

# River Heights City

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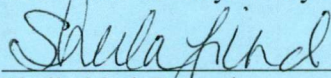
**RIVER HEIGHTS CITY  
PLANNING COMMISSION AGENDA**

**Wednesday, August 2, 2017**

Notice is hereby given that the River Heights City Planning Commission will hold their regular meeting beginning at 7:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 7:00 p.m. Adoption of Prior Minutes
- 7:05 p.m. Discuss Chugg Property Development
- 7:30 p.m. Discuss Code Changes Regarding Noise as a Nuisance, Home Occupation Licensing, Utility Vehicle Parking and Setback Distances
- 8:15 p.m. Adjourn

Posted this 31<sup>st</sup> day of July 2017



Sheila Lind, Recorder

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

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River Heights City Planning Commission  
Minutes of the Meeting  
August 2, 2017

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5 Present: Commission members: Mark Malmstrom, Chairman  
6 Danny Petersen  
7 Lance Pitcher  
8 Cindy Schaub  
9 Jake Zollinger  
10  
11 Mayor James Brackner  
12 Councilmember Blake Wright  
13 Recorder Sheila Lind  
14  
15 Others Present: Gayle Brackner, Craig Winder, Erica Zollinger  
16  
17

18 Motions made during the Meeting  
19

20 Motion #1

21 Commissioner Schaub moved to “approve the minutes of the July 5, 2017 Commission  
22 Meeting, with revisions.” Commissioner Zollinger seconded the motion, which carried with  
23 Malmstrom, Petersen, Pitcher, Schaub and Zollinger in favor. No one opposed.  
24  
25

26 Proceedings of the Meeting  
27

28 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie  
29 Council Chambers on August 2, 2017.

30 Adoption of Prior Minutes: Minutes for the July 5, 2017 Planning Commission Meeting  
31 were reviewed. Commissioner Schaub remembered they said the CUP for Charlotte Maynard  
32 would go away once they moved from their home. Commissioner Pitcher remembered the  
33 same. The motion was restated to add “3) The CUP expires upon the applicant vacating the  
34 property.”

35 **Commissioner Schaub moved to “approve the minutes of the July 5, 2017 Commission  
36 Meeting, with revisions.” Commissioner Zollinger seconded the motion, which carried with  
37 Malmstrom, Petersen, Pitcher, Schaub and Zollinger in favor. No one opposed.**

38 Discuss Chugg Property Development: Councilmember Wright explained that he, Mayor  
39 Brackner and PWD Nelson met with Jeff Jackson (of Visionary Homes/Irongate Development)  
40 about one month ago. At that time Mr. Jackson presented an under-attractive plan for the  
41 Chugg property (which is currently in the county, but is shown in the River Heights Annexation  
42 Policy). During the meeting, Mr. Wright threw out the idea of a PUD or something that would  
43 give more green space. After a couple weeks went by, Mr. Jackson came back to the Council  
44 with the current design which shows almost 15 acres of open space. Mr. Wright was impressed.

45 The Council has discussed it twice and generally like the look of it, but are concerned about the  
46 density. Mr. Jackson was concerned with how the public was going to respond and suggested a  
47 public hearing early on to get a feel for whether they should move forward. The Council has  
48 scheduled a public hearing for next week. Mr. Wright has been told by Mr. Jackson he is willing  
49 to negotiate.

50 Mayor Brackner assured, the City Council has not taken any action on the plan. If it's  
51 decided that the city is interested in this property and plan, it will go through the Commission  
52 first.

53 Councilmember Wright felt the Commission should have the opportunity to have a  
54 heads up before the public hearing, therefore, he asked for it to be on this agenda.

55 Commissioner Pitcher asked Craig Winder (of Visionary) if they have presented this idea  
56 to Providence. Mr. Winder said they had, but clarified they are not interested in pitting the two  
57 cities against each other, they are just trying to see which city would favor their idea and want  
58 to work with them.

