

River Heights City

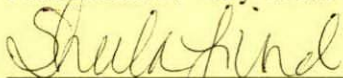
PLANNING COMMISSION AGENDA

Tuesday, November 19, 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. Prequalification Conference for a Minor Subdivision at 800 S 600 E – Jeremy Larsen
- 7:20 p.m. Revisions to the General Plan
- 8:15 p.m. Adjourn

Posted this 14th day of November 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

November 19, 2019

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4
5
6 Present: Commission members: Cindy Schaub, Chairman
7 Noel Cooley
8 Heather Lehnig
9 Chris Milbank
10 Lance Pitcher
11 Recorder Sheila Lind
12 Excused Councilmember Blake Wright
13 Also Present Jeremy Larsen
14

Motions Made During the Meeting

Motion #1

18 Commissioner Milbank moved to “approve the minutes of the October 29, 2019 Commission
19 Meeting with changes.” Commissioner Pitcher seconded the motion, which carried with Cooley,
20 Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.
21

Proceedings of the Meeting

24
25 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council
26 Chambers on November 19, 2019.

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

28 Adoption of Prior Minutes and Agenda: Minutes for the October 29, 2019 Planning
29 Commission Meeting were reviewed and minor changes made.

30 **Commissioner Milbank moved to “approve the minutes of the October 29, 2019
31 Commission Meeting with changes.” Commissioner Pitcher seconded the motion, which carried
32 with Cooley, Lehnig, Milbank, Pitcher and Schaub in favor. No one opposed.**

33 Prequalification Conference for a Minor Subdivision at 800 S 600 E – Jeremy Larsen: Mr.
34 Larsen proposed splitting the property into 3 building lots. He corrected his measurement on the lot
35 fronting 600 East. It’s actually closer to 75 feet. He pointed out that the city code allows a 70 foot
36 frontage on existing lots in the R-1-8 zone.

37 Commissioner Milbank didn’t think the narrowness of the lot would adversely affect the
38 neighborhood.

39 Discussion was held on Option 2’s different configuration. Commissioner Cooley said it could
40 work as long as a home on the property could meet the setbacks.

41 Discussion was held on running the sewer to 800 South. Mr. Larsen felt there was enough fall
42 to connect. He was aware of the high water table and stated he didn’t plan on basements.

Discussion was held on the property owned by River Heights City. Commissioner Cooley
recommended he go to the city council to ask them if they would consider abandoning it.

45 The Commission approved the initial idea of Mr. Larsen's plans.

46 Mr. Larsen asked if River Heights had a timeline for repaving because he will need to trench
47 across the road for the sewer. He was told to contact Public Works Director Nelson. He asked about
48 a timeline for installing utilities and to see if he only needed to follow the minor subdivision section of
49 the ordinance or if there were requirements in Chapter 5 which he would need to be concerned
50 about. Commissioner Milbank wondered if he would need to do a security of performance.
51 Commissioner Cooley guessed this would only apply to a full subdivision since it would have public
52 roads and sewer lines. Everything in a minor subdivision would be private. Mr. Larsen asked if the
53 city required underground utilities. If so, the lot on 600 East might need an exception because of how
54 the lines are currently. He asked if the city engineer has the final say. Recorder Lind explained the
55 city engineer will give a review of the minor subdivision design and pass it on to the Planning
56 Commission.

57 Mr. Larsen said he will contact PWD Nelson with some of his questions. He also asked if the
58 improvements would need to be finished before lots are sold. He was told to ask Councilmember
59 Wright.

60 Revisions to the General Plan: Commissioner Milbank discussed his updated version of the
61 Affordable Housing section. At the last meeting the commission mentioned a conclusion to the
62 section would be good, however, it is not required by the state and the goals and policies within the
63 section outline a path forward. He had talked to a realtor, and asked her if there is anything realtors
64 are doing to help those who need low-income housing. She said housing is a market-based business.
65 Sellers sell for whatever they can get. Many developers don't want to get involved in these projects
66 because they can't make as much money. Some developments can be government assisted.
67 Property values have gone up remarkably. It's a difficult situation for a city like River Heights; many
68 factors are out of the city's control.

