

River Heights City

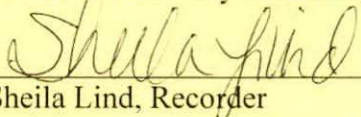
PLANNING COMMISSION AGENDA

Tuesday, January 21, 2020

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 15th day of January 2020



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
January 21, 2020

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Present: Commission members: Cindy Schaub, Chairman
Noel Cooley
Heather Lehnig
Lance Pitcher
Levi Roberts
Recorder Sheila Lind

Excused Councilmember Blake Wright

Others Present Luke Diamond, Journalism Student

Motions Made During the Meeting

Motion #1
Commissioner Cooley moved to “approve the minutes of the January 7, 2020 Commission Meeting.” Commissioner Lehnig seconded the motion, which carried with Cooley, Lehnig, Pitcher, Roberts and Schaub in favor. No one opposed.

Proceedings of the Meeting

The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie Council Chambers on January 21, 2020.

Pledge of Allegiance: Commissioner Schaub led in the Pledge of Allegiance. Ms. Schaub welcomed Levi Roberts as a new member of the Commission. He informed of his experience in city planning.

Adoption of Prior Minutes and Agenda: Minutes for the January 7, 2020 Planning Commission Meeting were reviewed.

Commissioner Cooley moved to “approve the minutes of the January 7, 2020 Commission Meeting.” Commissioner Lehnig seconded the motion, which carried with Cooley, Lehnig, Pitcher, Roberts and Schaub in favor. No one opposed.

Revisions to the General Plan: Commissioner Schaub led a review of the Transportation section of the General Plan draft. (Changes made are reflected in the attached draft.)

Commissioner Roberts noted that the annexation map didn’t designate a zone that the city would prefer in the areas that could be annexed. He stated this could be a guide for the developer and prevent the city from reacting to a development request. Commissioner Cooley noted there are limited zones in River Heights and felt the decision could be made as needed. Mr. Roberts said the decision shouldn’t be made lightly, either now or later.

45 The Transportation section and map were reviewed with changes made. Commissioner
46 Roberts discussed new legislation to coordinate roads between cities. Councilmember Cooley
47 informed he attended a meeting with the River Heights mayor and Providence last year, where they
48 discussed this.

49 Commissioner Pitcher noticed 300 East, coming down from Summerwild, was not included on
50 the transportation map. He remembered that it was discussed and left in.

51 Commissioner Cooley led a discussion on the Infrastructure and City Utilities section. He
52 discussed the additional water the city will need if the property in the annexation plan actually ends
53 up in River Heights.

54 At their next meeting they will pick up at the Affordable Housing section. Commissioner
55 Roberts will look over it since he has drafted affordable housing plans before. He felt River Heights is
56 required to turn one into the state since the city population is over 1000.

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

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61 _____
62 Sheila Lind, Recorder

63 _____
Cindy Schaub, Commission Chair

3 TRANSPORTATION

River Heights supports an efficient circulation system that will allow traffic flow on major streets and create a safe atmosphere that encourages pedestrians and bicyclists. Trails are a critical part of the transportation system.

The River Heights City Transportation General Plan was revised in 2019. The information and analyses contained in the plan form the foundation of this element and should be consulted for direction on any transportation-related issues. The proposed goals and objectives described in the 2019 Transportation General Plan will be implemented as funding becomes available.

~~The transportation portion of the River Heights General Plan is challenging in that the city is a destination only for those who live here. Many more must travel the streets to arrive at their respective destinations. As Providence and Millville continue to grow and, especially after 100 East is completed, more traffic will pass through and affect River Heights, thus requiring planning for this impact.~~

The Cache Metropolitan Planning Organization (CMPO) is a consortium of city and county governments in the Logan Urbanized Area that conducts transportation planning to provide a comprehensive, coordinated and continuing approach. The CMPO (www.cachempo.org) was formed in 1992 to carry out the federally mandated metropolitan planning process so the Logan Urbanized Area can receive federal funds for improving transportation facilities and services. River Heights is part of the CMPO. The Mayor of River Heights sits on the executive committee of the CMPO, as do all of the mayors in the Logan urbanized area.

