed out that many senior housing PUDs are not required to have  
84 sidewalk and allow a narrower street.

85 Commissioner Cooley reviewed his suggestions and requested input on specific questions he  
86 had. He asked them to think about whether they wanted to keep single-family attached or duplexes.  
87 He asked that they start looking around at other developments to get an idea of what features would  
88 make sense in River Heights.

89 Commissioner Ryan noted that he'd seen some senior housing which included a bonus room  
90 above the garage and said he would investigate this further.

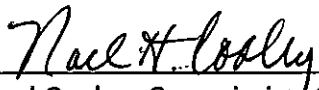
Commissioner Cooley brought up landscaping requirements. Would they require open space?  
92 Commissioner Ryan said it would depend on the location of the development. The only possible place  
93 they envisioned for a senior project was the flat area on 600 South and 700 East. Commissioner  
94 Lehnig said she wasn't pushing for open space in senior housing, but if it were on a property that  
95 included the riverbank, she would want open space around those areas. Commissioner Cooley  
96 pointed out that there may be other properties where open space and walking paths would also be  
97 beneficial.

98 Commissioner Cooley suggested the Planning Commission make a proposal and send it to the  
99 city engineer and mayor to see if they thought this idea would be something the City Council would  
100 accept. If so, he recommended an informal presentation with the Council to discuss lot sizes, lot  
101 widths, open space, city streets or private drives, trails, amenities, extra parking, sidewalks, etc.

102 Planning Commission Training: The training was postponed due to the time.

103 The Commission didn't plan to meet in two weeks unless something urgent came up.

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

105  
106  
107  
108   
109 \_\_\_\_\_  
110 Noel Cooley, Commission Chair

  
\_\_\_\_\_  
Sheila Lind, Recorder

Public hearing date: May 13, 25

## River Heights City Kennel Conditional Use Permit Application

The Keeping of Three or More Dogs

Name of Dog Owner: Justin & Kari Chutich Date: 4/18/25

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 662 South 600 East River heights 02-029-0017

Number of dogs requested: 3 Property for animal support (sq ft): ~10,000 sq ft

Description of shelter provided, care of animals, etc: Living home with a  
1 year old who loves them. Lots of room to explore  
complete fenced in back yard. ~~Home made~~ Home made  
Nutritious meals provided and all the loves they  
can get.

Application fee is \$100 and is nonrefundable.

Date paid 4/22/25 Check number 114 By SJ

After receipt of the application and fee, the city will schedule a public hearing with the Planning Commission, within one month. Neighbors within 300 feet of your property will be notified of your request, intent and of the hearing.

If granted, the conditional use permit shall be on indefinite duration, non-transferrable but subject to revocation for violation of City Code or regulation, or failure to meet imposed conditions. Revocation will be only by majority vote of the River Heights City Council after written notice to the permit holder has been served and a hearing has been held.

## Historic Overlay Zones

2.4.10 Goal: Support the revitalization and productive reuse of structures (at least 50 years old) and sites that hold historic, architectural, or cultural value through Historic Landmark (HL) Overlay Zones.

### Strategies

1. Recognize the importance of these significant landmarks and desire to provide a process to allow restoration and practical reuse while minimizing impacts to adjacent properties and avoiding the process of demolition and reconstruction.
2. Allow light commercial development that will relate to the residential neighborhood and will be compatible with residential character or historic value in nature.
3. Maintain harmony with amenities of adjacent residential development and to protect the surrounding residences from noise, lights, fumes, pests, overcrowding, heavy traffic, and other problems which may arise from an inharmonious mix of commercial and residential uses.

The CMPO TIP includes as one of the alternatives to improve vehicle travel from 200 East from 300 South in Logan to 100 East at 600 South in Logan through River Heights. Unless the CMPO can provide and mitigate the impact on this alternative has on the environment, wildlife, and ambience, and fiscal impact, Rive Heights should oppose this alterative, but be prepared to plan accordingly.

3.1.3.2.A 200 East from 300 South extending to 500 South, consistent with the CMPO Regional Transportation Plan alternative. Unless the CMPO can provide and mitigate the impact on this alternative has on the environment, wildlife, and ambience, and fiscal impact, Rive Heights should only plant if this alterative is chosen

## Site Development And Restrictions For Senior Housing - North Logan

1. This section does not apply to single detached dwelling units, multiple family apartments, residential facilities for the elderly, nor residential facilities for the handicapped. Those uses shall not be required to or allowed to use the requirements of this section.
2. There is no specified number of unrelated persons who may occupy a separate living facility or unit in a senior housing complex; however, no persons and or families are allowed to occupy a separate living facility or unit that are not over the age of 55. The only exception shall be for occasional visits of family and friends. Senior Housing shall apply only in zones where it is permitted by the zoning matrix.
3. The applicant shall submit to the city a document that explains what methods will be used to ensure the age restriction of 55 years or older is conformed with and adhered to. Such document shall be filed with the City Recorder. If a problem ever arises with the facility, the city may require enforcement of the provisions submitted for the facility.
4. Landscaped areas shall be provided in accordance with RHC 10-15-9. In addition to the landscaping requirements of RHC 10-15-14, all perimeter lot lines shall be landscaped to a depth of at least 15 feet, except access driveways. Absolutely no parking shall be allowed within this 15-foot boundary area. This landscaping shall count towards the required percentages. The percentages of landscaping shall always be calculated on the gross acreage of the site, including where any buildings reside.
5. The number of units allowed for a Seniors' housing facility shall be 15 Units/Acre. A unit shall be defined as separate living quarters. If the required amount of landscaping does not allow for 15 Units/Acre, then the density must be reduced to provide for the required landscaping amounts. There shall be no allowance for the density to exceed 15 Units/Acre.
6. Buildings or groups of buildings shall be considered as one building for the purpose of front, side and rear yard requirements. The entire group of buildings as a unit shall require one front, one rear and two side yards as specified for single dwelling structures. When a group of units are constructed, no two separate dwelling structures shall be closer to each other along the sides or ends of a building than 15 feet. The back and front of group units shall be no closer than 40 feet. Breezeways shall be allowed between buildings to maintain an interior covered environment.