69 Commissioner Milbank talked to David Fields, of Workforce Service in Salt Lake, and presented
70 the dilemma of River Heights. Mr. Fields suggested the city state the obstacles and then plan
71 objectives on how to overcome those obstacles. The affordable housing General Plan draft has laid
72 out the goals and policies. He doesn't know what else the city can add, without making things up.
73 River Heights is a small community, which is landlocked with limited land left to develop. Currently,
74 zoning precludes apartments and the community resists them.

75 Commissioner Schaub noted the limitations seem to be the conclusion; the city is bound by
76 these restraints. Mr. Milbank wondered whether the state would police affordable housing plans and
77 whether they would demand the city to create a zone which would allow apartments.

78 Mr. Milbank asked the commission for feedback on some of the questions on the "Annual
79 Moderate-Income Housing Reporting Form." Many of the questions were difficult to answer because
80 of the size of River Heights and minimum resources. The report is due December 1. It was suggested
81 he meet with Mayor Rasmussen to have him review it before he signs it.

82 Trails and maps will be reviewed at the next meeting. Commissioner Schaub would also like
83 to discuss future zoning. Discussion was held on changes to the annexation map.

84 The meeting adjourned at 8:15p.m.

85 _____
86 Sheila Lind, Recorder

87 _____
88 Cindy Schaub, Commission Chair



OPTION 1

60'-0"

85'-0"

206.49'

2100.00'

1472.67'

SANDY

Proposed
Building
Footprint
100' x 30' Lot

10' PLAZA TO BE OPEN TO THE PUBLIC



OPTION 2

252-010-2

252-010-1

Proposed
Building
Footprint
252-010-2

252-010-1

800'S

800'S

800'S

800'S

800'S

80-0'

85-0'

80-0'

800'S

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 problems 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.

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. Of these, are approximately 184 older homes located in the center of the City comprising 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 houses 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.

**Monthly rent on an apartment in River Heights currently ranges from \$550 to \$650 for an apartment within a house and from \$800 up for entire house.

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 the rate of 1.0% per year, River Heights will 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 divides into the following approximate percentages: 82% R 1 residential or Parks and Recreation; 15% agricultural; and 3% Commercial. An area on the West side of River Heights adjacent to Logan City has been designated to allow Mixed Use and would allow apartment buildings. The Commercial use has been built out with businesses that provide employment opportunities, however, there are no residential dwellings.

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 on housing (maximum monthly rent or mortgage plus utilities) 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.
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/>

ANNUAL MODERATE-INCOME HOUSING REPORTING FORM

Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs. [UCA 10-9a-103(41)(b)]
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings of the annual review to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services no later than December 1st; and
- Post the findings report on their municipality's website.

In accordance with UCA 10-9a-408(1) municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
 - Having an estimated population greater than or equal to 5,000 residents; **AND**
 - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
 - Having an estimated population greater than or equal to 5,000 residents;
 - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

To find out if your municipality must report annually, please visit:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

For additional moderate-income housing planning resources:

<https://jobs.utah.gov/housing/affordable/moderate/index.html>

MUNICIPAL GOVERNMENT INFORMATION:

Municipal Government: River Heights City

Reporting Date: 11/18/2019

MUNICIPAL GOVERNMENT CONTACT INFORMATION:

Mailing Address: _____ P.O. Box: _____

City: _____, UT Zip Code: _____

Mayor's First and Last Name: Todd Rasmussen

Mayor's Email Address: _____

PREPARER CONTACT INFORMATION:

Preparer's First and Last Name: Chris Milbank

Preparer's Title: Planning Commissioner

Preparer's Email Address: Chris.milbank@gmail.com

Preparer's Telephone: 435-890-0996 Extension: _____



When did the municipality last adopt a new 5-year moderate-income housing element? 12/??/2019

5-year moderate-income housing element web address:

UCA 10-9a-408(2) requires municipalities to include Three strategic affordable housing development recommendations in the moderate-income housing element of their general plan from the approved list found in UCA 10-9a-403(2)(b)(iii), and then report their annual progress on implementing these recommendations.

