

River Heights City

River Heights City PLANNING COMMISSION AGENDA

Tuesday, August 12, 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

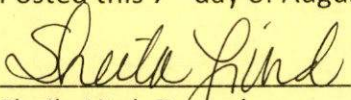
Adoption of Previous Minutes and Agenda

Public Comment on Land Use

Discuss Proposed Code for Senior Citizen Developments

Adjourn

Posted this 7th day of August 2025



Sheila Lind, Recorder

To join by Zoom: <https://us06web.zoom.us/j/84753633346>

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 August 12, 2025

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

Councilmember Mark Malmstrom
Recorder Sheila Lind

Excused Commissioner Troy Wakefield

Motions Made During the Meeting

Motion #1

Commissioner Rasmussen moved to "approve the minutes of the July 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. No one opposed. Wakefield 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 August 12, 2025.

Pledge of Allegiance

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

Commissioner Rasmussen moved to "approve the minutes of the July 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. No one opposed. Wakefield was absent.

Public Comment on Land Use: There was none.

Discuss Proposed Code for Senior Citizen Developments: Commissioner Cooley stated that he and Commissioner Wakefield met to review the draft, which was a transformation of the Residential Planned Unit Development (RPUD) zone. The additions were in red, and the removals were highlighted yellow. He proceeded to review the changes and clarified when questions were asked.

He discussed the density calculations he came up with, which were based on varying open space requirements. He felt a 25% requirement was too much. He hoped to have a deeper discussion on what they really wanted, at a later time.

He discussed home sizes/setbacks in an R-1-8 overlay zone. He also showed in comparison Providence and Hyde Park's requirements.

45 He had reached out to the League in hopes of getting some input but wasn't able to get a hold
46 of anyone. However, he had found out that BRAG had a qualified land use administrator available to
47 offer advice to cities. He gave them a call and talked with a women who wanted to look at the city's
48 subdivision codes, including the draft they were working on. She was going to review the information
49 and meet with him on Thursday to give her input. He had informed her that they wanted to go with
50 an overlay zone to give them more flexibility and not be held to the state's subdivision standards on
51 procedural approvals.

52 The draft followed the setbacks of Providence (7.5'). Discussion was had on whether the R-1-8
53 overlay would allow for smaller lots. Commissioner Cooley asked if it was worth the battle to get
54 smaller lots or if they should they go with less homes on 6,000 square foot lots. His calculations
55 showed that lot sizes of 5,500 wouldn't allow much square footage on a one level home.
56 Commissioner Ryan agreed with 6,000 square feet. He noted a development in Logan where the
57 homes were very tight and small on 6,500 square foot lots. They all agreed to 6,000.

58 They discussed and adjusted the minimum lot widths and setbacks.

59 The development procedure would start with the requirement of a site plan before a rezone,
60 which would allow a review of whether the city could support the development.

61 Commissioner Cooley raised the question on if they wanted to eliminate the RPUD zone and
62 replace it with the Senior Housing zone or have both. It was brought up that the recent changes to
63 the General Plan removed all options for an RPUD. They decided to replace it.

64 Councilmember Malmstrom brought up a recent porch covering situation. He suggested
65 specificity on whether such a covering was part of the structure or not. With the current code, it
66 seemed up for interpretation.

67 Councilmember Malmstrom had some suggestions on the landscaping section, one of which
68 was defining "mulch." Commissioner Cooley suggested those types of requirements be addressed in
69 the subdivision ordinance, rather than spelling it all out in an overlay zone. It would be best to make
70 references to the same standard in each instance.

71 Commissioner Cooley felt 25% of open space was too high and 15% wasn't enough. He was
72 comfortable with 20%, but admitted it was a tough determination without seeing a site plan.

73 It was unsure if water, sewer and road requirements were covered in the subdivision
74 ordinance. Commissioner Cooley would check with public works before determining what to leave
75 and strike in that section.

76 Commissioner Cooley informed them of an upcoming Conditional Use Permit review at their
77 next meeting. He also said there may be a resident who would request zone changes to allow
78 shipping containers, who wanted to use one as an addition to his home.

79 Councilmember Malmstrom said another request that could come up was for the allowance
80 of accessory dwelling units (ADU). Commissioner Cooley reminded that until the state code required
81 it, the feeling of the city was a definite "no," even though there seemed to be a current trend for
82 ADU's.