7. All Accessory buildings including carports, garages, storage facilities, etc. shall not be allowed within 15 feet of any parcel boundary line.
8. Buildings heights shall be in accordance with RHC.
9. Parking spaces shall be in accordance with RHC. An applicant may submit a traffic analysis study where the requirements of these sections are excessive. Such studies will be evaluated and the number of stalls may be modified when deemed appropriate for the facility.
10. Design Standards shall be in accordance with RHC 11-7.

#### Hyde Park City

A. **Senior citizen housing.** In making recommendations and final decisions on a proposed Planned Unit Development (PUD) for senior citizen housing developments or age restricted communities the DRC, Planning Commission, and City Council shall apply the following standards for location:

1. The proposed PUD shall be so located with respect to streets and public rights-of-way as to provide easy access for the community's residents and their visitors.
2. The site should be suitable for development and free from hazards to persons or property, on or off the tract, from flooding, erosion, or other dangers or annoyances.
3. PUDs exclusively designed to provide senior citizen housing (i.e. age restricted communities) shall be located a minimum of one thousand eight hundred (1,800) feet apart from each other. This distance shall be measured in a straight-line or "as the crow flies", measured from the physical center of the PUD to the next PUD.

**Definition:** The development of desirable amenities associated with senior housing not otherwise possible by typical or lot-to-lot development standards.

#### 12.250.050 General Requirements

- A. **Ownership. A Planned Unit Development (PUD) shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.**
- B. **Homeowner's association (HOA).** An HOA shall be established by the developer and registered with the State as a business entity.
- C. Design and access.

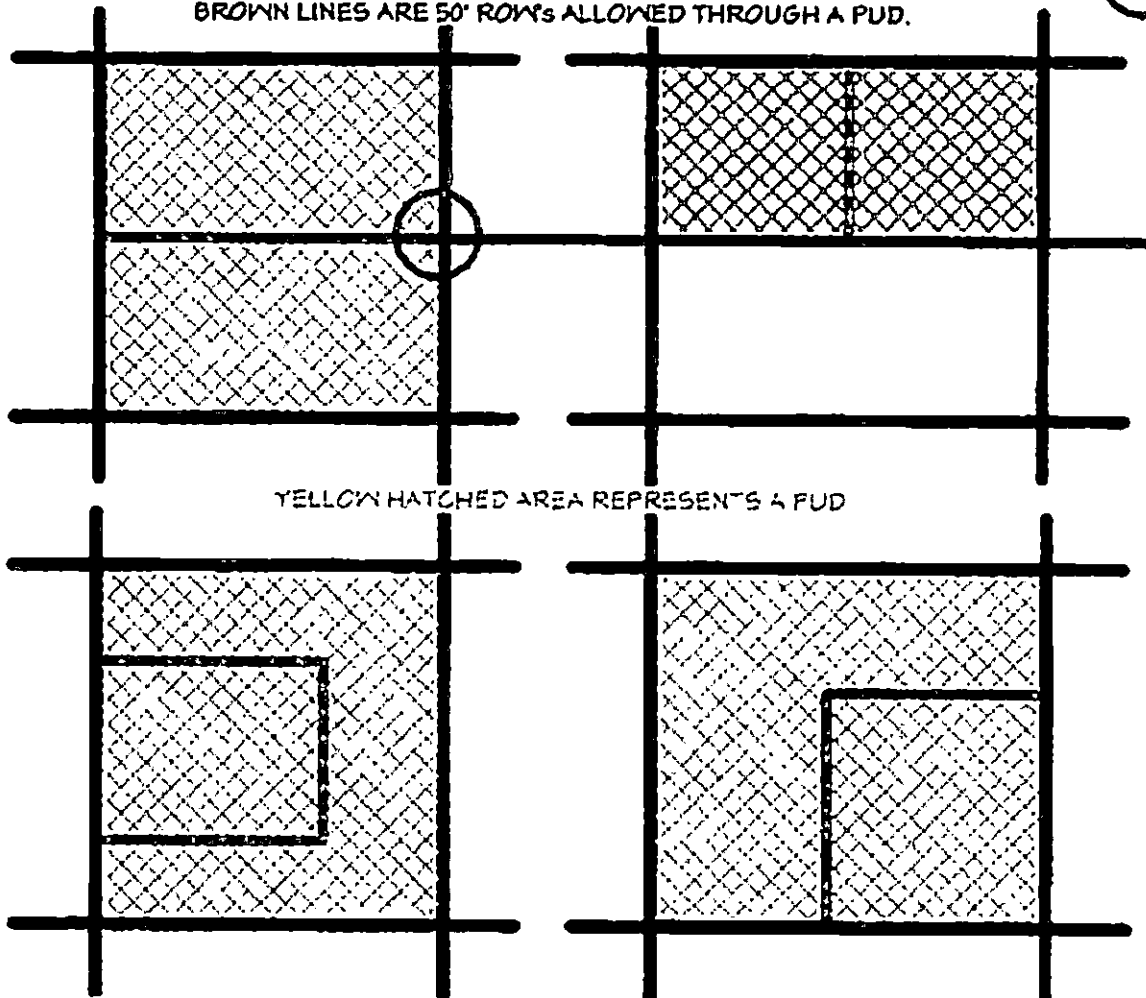
1. Each dwelling unit shall be of a different design than the dwelling unit to either side of it, with four (4) or more different designs offered within each Planned Unit Development (PUD).
2. Every dwelling unit, lot, or other permitted use within a Planned Unit Development (PUD) shall have access to a public street by an approved road or area dedicated to public use guaranteeing access.
3. All roads and streets within a Planned Unit Development (PUD) shall be public streets and shall be constructed to the City's specifications. Private streets may be approved when used as a common alley for rear-loaded garages.
4. Public streets within a Planned Unit Development (PUD) may be allowed to be constructed with a fifty foot (50') right-of-way as long as the street only serves the PUD's residents and does not tie into an existing City street. See diagram below.