RECOMMEDATIONS

1. State three strategic recommendations your municipality included in the moderate-income housing element of its general plan below.

(1.) Maintain ordinances that allow residential rental units, (2.) Designate a Mixed-Use Zone in the General Plan (3.) Provide sources of assistance through local government agencies.

2. Please state the municipality's principal goal associated with each strategy

(1) Residential rentals will provide more affordable housing. (2) A Mixed-Use zone will allow development of higher density and lower cost dwellings. (3) Demonstrate awareness and assistance to those in need of affordable housing.

3. What are the specific outcomes that each strategy intends to accomplish?

(1) Maintain housing availability (2) Increase potential for new housing within a Mixed-Use zone (3) Increase knowledge of assistance programs.

4. Please describe how the municipality has monitored its annual progress toward achieving each goal

5. In the boxes below, please outline the following objectives associated with the goal stated in item 2.

a. Please identify the key tasks of each stage needed to accomplish the goal stated in item 2.

- b. Please identify the parties that are responsible for completing the key tasks of each stage identified in item 5a.

- c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

- d. Please state specific deadlines for completing each of the key tasks of each stage identified in item 5a.

- e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

- f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

- g. Describe any efforts (if any) made by the municipality to use a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

PLEASE SUBMIT DOCUMENTATION FROM THE CURRENT FISCAL YEAR THAT SUPPORTS PROGRESS IN COMPLETING THE MUNICIPALITY'S GOALS.

Municipal legislative bodies are also required to review and submit the following:

UCA 10-9a-408(2)(c)(i):

-
- A current estimate of the city's rental housing needs for the following income limits:
 - 80% of the county's adjusted median family income
 - 50% of the county's adjusted median family income
 - 30% of the county's adjusted median family income

UCA 10-9a-103(41)(b):

- An updated projection of 5-year affordable housing needs, which includes:
 - Projected growth of households (housing demand)
 - Projected housing stock (housing supply)
 - Projected median housing costs
 - Projected median household income

To complete the annual reporting requirements above, please download the state's FIVE YEAR HOUSING PROJECTION CALCULATOR: <https://jobs.utah.gov/housing/affordable/moderate/>

SUBMISSION GUIDELINES:

1. Moderate-income housing review reports are due on **December 1st** of each year.
2. Emails must include the following items as *separate* attachments:
 - An updated estimate of the municipality's 5-year moderate-income housing needs
 - A findings report of the annual moderate-income housing element review
 - The most current version of the moderate-income housing element of the municipality's general plan
 - Submitted moderate-income housing elements must include their adoption date on a cover page.
 - A link to the annual report on the municipality's website
3. Acceptable electronic document formats include:
 - (a) DOC, DOCX, RTF, OTD, and PDF
4. Emails **MUST** be addressed to: dfields@utah.gov

For additional moderate-income housing planning resources, please visit:
<https://jobs.utah.gov/housing/affordable/moderate/>



Sheila Lind <office@riverheights.org>

River Heights does not need to submit Affordable Housing Review

4 messages

CBM Cardinal <chris.milbank@gmail.com>

Mon, Nov 25, 2019 at 3:36 PM

To: Sheila Lind <office@riverheights.org>, Cindy Schaub <cschaub@cachevalleybank.com>, Blake Wright <blakewright@riverheights.org>, Heather Lehnig <heather.lehnig@gmail.com>, Cooley Noel <nhcooley@comcast.net>, Lance Pitcher <lancepitcher@comcast.net>, Todd Rasmussen <toddrasmussen@riverheights.org>, Cindy Schaub <cindy_schaub@hotmail.com>

Greetings,

While trying to fill out the City's Affordable Housing Review, I came across this page on the State Housing & Community Development web site:

<https://jobs.utah.gov/housing/affordable/moderate/reporting/>

River Heights is not on the list of Utah communities and cites that are required to fill one out; I just got off the phone with David Fields who confirmed our city was not on the list and due to our relatively small population we would be included in Cache County's review.

Thanks, Chris.