~~The CMPO has developed the five-year Transportation Improvement Program (TIP). It is a six-year program which plans for the development of collector type roads of regional importance, highway, transit, pedestrian, and bicycle projects for urbanized areas. The construction of 100 One hundred (100) East going south from 300 South to Providence is now complete and has had a significant impact on River Heights with increased vehicular and pedestrian traffic on 700 South due to commercial development. is imminent and will have a significant and evolving impact on River Heights over the next five to 10 years. At the writing of this document River Height's officials are studying the project, working with Logan City officials and designing new zoning ordinances for that area.~~

~~There is an improvement plan in place for 200 East in Logan City from 300 South to 1400 North. Improvements to 200 East from 300 South in Logan extending to 100 North in Providence which will involve River Heights; therefore the City will need to plan accordingly.~~

The CMPO develops both the five-year transportation Improvement Program (TIP) and the 20-30 year Long Range Regional Transportation Plan (RTP). The TIP and RTP plans for the development of transportation facilities of regional significance, including

3.1 TRANSPORTATION GOALS AND RECOMMENDATIONS

3.1.1 Goal: River Heights should be a community with adequate streets to effectively move traffic through residential neighborhoods and through the city. The City should plan, design, and enhance pedestrian walkways and bicycle paths.

Policies:

1. Local neighborhood streets should have at least a 50 foot right-of-way.
2. All identified collector streets should have at least a 66 ~~60~~ foot right of way. Existing collector streets that are less than 66 ~~60~~ feet wide should be upgraded ~~whenever~~ wherever possible.
3. All collector streets should have sidewalks on both sides of the street, curb and gutter, and a five to eight foot planting strip.
4. The widening of roads and rights-of-way should be accomplished sensitively within residential areas. Mitigating measures should be taken to reduce the impact of enlarged roadways.
5. On-street parking will be regulated by ordinance.

3.1.2 Goal: Build sidewalks in the existing developed areas of the city.

Policy: Develop a systematic plan to install sidewalks and curbs and gutters (where appropriate). This should be on a cost sharing basis with adjacent property owners. In new subdivisions or developments, however, the cost of sidewalks and curb and gutter will be the sole responsibility of developers and subdividers.

3.1.3 Goal: Local and trans-city traffic should be able to move throughout the city safely and effectively. As much as possible, collector streets should be adequate so as not to concentrate traffic on only a few streets.

Policies:

1. The following streets, either existing or as they are developed in the future, are to be collector streets:

- A. 400 East from 600 South to 300 South
- B. 600 East
- C. 1000 East
- D. 600 South between 400 East and 1000 East
- E. 700 South from Highway 89 to 600 East
- F. River Heights Blvd. from ~~400~~ 600 East to 1000 East

G. 400 South from 750 East to approximately 850 East (this right-of-way is also required to protect access to a 10 inch water line)

2. A right-of-way should be preserved, or obtained for the following new collector and/or neighborhood streets:

move to become I.D.

*New G.
400 South from 400 East
to 1000 East.*

- A. 200 East from 300 South extending south arcing toward and intersecting 100 East at approximately 650 South
- B. 500 South (Riverdale Ave) from approximately 100 to ~~300~~ 400 East
- C. 800 South from 100 East to 600 East
- 3. A right-of-way should be preserved for the following new neighborhood streets:
 - A. 700 East between 400 South and ~~600~~ approximately 750 South
 - B. ~~400 South from 750 East to 1000 East (this right-of-way is also required to protect access to a 10 inch water-line)~~ Approximately 750 South from 600 East to 700 East
 - C. 400 East from 700 South to 800 South
- 4. Provide access from Summerwild to Riverdale Area
- 5. Collector roads should have controlled access, meaning no houses fronting the street in all new subdivisions.
- 6. Participate in regional transportation planning by working with the Cache
- Metropolitan Planning Organization (CMPO).
- 7. Provide turn-around and parking at both ends of Stewart Hill Park for emergency and maintenance vehicles and access to the park.

coordinate with the transit district to

3.1.4 Goal: River Heights should ~~improve and investigate additional routes and steps providing access to mass transit.~~ *transit services providing access to mass transit.*

Policy: Maintain communication and contact with the Transit District, via a ~~liaison,~~ *board member* regarding the needs of River Heights City's riders.

4 INFRASTRUCTURE AND CITY UTILITIES

This section describes historical infrastructure information, current infrastructure and utility conditions, and recommendations to guide infrastructure and utility planning, capital improvements budgeting, and infrastructure maintenance.

4.1 WATER

4.1.1 Historical Information

The drought in 1934 resulted in the Utah Drought Agency drilling two wells in the River Heights area to be used for late-season agricultural irrigation. Each was located adjacent to one of the two canals now traversing the City. A year later the state assigned the upper well to the City at no cost. Years later the City purchased the lower well from the Providence-Pioneer Irrigation Company. A third well was drilled in 1980 by the City.