**FOUR EXAMPLES OF DIFFERENT STREET CONFIGURATIONS.**

BLUE LINES REPRESENT EXISTING STREETS OF 60' OR 66' ROW.

GREEN LINE IS A STREET THROUGH A PUD THAT ALIGNS WITH AN EXISTING STREET.

BROWN LINES ARE 50' ROW'S ALLOWED THROUGH A PUD.



YELLOW HATCHED AREA REPRESENTS A PUD

**Open Spaces.**

- A. Functional, aesthetic, and usable open spaces for the development's residents are deemed essential to, and shall be included within a proposed Planned Unit Development (PUD).
- B. Preservation, maintenance, and ownership of open spaces within the development shall be accomplished by:
  - a. Dedication of land as a public park or parkway system; or

- b. Granting to the City a permanent open space easement on or over the said private open spaces to guarantee that the open space will remain perpetually in common use, with ownership and maintenance being the responsibility of a homeowner's association (HOA) established with articles of association and bylaws which are satisfactory to the City; or
- c. Complying with the provisions of §57-8, Condominium Ownership Act, of Utah State Code (as amended) which provides for the payment of common expenses for the upkeep of the common areas and facilities.

E. Landscaping.

- A. All areas not covered by structures, off-site parking, or streets shall be landscaped to be compatible with adjacent properties and the community. (See 12.160 of HPMC).

F. Fencing. A perimeter fence, six foot (6') privacy fence, shall be installed along all property lines, even when it is a transition between a public street through a Planned Unit Development (PUD) along existing parcels. All fencing shall be in accordance with 12.30.080 of HPMC.

G. Utilities.

- A. All utilities within the Planned Unit Development (PUD) shall be installed underground with all appurtenances above ground installed in a manner that will allow adequate screening with natural landscaping.
- B. All utilities shall be installed in accordance with City standards and shall be placed in dedicated public utility easements for City and/or utility supplier maintenance.
- C. Water lines to the meter and sewer lines within the Planned Unit Development (PUD) shall be maintained by the City once inspection demonstrates they have been installed in accordance with City standards and the developer's warranty period has been completed. Each dwelling unit within the proposed Planned Unit Development (PUD) shall pay water and sewer impact fees and shall have an individual water meter.

H. Parking. Two (2) parking spaces in the garage and two (2) off-street parking spaces shall be provided for each dwelling unit. Additional visitor parking shall be provided at a ratio of one (1) space per two (2) dwelling units within the Planned Unit Development (PUD).

I. Refuse and storage areas.

- A. Refuse storage areas shall be screened so that materials stored within these areas shall not be visible from adjacent streets and rights-of-way.
- B. Storage or refuse areas shall not be located within required building setbacks nor within public utility easements.
- C. Safe and convenient turning space shall be provided for vehicles, including refuse collection vehicles, fire apparatus, etc., at the end of private drives and dead end streets.

J. Postal Delivery. All postal mail shall be delivered to a common location within the Planned Unit Development (PUD) as agreed with the United States Postal Service.

K. Senior citizen housing occupancy.

- A. At least eighty percent (80%) of the units shall have one (1) resident who is at least fifty-five (55) years of age or older. (Ref 42 USC 3607 (b)(2)(c) and HOPA of 1995).
- B. No more than two (2) persons may occupy each dwelling unit unless all such persons are a family and are related by blood, marriage, or adoption, and then no more than four (4) such persons may occupy each dwelling unit. Of those who are so related, no more than two (2) of those persons may be children of one (1) or both of the other said persons. This restriction is to be understood to limit the occupancy of each home to four (4) persons.
- C. A person shall be deemed a resident for purposes of this section upon residing within the development for a period of fourteen (14) days in any thirty (30) day period. Renters are considered to be residents and are subject to these same restrictions.
- D. Signage. A sign specifying that the PUD is for senior citizens (i.e., age restricted) shall be posted in a visible area. The sign shall be the responsibility of the homeowner's association (HOA).

## TITLE 10

### CHAPTER 10

#### SENIOR CITIZEN PLANNED UNIT DEVELOPMENT OVERLAY ZONE

##### SECTION:

- 10-10-1: Intent
- 10-10-2: Regulations
- 10-10-3: Procedure
- 10-10-4: Requirements
- 10-10-5: Open Space
- 10-10-6: In Lieu Substitutions for Open Space Requirements
- 10-10-7: Development Agreement
- 10-10-8: Water, Sewer and Road Requirements
- 10-10-9: Failure to Comply with Regulations

##### **10-10-1: INTENT**

The Senior Citizen Planned Unit Development is an Overlay Zone (SC-PUD) The intent is to encourage efficient utilization of land that is suitable in size, location, and character, to develop a sense of community, and to ensure compatibility within the surrounding neighborhoods and environment. This accomplished by allowing dwelling units for senior citizens, age 55 and above, to reside in a well-planned community that provides a safe area with amenities, well-planned circulation, the creation and consolidation of open space and attractive entrances. These provisions are intended to create more attractive and desirable environments within River Heights City while ensuring compliance with the intent, objectives and purposes of this title and the city's general plan.

