

River Heights City

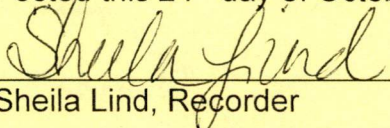
RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

Thursday, October 26, 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 Elementary School at 780 E 600 S**

- 7:00 p.m. Public Hearing to Hear Comment on the Ridgeview Development Sketch Plan
- 8:00 p.m. Adjourn

Posted this 24th day of October 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

River Heights City Planning Commission
Minutes of the Meeting
October 26, 2017

Present: Commission members: Mark Malmstrom, Chairman
Danny Petersen
Lance Pitcher
Cindy Schaub, electronically present
Jake Zollinger

Councilmember Blake Wright
Recorder Sheila Lind

Others Present: Jeff Jackson, Craig Winder, see attached roll

Proceedings of the Meeting

The River Heights City Planning Commission met at 7:00 p.m. in the River Heights Elementary School on October 26, 2017.

Public Hearing to Hear Comment on the Ridgeview Development Sketch Plan:

Commissioner Mark Malmstrom welcomed those in attendance and encouraged respectful comments. He gave a brief explanation on the parcels: One is the Chugg property, which is currently in the County. If it's annexed to River Heights it will come in as agricultural and then be rezoned. The other property is owned by the LDS Church and is currently in River Heights and zoned agricultural.

Jeff Jackson, of Ironwood Development, thanked the City Council and Commission for working with them since June. He explained, in designing their development, they are trying to do what's best for the community. He discussed the term 'high-density,' which this development isn't. They are proposing a 'mixed-use' project, which has 3.58 units per acre.

Craig Winder, also of Ironwood, gave a broad overview of the 'why' and 'how' of the project. He reiterated this is NOT a high-density project. It isn't a low-income project either. The townhomes are units that are very attractive and will be sold at a good price. They are offering a variety of housing units because it helps with neighborhood stability. This kind of development will support a variety of ages and income level, which allow people to invest in a neighborhood. He discussed the Blue Zones Studies, which study certain populations that age well, live longer and are happier. Their Ridgeview design follows the guidelines of a Blue Zone Community, which will encourage longevity, happiness and connection, which allows for home ownership. A variety of housing options allow them to achieve these goals while offering a superior quality product. Per city code, they could ask for more units in an R-1-10 zone than they're currently requesting in a PUD. He discussed home owner associations, which relieve burdens that would otherwise be the municipalities. They collect fees used to make sure the development stays in excellent repair. They plan to hire a professional firm that will manage the HOA so residents don't need to enforce the rules. He is aware there is concern about the

45 number of cars the development will bring in. A Harvard study has shown that multi-density
46 families own half the number of cars than single-family residents. It's very likely the impacts of
47 this community will be less than a single-family community. The Harvard study also shows that
48 townhomes do not have a negative impact on surrounding property values.

49 Jeff Jackson reviewed density. The city's PUD ordinance allows for a 10% increase.
50 After subtracting for roads, based on the amount of square footage they have, he figures they
51 can put 161 units on this property, if the lots were 11,000 square feet. They are proposing 159
52 but could be asking for 10% more than that. He discussed the three types of products (single-
53 family, active adult and townhomes) that have worked very well together in other
54 communities; such as Daybreak. He discussed the compromises they have made on their plan
55 since they first approached the city, based on public and commissioner comments and hoped
56 the city could make a few compromises, as well. He stated if they go back to strictly single-
57 family homes there would be no requirement for open space.

58 Mr. Jackson cleared up a misconception that the 1.5 million dollars the city would
59 collect in impact fees will go to pay for the development, which is completely false. The
60 developers will pay for 100% of their own infrastructure. They will also pay to improve 600
61 South and their half of Spring Creek Parkway (which are not inside their development). The
62 impact fees they pay to the city will go towards upgrading roads, parks, water, storm water and
63 sewer systems which are impacted by the development.

64 Mr. Jackson admitted there are some terrible multi-units in the valley. They are
65 presenting a different product. They have taken five of the townhome buildings and converted
66 10 of the units into one level (because of a suggestion from a resident at a prior meeting). He
67 informed the townhome price points have gone up, as they have continued to add amenities,
68 based on suggestions they have received. At this time, townhome units will likely sell for
69 \$235,000-240,000. (When they first started they were hoping to stay under \$200,000.) At this
70 price, owners are not economically able to rent them out. The active adult units will be in the
71 \$285,000-325,000 range. Single-family homes will go for \$340,000-600,000 range.

72 The time was turned over to public comments.

73 Harm Lubben asked if the homes will have basements. Mr. Jackson discussed their plan
74 for a land drain in the area so they can offer basements. This idea might change after
75 engineering studies have been done. If so, they will offer slab on grade.

76 John Hubbard owns the parcel south of the development area, in Providence. They
77 have been watching development over the years and are aware that Spring Creek Parkway will
78 eventually be developed to funnel traffic from the east side of Providence. They have farmed
79 for 24 years and realize development will happen. He discussed one of Providence's single-
80 family developments, which he felt was kind of a mess. He likes Ironwood's development as a
81 PUD with the open space and planning ahead for the whole area. He can see it working. He
82 and his wife agree with the PUD. He was concerned whether Providence will finish the bridge
83 in this area so the road can tie into Spring Creek Parkway.