83 The Commission would conduct another review of the senior citizen development overlay
84 zone at their next meeting. Commissioner Cooley hoped to have some legal opinions on some of their
85 questions. He noted that they would have the city attorney review the draft before having a hearing
86 on it and passing it to the Council.

87 Commissioner Cooley reported on a final DRC meeting the next day to approve the final plat
88 for Taylor's minor subdivision (Cottonwood Bend).

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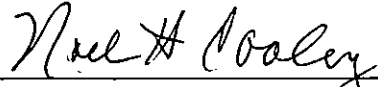
The meeting adjourned at 7:50 p.m.

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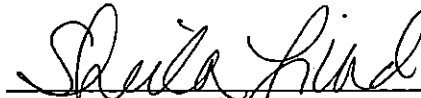
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Noel Cooley, Commission Chair


Sheila Lind, Recorder

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 Housing is an Overlay Zone (SHO) 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. The intent of this overlay zone is to provide adequate accommodation for senior citizens, where the lifestyles is less burdensome and more convenient for residents to perform daily activities. 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: DEFINITION:

"Independent senior housing" refers to a multi-unit housing development that is restricted to older adults, usually age fifty-five (55) and over, and shall be defined as housing for the elderly as per federal housing guideline. Included are permitted types of development: Single-family retirement community resident ownership of attached, detached or duplex single-family homes, having amenities but few or no services.

10-10-2: REGULATIONS

- A. The following uses are permitted in the Residential Planned Unit Development (SHO) 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. This overlay zone is not intended for assisted living, nursing homes, hospitals, clinics, healthcare centers, or uses.

6. Parks and Recreation

B. ~~A minimum of 65% of all dwelling units in a SHO shall be single-family detached housing. If a SHO 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 the appearance of one ~~two~~ (1 ~~2~~) stories above grade.

E. Lot Regulations

Minimum Project Size	3.5 acres
Maximum Density	5.2 5.5 dwelling units per gross acre
Maximum Structure Height	35 feet
Off-Street Parking	
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
<u>Multiple Family (2+ bedrooms)</u>	<u>2 per dwelling unit + 0.5 guest/unit</u>

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.

Minimum Lot Area	
Single-Family Detached	5,000 sq ft
Single-Family Attached (street garage access)	9,167 sq ft
Single-Family Attached (alley garage access)	8,334 sq ft
Duplex	7,500 sq ft
Multiple Family [†]	Varies depending on number of units
Minimum Lot Width	
Single-Family Detached	60 feet
Single-Family Attached (street garage access)	60-55 feet 52.5
Single-Family Attached (alley garage access)	50 feet
Duplex	100 feet
Multiple Family	105
Three-unit building	95 feet
Four-unit building	120 feet
Five-unit building	145 feet
Setbacks	
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:

Setbacks (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
Building Separation (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. Prior to the rezone request the applicant shall provide a site plan. Site

plans for senior housing developments shall be reviewed for approval by the planning commission and the city council. Upon prior recommendation of the planning commission, the city council may set other reasonable conditions for any development which it feel will further the intent of this article.

- B. ~~The SHO application is a two-stage process, whereby the zoning of the subject property must first be changed to SHO 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)~~
- C. If the final plat of a SHO 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

SHO 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 SHO, 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 SHO, 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 SHOs 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. Landscaping requirements shall be the same as found with the underlying zone. Variation may be approved by the planning commission. 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 — *combine this section to subdivision ord*

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. SHOs 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 SHO is twenty-five percent (20 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 SHOs. 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 SHO with 40-100 dwelling units must provide a playground. An SHO 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 SHO 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 SHO 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 SHO.

- 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 SHO.
 - 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 SHO.
 - 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 SHO 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 SHO in accordance with city standards.
- 2. No SHO 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 SHO must provide for pedestrian traffic, either in connection with the ROW or in another suitable location within the SHO.
3. A SHO must plan for storm water generated by ROWs.
4. Public ROW. Main roads (~~collector, minor and local streets~~^{residential}) 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 SHO 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 SHO, 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)

