

River Heights City

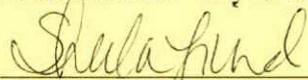
PLANNING COMMISSION AGENDA

Tuesday, October 29, 2019

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

- 7:00 p.m. Pledge of Allegiance and Adoption of Previous Minutes and Agenda
- 7:05 p.m. Revisions to the General Plan
- 8:15 p.m. Adjourn

Posted this 24th day of October 2019



Sheila Lind, Recorder

Attachments for this meeting and previous meeting minutes can be found on the State's Public Notice Website (pmn.utah.gov)

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 29, 2019

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6 Present: Commission members: Cindy Schaub, Chairman
7 Heather Lehnig
8 Chris Milbank
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10 Councilmember Blake Wright
11 Recorder Sheila Lind
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13 Excused Commissioners Noel Cooley
14 Lance Pitcher
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16 Others Present None

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18 Motions Made During the Meeting
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20 Motion #1

21 Commissioner Lehnig moved to “approve the minutes of the October 15, 2019 Commission
22 Meeting with corrections.” Commissioner Milbank seconded the motion, which carried with Lehnig,
23 Milbank, and Schaub in favor. No one opposed. Cooley and Pitcher were absent.
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26 Proceedings of the Meeting
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28 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council
29 Chambers on October 29, 2019.

30 Pledge of Allegiance: Commissioner Schaub led in the Pledge of Allegiance.

31 Adoption of Prior Minutes and Agenda: Minutes for the October 15, 2019 Planning
32 Commission Meeting were reviewed and corrections made.

33 **Commissioner Lehnig moved to “approve the minutes of the October 15, 2019 Commission
34 Meeting with corrections.” Commissioner Milbank seconded the motion, which carried with
35 Lehnig, Milbank, and Schaub in favor. No one opposed. Cooley and Pitcher were absent.**

36 Revisions to the General Plan: Commissioner Milbank presented the Affordable Housing draft
37 he’d been working on. Changes were made. Councilmember Wright asked if the state mandates a
38 certain percent of affordable housing for our city. Mr. Milbank answered, the city needs to somehow
39 address the need of those looking for affordable housing to the availability. They were unsure how to
40 find out how many were looking for low-income housing. He will check with a realtor to see if they
41 would know. He said it was helpful that River Heights has an older part of town, with smaller homes.
42 He pointed out in the Affordable Housing section of the General Plan, River Heights’ close proximity
43 to larger cities, would provide lower income apartments. Commissioner Schaub wondered about a

44 closing paragraph, summarizing the adequacy of low-income housing in River Heights. Mr. Milbank
45 said he will work on a concluding statement.

46 They plan to review the Land Use section and maps at their next meeting, scheduled for
47 November 19. Councilmember Wright said he will review the whole document when they are
48 finished with their revisions, before the public hearing. Attorney Jenkins will be asked to review it, as
49 well. They hope to have his feedback before the hearing.

50 Commissioner Schaub suggested having projections of the maps during the public hearing.
51 Councilmember Wright offered to get a projector. Ms. Schaub also suggested a display of the
52 county's GIS.

53 The meeting adjourned at 8:30 p.m.

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Sheila Lind, Recorder

Cindy Schaub, Commission Chair

5 AFFORDABLE HOUSING

1.1 MODERATE INCOME HOUSING PLAN

At publication of this document, many areas of the United States face an affordable housing crisis. Housing cost and limitation are a major problem in larger urban communities and other areas. This situation, while not as dire, is reflected in River Heights City and communities around Logan City. River Heights is relatively small, with a land area of only six-tenths of a square mile. Annexation of adjacent undeveloped land is limited because the City is landlocked by Logan City to the West, North and East; Providence City borders River Heights to the South. Most open land in River Heights has been built upon and developed into single family residential (R-1) zones. Although approximately 132 acres remain undeveloped, most of this land exists in small noncontiguous lots within existing residential zones. *occurs*

Although River Heights City should strive toward an opportunity for a variety of housing, including moderate income housing, current zoning laws and small land area are limiting factors.

This plan attempts to address the following five issues:

1. An estimate of the existing supply of moderate income housing located within the municipality;
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised annually;
3. A survey of total residential zoning;
4. An evaluation of how existing zoning densities affect opportunities for moderate income housing; and
5. A description of the municipality's program to encourage an adequate supply of moderate income housing.