84 Shellie Giddings commented on the Harvard study, referenced by Mr. Winder. She
85 looked it up and found it to say townhomes don't have fewer cars and bring down property
86 values. She expressed concern about the increased traffic on 600 South. Mr. Winder wasn't
87 sure they were talking about the same study. She disputed Mr. Jackson's plea for the city to

88 make some compromises. She explained, this is where they live so she isn't sure why they need
89 to compromise.

90 Diane Rhoton has seen this same exact thing over and over during her life. This is high
91 density for this small community. She would like them to look closer at the impact. She has
92 moved 40 times in her life so she has seen it from the west to east coast. She is concerned
93 about safety for the children. She hopes the Council will listen to the citizens.

94 Steve Roberts commented on transportation and traffic and was concerned about
95 Spring Creek Parkway being completed properly. There are currently two places where there is
96 a gap and will be a third with this development. Without the gaps being finished, traffic will not
97 funnel properly from this development and east Providence. He recommended arrangements
98 be made to finish the road that is dead-ending in Brookside.

99 Cindy Montoya, from Providence didn't like that there was only one way in and out for
100 the townhomes. She sees this as a bad idea which will put hundreds of cars on her street. She
101 feels threatened when they say there won't be greenspace without the townhomes. She is
102 concerned that the elementary school is already full.

103 Coby Saltern asked if there is a timeline for a decision to be made. He would like to see
104 a traffic study done and to know they've worked out some of the details. He likes the multi-use
105 design and open space. He appreciated them trying to do it right.

106 Jeff Jackson informed they were recently granted an extension on their contract for the
107 property. They plan to move as fast as possible. He informed that Ironwood will develop this
108 property no matter what. The single family homes will have many more kids than the
109 townhomes.

110 Coby Saltern asked if they will jump to Providence if they don't get approval from River
111 Heights. Jeff Jackson stated they want to do what's best for the property and create a
112 sustainable neighborhood. They will take it to the city that will go with their concept. He feels
113 it belongs in River Heights, but will go to Providence if needed.

114 Don Calderwood, mayor of Providence, said Ironwood has not formally approached
115 Providence. If they do, it will be a Council decision. The property the townhomes are shown on
116 is in River Heights, which keeps it from being part of a Providence development. He
117 acknowledged Spring Creek Parkway has not been finished. The city has committed to put a
118 bridge over Spring Creek, although they have not said when. They don't have it in their budget
119 right now, but it can be changed. When it comes to annexation, cities are in a marketable
120 productive position. Cities don't have to annex unless they want to. However, as long as
121 developers meet city code, they can't be told no. If the property isn't annexed to either city, it
122 won't get developed.

123 John Drew, Providence mayoral candidate stated the Providence master plan shows
124 Spring Creek going through to take the northeast traffic west.

125 Steve Roberts asked Providence why Spring Creek Parkway is dead-ended in the
126 developed areas. Mayor Calderwood said their council is planning to finish the road near the
127 charter school. However, there is not a current plan to extend this to Hubbards. He doesn't
128 feel they will be getting CMPO money to do so.

129 Cindy Larsen knows the property will get developed and annexed in either city. She,
130 herself, would love to move into the active adult community. She thinks the development looks
131 great and it would be a benefit to River Heights. She is a teacher at River Heights Elementary

132 and informed the student body's majority is from Providence. If the development comes, the
133 district will need to make adjustments. She likes the idea of having enough walking students
134 that they may not need bussing.

135 Bob Kraus (of 600 South) said traffic gets backed up during school time. Its going to get
136 worse with more traffic. He is the irrigation ditch master and is concerned about flooding
137 problems in the area. The Chugg property has always had a high water table. If basements are
138 allowed, they will have a flooding problem like this year.

139 Thomas Briel was concerned with traffic on 700 South. He asked if River Heights may
140 need to foot the bill for a traffic light at the bottom of the hill. He wondered if River Heights
141 had enough infrastructure to support this development, such as water.

142 Judy Gardner asked if Spring Creek would be able to hold the water from the drainage
143 system. Jeff Jackson said they plan to use an orifice plate to gradually add it to the creek so it
144 won't be gushing in. Ms. Gardner asked, if they don't drain the property, could the basements
145 crack? Mr. Jackson informed, if they don't do the drain, they won't allow basements. Ms.
146 Gardner felt as people age and move into communities, they don't want to be surrounded by
147 families and townhomes. She felt confused by the layout.

148 Kristie Israelson, of Providence, said twice the creek has needed to be dredged, which
149 was set up and done from the Chugg property. She wonders how that will work once this area
150 is developed.

151 Kent Fryer couldn't perceive the townhomes in this area because its already busy. He
152 would like to see some 55 and older twin homes. If they need to have townhomes he
153 suggested building them on along 1000 East.

154 Don Calderwood said Providence finished Gateway Drive all the way to the residential
155 area with a round about. Ironwood has recently been approved to put 164 townhomes in this
156 area (behind Maceys), basically in a commercial type district.

157 Ron Goodrich said there was suppose to be a walkway along Spring Creek Parkway.
158 Money was set aside, it didn't happen and now there is no money for it. He's a well-educated
159 individual who makes a good living but he wouldn't be able to afford one of the homes in this
160 development and wonders who could. He has seen problems with HOAs with every case he has
161 been involved in; they don't live up to their commitments.

162 Jamie Saltern asked for clarification on the Church property. Jeff Jackson said if they
163 annex the Chugg property to River Heights they would need to run the sewer line through the
164 Church property, which they have agreed to. If they take the property to Providence they
165 would connect to a nearby Providence sewer line.