4.1.2 Present Condition

Information about the River Heights water system is provided. It is intended as a brief outline of the current water system that can be used to make some general assumptions and make general projections. Table 3 details the City's water system.

Currently River Heights City acquires water from three different wells which charge two reservoir tanks. By today's pumping capacity and availability of groundwater to pump and use, it appears River Heights has the capacity to deliver adequate water to the current residents and should be able to provide enough for anticipated growth. Please refer to the following table.

Source of water supply	3 wells
Number of connections	680 539
Reservoir capacity	1,500,000 gallons
Average daily use	551,000 594,000 gallons
Peak daily use (summer)	1,443,000 1,420,000 gallons per day
Peak operating capacity	3,456,000 gallons per day
Estimated number of connections that can be served with water supply	1,875 2,000 (exclusive of water rights pumping capabilities, only water available in the wells)
Total number of projected connections as per land use recommendation	1150 1154
Present water rights	Approx. 8.5 cubic feet per second
Projected summer peak use requirements:	
at 600 connections	1,582,200 gallons per day
at 800 connections	2,109,600 gallons per day
at 1,000 connections	2,637,000 gallons per day

Table 3

It would be prudent for River Heights City officials to be mindful of the possible effects of prolonged drought and unanticipated growth via high density-housing (PUD, condominiums, apartments), either or both of which could introduce the need for more water in the future.

4.1.3 Secondary Water System

For over 100 years, Providence-Logan Irrigation company water has sub-irrigated the city, watered and grown its many trees and provided relief to culinary supplies by its secondary use of irrigating fields, gardens and lawns. River Heights City owns and uses a number of shares in the company to water the Heber Olson Park. It also relies on the canals to carry storm water runoff. However, currently the irrigation company has infrastructure problems. The old flume needs to be replaced with a new delivery structure. Should this source of water cease it will put a greater demand on the City's culinary system.

From a planning perspective, City officials understand the value of retaining, supporting, and or maintaining interest in the irrigation company as a resource which could provide a direct benefit to the City through reduced culinary demand, shade trees watering, etc. and also provide the City bargaining power if they were to be involved in water negotiations with other entities as growth further increases the rising demand for water throughout Northern Utah.

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4.1.4 Water Supply and Use

(cfps)

The City has applied for the rights to an additional three cubic feet per second from its current wells. The application has not been approved yet. This would allow for 565 more connections for a total of ~~4,655~~ connections. Under the present State guidelines, in order to get the three cubic feet per second approved, the City would have to come up with a mitigation plan to convert ground irrigation water to culinary water for indoor use.

The State of Utah Division of Drinking Water establishes standards for storage capacity for public water systems. They recommend storage capacity of about 800 gallons per residential connection. At that rate the River Heights reservoirs will accommodate approximately 1,875 connections.

4.1.5 Proposals to Enhance Water Sources

In recent years considerable attention has been focused on the relationship of ground water to surface water in the Bear River drainage. There is considerable debate going on at this time concerning how much the drawing or pumping of sub-surface water ultimately affects the flow of springs and other sources that feed the Bear River system. Water rights in Utah are determined by a priority system, basically first come, first served. River Heights' wells have priority rights of 1934, 1964, and 1980. This compares with three large water users in Box Elder County with rights dating from 1889 to 1923. At times during the late part of the summer and on low water years these entities have a hard time filling their rights on the river. Because of this shortfall, River Heights could face the possibility of having to turn its pumps off in a drought situation because of a call for water by senior rights holders. This has never happened to date but neither has it been discussed and debated like it is now.

The State Engineer for the State of Utah is the official charged with overseeing and regulating water appropriations. The State Engineer's Office has ~~not approved any new applications for Cache County for at least four years because of the on going debate about how much the ground water and surface water in the area are related.~~ Approved water applications only in the case where a mitigation plan has been implemented (converted ground irrigation water for indoor use). The City has an application pending for an additional three CFS but it is being held by the State Engineer without approval at this date ~~(along with applications for about 400 CFS from other cities in the valley).~~

~~If it is decided by the State Engineer that the wells do indeed affect surface water flows, then in order to get any new appropriation from the state a city would have to replace the water (or some portion of it) it is expected to draw. The consequences of this policy are: that in order to grow more than its current water rights can provide, the City of River Heights will be obligated to find other sources of water or water rights. Also, holders of more senior rights could force the City and others to provide some replacement water to cover the rights it is already using. Part of the reason the State is considering a dam on the Bear River is to provide other water for replacement purposes for cities and other water users that may need to replace water in the future or to cover currently used rights that are junior to more senior rights holders on the Bear River System.~~

~~Another way to protect rights is to acquire other, more senior rights, and transfer them to the City's wells. This is an acceptable and often times more economical way to protect and enhance current water rights. One way to accomplish this would be by acquiring all or part of the rights~~

~~from the Providence-Logan Irrigation Company or other canal company and transferring them to the City's well.~~

Recently the Cache County Water Conservancy District has been voted on and implemented. The District is charged with overseeing the water use and assisting the cities in Cache County in implementing conservation methods. It is also charged with help in protecting all water sources in Cache County.