##### **10-10-2: REGULATIONS**

- A. The following uses are permitted in the Residential Planned Unit Development (SC-PUD) zone:
  - 1. Single-family detached (SFD) housing
  - 2. Single-family duplex housing
  - 3. Single-family attached housing
  - 4. ~~Multiple family attached housing (shall not exceed five (5) units per building)~~
  - 5. Parks and Recreation
- B. A minimum of 65% of all dwelling units in a SC-PUD shall be single-family detached housing. ~~If a SC-PUD is designated for those over 55 years of age,~~

~~single family attached housing units may count toward one half (1/2) of the minimum 65% requirement.~~

C. Senior citizen Housing Occupancy.

1. At least eighty percent (80%) of the units shall have one (1) resident who is at least fifty-five (55) years of age or older. (Ref 42 USC 3607 (b)(2)(c).
2. No more than two (2) persons may occupy each dwelling unit unless all such persons are a family and are related by blood, marriage, or adoption, and then no more than four (4) such persons may occupy each dwelling unit. Of those who so related, no more than two (2) of those persons may be children of one (1) or both of the other said persons. This restriction is to be understood to limit the occupancy of each home to four (4) persons
3. A person shall be deemed a resident for purposes of this section upon residing within the development for a period of fourteen (14) days in any thirty (30) day period. Renters are considered to be residents and are subject to these same restrictions
4. Signage. A sign specifying that the PUD is for senior citizens (i.e., age restricted) shall be posted in a visible area. The sign shall be the responsibility of the homeowner's association (HOA).

D. All buildings shall be limited in height to one ~~two~~ (1 2) stories above grade.

E. Lot Regulations

<b>Minimum Project Size</b>	3.5 acres
<b>Maximum Density</b>	5.5 dwelling units per gross acre
<b>Maximum Structure Height</b>	35 feet
<b>Off-Street Parking</b>	
Single-Family Detached	4 per dwelling unit
Single-Family Attached	2 per dwelling unit + 0.5 guest/unit
Duplex	2 per dwelling unit + 0.5 guest/unit
<del>Multiple Family (2+ bedrooms)</del>	<del>2 per dwelling unit + 0.5 guest/unit</del>

The following regulations apply when a building is to be sold with property immediately adjacent to the building footprint, i.e., front, side, and rear yards.

<b>Minimum Lot Area</b>	
Single-Family Detached	5,000 sq ft
Single-Family Attached (street garage access)	9,167 sq ft
<del>Single-Family Attached (alley garage access)</del>	<del>8,334 sq ft</del>
Duplex	7,500 sq ft
<del>Multiple Family<sup>4</sup></del>	<del>Varies depending on number of units</del>
<b>Minimum Lot Width</b>	
Single-Family Detached	60 feet
Single-Family Attached (street garage access)	60 55 feet
<del>Single-Family Attached (alley garage access)</del>	<del>50 feet</del>
Duplex	100 feet

<del>Multiple Family</del>	
<del>Three-unit building</del>	<del>95 feet</del>
<del>Four-unit building</del>	<del>120 feet</del>
<del>Five-unit building</del>	<del>145 feet</del>
<b>Setbacks</b>	
Front Yard (street garage access)	20 feet minimum
Front Yard (alley garage access)	10 feet minimum
Rear Yard (street garage access)	10 feet minimum
Rear Yard (alley garage access)	20 feet minimum
Side Yard (single family detached, duplex)	7.5 feet minimum
Side Yard (single family attached, multi-family)	10 feet minimum
Side Yard on a Street	15 feet minimum adjacent to street

~~\*Multiple Family dwelling unit main floor area including garage is to be 1,150 sq. ft. minimum.~~

When a building is to be sold with no additional land outside of the building footprint, minimum lot areas and minimum lot widths need not apply. The following regulations will apply in these circumstances.

<b>Setbacks</b> (Measured from the lot line, property line or right of way line to the building.)	
Front Yard (street garage access)	20 feet minimum
Front Yard (alley garage access)	10 feet minimum
Rear Yard (alley garage access)	20 feet minimum (20-foot driveway)
Side Yard on a Street	15 feet minimum adjacent to street
<b>Building Separation</b> (Distance Between Buildings)	
Side Yard (single family detached, duplex)	15 feet
Side Yard (single family attached, multi-family)	20 feet

(1-2024, 2-20-24)

### 10-10-3: PROCEDURE

- A. The SC-PUD application is a two-stage process, whereby the zoning of the subject property must first be changed to SC-PUD as part of legislative approval. Once the zoning change has been approved, the applicant may then apply for a subdivision plat as described in Title 11, Chapter 4 (Review and Plat Requirements) of this code. (6-2024, 11-19-24)
- B. If the final plat of a SC-PUD is not recorded within nine (9) months following approval of the development, the approval is void and the applicant must begin the application, review, and approval procedures over.

### 10-10-4: REQUIREMENTS

SC-PUD applications shall generally follow the preliminary plat submittal requirements contained in Title 11-4, with additional requirements as follows:



- A. In addition to items required for the site analysis (11-4-1:C.3), the applicant shall provide a written statement that describes the impact the development will have on natural features of the area. Include any measures taken to mitigate negative conditions that occur as a result of the project. (1-2024, 2-20-24)
- B. ~~If pre-application is requested~~ ~~In addition to~~ items required for the concept plan submission (11-4-1:C.4), the conceptual site plan shall show approximate building locations, proposed road layouts, general parking layouts, proposed open spaces, anticipated public and private amenities and their locations. (1-2024, 2-20-24)
- C. In addition to items required for the preliminary plat submission (11-4-2 B.), the applicant shall include dimensions and locations of areas to be reserved for vehicular and pedestrian circulation, proposed parking, ingress, and egress. Proposed circulation patterns including private driveways, public and private streets, and pedestrian and bicycle paths shall also be included. Description and placement of fences, walls and solid waste enclosures shall be shown.
- D. In addition to items required for the preliminary plat submission (11-4-2 B.), the applicant shall submit preliminary architectural plans and landscape plans. The architectural plans shall comply with the architectural standards described below. The preliminary landscape plan shall show general location and types of plants to be installed as well as preliminary calculations demonstrating that landscape requirements have been met.
- E. The final plat submittal shall include fully designed and engineered drawings for the site plan, architectural plans, landscape plan and parking plan, with these plans meeting all the requirements outlined herein and which may be added as a condition of the sketch plan (conceptual) or preliminary plat approval. This is in addition to any plat and construction drawings which are required as part of the subdivision of property described in Title 11, Chapter 4.
- F. The applicant's engineer shall prepare, as part of the construction documents, an estimate of the cost of construction for all the public improvements. The city engineer shall review the estimate of the cost of construction for the purpose of determining the amount required as security of performance. The security of performance required is to assure the city that all improvements are constructed in conformance with all relevant city ordinances, regulations, and standards, and to assure the city that all expenses incurred for labor and materials used in the construction of the same are paid for by the applicant. The amount of the security of performance shall be equal to at least one and one-half (1-1/2) times the reasonable value of the improvements required, as determined by the applicant's engineer, and approved by the city engineer. The security of performance will be placed in an escrow account. The city may hold five percent (5%) of the security of performance provided by the subdivider until one year following the final inspection by the city engineer, or for such other period of time less than one year as the city deems necessary to ensure compliance as set forth in this Chapter and Title 11.
- G. The city shall require the applicant to submit for recording covenants,