166 Tyson Budge was concerned with the townhomes, as well as the amount of traffic and
167 people. He asked if no townhomes would be a deal breaker. Jeff Jackson said they would
168 approach Providence if River Heights won't allow townhomes. If Providence won't allow them,
169 they will go to Plan B. Mr. Budge likes the plan but is very against the townhome idea.

170 Sharlie Gallup asked if this area could be labeled a flood plain. Jeff Jackson said they
171 have checked and its not. Ms. Gallup pointed out the impact fee money won't be around in the
172 long term and asked if the city can sustain it in 10-20 years when expenses come up.

173 Mark Lubben likes the idea of growing but is concerned about traffic. He doesn't like
174 the townhome idea. He asked for a show of hands on how many people were favorable to the
175 plan as is, with no townhomes, etc.

176 Kathryn Sorensen owns a townhome in Utah County in a similar community. She said its
177 lovely but congested. The townhomes are 2-3 bedrooms so there are many young families.
178 There are 2-3 cars per unit so traffic is a big deal. She cautioned against assuming townhome
179 people will have less cars. She felt townhomes don't fit in River Heights or Providence on this
180 property.

181 Levi Roberts was generally favorable and felt it's important to provide for diverse
182 situations. He is an advocate of street connectivity and hoped this would be looked into
183 seriously.

184 Elise Reeder wants the City to be very careful when considering this property because
185 it's the last big piece River Heights will have. She would like to see more large lots added into
186 the plan.

187 Lisa Ellis stated she has lived in River Heights for 40 years. She explained, during the
188 public hearing for the Saddlerock Subdivision she requested the City create an R-1-15 zone for
189 the remainder of lots in the city. She has a petition with over 200 signatures from people who
190 agree with this larger lot concept. This property is precious. She suggested a compromise by
191 putting the active adult area around the church in an R-1-6 zone. River Heights is losing
192 wonderful families because they can't find a larger lot to move to. There are 175 names (later
193 informed the count was 325) on a petition against the townhomes. She said if they provide
194 larger lots, they will come. She attended a Providence meeting last night where they discussed
195 how they are moving toward more single-family homes. Their townhomes are located near
196 larger streets and the city's entryway. River Heights should trust Providence planning.

197 Brad Pond, a long time resident of River Heights, asked if the city has completed a cost
198 impact analysis. He is worried about sustainability in the future since River Heights doesn't
199 have much of a tax base. How far will the impact fees go? He understands \$28,000 /year will
200 come in from property taxes. He would like to see some figures before a decision is made.
201 Commissioner Malmstrom referred to Mayor Brackner who has been working on an analysis.
202 Mayor Brackner responded that he has completed a cost flow analysis, but tonight the figures
203 have changed so he'll need to redo it. The first four years it would be a negative outflow. After
204 that it would break even. He reiterated that impact fees can only be used on the things that
205 impact the remainder of the city, due to the new development. He will redo the figures and
206 invited anyone interested to stop by the City Office tomorrow to pick them up.

207 Gaylen Ashcroft expressed concern about the townhouses, although they look like a
208 good plan as long as there is enough parking. Basically, he loved the plan. Mr. Jackson said
209 parking has been a concern all along, and pointed out they have 2.75 stalls per unit. Or over 3
210 per unit, when including the additional parking lots they've added. The active adult parking has
211 been increased as well.

212 Mark Malmstrom thanked everyone for coming and informed, the Planning Commission
213 will meet again next Thursday where they will have more discussion and maybe a vote.

214 The meeting adjourned at 8:40 p.m.

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Sheila Lind, Recorder

Mark Malmstrom, Chairman

Please print your name on the roll.

Kathryn Hadfield
Don Darrin
Cindy Larsen
Katherine Sorenson
Catie Sorenson Carlisle
Julie Pond
Ruth Ann Nelson
Steve Bilbao
Terry Petersen
Ken Sorenson
Geraldine Sorenson
Debbie Hancey
Doug Clausen
Greg & Rose Githins
Sharlie Gallup
Bonnie Chambers
Diannie W. Rhoton
Kent Fryer
Tyson Budge
Sue Robertson

Angela M. Martinez
Andrew Cobabe
Vida B. Gines
Allen N. Gines
Barbara Farris
Amy Fuhrman
Cynthia Montoya
Frank Montoya Jr.
Brittany + Bryan Casio
Judy Gardner
TERI PEERY
Chris Milbank
Craig Rasmussen
Vada Cornell
Kent Sumner
DENNIS RHOTON
Dana Thompson
Susan Roberts
~~Susan Roberts~~
Carol Rice
Justin Coch

Robert K Scott

Gaylen L Ashcroft

Kristina Barfuss

Tanon Mathews

Roxanne Bilhao

Mike & Cindy Rickson

JAMIE & COMY STUERN

Ja Van & Rasmussen

Lisa Andrus

DAVID WALKER

Francine Davis

Anette Smith

RANDY GNEHM

DAVID THUNEL

Gene & Cree Spaulding

HARM LUBBEN

Gary Sistr

Max Longhurst

David Bush

Kristie Israelson

Card Ferney

Please print your name on the roll.

Widtsøe R. Mathews

Shullie Giddings

Lauren Giddings

Ronald Goodrich

Staci Goodrich

Kelly Hymas

Angela Dent

Please print your name on the roll.

