

Ordinance 9-2026

AN ORDINANCE TO ADOPT CHANGES TO THE RIVER HEIGHTS CITY GENERAL PLAN

Wherefore, the River Heights City Planning Commission discussed minor changes to the River Heights City General Plan and held a duly noticed public hearing on Tuesday, August 25, 2026, and

Wherefore, the River Heights City Council reviewed the following changes suggested by the Planning Commission on September 1, 2026;

Chapter 2, LAND USE

Paragraph 1

Current land use is almost exclusively single family residential. There are a few apartments in the city, however, no apartment complexes are allowed under current zoning. The city is divided into three residential density zones allowing for 8,000 square foot lots, 10,000 square foot lots, ~~and~~ 12,000 square foot lots, and a fourth zone dedicated to senior citizens. This zone allows for smaller lots of 6,000 sq ft. Some residents of River Heights have requested 15,000 square foot lots, but at present no zone of that size exists. There are commercial zones available, but they have been used on a limited basis to date.

D. LAND USE GOALS AND STRATEGIES

Goal 1, Strategies:

~~d. Consider developing a senior citizen PUD that could serve those 55 and above.~~

Goal 3 Develop a zone to establish an area that is dedicated to an attractive area that is limited to senior citizens, age 55 and above.

Strategies:

- a. Identify area(s) for a Senior Citizen Housing Planned Unit Development.
- b. 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.
- c. Provide adequate accommodation for senior citizens, where lifestyles are less burdensome and more convenient for residents to perform daily activities.
- d. Create attractive and desirable environments within River Heights City while ensuring compliance with the objectives and purposes of this title and the city's general plan.

Renumber Goals 3-10

INFRASTRUCTURE AND CITY UTILITIES

A. WATER

Goal ~~Use preventative steps to warn citizens of potential source contamination.~~ Maintain and improve water system and services.

B. SEWER (Add goal before strategies.)

Goal: Maintain a sewer collection system that is efficient and economical, meeting local, state, and federal requirements.

Strategies:

~~f. Maintain a sewer collection system that is efficient and economical, meeting local, state, and federal requirements.~~

Re-letter g,h,i to f,g,h

D. EASEMENTS (Location of Service Lines)

Goal City officials make valiant attempts to reduce the visual proliferation of overhead lines, poles and equipment in existing neighborhoods, especially along major transportation corridors and within prime and identified vistas, preserve utility easements, and locations of cable, telephone, and fiber lines.

TRANSPORTATION

Paragraph 1

River Heights City strives to ensure that safe neighborhood and collector streets are designed and maintained to provide smooth traffic flow and accommodate bicyclists and pedestrians. This transportation master plan and the information and analyses contained herein should be consulted for direction on transportation-related issues. The City contracted to have an outside entity conduct a Transportation study to create a 5 year and 20-year master transportation plan (See River Heights City Transportation Master Plan dated January 2026). The traffic study indicated that present River Heights City streets can function at an acceptable level of service for both collector and neighbored streets.

Paragraph 6

Although the CMPO currently includes 200 East in Logan; River Heights opposes this alternative. (See River Heights City Resolution 2-2025)

TRANSPORTATION GOALS AND STRATEGIES

Goal 1 Strategies:

- a. Local neighborhood streets should have at least a 55-foot right-of-way.

- b. All identified collector streets should have at least a ~~66~~ 60-foot right-of-way unless otherwise approved by the City. Existing collector streets that are less than 66 feet wide should be upgraded wherever possible.
- c. All streets should have sidewalk, curb, gutter, and a five-to-eight-foot planting strip on both sides of the street.
- d. To better accommodate pedestrians, sidewalks (5) five foot or wider should be constructed.

Re-letter d,e to e,f.

Goal 3 Strategies: (add new "a." Re-letter b-f)

- a. River Heights City recognizes the following streets identified in the Transportation Plan as collectors. These streets are currently in Cache County jurisdiction except portions of 1000 East.
 - i. 600 East south of 600 South
 - ii. 1000 East
 - iii. 600 South between 400 East and 1000 East
 - iv. 400 East north of 600 South
- b. ~~River Heights is pursuing a Master Transportation Plan to document~~ ed the transportation needs of the City (see River Heights 2026 Transportation Study). Roads identified in the plan should be developed or improved to accommodate current and future traffic projections. ~~These roadway Collector-designations are to be applied when the roadway is being updated or development occurs adjacent to it or when traffic conditions warrant the upgrade in the future.~~

Therefore, the River Heights City Council adopted the preceding revisions to the River Heights City General Plan to become effective this 1st day of September 2026.

Blake Wright, Mayor

Attest:

Sheila Lind, Recorder