conditions and restrictions which will provide adequate guarantees for the permanent retention and maintenance of open space area, landscaping, natural features, private streets, other privately owned infrastructure, and architectural design standards. The covenants, conditions and restrictions shall include, at a minimum, provisions for:

1. The establishment of a perpetual, irrevocable homeowners' association;
  2. A notice to subsequent owners of the need to obtain city approval of changes to the SC-PUD, which may require either an amendment to the final development plan or a conditional use permit;
  3. A provision granting the city the consent of the homeowners' association and each of its members, after providing notice to each property owner and holding a public hearing, to create a special assessment area comprised of all homes and lots within the SC-PUD, to finance the cost of reasonably necessary maintenance, repair, or replacement of commonly owned essential public infrastructure such as streets, sidewalks, street lighting, water systems, etc., in the event of dissolution or default by the homeowners' association;
  4. A provision defining "default" by the homeowners' association which shall include, at minimum, the failure of the homeowners' association, after receiving six (6) months' notice of default from the city, to take reasonable steps to remedy its failure to levy, collect and budget assessments sufficient to provide for reasonably necessary maintenance, repair or replacement of commonly owned essential public infrastructure which has become unsafe, unsound or functionally obsolete as determined by the city engineer.
- H. Modifications and Conditions May be Imposed. The planning commission and city council may impose modifications and conditions including, but not limited to, street capacities of the area, ingress and egress to adjoining streets, internal traffic, signs, lighting, building bulk, architectural style and location, and open space characteristics, as stated in the River Heights Subdivision Ordinance.
- I. The development must be planned as one coordinated land use rather than as an aggregation of individual and unrelated buildings and uses.
- J. ~~Proposed SC PUDs adjacent to existing single family homes must place single family homes adjacent to the existing homes unless otherwise buffered by a 100 foot wide open space and landscaped buffer. If a road is installed in the 100 foot wide buffer, a minimum landscaped area of 25 feet shall be maintained on each side of the road.~~
- K. Architectural Design Standards (for all housing except single-family detached)
1. All new buildings must incorporate a defined architectural style recognized by design professionals as having basis in classical, historical, or academic architectural design styles. The following elements shall be incorporated into the design of each building.

- a. ~~Exterior Materials. Buildings within a development shall have a mix of complementary exterior materials to avoid all buildings looking the same. Either the city council will appoint a design review committee, or the planning commission and city council will approve all exterior building materials and building elevations. All exterior materials shall be suitable for the climate and exposure in which the development is located and shall, to the greatest extent possible, be maintenance free. Primarily durable materials including stucco, brick, fiber cement, decorative block or other high-grade materials as approved by the city, shall be used. River Heights City reserves the right to reject any proposed building material it feels is not in harmony with this requirement.~~
- b. ~~Elevations. For buildings over one story, elements to differentiate levels may be appropriate. These may include change of materials, dormers, cornices, or other elements, as approved by the city. Architectural wall variations between units to differentiate dwellings may also be appropriate and may be required by the city. These may include vertical articulation, variation of materials or other elements, as approved by the city. Trim and/or shutters is required on all windows unless the design of the building is such that trim and/or shutters is not compatible with the overall architectural style.~~
- c. Roofs. Pitched roofs are encouraged.
- d. Garages
  - (1) Each single-family detached unit, single-family duplex unit and single-family attached unit is required to have a minimum two-car garage which shall be attached to the main structure and shall be of the same or complimentary architectural materials as the primary residence.
  - (2) ~~Multiple family units are encouraged to have garages, but garages are not required provided that at least one (1) covered parking space is provided for each dwelling unit. Garages may be attached or detached from the primary structure, but the use of attached, recessed garages is strongly encouraged. Front loaded garages may not protrude beyond the front plane of the main building façade by more than ten (10) feet.~~
2. Accessory Buildings. Accessory buildings privately owned by individual homeowners shall not be permitted in any commonly held area.
3. Porches, Decks and Overhangs. To provide architectural variety to the development, the use of covered porches, decks and overhangs is encouraged. Such porches, decks and overhangs shall be integrated into the design of the structure to avoid the appearance of "add-on" elements.
4. Solid Waste. Each dwelling unit shall have a solid waste container.

Dumpsters or large solid waste containers shall be provided for required open space areas. Solid waste containers and dumpsters shall be shielded or screened with a proper enclosure. Enclosures shall be approved by the city. Solid waste collection shall comply with the environmental standards of the collection agency contracted by the City. (1-2024, 2-20-24)