~~Donald~~

Don W Calderwood

MARILYN PRIDE

Wallace Pride

MICHAEL TAYLOR

Bart Weston

Judy Weston

Cynthia Olsen

John Olsen

Bob Kraus

Kevin Stanley

Richard Berntsen

Bob Russell

Don Davis

Stephanie Adams

Lauren Giddings

ROB GENE S

MIKE NELSON

Jeff Smith

BROOKS LEHNIG

John Hubbard
MARY HUBBARD

Joe Ellis

Lisa M. Ellis

JOHN DREW

Darlene Craney

Gayle Brackner

Jim Brackner

Susan Rasmussen

Steve Roberts

Levi Roberts

Dan Pond

Ted Wilson

CASEY GORIE

DIXIE WILSON

Natalie Pace

Jesse Pace

Ron & Daina Zellenge

DARCY & HEATHER BURT

Jim Anderson

Thomas Briel

Lisa Ellis

Peggy Smith

RIDGEVIEW PARK CONCEPT PLAN



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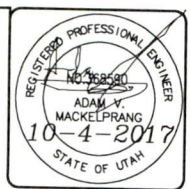
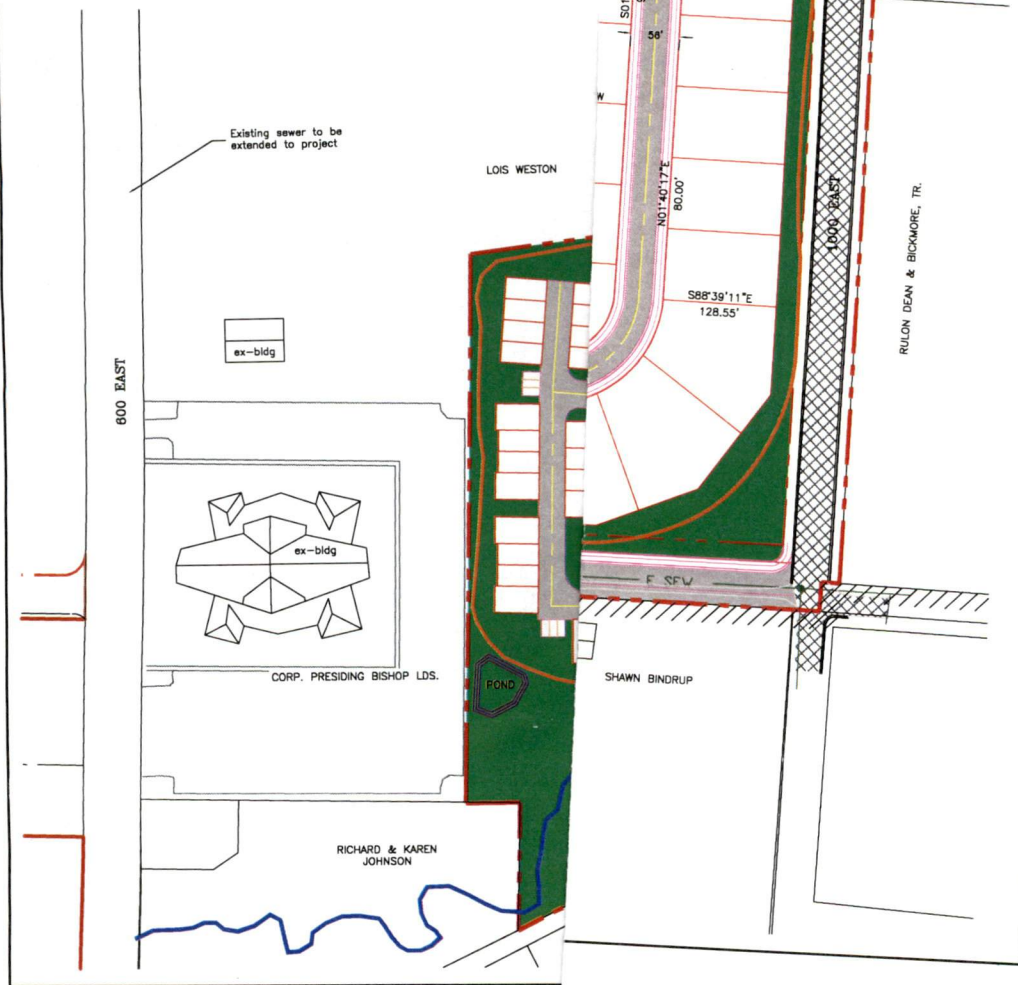
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LEGEND:

- EXISTING CITY CORPORATE BOUNDARIES
- EXISTING EASEMENT
- PROPOSED TRAIL
- PROPOSED OPEN SPACE
- EXISTING ASPHALT
- PROPOSED ASPHALT

SITE SUMMARY, River Heights Property

Net Area: 49.10 acres
 Units: 3.58 units per acre
 Single family lots—56
 *average size: 11,541 sf
 Active adult single family lots—52
 *average size: 6,559 sf
 guest parking: 33
 Town homes—68
 guest parking: 51
 Additional park parking: 26
 Open space: 13.90 acres 28.32%



ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435)755-5121
 alliancelogans@yahoo.com

No.	REVISIONS / SUBMISSIONS	DATE

PROJECT TITLE: **RIDGEVIEW PARK**
 DRAWING TITLE: **CONCEPT PLAN**

DATE: 10,4,2017
 DRAWING No. 1

Brian Craig
67 E Spring Creek Parkway
Providence, Utah 84332
435-213-9583
brian.craig@ymail.com

October 13, 2017

Commissioner Mark Malmstrom
River Heights City Planning Commission
520 South 500 East
River Heights, Utah 84321

Re: Opposition to Ridgeview Park Subdivision

Dear Mr. Malmstrom:

I am writing this letter to express my opposition to the proposed Ridgeview Park Subdivision in River Heights. I live at 67 E Spring Creek Parkway in Providence. My house is located near the proposed subdivision. My son also attends River Heights Elementary School. My opposition is based on four major areas: 1) traffic and safety concerns; 2) educational concerns; 3) environmental concerns; and 4) green space and park concerns.