5.1.1 Existing Supply of Moderate Income Housing

River Heights currently has 680 housing units billed for utilities. *are* Of these, *ing* are approximately 184 older homes located in the center of the City, *they* they comprise about 27% of the total. Most of these homes were built before 1950, are smaller and therefore more likely to be affordable. A number of these house are rented or have apartments within them. Approximately 55 - 65 housing units or 9% of the dwellings in River Heights are rental homes or apartments. *s* **Monthly rent on an apartment in River Heights currently ranges from \$550 to \$650 for an apartment within a house and *and* from \$800 up for entire house. *an* *wards*

5.1.2 Estimated Need of Moderate Income Housing over the Next Five Years

Current population of River Heights is 2,156. Should growth continue at current rate of 1.0% per year, River Heights will *add* add approximately 22 to 25 people per year increasing the population to approximately 2281 people by 2025. Based on an average household size of 3.19 individuals (*as per current population estimates) this equates to an increase of approximately 39 new households by 2025. Using the poverty level estimates cited in 5.1.4 of 7%, an additional 3 individual residential units should be moderately priced.

5.1.3 Survey of Total Residential Zoning

Historically, River Heights has been a residential community of primarily single family homes, with a few twin homes and apartment units. As cited in 5.1.1, there are 680 housing units billed for utilities. These dwellings are in residential zones designated as R-1-8, R-1-10 and R-1-12. Within residential zones there is an allowance for Planned Unit Developments which would effectively increase residential housing density. River Heights also has a small Agricultural zone.

Current land use in River Heights ^{is} divided into the following approximate percentages: ^{82%} ~~77%~~ R 1 residential or Parks and Recreation; 15% agricultural; ~~5% Mixed Use~~; and 3% Commercial. ~~The Mixed Use zone could allow apartment buildings.~~ The Commercial use has been built out with businesses that provide employment opportunities, however, ^{there are} no residential space ^{use zone}.

5.1.4 Effect of Existing Zoning on Opportunities for Moderate Income Housing

The median income for a household in River Heights is * \$67,294. The median property value is * \$228,500. If more than 30% of a household's income is spent on housing, funds for other necessities such as food, transportation, and health care may be insufficient. Therefore, the maximum amount that should be spent for housing (maximum monthly rent or mortgage plus utilities) ~~for housing~~ would be approximately at the following levels based on a \$67,294 median (MI) income.

80% MI = \$53,834: 30% or \$1346 per month of this income would be available for housing.
50% MI = \$33,647: 30% or \$841 per month of this income would be available for housing.
30% MI = \$20,188: 30% or \$505 per month of this income would be available for housing.

Although River Heights has a limited number of available rental units, ** currently there are rental dwellings at a range of price ranges available in Logan City and surrounding areas. Some of these large apartment complexes are next to the borders of River Heights in Logan and Providence.

Families making 80% of the median income, who will typically be renters, may be affected by zoning, but may also be impacted by market conditions beyond the control of the City. Families making 30% of the median income or lower will need federal or state government housing assistance and are beyond the scope of zoning influence.

River Heights has a poverty rate of ***6.6 percent or about 140 people. The national average is 14 percent. (The 2017 federal poverty level is \$12,060 for a single individual; \$16,240 for a two-person household; and \$20,420 for three.)

5.2 AFFORDABLE HOUSING GOALS AND RECOMMENDATIONS

5.2.1 Goal: Provide moderate and low income home ownership opportunities.

Policy: Inform prospective residents of the Bear River Association of Governments' existing low income home buyer programs.
Please visit: <http://brag.utah.gov/housing/>

5.2.2 Goal: Assist low income homeowners in financing home repairs.

Policy: Inform prospective homeowners about minor and major home repair loans from the Bear River Association of Governments (BRAG). BRAG can make minor repair loans; they also have a program for making loans for major home repairs. Please visit: <http://brag.utah.gov/housing/>

5.2.3 Goal: Maintain conditions to facilitate affordable housing units

Policies:

1. Retain the R-1-8 zone which allows single family homes on lots of 8,000 square feet. *on the general plan map.*
2. Retain the Mixed Use zone which allows apartments.
3. Continue to allow manufactured homes in the City.
4. Allow owners who occupy their home to rent their basement or similar apartments in the same home.
5. Allow property owners to rent homes.

5.3 REFERENCES

1. *2017 American Community Survey 5-year Estimates
2. **Thompson Property Management, Apartments.com, Reeder Property Management, Catalyst Property Management and a local property manager.
3. *** Viz Builder - <https://datausa.io/profile/geo/river-heights-ut/>
4. Bear River association of Governments - <http://brag.utah.gov/housing/>