L. Landscape Plan

1. ~~The applicant shall submit a landscape documentation package, which shall be prepared by a licensed landscape architect. The package shall include planting and irrigation plans for the entire site (except for single-family detached, privately owned lots), specifically those areas which will be held in common ownership. The landscape documentation package shall be submitted to and approved by the city as part of the construction documents submission. The documentation package shall consist of the following:~~
  - a. ~~Landscaping Plan. A detailed landscaping plan shall be drawn at a scale that clearly identifies the following:~~
    - (1) ~~Location of all plant materials, a legend with botanical and common names, and size of plant materials.~~
    - (2) ~~Property lines and street names.~~
    - (3) ~~Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements.~~
    - (4) ~~Existing trees and plant materials to be removed and retained.~~
    - (5) ~~Designation of landscape zones; and~~
    - (6) ~~Details and specification for tree staking (trees less than a two-inch caliper must be double staked until the trees mature to two-inch caliper), soil preparation, and other planting work.~~
  - b. ~~Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:~~
    - (1) ~~Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including the point of connection components, backflow preventer, meter, etc.;~~
    - (2) ~~Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;~~
    - (3) ~~Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and~~
    - (4) ~~Installation details for irrigation components.~~

c. Landscape Grading Plan. In addition to grading plans required by the subdivision ordinance, a landscape grading plan shall be drawn at the same scale as the planting plan and shall contain the following information:

- (1) Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas, and other site improvements;
- (2) Existing and finished contour lines and spot elevations as necessary to illustrate proposed landscape forms and related site improvements;
- (3) Grades shall slope away from the structures as required by the International Building Code.

#### M. Landscaping Standards

1. All required landscaping shall be installed prior to the city issuing any certificate(s) of occupancy for structures in the development, unless seasonal conditions make installation unfeasible, in which case the applicant shall provide cash security or its approved alternative for all landscaping, which landscaping shall be installed by the following May 31st. The cash security or approved alternative is in addition to the security of performance for the overall development.

a. Applicability. This section applies to all front, side, and rear yard landscaping as well as any required open space and common area landscaping which is referenced herein.

b. Materials. Landscaping shall be planted with substantial live plant material including plants, shrubs, trees, sod, etc., for the purpose of buffering, screening, and improving the visual quality of the site. Wherever possible on the project, applicants are encouraged to use Low-Impact Development (LID) techniques and materials.

(1) Plant Selection. Plants selected for landscape areas shall be well suited to the climate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible. Drought tolerant plants are encouraged. Areas with slopes greater than twenty-five percent (25%) shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

(2) Mulch. After completion of all planting, all irrigated non-turf areas shall be covered with a minimum four-inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature.

(3) Size of Trees. The following standards apply to trees used in the required landscaping of the development.

(A) Deciduous trees shall have a minimum caliper size of two inches (2").

(B) Ornamental trees shall have a minimum caliper size of one and one-half inches (1.5").

(C) Evergreen trees shall have a minimum height of six feet (6').

(4) Xeriscaping. The applicant is encouraged to use xeriscaping for a portion of the required landscaping.

(5) Vegetation Protection. The property owner must protect existing significant vegetation during any development activity. Development plans must show all significant vegetation within twenty feet of a proposed development.

(6) Removal. No landscaping may be removed without replacement of equal quality. This shall include the installation of healthy plant materials as well as a tree for tree replacement as governed by this ordinance. Utility contractors and others that disturb landscaped areas shall restore disturbed landscaping to previous condition.

N. Mailboxes. The applicant shall coordinate placement of clustered mailboxes with the United States Postal Service.

O. Miscellaneous Site Development Standards

Walkways and Paths. Each development shall include common area pedestrian-friendly walkways and paths. Where possible, such walkways and paths shall connect to a larger trail system. The general location and design of such walkways and paths shall be presented as part of the preliminary site plan. The construction type, size and exact location shall be part of the final development of each phase. All walkways and paths shall be provided with adequate safety lighting.

1. Fixtures and Appurtenances. The type and location of any fixtures or appurtenances (lighting, benches, bike racks, etc.) shall be submitted as part of the final development plan of each phase and shall be approved by the city.

2. Public Infrastructure. All public infrastructure improvements shall be constructed according to the River Heights City design standards and specifications.

3. Lighting. To maintain the residential character and to shield the lighting from shining on to another residence or lot, all lighting within a development governed by these Standards shall be Dark Sky compliant and comply with the Outdoor Lighting Ordinance, Title 9, Chapter 3.

4. Signage. All signage shall comply with the River Heights City sign ordinance.

#### 10-10-5: OPEN SPACE

- A. SC-PUDs shall provide a minimum open area ("required open space"). Required open space shall be land areas that are not occupied by buildings, structures, parking areas (including private driveways), streets or alleys. Said required open space shall be devoted to landscaping, preservation of natural features, open pavilions, and recreational areas. Required open space areas shall be contiguous, not a collection of remnants, nor the area immediately surrounding housing units ("common area").
- B. The required open space requirement for a SC-PUD is twenty-five percent (25%) of the gross acreage of the development.
- C. The required open space should be large enough for the use of all residents of the development or the general public, if deeded to the city. Such spaces should include improvements such as playgrounds, pathways, pavilions, play courts, and areas of significant native vegetation. Specific improvements shall be approved by the city.
- D. Areas with natural features worthy of preservation, which are on the development property and not buildable, shall be preserved and may be considered part of the required open space calculation if contiguous to the rest of the development's required open space.
- E. Trails are required in SC-PUDs. Location of trails shall conform to the city's Trail and Park Master Plan and the Cache County Trail Master Plan.

Required Open Space Amenities. An SC-PUD with 40-100 dwelling units must provide a playground. An SC-PUD with more than 100 dwelling units must provide a playground and pavilion. Alternate amenities of equal value and utility may be provided, if approved by the city.

- F. ~~Playground. A playground area shall be provided for children twelve years old and younger. Each playground must include features that appeal to children within the above age group including some of the following: slides, monkey bars, ladders, tunnels, climbers, bridges, ramps, platforms, etc. All playground equipment must be of commercial grade. Each playground must include a minimum of six (6) features.~~
- G. Type of Ownership Allowed for Required Open Space
  - 1. General. Required Open Space in the SC-PUD zone shall remain undivided and may be owned and managed by a homeowners' association at the election of the city. The city reserves the option to own and maintain the required open space but is not required to do so. If the city allows a homeowners' association to own and manage the required open space, a narrative describing ownership, use and maintenance responsibilities shall be submitted for all common and public improvements, and utilities of the required open space. If, at any time, the ownership of required open space is changed to another form of ownership allowed herein, the

ownership change must be approved by the city and the city must be provided the first right to accept or acquire the required open space.