Traffic and Safety Concerns: The proposed subdivision will increase traffic and safety concerns, especially around River Heights Elementary School.

The proposed subdivision will increase traffic in the area, especially around River Heights Elementary School. River Heights Elementary School already has a problem with traffic congestion, especially during drop off and pick up times. A letter to parents in October 2017 by Stephanie Adams, Principal of River Heights Elementary School, addressed existing traffic and safety concerns around the school. An increase in traffic and population will compound these already existing concerns.

Educational Concerns: The proposed subdivision will have a negative impact on learning at River Heights Elementary School.

The proposed subdivision is located adjacent to River Heights Elementary School. The increased noise during the construction phase will be disruptive to the learning environment for children. I am concerned that the education of the children will be affected, especially with heavy construction equipment. As a father of four children, including two children who will be attending elementary school in the next few years, I am concerned about the impact that the construction will have on River Height Elementary School which is located so close. In addition, the increased population of new homes will add demands to River Heights Elementary School which is already at capacity with the addition of portable units. The planning commission should also consider only approving single family housing rather than multi-family housing units because of the increased noise with multi-family housing units.

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The first part of the report is devoted to a description of the project and the objectives of the study. The second part is devoted to a description of the methodology used in the study. The third part is devoted to a description of the results of the study. The fourth part is devoted to a discussion of the results of the study. The fifth part is devoted to a conclusion of the study.

The first part of the report is devoted to a description of the project and the objectives of the study. The second part is devoted to a description of the methodology used in the study. The third part is devoted to a description of the results of the study. The fourth part is devoted to a discussion of the results of the study. The fifth part is devoted to a conclusion of the study.

Environmental Concerns: The planning commission should require an environmental impact study before approving the proposed subdivision.

The next major area of concern relates to the environment. The proposed subdivision is located next to Spring Creek which is home to many native plants and animals, including fowl, that rely on the nearby creek as a water source. I am concerned about the impact that the proposed subdivision will have on the environment. I propose that the developers conduct an environment impact study before going forward with the proposed project. After reviewing an environment impact study, the public can then submit comments to the planning commission.

Green Space and Parks Concerns: The planning commission should require more green space and the addition of a city park with the proposed subdivision.

Cache Valley is already losing significant green space. While the proposed subdivision does allow for some green space, I suggest that the plan increase the percentage of land devoted to green space to protect the aesthetic beauty of the neighborhood. The planning commission could require that the developer devote a larger percentage of the proposed subdivision devoted to green space.

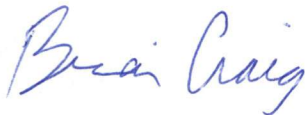
Requiring the developer to build a public park within the proposed subdivision would also be beneficial with the increased population. With Ryan's Place Park located nearby, the increased population with the new development will make Ryan's Place Park even more busy and adding another city park in River Heights would help alleviate some concerns about park usage and green space. Ryan's Place Park is already very busy. The planning commission should consider requiring the developer to put in a public park with the proposed subdivision.

Wait until after Public Hearing:

I contacted Principal Stephanie Adams at River Heights Elementary School and a public hearing will be held at the school on October 26, 2017 to receive input from the community. At the very least, I suggest the planning commission wait until after this public meeting is held.

Please consider these concerns with the proposed subdivision.

Sincerely,



Brian Craig



Sheila Lind <office@riverheights.org>

Fwd: Feedback for Chugg/LDS Church Properties

1 message

Mark Malmstrom <totaltreecare@gmail.com>
To: Sheila Lind <sheila@riverheights.org>

Thu, Oct 26, 2017 at 8:25 AM

----- Forwarded message -----

From: **Travis Marble** <marbletravis@gmail.com>
Date: Wed, Oct 25, 2017 at 9:56 PM
Subject: Feedback for Chugg/LDS Church Properties
To: Mark Malmstrom <totaltreecare@gmail.com>

First I must say I overall approve of the plan as prepared for the meeting tomorrow October 26th. I won't be able to be in attendance. I am not against town homes, and this appears to be a fair compromise. I do have concerns about the HOAs and would encourage the city to do anything in its power to help those areas function properly.

Some additional thoughts. I understand where people are coming from with regard to town homes, and I understand their shortcomings, but they obviously serve a role in providing housing. I also think that more town homes should be distributed throughout areas instead of being isolated. There is great value in living, working, socializing, and attending religious functions with people from a diverse background in diverse life stages. If we consistently segregate ourselves to only the people who are like us in the same situation as our selves, we lose the ability to empathize with others.

Good luck, I don't envy your role.

Lastly, may I offer one more suggestion. I fully expect a large number of those town homes to be rentals. Which is fine, rentals also play an important role in affordable housing. However I would suggest River Heights consider landlords as business owners and do its fair part to ensure that we don't end up with (for lack of a better term) 'slumlords' or blighted neighborhoods where properties are not maintained.

