

River Heights City

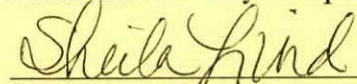
PLANNING COMMISSION AGENDA

Tuesday, April 17, 2018

Notice is hereby given that the Planning Commission will hold its regular commission meeting beginning at 6:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 6:00 p.m. Pledge of Allegiance and Adoption of Previous Minutes and Agenda
- 6:05 p.m. Planning Commission Training
- 7:05 p.m. Discuss Changes to the General Plan
- 8:00 p.m. Adjourn

Posted this 12th day of April 2018



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

River Heights City Planning Commission
Minutes of the Meeting
April 17, 2018

Present: Commission members: Cindy Schaub, Chairman
Noel Cooley
Heather Lehnig
Chris Milbank
Lance Pitcher

Councilmember Blake Wright
Recorder Sheila Lind

Others Present: Sharlie Gallup, Dianne and Dennis Rhoton, Roxanne Bilbao

Motions Made During the Meeting

Motion #1

Commissioner Pitcher moved to “approve the minutes of the April 3, 2018 Commission Meeting with changes.” Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

Proceedings of the Meeting

The River Heights City Planning Commission met at 6:00 p.m. in the Ervin R. Crosbie Council Chambers on April 17, 2018.

Pledge of Allegiance: Commissioner Pitcher led in the Pledge of Allegiance.

Adoption of Prior Minutes and Agenda: Minutes for the April 3, 2018 Planning Commission Meeting were reviewed with a few minor changes.

Commissioner Pitcher moved to “approve the minutes of the April 3, 2018 Commission Meeting with changes.” Commissioner Milbank seconded the motion, which carried with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.

Planning Commission Training: The Commission viewed a training video on Planning Commission duties by the Utah League until 7:00 p.m.

Discuss Changes to the General Plan: Commissioner Lehnig started off by discussing the General Plan Introduction. She added population figures for 2015 (1938) and 2017 (1962).

Commissioner Cooley commented on the 200 acres of undeveloped land within the city and the annexation declaration area. He figures that number is closer to 164 acres (78 acres inside the city and 86 acres outside). He has a list of property owners and their acreage. There are approximately 198 developed acres. Ms. Lehnig will get with Mr. Cooley on the sources for his

45 figures. Councilmember Wright suggested some comments could be added in regards to population
46 growth.

47 Commissioner Schaub asked what each member's vision is for future land use. She would like
48 to see all incoming property be residential rather than commercial. She prefers to have her property
49 taxes raised to offset this. She's not sure she even wants to have mixed-use.

50 Councilmember Wright pointed out there were several discussions in preparing for the 2009
51 General Plan revisions regarding transportation. They backed off on an aggressive plan since it may
52 not happen within 30 years. They took some time to work with Logan City for a cohesive plan in the
53 100 East area. Through these discussions they came up with a mixed-use zone. The development in
54 Logan happened much faster than expected and didn't end up being mixed-use, but rather
55 apartments. He suggested revisiting the mixed-use concept to consider if this zone is a good use for
56 this area of River Heights. He would like to go to an extra effort to involve the public. In 2009 the
57 City had good attendance from the Riverdale residents, but not from other areas. Commissioner
58 Milbank said the Riverdale/100 East Area would be the most likely area in River Heights for
59 commercial. Mr. Wright suggested doing a little homework on regional plans for 200 East, which
60 could happen sooner than later. Commissioner Cooley said 200 East has been on the CMPO list for
61 20 years. Sharlie Gallup asked if River Heights has a say on 200 East. Mr. Wright thought River
62 Heights might be able to hold off for as long as they could, but funding might have something to do
63 with forcing it.

64 Commissioner Milbank asked if River Heights has an obligation for affordable housing, even
65 though we no longer need to turn in the Moderate Income Housing Report. Councilmember Wright
66 felt it still needed to be a consideration.

67 Commissioner Milbank wondered if the City needs commercial for financial reasons.
68 Councilmember Wright said the City is doing good now, but residential drives revenue the other way.

69 Dianne Rhoton asked if larger lots would bring in more tax money. She discussed the sewer
70 situation in Riverdale. She is concerned with development because of the corrosion of sewer lines.
71 Why not make it beautiful with larger lots and less development? Councilmember Wright said there
72 will be pressure for high density in this area. He wasn't sure how larger lots are assessed in
73 comparison to smaller ones. Commissioner Cooley felt homes bring in more tax revenue than land.

74 The following paraphrases Ms. Rhoton's comments. She discussed the number of townhomes
75 and apartments that are being built in this valley. They will turn into rentals with lots of crime and
76 meth labs. Planned communities, done lovely, with a strip mall would be nice. Without that it goes
77 down to slums. She wondered if we would allow developers to come in to destroy our valley.
78 Valencia, California and Gales Ferry, Connecticut have some developments which have stayed
79 beautiful over the years. She is scared to death with what the developers are doing.

80 Commissioner Schaub asked if we know if the Church property is still being sold to Jeff
81 Jackson. It was unsure. She wondered if the Planning Commission would want to say anything to the
82 Church about leaving it open space. It was suggested that she could do this as an individual, but not
83 as the City without permission from the Council.

84 Roxanne Bilbao said in Hyde Park Ironwood is doing a development of single family and senior
85 homes because townhomes are not allowed there. Councilmember Wright said River Heights doesn't
86 allow them either.

87 Councilmember Wright cautioned the Commission on giving their opinion on land use at this
88 point because they may change their minds during the process.

91 Dianne Rhoton said the Army Corp of Engineers needs to check the water level of the Chugg
92 property. Commissioner Pitcher is aware of a developer who has already done some test holes on
93 this property and backed out because of it.

94 Councilmember Wright said Commissioner Schaub is in a precarious situation with the land
95 use section. At some point, before a hearing, the Commissioners needs to put some ideas together
96 to present to the public. There isn't a timeline on when the General Plan changes need to be
97 finished. He's heard rumors Ironwood might come back to River Heights for their single-family units.
98 There is currently no pressure from a developer. He feels it's more important to do it right than to
99 hurry.

100 Sharlie Gallup said there are some residents who would like an ordinance in place that would
101 not allow townhomes or apartments on newly annexed property. Councilmember Wright said the
102 only place they would be allowed is in the mixed-use zone; they are not permitted in the residential
103 zones. He named the only zones currently listed in the City are: agricultural, residential, mixed-use,
104 commercial, parks and recreation and planned unit development (PUD).

105 Councilmember Wright explained that the Commission will come up with proposed changes
106 to the General Plan and then present them to the public. Discussion was held on the ideas they have
107 heard from the public and how they could address them.

108 At the next meeting the Commission will discuss code changes and amendments to the land
109 use and transportation sections of the General Plan.

110 Commissioner Pitcher suggested getting the city engineer involved. Councilmember Wright
111 suggested talking with the CMPO to see if they've done any updates to their regional plan and getting
112 a copy of the TIP.

113 Commissioner Cooley reported talking to Joe Godfrey (electrical engineer) about helping
114 revise the lighting ordinance. Mr. Godfrey said he would be willing. Councilmember Wright
115 suggested Mr. Cooley ask him how much he would charge the City.

116 The meeting adjourned at 8:00 p.m.

117 _____
118 Sheila Lind, Recorder

119 _____
120 Cindy Schaub, Commission Chair