59 Councilmember Wright pointed out Spring Creek Parkway (on the south edge of the  
60 development) will be developed Providence. There are also ingress/egress locations on 1000  
61 East and 600 South. Geographically, it seems like it belongs in River Heights.

62 Commissioner Pitcher asked if River Heights can accommodate them with sewer and  
63 water. Councilmember Wright stated the LDS church has given permission for the sewer to go  
64 through their property to connect to the River Heights line on 800 South. Water wouldn't be a  
65 problem, although PWD Nelson has some concern about the two smaller pumps being able to  
66 provide enough water to the city, if the large one went down. Mayor Brackner feels the impact  
67 fees from this development would provide the funds needed to improve the two smaller  
68 pumps.

69 Commissioner Pitcher asked about the number of water shares that come with the  
70 property. Craig Winder answered, it comes with 31 ½ shares, which they would try to use on  
71 the development.

72 Councilmember Wright said there is a concern with groundwater. Visionary has  
73 suggested a land drain system which would be installed throughout the development and drain  
74 into spring creek. They are anticipating basements in the single-family homes.

75 Commissioner Malmstrom asked about an HOA to maintain the development. Craig  
76 Winder said they will have a master HOA and 3 smaller HOAs for each section.

77 Commissioner Pitcher asked if there would be sidewalk along 1000 East and 600 South.  
78 Craig Winder said it could be in conjunction with the trail they have shown on the plan.

79 Discussion was held on the fact that they have shown 208 units in the development.  
80 Commissioner Petersen asked if they could remove a section of townhomes. He is concerned  
81 they will be rentals. Craig Winder explained the townhomes will be sold, not rented by them.  
82 They will only allow a certain percent to be rented by the owners.

83 Craig Winder said the HOA restrictions will be set by the developer, although the city  
84 can have input. Councilmember Wright informed that the city has required the restrictions to  
85 be recorded on the plat in some cases. Mr. Winder said this could be in the development  
86 agreement.

87 Commissioner Schaub brought up some of the concerns addressed by the council  
88 members at their meeting, which included density, traffic and safety. They would also like to  
89 see more parking, a clubhouse, pool, etc.

90 Commissioner Petersen asked the size of lots. Craig Winder responded the size of the  
91 single-family lots would be between 6,000 and 10,000 square feet. The average for the active  
92 adult is 6,800. He pointed out that land is getting expensive in Utah. To keep them affordable,  
93 they are going smaller on the property but adding more amenities. Research shows a  
94 neighborhood stays vibrant over the years with a diverse demographic, which is what  
95 encourages people to invest in this type of area. They are trying to promote connection and  
96 wellness. They see it as something that provides a product that is affordable in a sustainable  
97 neighborhood.

98 Commissioner Schaub discussed the price points. Active adult homes would range  
99 between \$250,00 and \$275,000. Condos will be \$185,000 which include a two-car garage.  
100 Single family would be between \$250,000 and \$350,000, which would include, at least 3  
101 bedrooms. Homeowners would purchase the lots and Visionary would build the homes. Mayor  
102 Brackner asked for consideration on a variety of colors of homes. This will come up later in the  
103 development process.

104 Commissioner Pitcher feels River Heights should consider this proposal.

105 Councilmember Wright was concerned about the density. He'd like to see the single-  
106 family homes on 8,000 square foot lots and more off-street parking areas. The townhouse  
107 density is intense. He asked about the market for townhouses and what could be expected in  
108 20 years. Craig Winder said they are very much in favor of townhouses. The millennial  
109 generation wants low maintenance while building equity. The townhome is the starter home of  
110 today. Retirees also enjoy them. Going into the future, there will be more of them. The  
111 floorplans are getting even better. They will all have two car garages. He showed a rendering  
112 of a townhome product which was impressive.

113 Mayor Brackner said Envision Utah Project is focusing on reducing the footprint of  
114 homes in the city. He feels this is a good way to do that.