Thanks,
Travis

--

Mark Malmstrom
Certified Arborist RM-0460AT
Total Tree Care, Inc
totaltreecare@gmail.com
Office: 435-752-1884 Cellular: 435-881-0164

Dear Mark Malmstrom,

Oct. 26, 2017

In regards to the Ridgeview Park Subdivision sketch plan, I would like to express my sincere desire that the city relinquish the request for greenspace in favor of a plan with no town houses. It was very clear at the town meeting held recently that the residents of River Heights are committed to a family friendly neighborhood and when a vote was taken at that meeting the vast majority of those present opposed town houses as part of the plan.

Thank you,

A handwritten signature in black ink that reads "Stephanie Ashcroft". The signature is written in a cursive style with a large initial 'S'.

Stephanie Ashcroft

543 E. 650 S.

River Heights, UT 84321

Mr. Mark Malmstrom
Planning Commission Chairman
River Heights City
520 South 500 East
River Heights Utah 84321

October 25, 2017

Re: Proposed Ridgeview Park Subdivision

Commissioner Malmstrom:

I appreciate the opportunity to provide my comments on the proposed Ridgeview Park Subdivision. I have reviewed the sketch plan for the proposed subdivision. It appears that the portion of the Spring Creek Parkway within the subdivision will not connect to the finished portion of the Parkway in the adjacent subdivision. This would result in an unfinished gap in the Spring Creek Parkway. As you are probably aware, historically the Spring Creek Parkway has been considered a critical transportation corridor to accommodate traffic flow from the developing eastern portions of Logan, River Heights and Providence.

Since the beginning of construction of the Parkway in the early 2000's there has been some good progress in moving this traffic corridor forward along with development. Unfortunately, in Providence City there have been some instances where developers along the Parkway were not required to construct their portion of the roadway as part of their development. This has resulted in gaps in the roadway – one at Spring Creek on the East Boundary of the Brookside Subdivision and another at Spring Creek on the East boundary of the new Charter School. As a result, we don't have a continuous transportation corridor for traffic from the increasingly developing east side. As a result, increasing traffic is funneled through neighborhood streets. These streets were never intended to handle this volume of traffic or traffic speed. It is causing ever-increasing safety hazards for the families in these neighborhoods.

I recommend that the approval of this subdivision be contingent upon a plan, adequately funded, to complete the portion of the Spring Creek Parkway between this subdivision and the adjacent Brookside Subdivision. This will no doubt require coordination with Providence City. It may be that there is already a plan for accomplishing this. If so, that will alleviate this concern.

I am looking forward to attending the Public Meeting on Thursday. Thank you for your consideration of this matter and especially for your service to the citizens of River Heights City.

Best Regards,

Steve Roberts
895 Stone Creek Dr.
River Heights, Utah 84321
(435) 881-6895
sroberts@jubengineers.com

(198)

325 to 4

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Bill Richard S. Johnson

~~Karen Johnson~~ Karen Johnson

~~Earl Huff~~ Earl Huff

~~John D. Frye~~ John D. Frye

~~John D. Frye~~ John D. Frye

Tana Allen

LA

Zane Robins

Jan

Andrew Webb / Andrew Webb

David Paul

Maria Butler

Wynne

John D. Frye

Michael Johnson

~~John D. Frye~~

Rae Gitting

Henry B. [unclear]

Teresa Bingham

~~T. B. [unclear]~~

Sam Oak

Nick Smith

Wynne [unclear]

Melinda Guymon

~~[unclear]~~

Heather Eames

~~[unclear]~~

Emily D Peterson

W. H. [unclear]

Bridgette

Kelli Feme

Denise Johnson

~~[unclear]~~

TRAIL

Carol Rich

325

36

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

~~Barbara Johnson~~
~~John Johnson~~
~~Barbara Johnson~~
Jeannine Christensen
Bonda Christensen
Bord Lumpkin
Joan Thompson
Janet Mathews
T. Lynn Mathews
Wendee R. Mathews
Micah Mathews
Margaret Mathews
Eliza D. Mathews
Suanne W. Rhoten
~~Janet Rhoten~~
Kelli
Dore Scott
Lucene Guindon
Melissa Lemon
Denise Lemon
F. F. Jones
Kelli Jones

Diane Poulson
Lucia Rhodes
Lindsay Suh
Hanni Johnson
Shelli Edge
Cynthia Montoya
~~Barbara Johnson~~
~~John Johnson~~
B. F. Jones Providence Utah

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Kathleen McDurdy

~~Mark Weese~~

Quane P. Weese

Mark Weese

Dalvin Rees

Chad R.