2. Ownership Standards. Required open space within a development shall be owned, administered, and maintained by any of the following methods, either individually or in combination, and subject to approval by the city.

a. Offer of Dedication: The city shall have the first and last offer of dedication of required open space. Dedication shall take the form of a fee simple ownership. The city may, but shall not be required to, accept required open space.

b. Homeowners' Association (HOA). The required open space and associated facilities as well as lands immediately surrounding housing units or buildings (known as "common area") may be held in common ownership by a homeowners' association.

(1) The applicant of the subdivision shall provide documentation showing a proforma, articles of organization and by-laws of the intended HOA, prior to the formation of the HOA.

(2) The applicant of the subdivision shall endow the newly formed HOA with funds equivalent to ten percent (10%) of the development cost for all common improvements which shall be used by the HOA to operate, maintain, and ensure the HOA for the first year that the association begins to operate independently of the applicant. Funds shall be deposited in the checking account in the name of the HOA within ten (10) days after the day which the HOA begins to operate independently of the applicant.

(3) The HOA shall be responsible for maintenance of insurance and taxes, enforceable by liens placed by the city.

(4) In the event of a proposed transfer of required open space by the HOA to the city, notice of such action shall be given to all property owners within the development.

(5) All improvements to the required open space held in common or intended to be held in common by the HOA shall be approved by the city, installed, completed, and accepted prior to the beginning of the second phase of construction, or if the project is not phased, prior to sale of all lots. If phasing of the improvements to the required open space is required by the applicant, all incomplete improvements for the required open space shall be secured through a security of performance posted by the applicant. A development plan shall be submitted by the applicant that identifies the timeline and completion of amenities. The city engineer is hereby authorized to set the security of performance in an amount that ensures the completion of said amenities.

c. The HOA shall have or hire adequate staff to administer common facilities and properly and continually maintain the required open



space.

### 3. Maintenance Standards

- a. The owner of the required open space shall be responsible for maintenance and the raising of all monies required for operations, maintenance, and physical improvements to the required open space through annual dues, special assessments, etc. The maintenance organization shall be authorized, under its bylaws, to place liens on

the property of residents who fall delinquent in payment of such dues, assessments, etc.

- b. In the event the maintenance organization, or any successor organization, shall, at any time after establishment of a development containing required open space, fail to maintain the required open space in reasonable order and condition in accordance with the development plan, the city may serve written notice upon the owner of record, setting forth the manner in which the owner of record has failed to maintain the required open space in reasonable condition.
- c. Failure to adequately maintain the required open space in reasonable order and condition constitutes a violation of this title. The city is hereby authorized to give notice, by personal delivery or by United States postal service, to the owner or occupant, as the case may be, of any violation, directing the owner to remedy the same. Further, the city shall be authorized to correct the maintenance violation of the required open space and bill the owner or occupant.
- d. Should any city bill for maintenance of the required open space be unpaid by January 1 of each year, a lien shall be filed against the premises in the same manner as other municipal claims. A late fee of fifteen percent (15%) annually shall be added to such bills, and the city shall be entitled to recover any costs and attorney fees incurred collecting or recovering any such amounts due to the city.
- e. The following shall be fulfilled and shall be recorded on the face of the final plat:

*"If, at any time, the ownership of required open space is changed to another form of ownership allowed by River Heights City in its Residential Planned Unit Development ordinance, the ownership change must be approved by the city and the city must be provided the first right to accept or acquire the required open space."*

### 10-10-6: IN LIEU SUBSTITUTIONS FOR OPEN SPACE REQUIREMENTS

- A. Cash in Lieu. The city may, at its sole discretion, accept cash in lieu of open space or amenity requirements where such funds can be more effectively used to acquire land at a more appropriate or significant location consistent with the general plan and the parks and recreation master plan. Cash in lieu

payments shall not be accepted until a qualified appraisal is provided by the city, at the cost of the applicant, identifying the value of the original land for which the in-lieu substitution is proposed, based on the use that will be permitted if the open space requirement is removed, and for which cash in lieu shall be offered.

- B. Approval Required Prior to Recordation. Recordation of a final plat for a SC-PUD utilizing a cash in-lieu substitution may not occur until the in-lieu substitution is approved and finalized.

#### **10-10-7: DEVELOPMENT AGREEMENT**

The applicant and the city shall enter into a development agreement, approved by the city attorney, that includes the following:

- A. The applicant shall construct and complete the project in accordance with the approved plans and in accordance with city ordinances. The terms of the contract shall be binding upon all successors of the SC-PUD.
- B. A clause stating that if the final plat is not recorded with nine (9) months following approval of the development, said development approval is void and the applicant must begin the application, review and approval procedures over again.
- C. Acknowledgment that the landscape documentation package shall be provided to the city, approved, and installed as part of the project before occupancy permits are issued. Also include a description of the landscaping cash security or approved alternative, if required.
- D. Acknowledgement of provisions required in 10-10-4 G. of this chapter including:
  - 1. Establishment of a perpetual, irrevocable homeowner's association (HOA) prior to any occupancy permits are issued. The owner/applicant shall constitute a pseudo-HOA until sufficient occupants are available to establish an association according to covenants, conditions, and restrictions.
  - 2. The applicant will provide to the city, covenants, conditions, and restrictions (CC&Rs) of the HOA, including its bylaws, articles of incorporation and methods for permanent retention and maintenance of required open space and common areas, landscaping, natural features, private streets, other privately-owned infrastructure and that architectural design standards will be followed. The CC&Rs shall be reviewed and approved in content and form by the city. Acceptance of the CC&Rs by the city will be contingent upon meeting the intent and conditions required by this code. The CC&Rs will be approved by the city prior to recording the final plat. The CC&Rs will be recorded by the city attorney at the county recorder's office at the time of the filing of the final plat.
  - 3. A notice to subsequent owners of the need to obtain city approval of

changes to the P-RUD, which may require either an amendment to the final development plan or a conditional use permit.