115 Commissioner Malmstrom was concerned about off-street parking in the townhome  
116 area. Craig Winder stated they can sacrifice open space for parking. Councilmember Wright  
117 would like to see them sacrifice townhomes for parking. Mr. Winder reminded it's a balance  
118 between the number of dwellings and amenities.

119 Commissioner Schaub reminded the property will go in River Heights or Providence. She  
120 would like to see River Heights have control over the design and the impact fees and property  
121 taxes. Councilmember Wright pointed out the impact to River Heights roads and school will be  
122 the same either way. Mayor Brackner stated River Heights is in need of more open/park space.

123 Erica Zollinger said the people she has talked to are concerned about the number of  
124 townhouses. Councilmember Wright believed this development is envisioning townhomes that  
125 will look different than the ones that have been built in the past. Craig Winder said they would  
126 consider reducing the number of townhomes. Not by half, but maybe by 15 units. They still  
127 want to provide nice amenities and make a profit.

128 Craig Winder said they look forward to hearing the public's response. They don't want  
129 to go where they are not wanted. They are interested in keeping it vibrant.

130 Commissioners Schaub and Pitcher felt the city should do what they can to get this  
131 development in River Heights.

132 Mayor Brackner pointed out that PWD Nelson has some concerns about providing  
133 services, but Mr. Brackner feels this can be worked through.

134 Discuss Code Changes Regarding Noise as a Nuisance, Home Occupation Licensing,  
135 Utility Vehicle Parking and Setback Distances: Commissioner Malmstrom reminded there have  
136 been complaints about noise before 7:00am. He read from the suggested exceptions which  
137 would allow contractors to start earlier with permission from the city and a 24 hour notice to  
138 affected residents.

139 Commissioner Zollinger said, from the contractor's point of view, it would be difficult to  
140 give notice to surrounding residents. Commissioner Malmstrom agreed. Councilmember  
141 Wright said they will figure it out if they want to start earlier than 7:00. Commissioner Petersen  
142 said they may not know until 10:30pm because of weather and then they don't have 24 hours.  
143 It may put them back a day if they are required to give notice.

144 Mayor Brackner said if he was going to be woken at 6:30 in the morning, he would like  
145 to know ahead of time. Some agreed it's what you get when you live in a subdivision.  
146 Commissioners Petersen, Malmstrom and Pitcher feel a notice isn't necessary. Commissioner  
147 Petersen informed that during a home build there is usually only one day that's noisy before  
148 7:00am, which is when they pour the flatwork. He feels they have the city's permission when  
149 they get their ZCP. Councilmember Wright didn't agree. There are rules that need to be  
150 followed about not starting before 7:00am unless they have permission. Noticing could take 10  
151 minutes.

152 Discussion was held on projects the city contracts out. Should the verbiage say they  
153 need permission from the mayor AND public works? The consensus was that it should say the  
154 mayor OR public works.

155 Commissioner Malmstrom asked if anyone found out about the home occupation  
156 licenses. Recorder Lind reported she has contacted Logan City and asked how they determine  
157 which home businesses need licenses, under the new state law. They couldn't answer this  
158 since they are still unsure how to enact the new state code changes.

159 Discussion was held on the impact home businesses could have on neighborhoods.  
160 Councilmember Wright reminded, the state says cities can't charge a fee if the impact is the  
161 same as a normal residential use . . . which is still unclear.

162 Councilmember Wright stated this needs to be figured out by November since this is the  
163 time business license renewals come due. Mayor Brackner suggested someone contact Utah  
164 League of Cities and Towns to see how other cities are handling this. Recorder Lind offered to  
165 reach out to them.

166 Commissioner Schaub brought up some impacts that she doesn't see covered in the list  
167 they reviewed at the last meeting (delivery trucks and lawn mowing companies).

168 Recorder Lind was asked to email the Commissioners a copy of Senate Bill 81, which  
169 states the changes to the state code.