Nicola White

Jacemy White

8

As a citizen of River Heights,
I, the undersigned, petition the city to **REJECT** the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Step R. Keller

Carolyn L. Keller

x *Etan Keller*

3

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

~~Shirley Plaster~~
Lynne Hill
Kurtis Howell
Chris Howell
Carrie Giles
Craig Dile
Audrey Mann
Chris Mann
Desiree Sandgren
Danny Sandgren
~~Donna~~
Josh Bromm
Bryan Tolpinze
Angela Dunt
~~Bob~~
Sherry Kooyman
Derek Coym
Roxanne Bilbao
Steve Bilbao
~~Kevin~~
Courtney Nguyen
Jack Han
Amy Hankin

Allen
Kiana Green
Isa King
Jay L
Ak O
Casey Orr
Cami Palen
Rory Jackson
Melub W. Williams
~~Gregory~~
Cory Bingham
Joanna Bingham
Tom Peter
Sydney Peter

39

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Lori Weinberger
~~Steve Weinger~~
Julie Cook
~~Julie Cook~~
Amy Betz

~~Lori Weinberger~~
Steve Weinberger
Julie Cook
Doug Clausen
Amy Betz

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Kate Black

Mud Black

Joe Black

Bonnie Ch

Kyle

Carole Ann

Paul Jones

[Signature]

Darou Latta

Wesley Walker

Nicole Todd

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

~~_____~~
~~_____~~
~~_____~~
Chris Maltub
Allynt June
Janell Royle
Maddy Hale
Linda Johnson
Janette Dabel
L.W. Wayment
P. Lueders
Sarah Dabel
Linda McLean
Richard McLean
Catherine Short
Maie Roberts

Rachel Delahoz
E. Delahoz
Melanie M. Domenech Rodriguez
Chris Milboaten
Keith Grant-Davis
Janell Royle
Maddy Hale
Linnex Johnson
Janette Dabel
Joseph G. Dabel
Leasha Wayment
RYAN LUEDERS
Sarah Dabel
Linda McLean
Richard McLean
Catherine Short
Maie Roberts

31

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Bruce W. [unclear]
[unclear]

Carlene Woodhead

Dana Lynn

Suzanne [unclear]

Kal [unclear]

Dave Scott

Shirley [unclear]

Dorrie Barnes

Kirk [unclear]

Kim Jensen

[unclear]

ALLEN DAHLE

Lewine Wahl

Katherine [unclear]

Eric [unclear]

Susan Rasmussen

Leanne B. [unclear]

Angela M. [unclear]

Cody [unclear]

[unclear]

Arthra Olsen

22

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Doug Smith

Amy Smith

John Smith

Stephanie Swan

Wade J.

Tanner Burt

Keele

Blain Fujimoto

Wright

Jane By

Carol DeHaven

Frank O. Harris

Clair O'Neary

Joise O'Neary

Lisa Andrews

16

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Ruth Ballison

Jolene Bingham

LeGrand Bingham

Jerry Benbow

Elizabeth Wright

John Way

Norothy Gullenwater

Paul Lullis

Sherry Tullis

Cathy Thumel

Ronald K. Thompson

Mark

Jordan Meides

Erin Brand

h A

Darren Anderson

Lorenel R Berry

Sharon Johnson

Jami Gullenwater

Keith Hedberg

Sally Hunscher

Ray Hunscher

Mick Perkins

Jennifer Perkins

Robert Foster

Larry Bueson

Melinda Lundberg

Heed J. Gullenwater/dg

Jodean Banbury

Greg Bailey

Annette Smith

Kathy Johnson

Fred

David Johnson

Norm Anderson

Donette Southard

Al Southard

Walt Wilby

Dale C. Nielson

Becky Scott

Clay

Bruce

Tyler Porter

47

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Robert [unclear]
Karl Seethaler
Carol Imelt
Bob [unclear]
[unclear]
[unclear]
Dr. [unclear]
Lynn Budge

9

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Shirley Morse

David Morse

[Signature]

David Gunn

Spit Gunn

[Signature]

Freddie McJannet

Freddie Lindley

[Signature]

Collen M Haw

Judy Gardner

[Signature]

Jennie Homellen

[Signature]

Tom Bennett

Annette Erason

Opalle Green

London Shroy

Ona Herring

Kathryn Gunn

Ellot Gunn

Julian Brunton

[Signature]

Scott Gunn

Desire Gunn

Deane Sweet

Harth Brunton

[Signature]

Jim Dixon

Randy Gunn

Maise Gunn

[Signature]

35

**As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.**

Natalie Taylor

Chen Campbell

Dwight Evans

Debi

4

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Alicia Price

Erica Zollinger

Boole Ham

David Rose

Sheri Hogan

Jeff Hogan

Ryan Kowles

Jerri Zollinger

Frank Zollinger

[Signature]

As a citizen of River Heights,
I, the undersigned, petition the city to REJECT the Ironwood Subdivision
with its current plan of building 66 town homes
in the area just south of the River Heights Elementary School.

Cathy Bush

Diane N. Mermal

Krista Ford

Cindy Rickson

Mike Rickson

Melissa ~~Spencer~~

Bob K. K.

John Johnson

Chris Moore

Jamie Henderson

Suzanne Lee

Noel Cooley

Molly M. Cooley

Reed C. Durhant

Steph Durham

Scott Funderge

Erin Tadesco

17

(266)

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum, (1/3 Acre)
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing)

Ruth Ralison
Liz Wright
Julie Wright
Dorothy Gillenwater
Gordon Steddes
Darin Brand
h b
Darren Anderson
Lorena Berry
Sharon Johnson
Catherine Tunnell
Randal K. Tunnell
Jami Gillenwater
Liz Steddes
Adele Hunsaker
Ray Hunsaker
Mike Perkins
Jennifer Perkins
Robert Foster
Jany Brunson
Melinda Lundberg
Lee J. Gillenwater/dg

JoAnn Barker
Craig Barker
Annette Smith
Katelyn Anson
Sally Bell
Linda Jounson
Norma Townsend
Denette Southard
D. Southard
Wendy Kirby
Dale C. Nielson
Betsy Stott
Burt R
Tyke Pate
Susan Hendrickson

266
Total
266

42
=

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.