Home Sizes Sq Ft allowed with size of lots					
Property type					
R1-8 overlay setbacks			R1-8 overlay setbacks w/side street		
Lot footage	5,000.00	6,000.00	Lot footage	5,000.00	6,000.00
Prooerty Min Width	60.00	60.00	Prooerty Min Width	60.00	60.00
Property Length	83.33	100.00	Property Length	83.33	100.00
R1-8 setback (10)sq ft side	1,666.67	2,000.00	R1-8 setback (10 +20)sq ft side	2,500.00	3,000.00
R1-8 setback (25)sq ft front	1,000.00	1,000.00	R1-8 setback (25)sq ft front	750.00	750.00
R1-8 setback (20)sq ft rear	800.00	800.00	R1-8 setback (20)sq ft rear	600.00	600.00
Building footprint sq ft	1,533.33	2,200.00	Building footprint sq ft	1,150.00	1,650.00
Min garage sq ft 24 x 20)	480.00	480.00	Min garage sq ft 24 x 20)	480.00	480.00
Building usagable sq ft	1,053.33	1,720.00	Building usagable sq ft	670.00	1,170.00
SHO Overlay setbacks (Hyde Park)			SHO Overlay setbacks (Providence)		
Lot footage	5,000.00	6,000.00	Lot footage	5,000.00	6,000.00
Prooerty Min Width	60.00	60.00	Prooerty Min Width	60.00	60.00
Property Length	83.33	100.00	Property Length	83.33	100.00
setback (8)sq ft side	1,333.33	1,600.00	setback (7.5)sq ft side	1,250.00	1,500.00
setback (18)sq ft front	792.00	792.00	setback (20)sq ft front	900.00	900.00
setback (20)sq ft rear	880.00	880.00	setback (15)sq ft rear	675.00	675.00
Building footprint sq ft	1,994.67	2,728.00	Building footprint sq ft	2,175.00	2,925.00
Min garage sq ft 24 x 20)	480.00	480.00	Min garage sq ft 24 x 20)	480.00	480.00
Building usagable sq ft	1,514.67	2,248.00	Building usagable sq ft	1,695.00	2,445.00
SHO Overlay setbacks (Hyde Park) street side			SHO Overlay setbacks (Providence) street side		
Lot footage	5,000.00	6,000.00	Lot footage	5,000.00	6,000.00
Prooerty Min Width	60.00	60.00	Prooerty Min Width	60.00	60.00
Property Length	83.33	100.00	Property Length	83.33	100.00
setback (8 +12)sq ft side	1,666.67	2,000.00	setback (7.5 + 15)sq ft side	1,875.00	2,250.00
setback (18)sq ft front	792.00	792.00	setback (20)sq ft front	750.00	750.00
setback (20)sq ft rear	880.00	880.00	setback (15)sq ft rear	562.50	562.50
Building footprint sq ft	1,661.33	2,328.00	Building footprint sq ft	1,812.50	2,437.50
Min garage sq ft 24 x 20)	480.00	480.00	Min garage sq ft 24 x 20)	480.00	480.00
Building usagable sq ft	1,181.33	1,848.00	Building usagable sq ft	1,332.50	1,957.50

Noel's 7-26-25 Estimated density calculations 5,000 sq lots

There are more than one way to look at ways to calculate the density. One is calculate it by taking out both the