The State of Utah has recently required all public water systems to complete a drinking water source protection study and create a plan of action to protect drinking water from contamination at its source. LarWest International Engineering has completed the study and has submitted it to the City along with a plan entitled: *Potential Contamination Source Inventory and Management program for River Heights City*. There are preventative steps to be taken now regularly in the future to warn citizens of potential source contamination. It should be a community effort.

4.1.6 Summary

The City has the water "in the ground" and water rights to serve about 1,100 residential connections. By adding additional pumps and receiving approval on the rights that are applied for, the City could serve about 1,700 residential connections. This is more than needed for the projected growth for the City. The addition of large irrigation users, or use of the city system to irrigate areas now served by the Providence-Logan Irrigation Company system, should it cease to provide water to its users, could certainly alter this figure.

Capacity of the reservoirs presently will accommodate about 1,875 residential connections. The City still owns a new reservoir site on a bluff just south of the Dry Canyon entrance east of Logan.

4.2 SEWER

River Heights contracted with Logan City for sewage treatment in the mid 1970s. The collection system was installed and is now maintained by River Heights City. A February 1994 study conducted by Wallace Jibson, P.E. concludes that the River Heights system is adequate for the area that it presently serves and for any new development of areas east of 600 East and north of about 700 South that are anticipated by the proposed general plan. A sewer line was installed along 800 South in 2004 to serve the needs of development in that area. This line will also service the needs of future development east of 600 East.

4.2.1 Water and Sewer Recommendations

1. The City should develop a policy whereby developers are required to transfer their water stock to the City as development is approved.
2. The City should develop a five – eight year capital projects improvement and development plan for the water and sewer utilities. The plan should prioritize projects and identify methods of paying for them. It should be approved by the city council and updated annually.

3. The City should consider improving the existing well in the Riverdale area to match the water output of the primary well. This would protect the City residents from a water restriction in case of a failure in the primary well.
4. If it becomes necessary, the City should establish a limit for building permits well in advance of the time of reaching the limit that can be serviced by the present water storage capacity. This will allow all prospective developers and home buyers ample notice of the intent of the City to control development.
5. The City should determine and implement the method of financing additions to the water and sewer systems. Relying on impact fees, water sales revenues or a combination of the two philosophies should be considered.
6. The City should develop a policy on water and sewer main line extensions – whether they shall be the exclusive responsibility of the City or the developer, or both, and under which circumstances the City will participate.
7. Implement management programs to control potential water sources contamination as indicated in the *Potential Contamination Source Inventory and Management Program for River Heights City*.
8. The City must not allow the ten inch water line from the City's reservoir, between ~~4000 East and 600 East~~ 750 East to 850 East, to be covered by any development. ~~Much of this water line is buried in an undeveloped part of River Heights. Any development in that area must leave an unobstructed right-of-way to maintain that water line.~~
9. The City should consider adding a pressure system from the Pro Log canal to water the City Park, the grass area around the Elementary School, and the Hillside park by either gravity feed or by pumping. This will help preserve and utilize the City's Pro Log shares.

10. In case all the county available land is close to being annexed, the city should consider starting to implement a mitigation plan to pursue the 3.0 cfps water right application being approved in case present water rights will no longer provide the water required for future use.

4.3 STORM WATER

Pursuant to existing subdivision regulations, developers are required to provide uniform and adequate facilities and improvements within developing subdivisions for storm water drainage. While this subdivision requirement provides for the collection of storm water within the subdivision, the uniform disposal of storm water is an issue that requires a city wide plan.

Currently, subdividers and developers are required to receive approval from the appropriate ditch or canal company before any storm water is channeled through a ditch, canal or waterway under the jurisdiction of the company. While the current storm water disposal method works under the existing network of ditches and waterways, in-fill residential development may eliminate agricultural areas and the need for ditches, etc. The city's liability exposure will require the closing or covering of those canals and waterways thus restricting the capacity of a storm drain system based only upon irrigation ditches and canals.

Future development should minimize the dependency of storm water systems on canal company ditches and waterways. Use of such systems should be limited, where possible, to piped systems with controlled inflow to the system.