170 Councilmember Wright discussed complaints he's heard concerning the parking of utility  
171 vehicles on public streets. He mentioned some places in the code (10-6, 10-13, or 10-14) where  
172 this is discussed, but it needs to be clarified if they want to preclude this specific situation from  
173 taking place. He is leaning toward putting it in the residential zone chapter (6).

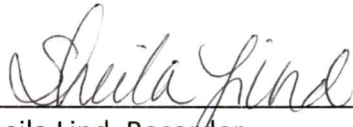
174 Discussion was brought up about utility trucks parked in a person's driveway. If a  
175 person is required to drive their work vehicles home from work, it's hard to tell them they can't  
176 park it in their driveway OR on the road. Councilmember Wright said the vehicle he has  
177 received complaints about, is being parked on the street every night. The neighbors don't like  
178 the look of it. It was brought up that sometimes an employee needs their vehicle in case they  
179 get called out. Discussion was held on different sizes of vehicles and the purpose of the  
180 businesses. Mr. Wright agreed to come back with a recommendation.

181 Councilmember Wright discussed setbacks. He would like to see the front and maybe  
182 back setbacks reduced. He is fine with sideyard setbacks and those on corner lots. He would  
183 also favor narrower streets. When setbacks are large, homes are sometimes smaller than  
184 wanted. Smaller setbacks will encourage a larger home and smaller yards. It could also  
185 encourage xeriscaping in the front and water conservation. He believes it would give people  
186 more options on what they can do with their properties. Commissioner Malmstrom agreed it  
187 would give more variety, rather than all the homes lined up along a tunnel street.

188 Councilmember Wright would like the Commissioners to consider setback adjustments  
189 along with the next code changes. Commissioner Malmstrom suggested Mr. Wright bring  
190 specific suggestions to the next meeting.

191 The meeting adjourned at 8:45 p.m.

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Sheila Lind, Recorder

  
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Mark Malmstrom, Chairman



**Site Summary** - River Heights Property, River Heights, Utah - Ironwood Constr.

Sites	Dedication: 1000 East	1.7 Acres	41.0 Acres
	Dedication: Spring Creek Parkway	1.2 Acres	
Net Area:			38.1 Acres
Units:			206
	Single Family Lots: 6,000 to 10,000 square feet		
	13.8 Acres gross	47 Lots	3.4 U/Ac.
	Average lot = 7,788 s.f.		
	Active Adult Single Family Lots: 60 x 90 ft. minimum		
	12.0 Acres gross	43 Lots	3.4 U/Ac.
	Average lot = 6,052 s.f.		
	Town Homes: 12.3 Acres gross	116 Units	9.4 U/Ac.
Net Density:			5.4 Units/Acre
Streets:	6,020 L.F. of 66 ft. =		8.4 Acres
Open Space:			14.6 Acres 38.3 %
	Single Family Lots		
	Buffer	1.1 Acres	
	Park	0.5 Acre	
	Active Adult		
	Buffer	2.7 Acres	
	Park	0.3 Acre	
	Town Homes	10.0 Acres	



27 JUNE 2017  
Concept Plan

# RIVER HEIGHTS PROPERTY

River Heights, Utah  
Ironwood Construction - 50 East 2500 North - North Logan, Utah

R. MICHAEL KELLY  
CONSULTANTS

LAND PLANNING - LANDSCAPE ARCHITECTURE  
P.O. Box 499, Mills, UT 84304 435.753.2955

Suggested Code Changes  
August 2, 2017

5-4-5:A.2

2. Use of noisy machinery after 10:00 p.m. or before 7:00 a.m., except for the following:

- a. Necessary services and/or emergencies as approved by the mayor or public works director.
- b. Commercial construction requiring special installation times, such as the pouring of large quantities of concrete or laying large quantities of asphalt paving, and as approved by the Mayor <sup>or</sup> and the Public Works Director. ~~The contractor shall provide notification to surrounding residents at least 24 hours in advance of the early commencement time or late completion time.~~