Density based upon gross acreage (25% Open Space)			Density based upon gross acreage 20% Open Space)			Density based upon gross acreage (0% Open Space)		
Number of acres =	10		10			10		
Number of actual acres +	5.75		5.75			5.75		
Percentage of open space=	25%		20%			0%		
Est Percentage for road & sidewalks=	20%		20%			20%		
Est acre after (Open space = 25%) =	7.5	4.3	8	4.6		10	4.6	
Est acre after (Roads & sidewalk = 20%) =	6.00	3.5	6.4	3.7		8.0	4.6	
After rds. & open space (acre)	6.00	3.5	6.4	3.7		8.0	4.6	
8 units per acre	80		8 units per acre	80		8 units per acre	80	
Equivalent sq ft/lot	5,445		Equivalent sq ft/lot	5,445		Equivalent sq ft/lot	5,445	
Equivalent sq ft/lot/Dev Land	3,267		Densiity/acre/Dev Land	3,485		Densiity/acre/Dev Land	4,356	
Density/Dev Land/acre	13.3		Density/Dev Land/acre	12.5		Density/Dev Land/acre	10.0	
Aproxiate number of units		46.0	Aproxiate number of units		46.0	Aproxiate number of units		46.0
7 units per acre	70		7 units per acre	70		6.97 units per acre	69.7	
Equivalent sq ft/lot	6,223		Equivalent sq ft/lot	6,223		Equivalent sq ft/lot	6,250	
Equivalent sq ft/lot/Dev Land	3,734		Density/acre/Dev Land	3,983		Density/acre/Dev Land	5,000	
Density/Dev Land/acre	11.7		Density/Dev Land/acre	10.9		Density/Dev Land/acre	8.7	
Aproxiate number of units		40.3	Aproxiate number of units		40.3	Aproxiate number of units		40.1
6 units per acre	60		6 units per acre	60		6 units per acre	60	
Equivalent sq ft/lot	7,260		Equivalent sq ft/lot	7,260		Equivalent sq ft/lot	7,260	
Equivalent sq ft/lot/Dev Land	4,356		Density/acre/Dev Land	4,646		Density/acre/Dev Land	5,808	
Density/Dev Land/acre	10.0		Density/Dev Land/acre	9.4		Density/Dev Land/acre	7.5	
Aproxiate number of units		34.5	Aproxiate number of units		34.5	Aproxiate number of units		34.5
5.2 units per acre	52		5.565 units per acre	55.65		5.8 units per acre	58	
Equivalent sq ft/lot	8,377		Equivalent sq ft/lot	7,827		Equivalent sq ft/lot	7,510	
Equivalent sq ft/lot/Dev Land	5,026		Density/acre/Dev Land	5,010		Density/acre/Dev Land	6,008	
Density/Dev Land/acre	8.7		Density/Dev Land/acre	8.7		Density/Dev Land/acre	7.3	
Aproxiate number of units		29.9	Aproxiate number of units		32.0	Aproxiate number of units		33.4
5 units per acre	50		5 units per acre	50		5 units per acre	50	
Equivalent sq ft/lot	8,712		Equivalent sq ft/lot	8,712		Equivalent sq ft/lot	8,712	
Equivalent sq ft/lot/Dev Land	5,227		Density/acre/Dev Land	5,576		Density/acre/Dev Land	6,970	
Density/Dev Land/acre	8.3		Density/Dev Land/acre	7.8		Density/Dev Land/acre	6.3	
Aproxiate number of units		28.8	Aproxiate number of units		28.8	Aproxiate number of units		28.8
4.35 units per acre	43.5		4.64 units per acre	46.4		4 units per acre	40	
Equivalent sq ft/lot	10,014		Equivalent sq ft/lot	9,388		Equivalent sq ft/lot	10,890	
Equivalent sq ft/lot/Dev Land	6,008		Density/acre/Dev Land	6,008		Density/acre/Dev Land	8,712	
Density/Dev Land/acre	7.3		Density/Dev Land/acre	7.3		Density/Dev Land/acre	5.0	
Aproxiate number of units		25.0	Aproxiate number of units		26.7	Aproxiate number of units		23.0
3.63 units per acre	36.3		3.63 units per acre	36.6		3.63 units per acre	36.3	
Equivalent sq ft/lot	12,000		Equivalent sq ft/lot	11,902		Equivalent sq ft/lot	12,000	
Equivalent sq ft/lot/Dev Land	7,200		Density/acre/Dev Land	7,617		Density/acre/Dev Land	9,600	
Density/Dev Land/acre	6.1		Density/Dev Land/acre	5.7		Density/Dev Land/acre	4.5	
Aproxiate number of units		20.9	Aproxiate number of units		21.0	Aproxiate number of units		20.9

Mark Malmstrom

Noel Cooley; Sheila Lind; Heather Lehnig; Keenan Ryan; Susan Rasmussen; Troy Wakefield

This looks like really good work- thank you for your time and efforts to make this happen. I have a few comments.

M. 1. b. (2) Mulch.

The use of mulch is important in the landscape and I am glad that it is required in the ordinance. I think it is important to define what type of mulch is acceptable. In my career I have seen the rock mulch and weed barrier become almost ubiquitous in our landscapes- especially commercial landscapes. There are a number of problems this causes for the soil and any plants installed under these conditions. My suggestions is to use an organic mulch of arborist wood chips, decorative bark, or screened wood chips. I also would discourage the use of weed barrier. It is not used for the benefit of the plants it is installed around.

M. 1. b. (3) (A) and (B)

Deciduous and ornamental trees are mentioned. I suggest eliminating (B) Ornamental trees because deciduous and evergreen trees could also be considered ornamental. Just stick to deciduous and conifers. Some conifers are deciduous and this leaves things less ambiguous.

I would also suggest the use of trees on the River Heights approved list and if there is a tree selection not on the list it should be approved by the River Heights Tree Advisory Board.

M. 1. b. (5) Vegetation Protection

If trees are on the development site a tree protection plan should be required. It is not difficult to do one and there are national standards that give specifications on tree protection plans. The tree protection plan should be approved by the River Heights Tree Advisory Board.

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