~~Additionally, with potential residential development of the area south of 700 South from 100 East to 1000 East, a city wide or regional storm drain collection and disposal system could be incrementally installed to minimize costs and use the gradient of the Spring Creek drainage. The City should pursue a citywide or regional storm water plan which could provide direction~~

regarding the scope, the advisability and general design parameters of a proposed storm water handling facility and the area which said facility would serve to use the gradient of the Spring Creek drainage.

4.3.1 Storm Water Recommendations

A city wide or specific area storm water plan should be maintained and provide the following:

1. Master Storm Water Management Plan;
2. Review standards and specifications for drainage facilities and improvements, etc. to verify conformance with National Pollutant Discharge Elimination System (NPDES) requirements for the Cache County urbanized area;
3. Provisions outlining the distinctions between collection and disposal systems and policies outlining the funding requirements for the developer and the City;
4. Review and implement appropriate recommendations from the Cache County Urbanized Area Storm Water Analysis completed in 2003 including maintenance, notification, and best management practice (BMP) procedures; and
5. Formulation of funding alternatives and determination of when and how said funding alternative should be adopted and implemented. A considerable number of funding alternatives exist and should be considered as to which can accommodate the varied interests of the existing or developed areas as well as developing areas, including but not limited to, impact fees, special improvement district assessments, temporary sewer surcharge, general budget appropriations, Community Development Block Grant Funds, etc.

4.4 ELECTRIC UTILITIES

Rocky Mountain Power (RMP) provides electric utility service to River Heights under a franchise agreement. The City and Rocky Mountain Power have had, and continue to have, a good working relationship. In the future, deregulation of electric utilities should pose few, if any, serious problems or issues for River Heights. ~~Other future issues on the horizon might include direct-line reading of electrical meters and the possibility of the city's direct-line reading of electronic water meters. The benefit cost analysis of such a system requiring a new or retrofitted electronic water meter will obviously have to be carefully evaluated. RMP has instituted direct-line reading of electrical meters. The City has instituted direct-line reading electronic water meters.~~

~~Opposition to unsightly overhead electrical wires has become a political issue in most Utah communities. State statutes allow electric utilities to install overhead wires as the standard and if the community prefers buried lines then the community must bear the cost difference. Some designated locations within River Heights may warrant underground lines. The City officials should consider the policy that all new subdivision should be included at the expense of the developer. visually survey the community and determine if such public policy and accompanying expense is appropriate for any specific location.~~

The franchise agreement additionally provides for underground services in developing subdivisions and overhead service in existing neighborhoods. Developers and city officials are encouraged to designate streetlight locations early in the subdivision review process so costs of streetlight installation by RMP can be economically included when underground residential

services are installed. The City and RMP should agree to a consistent lighting fixture and pole type based on street, intersection standards, and conforming to the River Heights City Lighting Ordinance. Street lighting in developing subdivisions will be served by underground wiring.

4.5 EASEMENTS

Utility easements are and should consistently be required on all subdivision plats and made part of the official record. During the construction process and thereafter, the easements should be consistently protected by the city's best enforcement method. Whenever possible, city representatives should inform property owners regarding the existence of easements, and protect said easements from encroachments. Officials considering building permits, fence permits and requests for variances, etc., should consider utility easements on every application.

4.5.1 Location of Service Lines

Cable and telephone service lines in developing subdivisions should be installed underground to enhance the value, appreciation, opportunities of land and buildings, reduce visual proliferation of poles, wires and equipment, and reduce maintenance costs. Respective city officials should make valiant attempts to reduce the visual proliferation of overhead lines, poles and equipment in existing neighborhoods, especially along major transportation corridors and within prime and identified vistas/view sheds.

4.5.2 Electric, Cable, and Telephone Utility Recommendations

1. The City should continue to require underground services in developing subdivisions.
2. The City should review locations for street lights in developing subdivisions early in the process so RMP can economically install street lights while residential underground work is commencing.
3. The City should determine if certain designated areas warrant the expense of burying overhead lines. Special attention should be given to major transportation corridors and areas with significant vistas. The goal is to reduce the proliferation of overhead lines, poles, and equipment.
4. The City should continue to require utility easements and protect them from encroachment.
5. Promote use of LED streetlight fixtures when and wherever possible.
6. ~~As new water meters are purchased, the City should determine the feasibility of electronic meter reading.~~

5 AFFORDABLE HOUSING

5.1 MODERATE INCOME HOUSING PLAN

~~The availability of moderate income housing is an issue of City wide concern. To this end River Heights City should strive toward a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of people desiring to live in River Heights.~~