

# General Plan Revisions

August 11, 2026

## Chapter 2, LAND USE (first paragraph)

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 River Heights should be primarily a residential community of single-family homes. It should continue to have an atmosphere of pleasant and quiet residential living.

#### Strategies:

- a. Growth in the City should be paced by the City's ability to provide services.
- b. Retain a lighting ordinance which preserves a dark sky.
- c. Retain zones allowing homes on 8,000, 10,000 and 12,000 square foot lots.
- ~~d. Consider developing a senior citizen PUD that could serve those 55 and above.~~
- e. Allow the creation of a residential estate zone.
- f. Any additional land annexed East of 1000 East should have allowances for a recreational park.

Goal 2 Newly annexed areas of the city should maintain an agricultural atmosphere until owners request further development.

#### Strategies:

- a. All newly annexed land shall continue to come into the City zoned agricultural.
- b. Allow parcels smaller than five acres in size to be annexed into River Heights under the agricultural zone.

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

## TRANSPORTATION GOALS AND STRATEGIES, Goal 3

Strategies:

- a. River Heights is pursuing a Master Transportation Plan to document transportation needs (see River Heights 2026 Transportation Study). Roads identified in the plan should be developed or improved to accommodate current and future traffic projections. It is anticipated that the following streets, either existing or as they are developed in the future, are to be collector or function as collector streets:

## 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.~~
- gf. Review, update and maintain the current sanitary sewer management plan as needed.
- hj. Continue cleaning and video inspection of the sewer collection system.
- ij. Educate the public on unacceptable discharges into the sewer system, including problems with home sump pumps.

### 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.

## **Chapter 3**

### **TRANSPORTATION**

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.

City ordinances require all newly developed streets to be designed and approved by a professional engineer licensed in the State of Utah. Designated and proposed trails are shown on the Trail and Park Map. Proposed goals and strategies will be implemented as funding becomes available.

The Cache Metropolitan Planning Organization (CMPO) is a consortium of city and county governments in the Logan Urbanized Area that conducts transportation planning to provide a comprehensive, coordinated, and continuing approach. The CMPO ([www.cachempo.org](http://www.cachempo.org)) was formed in 1992 to carry out the federally mandated metropolitan planning process so the Logan Urbanized Area can receive federal funds for improving transportation facilities and services. River Heights is part of the CMPO. The mayor of River Heights sits on the executive committee of the CMPO, as do all the mayors in the Logan urbanized area.

The CMPO develops both the five-year Transportation Improvement Program (TIP) and the 20–30-year long range Regional Transportation Plan (RTP). The TIP and RTP plan for the development of transportation facilities of regional significance, including highway, transit, pedestrian, and bicycle projects for urbanized areas. With the development of 100 East from 300 South to Providence, River Heights has been significantly impacted with increased vehicular and pedestrian traffic on 700 South due to commercial development.

Traffic from surrounding cities flows into and out of River Heights, therefore the city must be involved in the CMPO to participate in the planning of transportation corridors that will impact the city.

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 River Heights should be a community with adequate streets to effectively move traffic through residential neighborhoods and through the city. The city should plan, design, and enhance roads, pedestrian walkways, and bicycle paths.

### 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.
- e. The widening of roads and rights-of-way should be accomplished sensitively within residential areas. Mitigating measures should be taken to reduce the impact of enlarged roadways.
- f. On-street parking will be regulated by ordinance.

Goal 2 Build sidewalks in the existing developed areas of the city.

Strategy: Develop a systematic plan to install sidewalks, curbs and gutters (where appropriate). In new subdivisions or developments, however, the cost of sidewalks and curb and gutter will be the sole responsibility of developers and subdividers.

Goal 3 Local and trans-city traffic should be able to move throughout the city safely and effectively. As much as possible, collector streets should be adequate so as not to concentrate traffic on only a few streets.

### Strategies:

- 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. 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. It is anticipated that the following streets, either existing or as they are developed in the future, are to be collector or function as collector streets:

- i. 400 East from 600 South to 300 South
  - ii. 600 South between 400 East and 600 East
  - iii. 700 South from Highway 89 to 600 East
  - iv. River Heights Blvd. from 600 East to 1000 East
- c. A right-of-way should be preserved, or obtained, for the following new neighborhood streets:
- i. 500 South (Riverdale Ave) from approximately 100 to 400 East
  - ii. 800 South from 100 East to 600 East
  - iii. 700 East between 400 South and 600 South
  - iv. 400 South from 750 East to approximately 850 East (this right-of-way is also required to protect access to a 10-inch water line)
  - v. 400 East from 700 South to 800 South
  - vi. 300 East from 500 South to 600 South (Summerwild Ave to Riverdale Area)
- d. Collector roads should have controlled access.
- e. Participate in regional transportation planning by working with the CMPO.

Goal 4 River Heights should coordinate with the transit district to improve transit services providing access to mass transit.

Strategy: Maintain communication and contact with the Transit District, via board member, regarding the needs of River Heights City's riders.