(We are open to possible ordinance allowing a small % for Senior Citizen housing)

~~Robert D. King~~
Dr. Dean Samuels
George Samuels
Upside

4

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing)

Shirley Morse

David Morse

Vada Curran

Walt Sumrell

Steve Trivant

James Lindley

Walter

Collin M Haws

Judy Gardner

Walt B. Howard

Jennie Ostermiller

Toni Founts

Anneth Erickson

Arnell Green

Gordon Perry

Arac Herring

Kathryn Bunson

Elet Buser

Julia Burton

Scott Gynert

Wesley Sumrell

Deane Swette

Garth Swinton

W. E. King

Lisa Dixon

Randy Graham

Marianne Graham

Bill Graham

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing

Stacy
Carolyn
Debra
Steve

4


As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing)

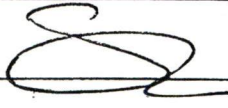
Bessie Woodhead
Roy Woodhead
Darlene Woodhead
Dane Lynn
Spame Hansen
~~XXXXXX~~
And ~~XXXX~~
Loree Swabak
Dorrie Barnes
Rick Barnes
Angela M Martine
Lynn Jensen
Chris Jensen
ARLEN DATTLE
Lewana Wahlen
Kathrine Sorenson
Cathy Sorenson
Susan Rasmussen
Elizabeth Bruce
Cody NB
Hillman
Aynthia Olsen

22
//

2nd Petition so
not have to go through
all this again.
☺

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing)

Paul Johnson
Mark Black
Kate Black

K. G. Le
Christy E. Gore
Bonnie Chan
Caron Fapp
D. H. Walker
Nicole Tab



11

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing)

Cathy Bush
Diane Nymmahen
Kirsti Ford
Cindy Rickson
M. Rickson
Lois W
Jonyd Spender
Jason S. Henderson
Scott Henderson
Nellie Cooley
Molly M. Cooley
A. S. Durbin
Reed C. Durbin

high percentage should
be R 15 and higher

**As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing**

Alicia Price

ERICA ZOLLINGER

Brian Helm

Jeff Hoggan

Shari Hoggan

5
//

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing)

Jefferson (10% of 1/3 acre)

Kristi Howell

Christi Howell

Carrie Dils

Craig Dils

Desiree Sandgren

Bronna Johnson

Sheryl Duss

Ed Johnson

Roxanne Bilbao

Steve Bilbao

Kris Adams

Courtney Nguyen

Paul Han

Angie Han

Red Rindley

Jay Lee

Ray

Looney Pro

Jefferson
Jefferson

21

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing.)

Steph R. Keller
Carolyn L Keller
+ *Ethan KECABE*

Lined area for signatures and text, consisting of two columns of horizontal lines.

3
//

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum, ^{1 1/3 acre}
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing)

Amy Smith
Don Smith

Stephanie Swan

Wade S.

Xavier

Blin Fujimori

Walter

Jani Hays

Carol Harris

Frank O. Harris

Ann Gray

Eloise Gray

(13) Lisa Andrews

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing)

~~Bessie Woodhead~~
~~Ray Woodhead~~
~~Berlene Woodhead~~
Jeannine Christensen
Ronda Christensen
Boyd Humphreys
Joan Humphreys
Janet Mathews
T. Tyler Mathews
Micah Mathews
Margaret Mathews
Eliza R. Mathews
Witsoe R. Mathews
Dianne W. Rhoden
Lynne Rhoden
K. Rhoden
Dore Scott
Lorene Sheehy
Dennis Lemon
Melissa Lemon
F. F. L.
L. L.
L. L.
L. L.

Diane Poulson
Opelia Rhodes
Lindsey M.
H. arm J. M.
Cynthia Montoya
L. L. L.
L. L. L.

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing)

Kathryn M. Farnell

Spur Mart

Teri Beery

Wanda [unclear]

Marie L. Blaney

Joan Smith

Kenneth Nielsen

Harb a. Binding

[unclear]

[unclear]

Wito Beaulieu

Piper Colow

Mara East

[unclear]

John [unclear]

Walter Nielsen

[unclear]

[unclear]

Alexandra [unclear]

Barbara J. Bindrup

Jamie Katter

[unclear]

[unclear]

[unclear]

As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing)

~~John~~ Richard S. Johnson
~~Karen Johnson~~ Karen Johnson
Ellen Fay Super
Todd Super
Gretchen Super
Tina Allen
Zoe A.
Lance Robins

~~Andrew~~ Andrew White
Dana
Marie Baker
Kymberly
John Baker
Andrew Johnson
John Baker
Hester
Rose Gittins
Gary B. Baker
TERESA C. BINGHAM
~~T.C.B.~~
Sam Ann
Nick Smith

~~Melinda~~ Melinda Simpson
~~Leather Eames~~
Denise Johnson
~~Emily D. Peterson~~
Wally Baker
Dorothy
Kelli Renee
T.C. Baker
Carol Rich

**As a citizen of River Heights,
I, the undersigned, petition the city to ZONE all newly annexed acreage
into our city as an R-15 minimum,
preserving and protecting the single family home and lifestyle it brings with it.
(We are open to possible ordinance allowing a small % for Senior Citizen housing**

Ray G. Minkler

Ruthann Nelson

Marsha Kraus

Robert Skum

[Handwritten signature]

Mckenzie Nelson

6