

River Heights City

River Heights City PLANNING COMMISSION AGENDA

Tuesday, July 8, 2025

Notice is hereby given that the River Heights Planning Commission will hold its regular meeting beginning at **6:30 p.m.**, anchored from the River Heights City Office Building at 520 S 500 E. Attendance can be in person or through Zoom.

Pledge of Allegiance

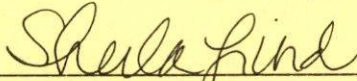
Adoption of Previous Minutes and Agenda

Public Comment on Land Use

Discussion on Proposed Inclusions to a 55+ PUD

Adjourn

Posted this 3rd day of July 2025



Sheila Lind, Recorder

To join by Zoom: <https://us06web.zoom.us/j/88296921395>

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

July 8, 2025

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

Recorder Sheila Lind
Tech Staff Councilmember Chris Milbank

Excused Commissioner Keenan Ryan
Councilmember Mark Malmstrom

Motions Made During the Meeting

Motion #1

Commissioner Lehnig moved to “approve the minutes of the June 24, 2025, Commission Meeting, as well as the evening’s agenda.” Commissioner Rasmussen seconded the motion, which carried with Cooley, Lehnig, Rasmussen, and Wakefield in favor. Ryan 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 July 8, 2025.

Pledge of Allegiance

Adoption of Prior Minutes and Agenda: Minutes for the June 24, 2025, Planning Commission Meeting were reviewed.

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

Public Comment on Land Use: There was none.

Discussion on Proposed Inclusions to a 55+ PUD: Cooley led discussions on the following questions:

PUD or Overlay Zone?

Commissioner Rasmussen asked the difference between a PUD and overlay zone. Commissioner Cooley explained that an overlay would follow the rules of the underlying zone, while a PUD would have its own criteria and detailed guidelines. He said the overlay would give the

Commission more leeway on what they could require. He had seen 55+ developments done in both the overlay and PUD zones and didn't know that one was better than the other.

Commissioner Cooley explained the photos he had taken at a senior development in Pleasant Grove. It had a 40-foot setback from the front of the homes to the edge of the curb. The development was designed in a large circle with the open space in the front yards, rather than a large area somewhere else. He discussed a development in North Logan which had their open space in the middle of the property. There were duplex (single family attached) or single-family options. North Logan's was zoned as 15 units/acre. One lot was 3600 square feet and divided into four dwellings. Each lot was .08 acres. The units were each 1,000 square feet.

Commissioner Wakefield said he liked the idea of having a senior living option in River Heights. Commissioner Cooley asked if they thought it would be worth the effort of putting an ordinance together. Commissioner Rasmussen said she had heard from residents that if there were senior options for them, they would like to stay in River Heights. Each commissioner was in favor of exploring the options for senior developments.

Type of Homes

Commissioner Cooley asked their opinions on multi-family, single-family attached, and single family. Commissioner Lehnig supported single-family and duplex. Commissioner Wakefield clarified the dwellings would be owner occupied. Mr. Cooley said they would require the HOA to specify that the owners need to be 55 or older and live in the house. Some HOAs allow children to live with them. Mr. Wakefield asked if they would allow the dwelling to be rented. Cooley felt the HOA would have jurisdiction over that. Mr. Wakefield supported smaller lots and was fine with single-family and duplex options, including an upstairs or basement. Commissioner Rasmussen also supported single-family and duplex. She felt the duplex might be more affordable. Discussion was held on if they wanted 4-plexes. Lehnig felt it might be too much for River Heights residents. She suggested only allowing duplexes, with the idea that it could be changed in the future.

Councilmember Milbank informed that he lived in a duplex and felt it worked out great. The commissioners thought residents might feel softer about a 4-plex in a 55+ community. Commissioner Cooley said they could stick with single-family and duplex.

Minimum/Maximum Acreage

It was pointed out that the Weston property had 5.75 acres. It was suggested a minimum acreage could be 3.5 and not stipulate a maximum since there were no larger properties available in River Heights. Commissioner Cooley felt if they went with single family they should require 6,000 square feet per lot. Lehnig suggested they could use the setbacks of the current residential zones if they stay with single-family and duplexes. They ran some numbers and figured a 1900 square foot home would fit on 6,000 square feet with a 60' frontage. They agreed 5,000 square feet would be adequate for a 2-3-bedroom home. Mr. Cooley didn't think the council would go for less than 5,000. They agreed to move in that direction.

Open Space

They agreed there should be an open space requirement of some sort. They could have it all together or spread out with trails. Commissioner Cooley felt a place for residents to walk was beneficial to encourage movement. They liked the idea of contiguous open space.

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Street Size

The development would have private lanes. They agreed to a road minimum of 26 or 27 feet. They wanted sidewalks but weren't sure if they should be on both sides of the street or only one.

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Site Plan

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Commissioner Cooley explained that if they went with an overlay zone, they could require a site plan before proceeding with the preliminary plat. He said he had a call in to the League about how overlay zones work.

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Commissioner Cooley said he was willing to work on a 55+ ordinance. Commissioner Wakefield volunteered to work on it with him. After the two of them hashed out some of the details they would come back to the Commission with recommendations. Mr. Cooley said he would start with the city's PUD ordinance and refer to North Logan's and Pleasant Grove's codes. He proposed their next meeting be in 4 weeks.

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Commissioner Cooley announced that the Council passed the General Plan with all the Commission's recommendations.

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The meeting adjourned at 7:40 p.m.

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Noel Cooley, Commission Chair



Sheila Lind, Recorder

Senior Housing Zone Considerations

1. Should this be a PUD zone or an overlay zone?
2. Minimum/Maximum acreage?
3. Maximum density?
4. Minimum lot size?
5. Setback for lots?
6. Open space? If so how much?
7. If Open space required, what can be included?
8. Street size, sideway on both or one side?
9. Site plan required before proceeding with preliminary plan?
10. ~~RM~~ type