4. Acknowledgement that a special assessment area will be created to finance the cost of reasonably necessary maintenance, repair or replacement of commonly owned essential public infrastructure in the event of dissolution or default by the HOA.
  5. A provision defining "default" by the HOA.
- E. Acknowledgement that the HOA shall be organized by the applicant and be operated with financial subsidization by the applicant, before the sale of any lots within the development.
  - F. Acknowledgement that membership in the HOA is automatic (mandatory) for all purchasers of residences or lots therein and their successors. The conditions and timing of transferring control of the association from applicant to homeowners shall be identified in the CC&Rs.
  - G. Acknowledgement that the HOA shall be responsible for the following:
    1. Maintenance of all secondary water systems in the SC-PUD.
    2. Maintenance of grounds, plants, trees, shrubs, sod, etc. in accordance with the landscaping plan.
    3. Maintenance of private streets, parking lots, sidewalks, playgrounds and other items described in the CC&Rs.
  - H. Acknowledgement that city utility billings, and any other city-issued billings, will be paid by residents of individual units or the HOA for the required open space and common areas, as designated by the CC&R declaration of management policies, covenants and restrictions setting forth the responsibilities and duties of the owners, renters, or occupants within the SC-PUD.
  - I. Acknowledgement that all applicable fees will be charged by the city in accordance with a fee schedule set by the city council.
  - J. A description of the required security of performance.
  - K. Details of the development plan identifying the timeline and completion of required open space amenities. Information regarding the security of performance set by the city engineer ensuring the completion of said amenities shall also be included.
  - L. Other documents that the city deems necessary to carry out the intent of this title.

#### **10-10-8: WATER, SEWER AND ROAD REQUIREMENTS**

The design and construction of improvements in a SC-PUD shall comply with the design standards in Title 11, Chapter 6 as well as the following.

A. Water Systems

1. Culinary Water System

- a. The culinary water system shall provide service to each dwelling unit. Each dwelling shall have a water meter.
- b. All master meters for common areas and required open space shall be set in the public right-of-way.
- c. All dwelling units shall be individually protected by an approved backflow prevention device.
- d. All water lines shall be located, maintained, repaired, and governed by approved CC&Rs from the service side of the meter to the shutoff valve in the dwelling unit.
- e. All units will comply with the adopted plumbing code.

2. Sprinkler System for Outside Irrigation

- a. The outdoor sprinkler system shall be approved by the city.
- b. Each system shall be serviced by a separate meter.
- c. Each system shall be serviced by an approved backflow prevention assembly designed for sprinkler systems.
- d. Each backflow protection unit shall be registered with the city and have a certified test submitted to the city annually prior to the start of the irrigation season.
- e. Each sprinkler system shall be sized in accordance with the adopted plumbing code.
- f. Sprinkler systems that have the option of being connected to a non-potable water supply must be approved by the city.

3. Storm Water System

- a. Storm water systems shall meet the requirements of the subdivision ordinance, and city and state standards.
- b. The HOA shall be responsible for repairs and maintenance of all privately-owned storm water infrastructure.

B. Sewer Systems

- 1. A sewer system will be installed to service a SC-PUD in accordance with city standards.

2. No SC-PUD shall be approved without connecting to the River Heights City public sewer system. All units must be connected to the system.
3. In addition to the city sewer ordinance, this section will provide specific requirements:
  - a. Each dwelling unit shall be serviced with a building sewer line which will not be less than four (4) inches in diameter.
  - b. A dwelling unit drain/sewer shall go directly to the common area and will not pass through, under or over any other dwelling unit or building.
  - c. A dwelling unit sewer shall be serviced by a common sewer. The common sewer may service more than one dwelling unit; however, the common sewer will be sized according to the presently adopted plumbing code.
  - d. A dwelling unit clean out shall be provided as per the adopted plumbing code. Clean outs for the common sewer shall also be according to the plumbing code with the addition of a clean out with a brass cap at the property line. There will also be a clean out at the farthest upstream end of the pipe. This clean out shall be in the commons area and shall also have a brass cap or manhole cover. Additional clean outs may be required based on length and bends as per the plumbing code.

C. Monthly Billing for Services

1. Monthly Billing for Utilities and Other Services.
  - a. Each dwelling unit will be billed by the city at the established rates.
  - b. Any structure other than a dwelling unit, as well as common areas and required open space, will be billed to the HOA at established rates.
  - c. Fees for the outdoor sprinkler systems of common area and required open space areas will be billed to and paid by the HOA.
  - d. Each dwelling unit will have a solid waste container and will be billed at established rates. Dumpsters or large solid waste containers shall be provided for required open space areas and will be billed at established rates.
2. Monthly Billing for Storm Water. Storm water fees will be based on the current rate schedule and will be included on the monthly utility billing to each dwelling unit or the HOA where applicable.

D. Right-of-Way (ROW): Public and Private

1. All ROWs will be designed and constructed in accordance with city specifications.

2. A SC-PUD must provide for pedestrian traffic, either in connection with the ROW or in another suitable location within the SC-PUD.
3. A SC-PUD must plan for storm water generated by ROWs.
4. Public ROW. Main roads (collector, minor and local streets) will be installed by the applicant at the applicant's expense and deeded to the city.
5. Private ROW. Private ROWs may be allowed in a SC-PUD subject to the following requirements:
  - a. All private ROWs must meet city specifications.
  - b. Private ROWs will be accessed from main roads (public ROWs.)
  - c. Locations of private ROWs will be negotiated with the city during the development review and approval process.

**10-10-9: FAILURE TO COMPLY WITH REGULATIONS**

In case of failure or neglect to comply with any and all conditions as established by law and the supporting documents of the SC-PUD, the city, in addition to other available remedies, may refuse to issue additional building permits and stop construction until violations or noncompliant conditions have been eliminated.

(7-2021, 11-30-21)